

Initial Study (IS)

CHADWICK RANCH ESTATES

Prepared for:

CITY OF BRADBURY



City of Bradbury Planning Department

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PROJECT INFORMATION SHEET

- 1. Project Title**

Chadwick Ranch Estates
General Plan Amendment (Case No. GPA 19-001)
Zone Change (Case No. ZC 19-001)
Zoning Code Amendment (Case No. ZCA 19-001)
Specific Plan (Case No. SP-19-001)
Vesting Tentative Tract Map No. 82349
Tree Removal Permit (TRP Case No. 19-001)
Tree Preservation/Protection Plan (Case No. 19-001)
- 2. CEQA Lead Agency and Address**

City of Bradbury
600 Winston Avenue
Bradbury, CA 91008
- 3. Contact and Phone Number**

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- 4. Project Applicant**

Nevis Capital, LLC, C/O TRG Land Inc.
Mark S. Rogers, Principal
898 Production Place
Newport Beach, CA 92663
- 5. Project Location**

111.8 acres in the northeast quadrant of the City of Bradbury
- 6. Assessor's Parcel Numbers**

APNs 8527-005-001, 8527-005-004, 8517-001-010
- 7. Project Site General Plan Designation(s)**

Open Space–Privately Owned Undeveloped
- 8. Project Site Zoning Designation(s)**

Agriculture/Estate Residential, A-5 (SP)
- 9. Surrounding Land Uses and Setting**

The project site is located along the northern urban fringe of the City of Bradbury and is bordered by predominantly vacant land to the immediate east in the City of Duarte, vacant land to the north, both within the City of Bradbury and beyond the city's northern corporate limits in the City of Monrovia, and a combination of flood control facilities and vacant land within the City of Bradbury to the west. Urban development both in the City of Bradbury and City of Duarte generally occurs southwest, south and southeast of the project site.



10. Description of Project

Chadwick Ranch Estates is comprised of 14 numbered estate residential lots and 14 lettered non-residential lots. The proposed project also includes a site access roadway extending from the intersection of Bliss Canyon Road/Long Canyon Road, an on-site backbone circulation system, requisite infrastructure, as well as a water tank, a booster station, and debris and water quality basins, among others. Easements for a portion of the site access roadway will be required from the Los Angeles County Flood Control District (LACFCD). The 111.8-acre project has been designed in such a manner that more than half of the land area of the site will remain undisturbed. It is the Applicant's intent to ultimately dedicate this area to a conservancy to be named.

11. Selected Agencies whose Approval is Required

City of Bradbury

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

Tribes have been notified; however, consultation has not begun.

13. Other Public Agencies whose Approval is Required

Bradbury Estates Community Services District
Los Angeles County Flood Control District
California Department of Fish and Wildlife
Los Angeles County Department of Public Health



TABLE OF CONTENTS

Project Information Sheet.....	i
1.0 Introduction	1-1
1.1 Document Overview	1-1
1.2 Summary Description of the Proposed Project	1-1
1.3 CEQA and the Environmental Review Process	1-2
1.4 Initial Study Organization and Content.....	1-4
1.5 Initial Study Findings.....	1-5
2.0 Environmental Setting.....	2-1
2.1 Location and Boundaries.....	2-1
2.2 Land Use Plans, Policies and Controls	2-1
2.3 General Project Site and Vicinity Characteristics	2-8
3.0 Project Description	3-1
3.1 Location.....	3-1
3.2 Project Characteristics.....	3-1
3.3 Project Construction	3-11
3.4 Requested Entitlements.....	3-13
3.5 Other Approvals Required.....	3-13
4.0 Environmental Checklist	4-1
4.1 Aesthetics	4.1-1
4.2 Agriculture and Forestry Resources.....	4.2-1
4.3 Air Quality.....	4.3-1
4.4 Biological Resources	4.4-1
4.5 Cultural Resources.....	4.5-1
4.6 Energy	4.6-1
4.7 Geology and Soils.....	4.7-1
4.8 Greenhouse Gas Emissions.....	4.8-1
4.9 Hazards and Hazardous Materials.....	4.9-1
4.10 Hydrology and Water Quality	4.10-1
4.11 Land Use and Planning	4.11-1
4.12 Mineral Resources.....	4.12-1
4.13 Noise.....	4.13-1
4.14 Population and Housing.....	4.14-1
4.15 Public Services	4.15-1
4.16 Recreation.....	4.16-1
4.17 Transportation.....	4.17-1
4.18 Tribal Cultural Resources.....	4.18-1
4.19 Utilities and Service Systems.....	4.19-1
4.20 Wildfire.....	4.20-1
4.21 Mandatory Findings of Significance.....	4.21-1
5.0 References	5-1



6.0	List of Preparers.....	6-1
6.1	Lead Agency (CEQA)	6-1
6.2	Project Applicant	6-1
6.3	UltraSystems Environmental, Inc.	6-1
6.4	Other Firms.....	6-3
Acronyms and Abbreviations.....		v

TABLES

Table 3.2-1	- Chadwick Ranch Estates Project Statistical Summary by Parcel/Lot.....	3-6
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FIGURES

Figure 2.1-1	- Regional Location Map.....	2-2
Figure 2.1-2	- Project Site Vicinity Location Map.....	2-3
Figure 2.1-3	- Aerial View of the Project Site and Vicinity	2-4
Figure 2.2-1	- Site Imagery One.....	2-5
Figure 2.2-2	- Site Imagery Two.....	2-6
Figure 2.2-3	- Site Imagery Location Key	2-7
Figure 2.2-4	- City of Bradbury General Plan Land Use Designation	2-9
Figure 2.2-5	- City of Bradbury Zoning Designations.....	2-10
Figure 3.2-1	- Conceptual Site Plan.....	3-3
Figure 3.2-2	- Conceptual Water Plan.....	3-5
Figure 3.2-3	- Conceptual Drainage Plan.....	3-7
Figure 3.2-4	- Circulation Plan	3-9
Figure 3.2-5	- Evacuation Plan.....	3-10
Figure 3.3-1	- Conceptual Grading Plan.....	3-12
Figure 3.4-1	- Proposed Tentative Tract Map.....	3-14
Figure 3.4-2	- Conceptual Utility Plan	3-15



1.0 INTRODUCTION

1.1 Document Overview

This document presents an assessment of the potential environmental consequences that might result from the construction and subsequent occupancy of Chadwick Ranch Estates (the proposed project), a proposed 111.8-acre exclusive master-planned residential community in the foothills of the San Gabriel Mountains in the northeastern part of the City of Bradbury.

The City of Bradbury, in its capacity as the Lead Agency for this project, has caused the preparation of this document in fulfillment of its environmental review obligations pursuant to applicable provisions of the California Environmental Quality Act (CEQA) of 1970, Guidelines for Implementation of the California Environmental Act (State CEQA Guidelines), and the City's local CEQA implementation procedures, all as amended. Identified as an Initial Study (IS) in the State CEQA Guidelines, this document is a critical component of the environmental review process and provides decision-makers, other public agencies, private groups, and/or individuals with an objective assessment of whether significant environmental impacts may result from implementation of the proposed project. The findings of this document also provide the Lead Agency with the substantial evidence necessary to arrive at a determination whether additional environmental documentation might be required.

With regard to the proposed project, the City of Bradbury has determined that the preparation of an environmental impact report (EIR) is required to address the significant and/or potentially significant environmental impacts which may result from the proposed project. It is noted that the City arrived at this determination prior to the preparation of this Initial Study. Thus, this Initial Study has a two-fold purpose. First, to refine and focus the scope of the issues to be addressed in the EIR, and second, to provide the substantial evidence underlying the rationales as to why those issues not included in the scope of the EIR do not require additional environmental analysis.

The discussion above described the nature of this document and its role in the environmental review process. Every step in that process has a statutory basis. Section 1.3, which follows the Summary Description of the Proposed Project below, provides an overview of CEQA and its attendant State CEQA Guidelines, and provides a more formal discussion of the environmental review process.

1.2 Summary Description of the Proposed Project

Chadwick Ranch Estates is comprised of 14 numbered estate residential lots and 14 lettered non-residential lots. The proposed project also includes a site access roadway extending from the intersection of Bliss Canyon Road/Long Canyon Road, an on-site backbone circulation system, requisite infrastructure, as well as a water tank, a booster station, and debris and water quality basins, among others. Easements for a portion of the site access roadway will be required from the Los Angeles County Flood Control District (LACFCD). The proposed project has been designed in such a manner that more than half of the land area of the site will remain undisturbed. It is the Applicant's intent to ultimately dedicate this area to a conservancy to be named. Detailed information about the proposed project is provided in **Section 3.0**, Project Description, later in this document.

1.3 CEQA and the Environmental Review Process

1.3.1 Purpose of CEQA

Unless otherwise exempted, all discretionary projects within California are required to undergo environmental review under CEQA. A project is defined in CEQA Guidelines § 15378 as the whole of the action having the potential to result in a direct physical change or a reasonably foreseeable indirect change to the environment and is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements.
- An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

CEQA Guidelines § 15002 lists the basic purposes of CEQA as follows:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
- Identify the ways that environmental damage can be avoided or significantly reduced.
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Authority to Mitigate under CEQA

CEQA establishes that public agencies have a responsibility to avoid or minimize environmental damage where feasible. Under CEQA Guidelines § 15041 a Lead Agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the “nexus”¹ and “rough proportionality”² standards. However, CEQA also allows a Lead Agency to approve a project even though the project would cause a significant effect on the environment if the agency makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant effect. In such cases, the Lead Agency must specifically identify expected benefits and other overriding considerations from the project despite the occurrence of one or more unmitigable significant environmental effects.

1 A nexus (i.e., connection) must be established between the mitigation measure and a legitimate governmental interest.

2 The mitigation measure must be “roughly proportional” to the impacts of the project.

1.3.3 Purpose of Initial Study

Once a project has been determined to be a “project” per § 15378 of the State CEQA Guidelines, the CEQA process begins with a public agency making a determination as to whether the project is subject to CEQA. If the project is exempt, the process does not need to proceed any further. If the project is not exempt, the Lead Agency takes the second step and conducts an Initial Study to determine whether the project may have a significant effect on the environment. The purposes of an Initial Study as listed in § 15063(c) of the CEQA Guidelines are to:

- Provide the Lead Agency with information necessary to decide if an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND) should be prepared.
- Enable a Lead Agency to modify a project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND or MND.
- Assist in the preparation of an EIR, if required, by focusing the EIR on adverse effects determined to be significant, identifying the adverse effects determined not to be significant, explaining the reasons for determining that potentially significant adverse effects would not be significant, and identifying whether a program EIR, or other process, can be used to analyze adverse environmental effects of the project.
- Facilitate an environmental assessment early during project design.
- Provide documentation in the ND or MND that a project would not have a significant effect on the environment.
- Eliminate unnecessary EIRs.
- Determine if a previously prepared EIR could be used for the project.

In cases where no potentially significant impacts are identified and no mitigation measures are needed, the Lead Agency will issue a ND. Where potentially significant impacts are identified and mitigation measures are required to reduce potentially significant impacts to less than significant levels, the Lead Agency will prepare an MND for the proposed project. If the Lead Agency determines that individual or cumulative effects of a proposed project are potentially significant and further analysis of the potentially significant effects is warranted, the Lead Agency may require the preparation of an EIR.

As mentioned previously, with regard to the proposed project, the Lead Agency has determined that an EIR is required. Accordingly, the Lead Agency sent a Notice of Preparation (NOP) that an EIR is being prepared to the Office of Planning and Research, Responsible and Trustee agencies, and other Agencies with Jurisdiction by Law with a copy of this Initial Study attached. Each entity receiving the NOP shall have 30 days to review it and if warranted, prepare and submit to the Lead Agency written comments specific to their area of responsibility. The NOP circulation period for the proposed project began on February 27, 2020 and will end on March 30, 2020. Responsible and Trustee Agencies and Agencies with Jurisdiction by Law are defined as follows:

- A **Responsible Agency** (14 CCR § 15381) is a public agency, other than the Lead Agency, that has discretionary approval power over the project, such as permit issuance or plan approval authority.

- A **Trustee Agency**³ (14 CCR § 15386) is a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California.
- **Agencies with Jurisdiction by Law** (14 CCR § 15366) are any public agencies that have authority (1) to grant a permit or other entitlement for use; (2) to provide funding for the project in question; or (3) to exercise authority over resources which may be affected by the project. Furthermore, a city or county will have jurisdiction by law with respect to a project when the city or county having primary jurisdiction over the area involved is: (1) the site of the project; (2) the area in which the major environmental effects will occur; and/or (3) the area in which reside those citizens most directly concerned by any such environmental effects.

1.4 Initial Study Organization and Content

The City of Bradbury employs an Initial Study format organized around the content and format recommendations promulgated by State CEQA Guidelines Appendix G: *Environmental Checklist Form*, and addresses the following environmental topics: *Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/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 and Traffic, Tribal Cultural Resources, Utilities and Service Systems, Wildfires, and Mandatory Findings of Significance*. For each of the environmental topics identified above, the discussion will (1) identify the **sources** employed to conduct the analysis; (2) characterize the **environmental setting**; (3) present **thresholds of impact significance**; (4) present and discuss the **impact analysis** and its relevant results; (5) if warranted, posit **mitigation measures** to reduce or eliminate any identified significant effects; and (6) conclude with an issue-specific determination of the **level of impact significance after mitigation**.

The primary factors affecting which determination the Lead Agency will make are articulated in § 15064 of the State CEQA Guidelines, as amended. However, as mentioned previously, with regard to the proposed project, the Lead Agency determined in advance of having prepared this Initial Study that the preparation of an EIR would be warranted. An annotated outline of the sections comprising this Initial Study is provided below.

- **Section 1.0 - Introduction**, which identifies the purpose and scope of the Initial Study.
- **Section 2.0 - Environmental Setting**, which describes location, existing site conditions, land uses, zoning designations, topography, and vegetation associated with the project site and surrounding area.
- **Section 3.0 - Project Description**, which provides an overview of the project, a description of the proposed development, project phasing during construction, and discretionary actions for the approval of the project.
- **Section 4.0 - Environmental Checklist**, which presents checklist responses for each resource topic to identify and assess impacts associated with the proposed project, and proposes mitigation measures, where needed, to render potential environmental impacts less than significant, where feasible.

3 The four Trustee Agencies in California listed in CEQA Guidelines §15386 are California Department of Fish and Wildlife, State Lands Commission, State Department of Parks and Recreation, and University of California.

- **Section 5.0 - References**, which includes a list of documents cited in the Initial Study.
- **Section 6.0 - List of Preparers**, which identifies the primary authors and technical experts that prepared the Initial Study.

1.5 Initial Study Findings

For each environmental topic analyzed in this Initial Study, one of four findings are made regarding the level of impact significance. These are:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular environmental threshold in any way.
- An impact is considered ***less than significant*** if the analysis concludes that the project would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that the project would cause no substantial adverse change to the environment with the inclusion of environmental commitments, or other enforceable measures, that would be adopted by the lead agency and executed by the project proponent.
- An impact is considered ***potentially significant*** if the analysis concludes that the project could have a substantial adverse effect on the environment.

Based on the analyses performed as part of this Initial Study, it was concluded that the environmental topics listed below would experience either **No Impact** or a **Less Than Significant Impact** for each of the thresholds of significance specific to that topic.

- Agriculture and Forestry Resources
- Hazards and Hazardous Materials
- Recreation
- Mineral Resources
- Population and Housing

Based on the analyses performed as part of this Initial Study, it was concluded that the environmental topics listed below would experience either a **Less than Significant Impact with Mitigation Incorporated** or a **Potentially Significant Impact** for at least one of the thresholds of significance specific to that topic.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Land Use and Planning
- Hydrology and Water Quality
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

2.0 ENVIRONMENTAL SETTING

2.1 Location and Boundaries

The City of Bradbury is located in Los Angeles County along the northern fringe of the urbanized portion of the Los Angeles basin at the base of the San Gabriel Mountains. As shown on **Figure 2.1-1, Regional Location Map**, the City is bordered by the City of Monrovia to the west and north and the City of Duarte to the south and east. Royal Oaks Drive serves as the City's southern boundary with the City of Duarte and parallels Interstate 210 (I-210) located approximately one mile to the south. Bradbury connects to this major regional transportation corridor through the City of Duarte via Buena Vista Street and Mountain Avenue.

Figure 2.1-2, Project Site Vicinity Location Map, depicts the project site relative to the City of Bradbury's corporate limits. As shown, the project site is located in the northeast quadrant of the City of Bradbury and abuts the City of Duarte along its eastern boundary. Flood control facilities, including the Spinks Debris Basin, Spinks Debris Disposal Area, and Bradbury Debris Basin, border the project site's southern boundary and are owned, operated, and maintained by the Los Angeles County Flood Control District (LACFCD).

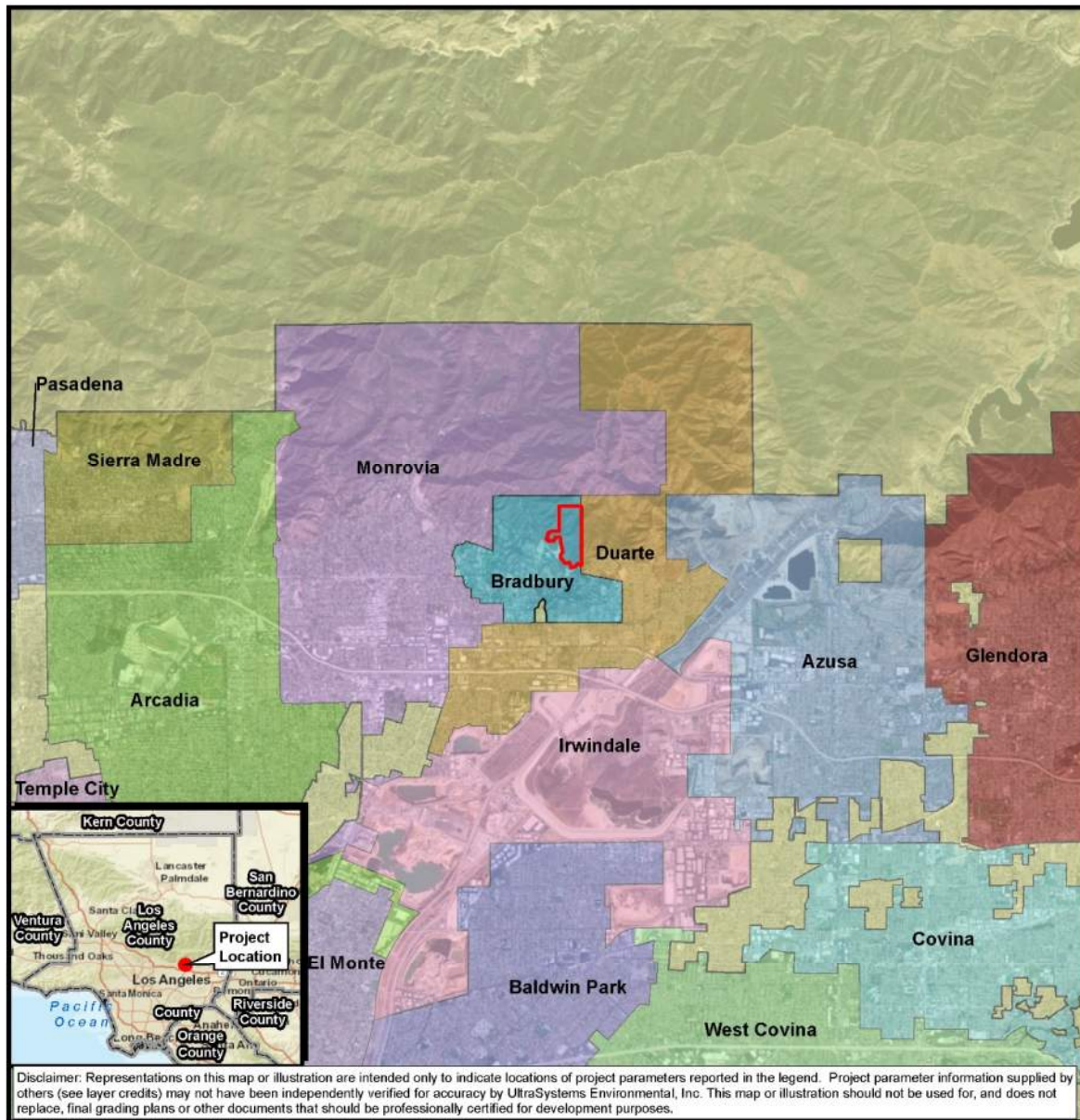
Figure 2.1-3, Aerial View of the Project Site and Vicinity, identifies the project site boundaries in relation to its immediate vicinity. As shown, the project site is irregularly shaped and undeveloped. The Assessor's Parcel Numbers (APNs) for the project site are 8527-005-001, 8527-005-004, and 8527-001-010. Collectively, these three parcels total approximately 111.8 acres. The subject property is depicted on the U.S. Geological Survey (USGS) topographic map Azusa, California (dated 1966 and photo revised in 1972) at Section 19, Township 1 North, Range 10 West. The Universal Transverse Mercator (UTM) coordinates approximately corresponding to the project site are 411407mE and 3779912mN (Zone 11S).

2.2 Land Use Plans, Policies and Controls

2.2.1 Land Use

The project site is vacant and devoid of man-made improvements. Adjacent land uses include vacant, undeveloped land to the west; open space to the east (Duarte Wilderness Preserve); open space, including the Angeles National Forest, to the north; and open space managed by LACFCD to the south. The project site is heavily vegetated with trees and shrubs and has expansive distant views in nearly all directions. **Figure 2.2-1, Site Imagery One**, and **Figure 2.2-2, Site Imagery Two**, contain photos taken both toward and from the project site. **Figure 2.2-3, Site Imagery Location Key**, depicts the locations and directions from which the photos in **Figures 2.2-1** and **2.2-2** were taken.

**Figure 2.1-1
REGIONAL LOCATION MAP**



**Figure 2.1-2
PROJECT SITE VICINITY LOCATION MAP**



September 26, 2019

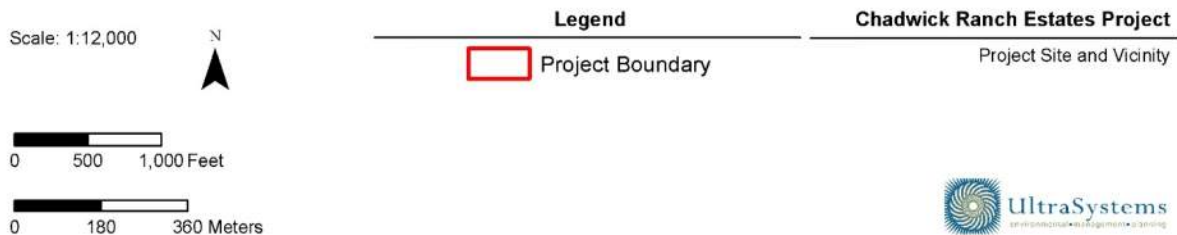
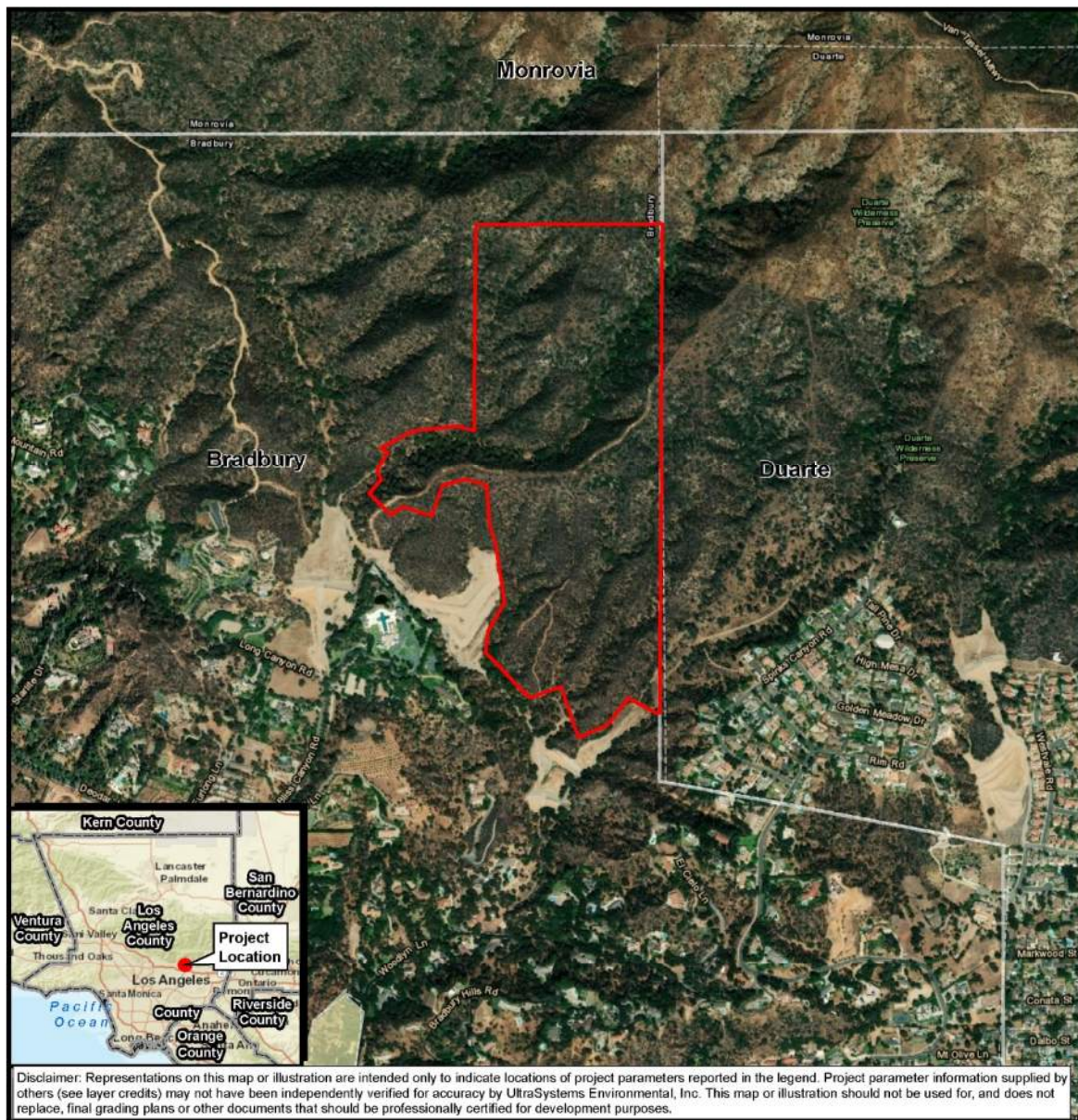


Figure 2.1-3
AERIAL VIEW OF THE PROJECT SITE AND VICINITY



Scale: 1:12,000



0 500 1,000 Feet

0 180 360 Meters

Legend

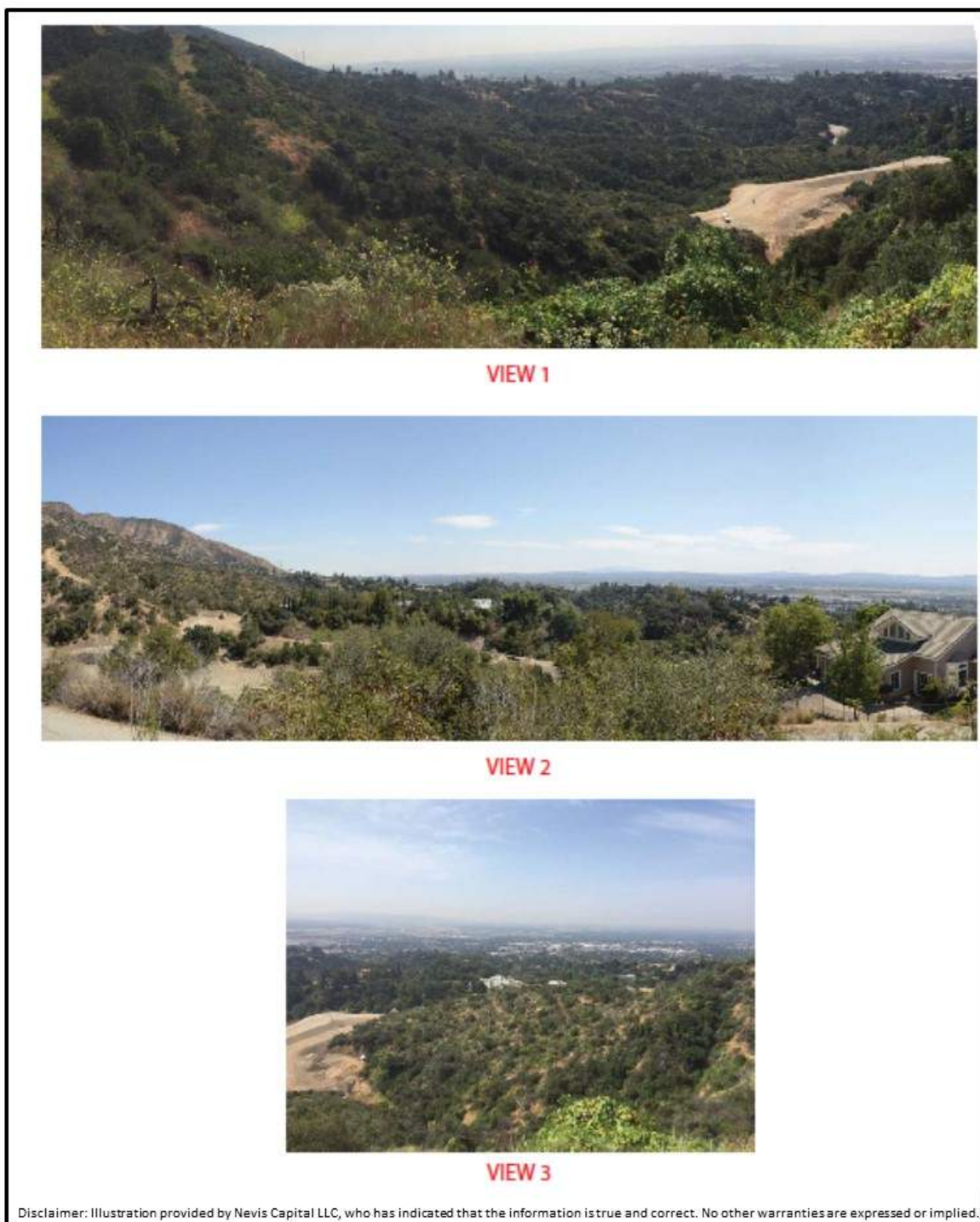
 Project Boundary

Chadwick Ranch Estates Project

Aerial View of Project Site and Vicinity



Figure 2.2-1
SITE IMAGERY ONE



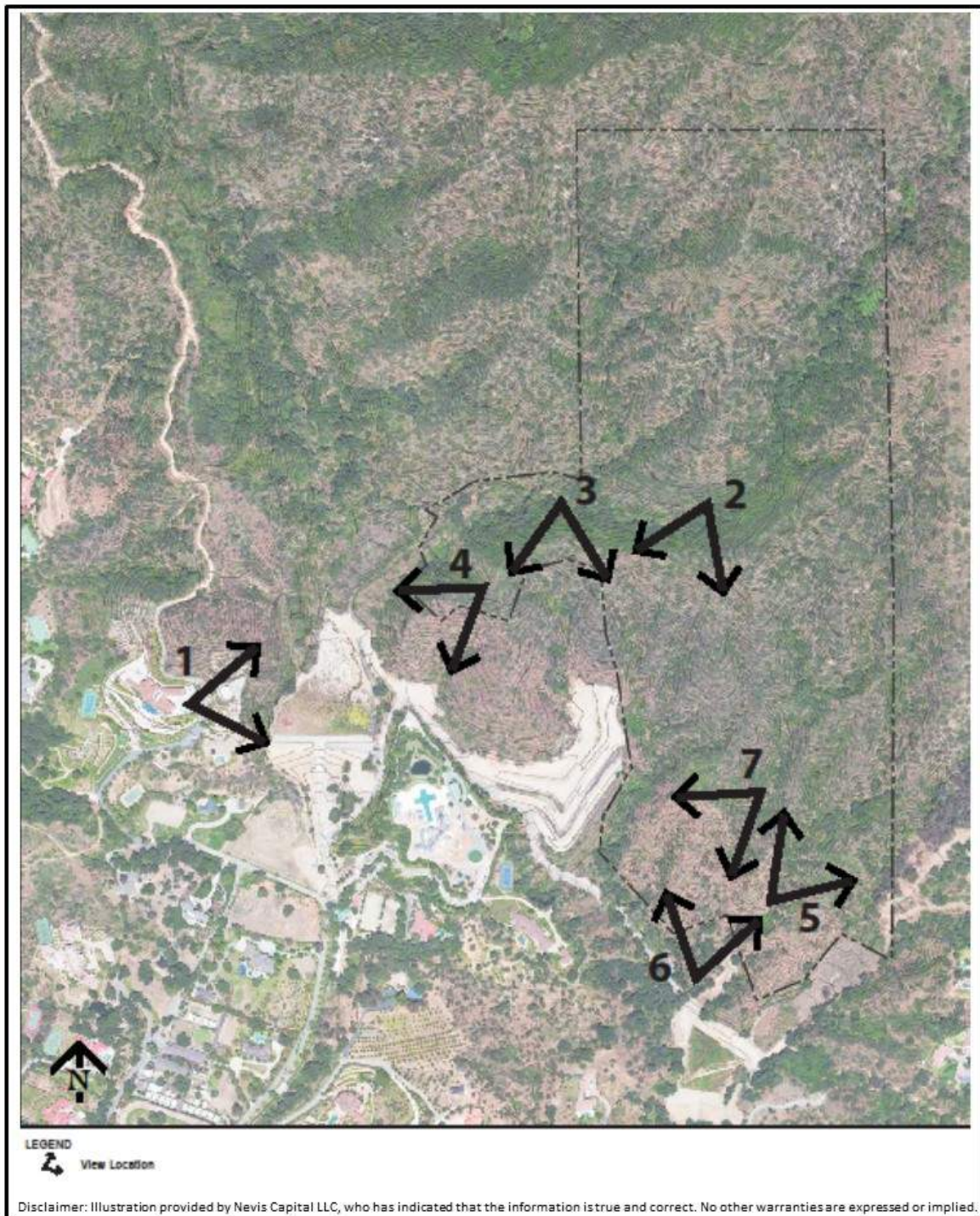
Sources: Nevis Capital LLC, 2019

**Figure 2.2-2
SITE IMAGERY TWO**



Sources: Nevis Capital LLC, 2019

Figure 2.2-3
SITE IMAGERY LOCATION KEY



2.2.2 General Plan Land Use Designations

Figure 2.2-4, *City of Bradbury General Plan Land Use Designations*, identifies the General Plan Land Use designations for the Project Site and vicinity. The project site has the land use designation of “Open Space–Privately Owned Undeveloped”. According to the General Plan Land Use Element, parcels with this designation have a maximum density of one dwelling unit per five acres.

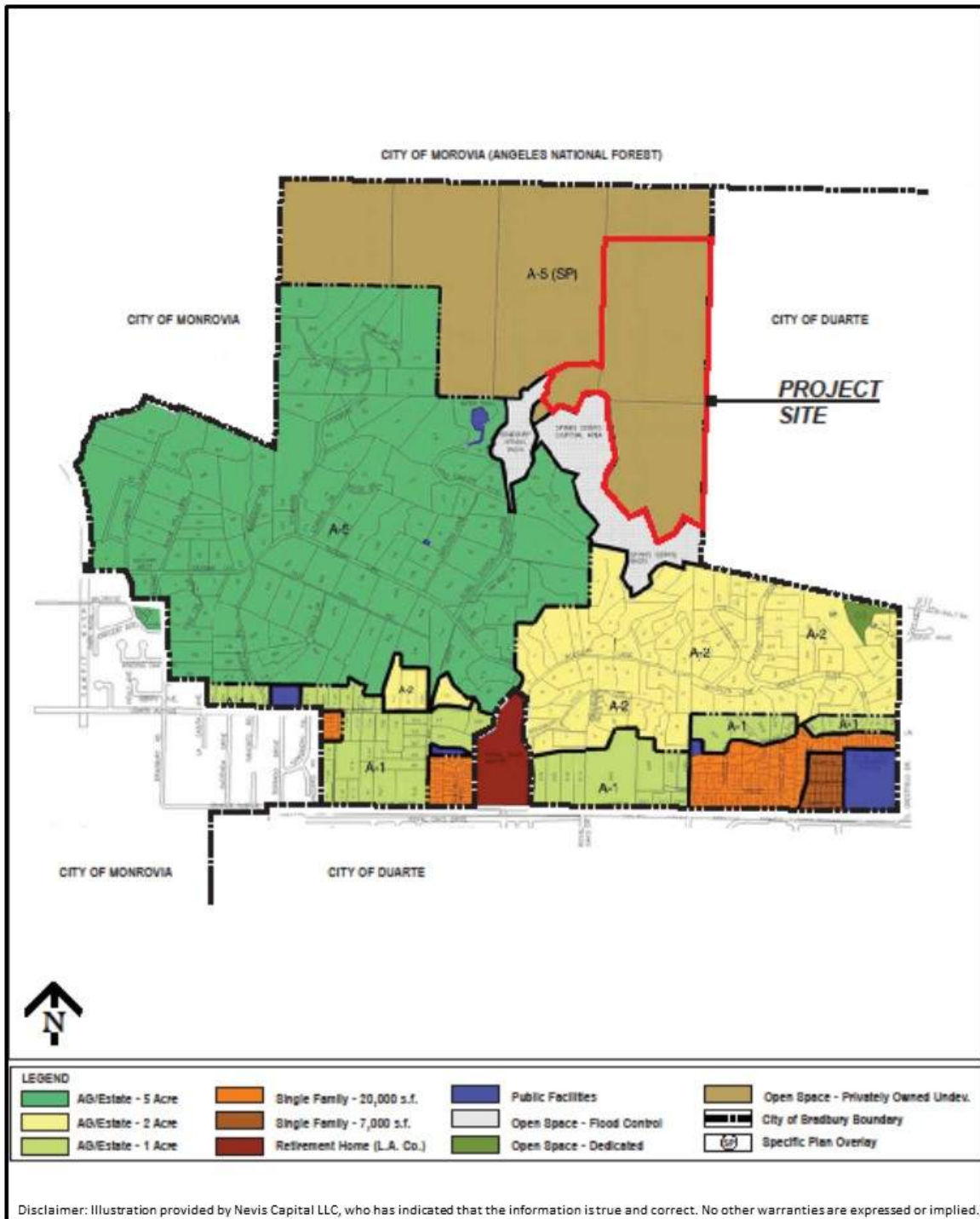
Figure 2.2-5, *City of Bradbury Zoning Designations*, identifies the zoning designations for the Project Site and vicinity. The project site is zoned “A-5 (SP)” (Agriculture Residential Estate, 5 Acre Minimum with a Specific Plan Overlay). Each parcel may be developed with one main dwelling and one accessory dwelling unit. However, any additional development or further subdivision would be subject to review and approval of a specific plan.

2.3 General Project Site and Vicinity Characteristics

The project site comprises approximately 111.8 acres, is located between the Bradbury and Spinks Debris Basins, and is heavily vegetated with trees and shrubs, the majority of which is mixed chaparral with inclusions of coastal sage scrub, as well as native scrub oak woodland and scattered large oaks on the canyon floor areas. The existing topography of the northern half of the project site is very steep, sloping from the northeast to the southwest with a high point of 1,790 feet above mean sea level (amsl). The southern half of the project site is also fairly steep, with rolling terrain sloping towards the south and a low point of 790 feet amsl. The project site and immediate vicinity are drained by Bradbury Canyon Creek and Spinks Canyon Creek, which are immediately south of the project site and discharge into the Bradbury and Spinks Debris Basins, respectively).

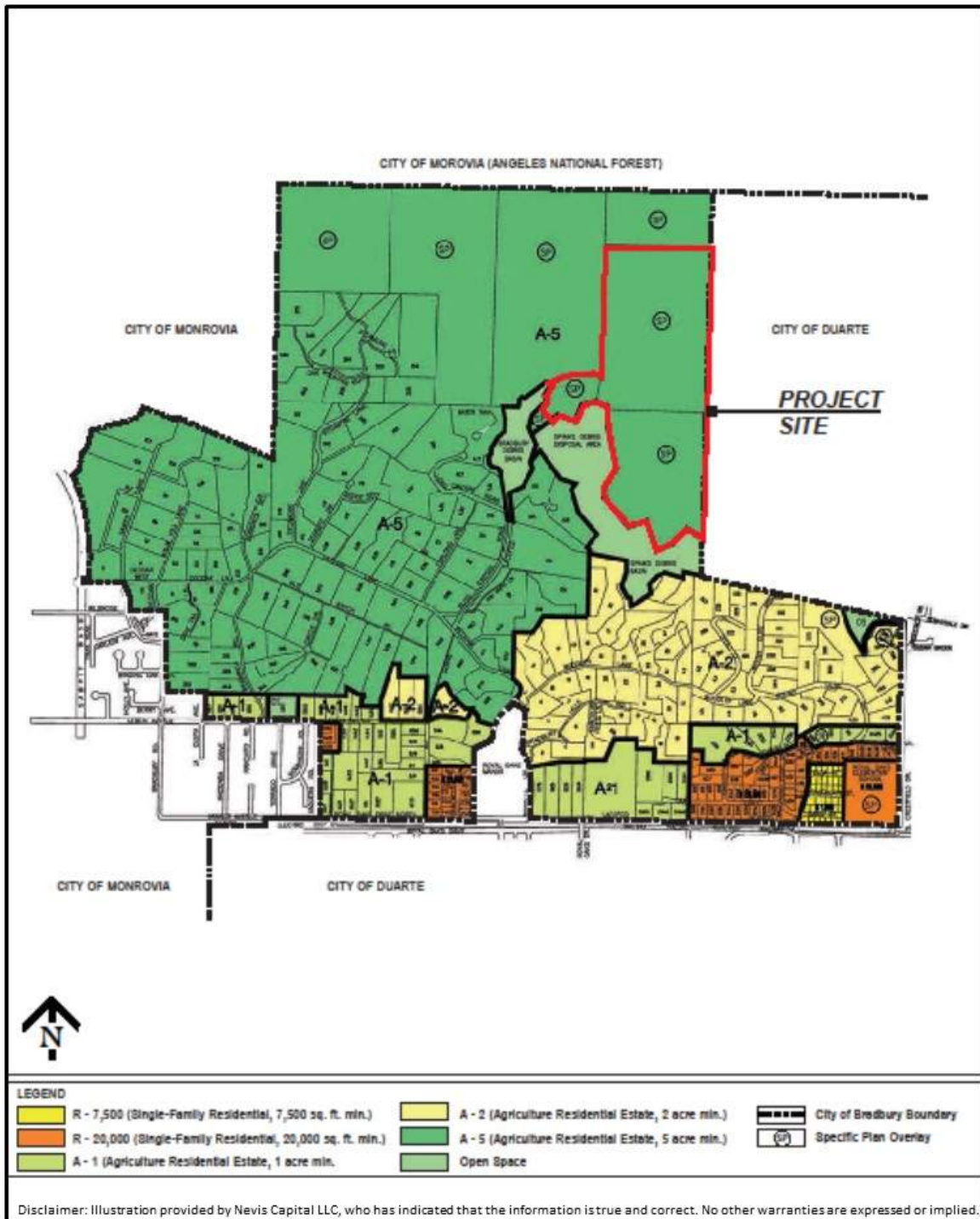
Geologically, the project site is underlain by Cretaceous Period granitic rocks, locally referred to as the San Dimas Formation. In addition, the project site exhibits stream laid alluvial deposits in the canyon bottoms. The project site is also located several hundred feet north of the main splay of the Sierra Madre Fault Zone, classified as “active” per the State of California Alquist-Priolo (AP) Earthquake Fault Act.

Figure 2.2-4
CITY OF BRADBURY GENERAL PLAN LAND USE DESIGNATIONS



Sources: Nevis Capital LLC, 2019

**Figure 2.2-5
CITY OF BRADBURY ZONING DESIGNATIONS**



Sources: Nevis Capital LLC, 2019

3.0 PROJECT DESCRIPTION

3.1 Location

The City of Bradbury is located in Los Angeles County along the northern fringe of the urbanized portion of the Los Angeles basin at the base of the San Gabriel Mountains in the Angeles National Forest. As previously shown on **Figure 2.1-1**, the City is bordered by the City of Monrovia to the west and north and the City of Duarte to the south and east. Royal Oaks Drive serves as the southern boundary of the City's corporate limits and parallels I-210, located approximately one mile south of the City; access to this major regional transportation corridor is available through the City of Duarte via Buena Vista Street and Mountain Avenue.

The project site is located near the northeastern edge of the City of Bradbury, abutting the City of Duarte along its eastern boundary. Bordering the project site's southern boundary are the Spinks Debris Basin, Spinks Debris Disposal Area, and Bradbury Debris Basin, which are flood control facilities owned and operated by the LACFCD. Future project site access would begin off-site near the Bliss Canyon Road/Long Canyon Road intersection, requiring travel through the aforementioned LACFCD property holdings to an entrance at the westernmost extension of the project site. **Figure 2.1-2** and **Figure 2.1-3**, above, provide graphic depictions of the project site in relation to its immediate vicinity.

The 111.8-acre project site is irregularly shaped and devoid of development. Site topography is comprised of canyons and slopes with elevations that range from 700 feet at the lower, southern portion of the site to 1800 feet at the highest points north. There are no existing buildings on-site; native vegetation, including chaparral plants, trees, and scrub oak, cover much of the project site.

3.2 Project Characteristics

The Chadwick Ranch Specific Plan

Chadwick Ranch Estates is an exclusive master-planned estate residential enclave proposed for development on 111.8 hillside acres along the northernmost urban fringe of the City of Bradbury. Site development will occur pursuant to the provisions of the Chadwick Ranch Estates Specific Plan. A specific plan is a tool for the systematic implementation of a jurisdiction's general plan for a specific area within its boundaries. Accordingly, the Chadwick Ranch Estates Specific Plan implements the goals and policies of the Bradbury General Plan applied specifically to the project site and the residential uses proposed for the area.

The proposed Specific Plan formalizes the development standards for the land within its boundaries. The Specific Plan will include Development Standards, covering such things as Permitted Uses, Prohibited Uses, Lot Configuration, Building/Site Design, Off-Street Parking, View Preservation, Grading, Building Placement, Streets, Landscaping, Public Utilities, and Hillside Development Standards. The proposed Specific Plan also presents Design Guidelines. The Design Guidelines in the Specific Plan reflect the City-wide Community Vision as set forth in the City of Bradbury's General Plan as applied to the project site and focuses on Site Design, Conceptual Landscape Design and Conceptual Architectural Design. Finally, the proposed Specific Plan identifies how it will be administered, including Procedures for Adoption, Amendment Procedures, Severability, and Design Review.

Following are descriptions of the key components of the proposed development as identified either in the proposed Specific Plan and/or associated supporting documents, such as the proposed Vesting Tentative Tract Map No. 82349.

Overview

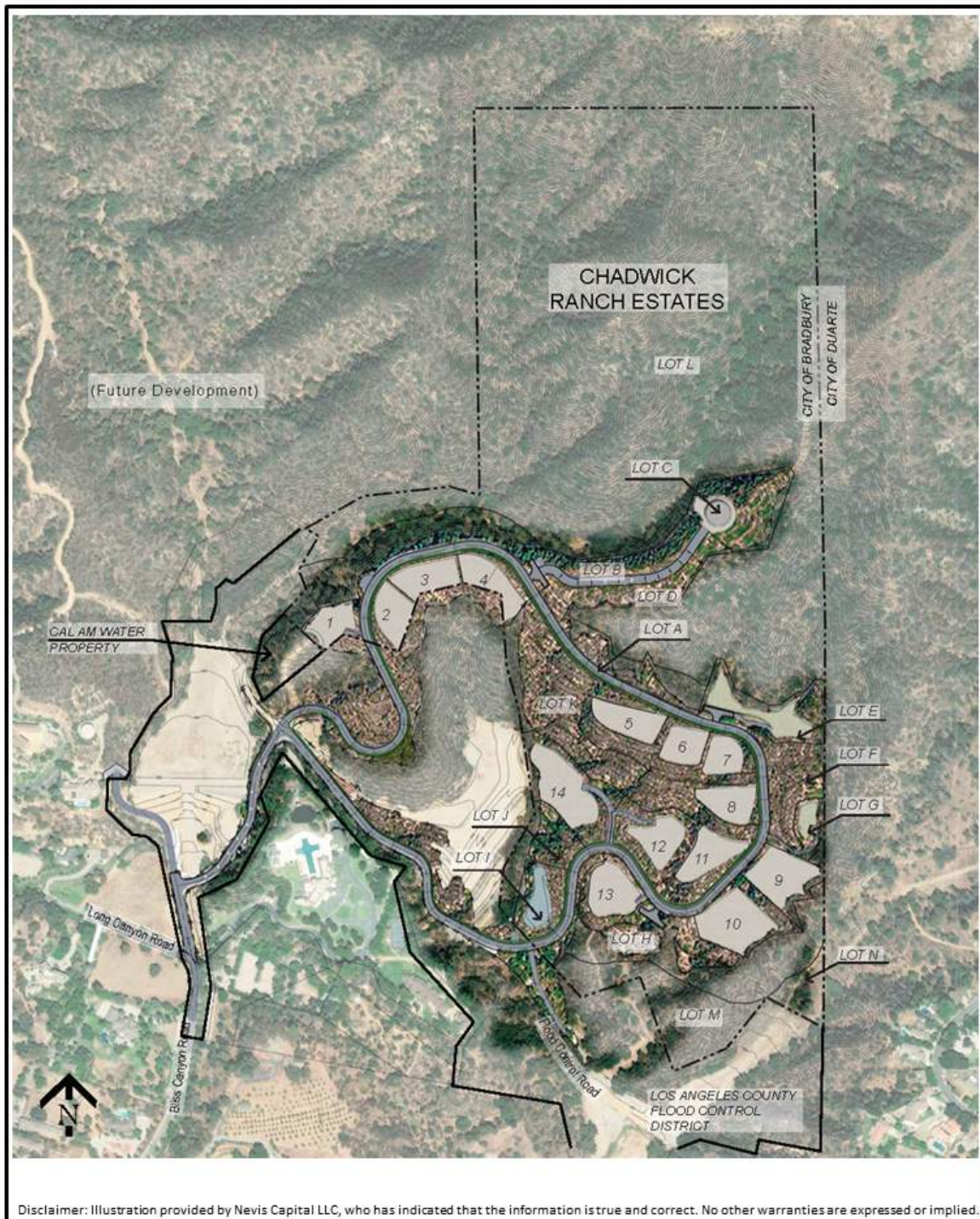
The project site exhibits highly varied topography with on-site elevations ranging between approximately 790 and 1,790 feet amsl. Utilizing a variety of grading techniques aimed at blending buildable areas with the natural terrain, minimizing abrupt elevation and slope transitions, and softening the slopes between building pads, the proposed Chadwick Ranch Estates Project would facilitate the ultimate construction of 14 estate homes. The residential estates would allow a primary home, a guest house, and other ancillary structures including, but not limited to, garages and stables.

The Chadwick Ranch Estates Specific Plan depicts the arrangement of the developable areas within each of the 14 residential lots and the spatial relationships between each residential developable area and the proposed project's circulation system, as shown in **Figure 3.2-1, Conceptual Site Plan**. Lot areas vary from approximately 26,000 square feet (0.6 acre) to nearly 91,500 square feet (2.1 acres). Site grading will create developable portions in each lot that range in size from 20,000 square feet to 49,000 square feet. **Table 3.2-1, Chadwick Ranch Estates Statistical Summary by Parcel/Lot**, provides a statistical breakdown of the lot areas, pad areas, and total areas associated with each of the 14 numbered residential parcels, and similar information for each of the 14 lettered non-residential parcels comprising the project site.

Development is estimated to disturb approximately 49 percent of the project site. Currently, it is the Applicant's intention ultimately to dedicate the remaining undisturbed acreage, about 51 percent of the site, to a conservancy yet to be named. By doing so, the preservation of open space in this portion of the project would be assured in perpetuity. While a conservancy would administer this open space preservation area, the common areas in the remaining portion of the project site would be maintained by a Homeowner's Association.

Although the number of homes ultimately to be constructed on the project site is relatively small, supporting infrastructure is still a necessity. Included among these improvement plans are roadways, drainage facilities, water and sewer systems, and dry utilities such as electrical, natural gas, and fiber optics for cable television and communications. Project-related infrastructure is discussed in greater detail in the following subsections.

Figure 3.2-1
CONCEPTUAL SITE PLAN



3.2.1 Water and Sewage Disposal Systems

California American Water Company (CAWC) provides domestic water service to Bradbury, including the Chadwick Ranch Estates project site. Currently, domestic water service lines exist in Bliss Canyon Road and Long Canyon Road. **Figure 3.2-2, *Conceptual Water Plan***, identifies the conceptual water service facilities that are required to provide domestic water to the community. Elements of the water system expansion required to accommodate the proposed project include tie-ins to an existing water main in Bliss Canyon Road, domestic water distribution lines to the residential parcels comprising the proposed project, one water reservoir at a pad elevation of 1,230 feet amsl and two pressure reducing stations booster stations. All water lines serving the proposed project would occur within the pavement width of the project circulation system. This includes the water reservoir access road. It is noted that CAWC is requiring the proposed project to construct a well within its service area to ensure that the water supply for the proposed project remains adequate even under drought conditions. A specific well site location has not yet been determined. However, eight prospective well sites are under consideration by the Applicant at present. None are located within the City of Bradbury, and all are located within the San Gabriel Valley Groundwater Basin, the CAWC service area and the City of Duarte. All of the prospective well sites are vacant despite also being in a predominantly urban environment and with the exception of trees appear to be devoid of other environmentally sensitive resources. It is noted that when a final well site location has been identified, approval for the well will be required from the City of Duarte. As such, the well site itself and any required improvements to make it operational will be the subject to environmental review pursuant to CEQA before City of Duarte decisionmakers can decide whether or not to approve the well site entitlement application.

With regard to sewage disposal, the proposed project would employ individual on-site wastewater treatment systems for each lot. The Los Angeles County Department of Public Health (Department) defines the requirements for “Conventional” and “Non-Conventional” on-site wastewater treatment systems. Conventional sewer systems are not currently available and it is unknown when sewer lines would be extended up to the boundary of the site as that area of the City is on septic systems. Given that the potential for “Conventional” systems is in the unforeseeable future, the Applicant has proposed and the Project would be required to employ Non-Conventional Onsite Wastewater Treatment Systems (NOWTS). Such systems would produce a higher quality effluent for disposal. Per the Department, NOWTS apply to domestic wastewater systems producing under 10,000 gallons per day (gpd), including single-family homes, where wastewater is primarily generated from toilets, sinks, clothes washers, bathtubs and showers. The granting of an approval for a domestic NOWTS by the Department grants an exemption from obtaining a Waste Discharge Requirement (WDR) permit from the local regional water quality control board. Prior to issuance of a building permit, the property owner must submit and obtain approval from the Department for their proposed NOWTS system. Although each property would employ NOWTS for the foreseeable future, each property would also be developed with a sewer stub out to the road in the event a public sewer system is developed at a later time.

Figure 3.2-2
CONCEPTUAL WATER PLAN

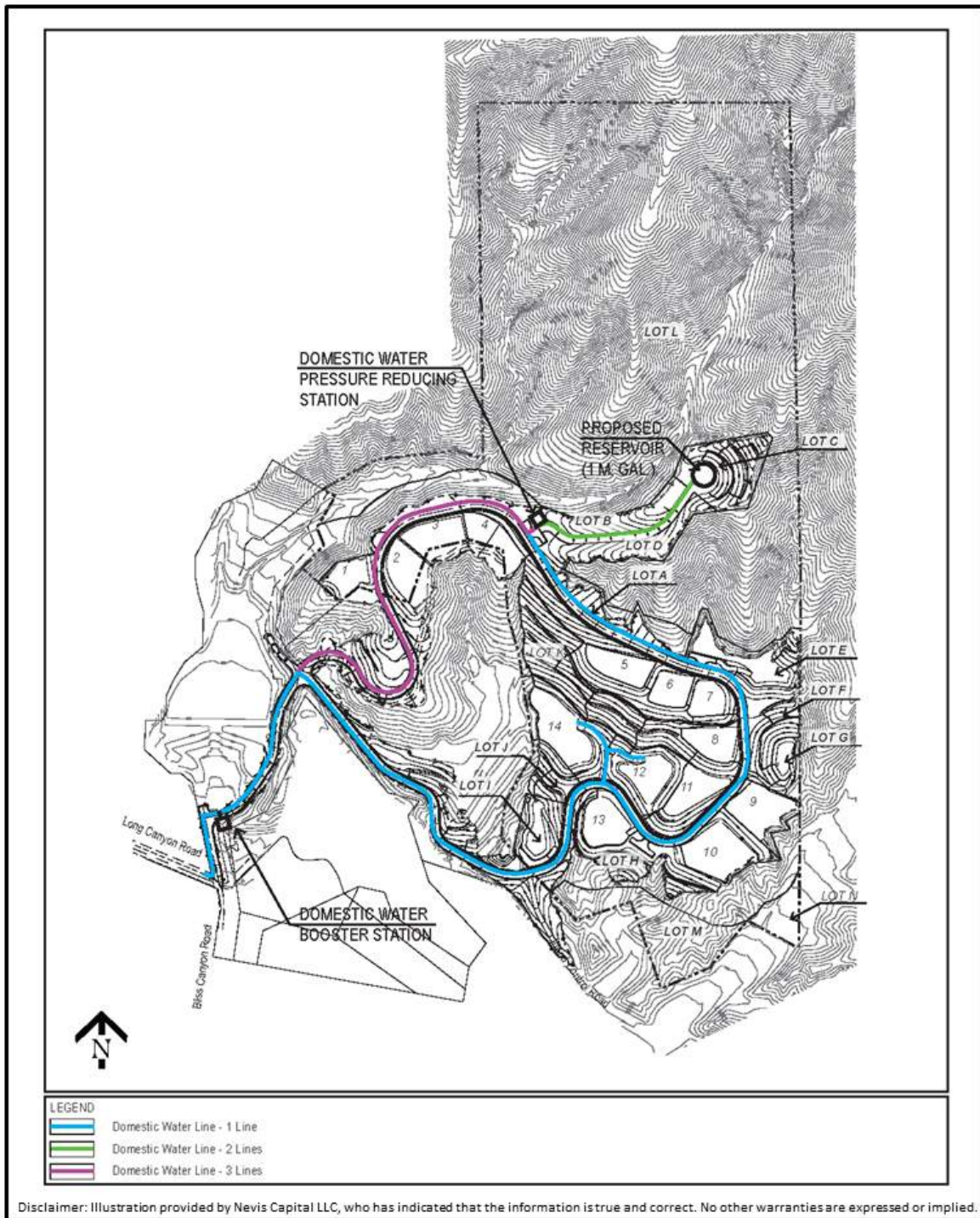


Table 3.2-1
CHADWICK RANCH ESTATES PROJECT STATISTICAL SUMMARY BY PARCEL/LOT

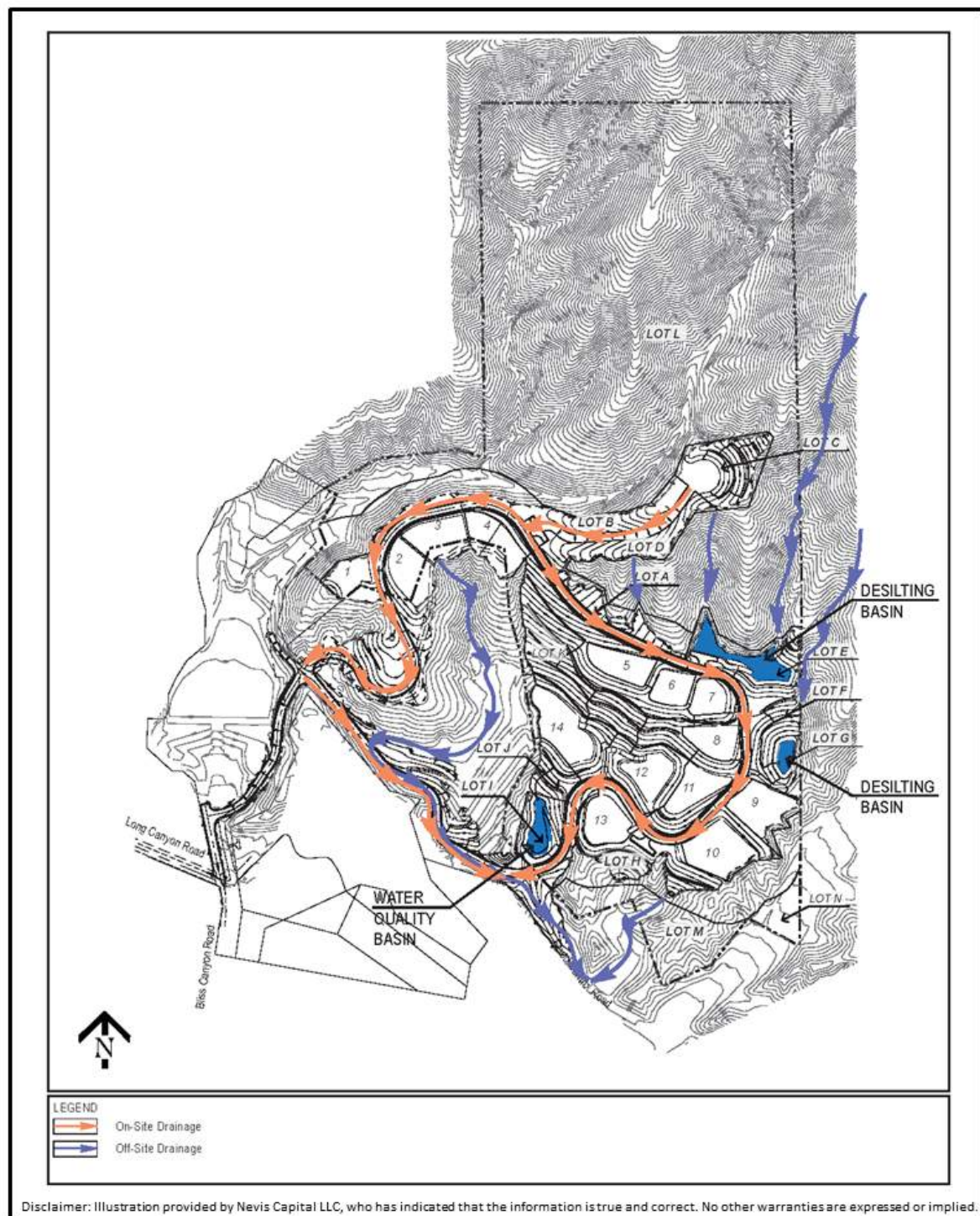
Parcel/Lot	Land Use	Pad Area	Total Area
1	Residential Estate	20,000 sf	0.7 ac
2	Residential Estate	26,000 sf	0.8 ac
3	Residential Estate	28,000 sf	0.7 ac
4	Residential Estate	29,000 sf	0.9 ac
5	Residential Estate	31,000 sf	0.7 ac
6	Residential Estate	22,000 sf	0.7 ac
7	Residential Estate	20,000 sf	0.6 ac
8	Residential Estate	26,000 sf	0.9 ac
9	Residential Estate	40,000 sf	1.2 ac
10	Residential Estate	48,000 sf	1.6 ac
11	Residential Estate	30,000 sf	1.5 ac
12	Residential Estate	27,000 sf	1.7 ac
13	Residential Estate	33,000 sf	0.9 ac
14	Residential Estate	49,000 sf	2.1 ac
	Subtotal: Residential Estate Uses	429,000 sf	15.0 ac
Parcel/Lot	Land Use	-	Total Area
A	Private Street	-	3.7 ac
B	Open Space	-	4.7 ac
C	Water Reservoir	-	2.9 ac
D	Open Space	-	3.1 ac
E	Debris Basin	-	2.0 ac
F	Open Space	-	1.6 ac
G	Debris Basin	-	0.7 ac
H	Open Space	-	5.4 ac
I	Water Quality Basin	-	1.1 ac
J	Open Space	-	1.4 ac
K	Open Space	-	5.7 ac
L	Open Space	-	60.6 ac
M	Open Space	-	3.1ac
N	Open Space	-	0.8
	Subtotal: Non-Residential Uses	-	96.8 ac
	TOTAL	-	111.8 ac

Sources: Proactive Engineering Consultants and TRG Land, Inc., 2020

3.2.2 Conceptual Drainage Plan

The Chadwick Ranch Estates project has been designed to collect runoff from each residential pad and some of the open space areas along the main project roadway, direct such runoff to buried storm drains in the main project roadway, which ultimately conveys the runoff in a southeasterly direction and then discharges the collected runoff into one of two desilting/retention basins along the eastern boundary of the project site and a Water Quality basin at the south end of the developed area on-site. The basins have been designed to accommodate runoff resulting from a 100-year storm event. **Figure 3.2-3, Conceptual Drainage Plan**, shows the preliminary alignment of on-site storm drains and the locations of other drainage facilities associated with the proposed project.

Figure 3.2-3
CONCEPTUAL DRAINAGE PLAN



3.2.3 Circulation System

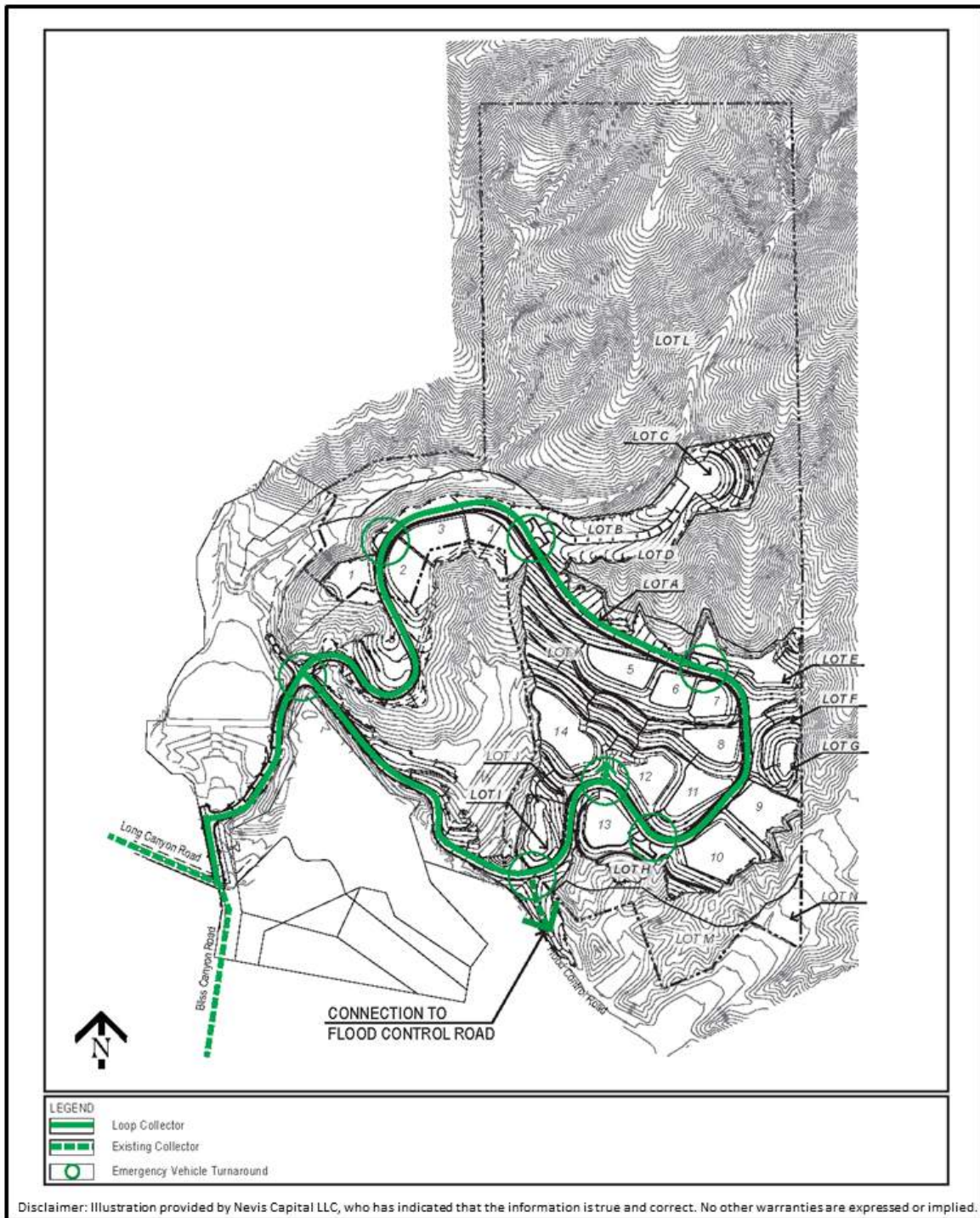
Primary vehicular access to the project site begins off-site at the intersection of Long Canyon Road and Bliss Canyon Road. From there, the project access road traverses Los Angeles County Flood Control District (LACFCD) property and utilizes a portion of the LACFCD road system using existing easements until it reaches the project site boundary. A large portion of the existing LACFCD road system would be improved for the safety of current and future residents, as well as for ongoing LACFCD operations. **Figure 3.2-4, *Circulation Plan***, shows the circulation system for the proposed project. As shown, from the point that the off-site roadway enters the project site, the on-site roadway climbs until it reaches its high point at the water tank access. From there, it proceeds downhill to provide access to the remaining residential lots and debris basins along the way. The access road continues to the southerly portion of the project site and connects to the LACFCD road creating a single-looped road throughout the project site.

3.2.4 Emergency Vehicle Access and Evacuations

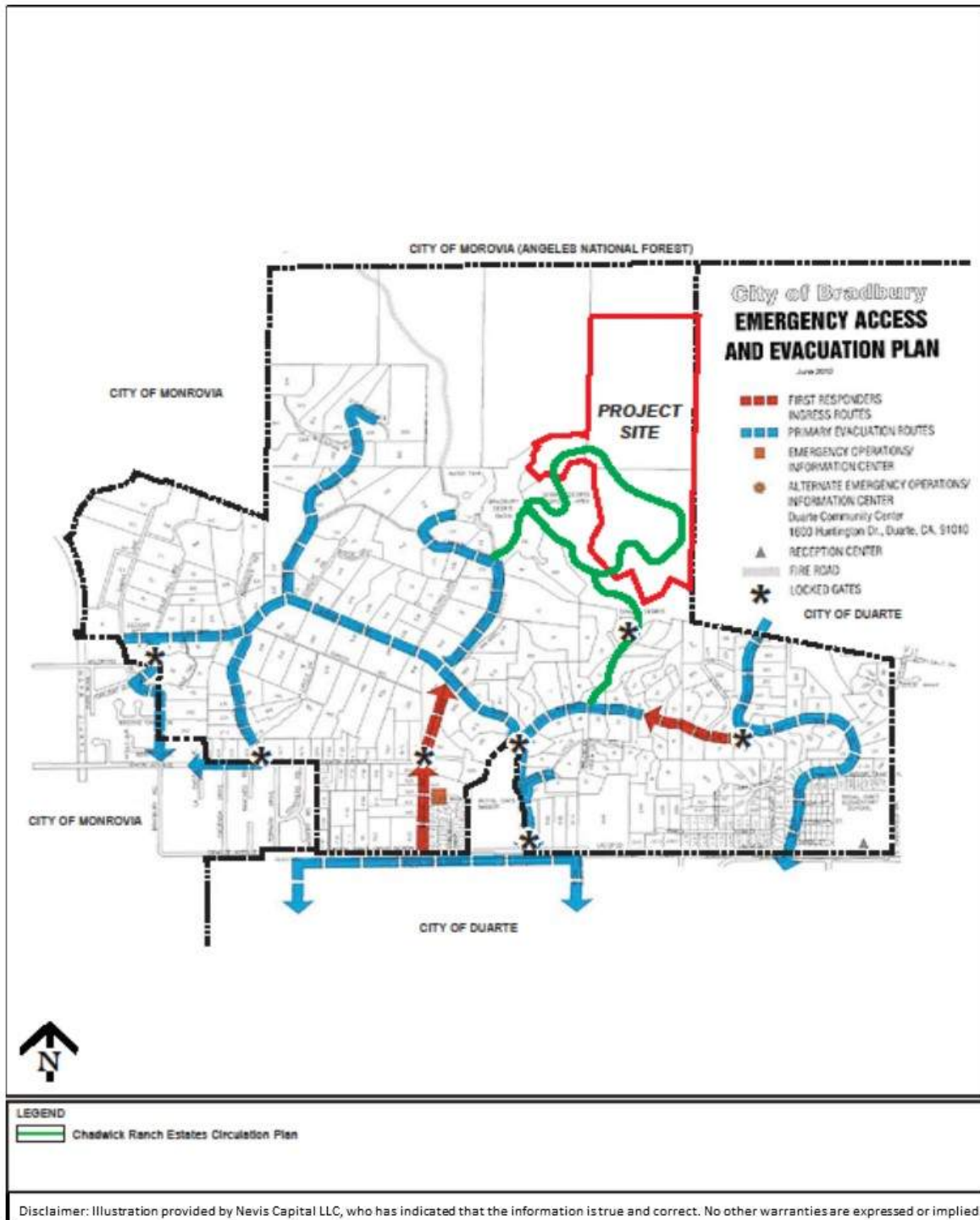
The project site is in a very high fire severity zone. Accordingly, the proposed project would adhere to the guidelines outlined by Los Angeles County Fire Department (LACoFD). The following project features are among the most important when the LACoFD reviews the plans for the proposed project: Interior fire sprinklers and/or additional fire hydrants; fire equipment access; and fuel modification zones. Through the incorporation of these features in the project design, the fire risk to persons and property on the project site would be reduced. In order to maximize fire safety on the project site and in the project vicinity, the project Applicant has commissioned an independent fire risk assessment which will provide additional fire risk reduction recommendations for incorporation into the proposed project. On-site, the circulation system is sited around the perimeter of the project area to provide an added safeguard against fires. The road system also provides access for emergency services from both Bliss Canyon and the Woodlyn Lane community via flood control roads near the Spinks Debris Basin.

Wildfire and other emergencies are often fluid events and the need for evacuations are typically determined by on-scene first responders or by a collaboration between first responders and designated emergency response teams, including Office of Emergency Services, established for larger emergency events. **Figure 3.2-5 *Evacuation Plan***, depicts the evacuation plan for the proposed project consistent with the City of Bradbury General Plan's Natural Disaster Plan, an adopted Natural Hazard Mitigation Plan (dated October 19, 2004).

**Figure 3.2-4
CIRCULATION PLAN**



**Figure 3.2-5
EVACUATION PLAN**



Sources: Nevis Capital LLC, 2019

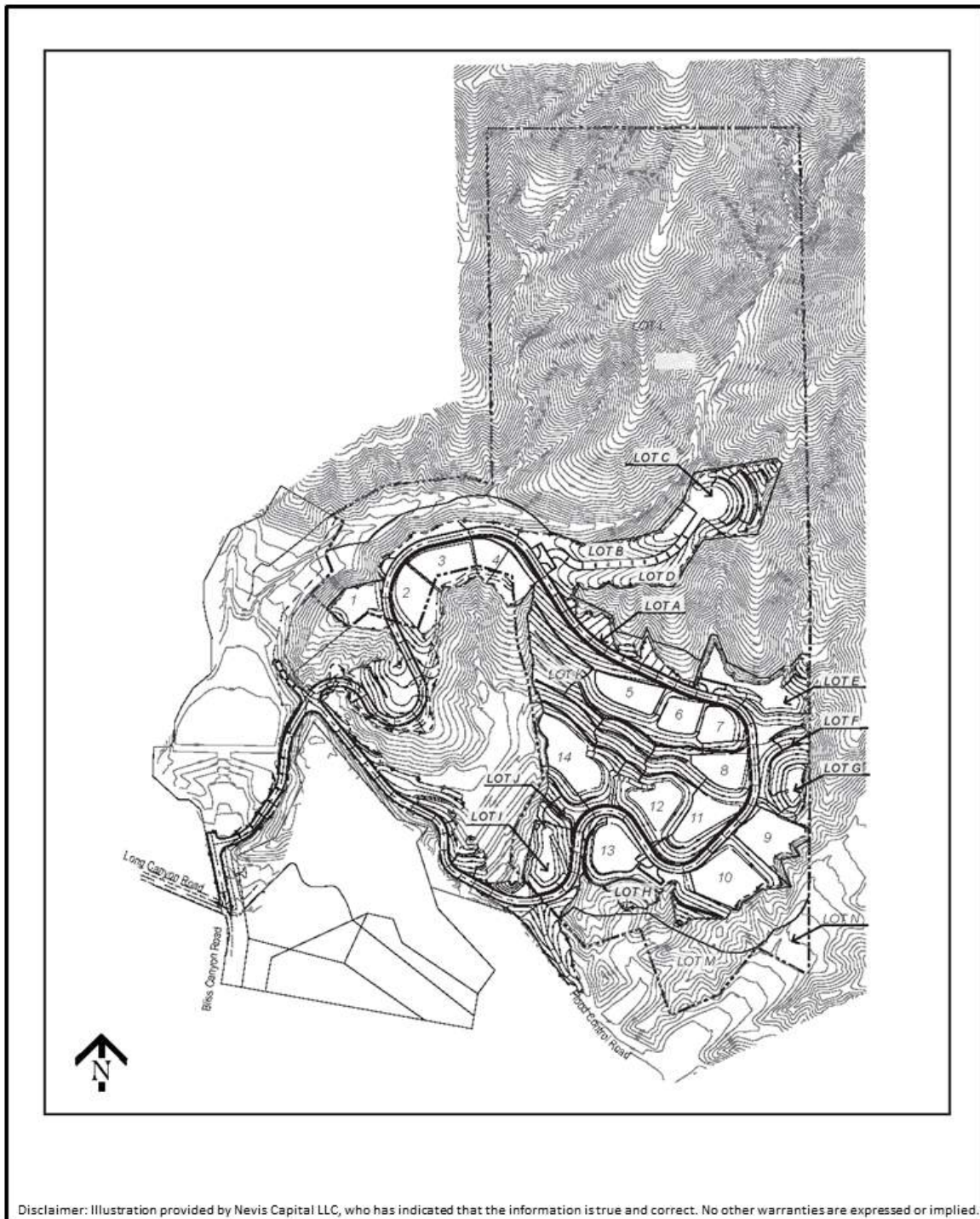
3.3 Project Construction

Due to the terrain on the project site, site preparation and earth movement activities comprise the first phase of construction activities to be undertaken and constitute the largest component of the construction program to build out the project site as currently proposed. During this first phase of construction, site grading is the largest and most significant construction activity. **Figure 3.3-1, Conceptual Grading Plan**, depicts the overall grading plan for the proposed project, highlighting areas of proposed cut and fill. The Applicant indicates that all site preparation and grading would be undertaken in a continuous manner and would take about a year to complete. No import or export of earth materials is anticipated since the grading plan has been designed to balance on-site. The proposed grading blends with the natural topography and is designed to vary the slope ratio from 2:1 to 5:1 (horizontal to vertical). Where proposed grades meet existing topography, the grades would be rounded to blend and provide a natural effect.

The parts of the project site and environs to be subject to site preparation and grading activities include off-site areas necessary to construct the access road leading to the project site boundary, the on-site circulation system, the pad for the water reservoir and its attendant access roadway, areas required for slope stabilization, building pads within each residential lot, and the creation of basins for stormwater retention and water quality management purposes. The grading plan prepared for the proposed project indicates that site grading would involve the movement of approximately one million cubic yards of earth materials. The total area to be disturbed by site grading is estimated to be approximately 44.4 acres. Site preparation activities generally include clearing and grubbing and are typically undertaken by a combination of scrapers, dozers, and haulers. Site preparation for portions of the project site may also involve the need to create soils suitable for development where rock presently exists. In such instances, blasting may be required. Such incidences are expected to be few, if any, and would be of limited duration. The project Applicant will notify the occupants of nearby residences when such activities are anticipated to occur.

Site grading would involve a mix of large earth-moving equipment and vehicles, including bulldozers, scrapers, compactors, and dump trucks, among others. The number and extent to which they would be present would depend on the complexity of a particular phase of grading at the time. Additional information in this regard will be forthcoming and serve as the basis for analysis in an EIR to be prepared for the proposed project. Overlapping the grading phase of project construction would be trenching for the installation of subsurface infrastructural elements, such as storm drains, water lines and utilities, among others. Once installed, finalization of the primary backbone features of the proposed project would occur, including, but not limited to, roadbed installation and paving, creation of emergency vehicle turnarounds, and improvement of common areas. Heavy equipment and machinery would only occasionally be required at this point in the construction process. Once this phase of construction is completed, the next phase would be the improvement of each residential estate pad as it occurs. Full residential buildout would be a function of market conditions and is currently anticipated to be five years from the start of construction.

Figure 3.3-1
CONCEPTUAL GRADING PLAN



3.4 Requested Entitlements

To develop Chadwick Ranch Estates as currently proposed, the project Applicant seeks approval of the following entitlement requests.

General Plan Amendment (Case No. GPA 19-001). A request for an amendment to the Land Use Element of the General Plan which modifies the current land use designation for the project site from Open Space, Privately Owned Undeveloped to Open Space, Privately Owned Undeveloped/Specific Plan and makes other corresponding changes to the Land Use Element to reflect this change.

Zone Change (Case No. ZC 19-001). A request for a Change of Zone from Agriculture/Estate Residential (A-5) SP, which allows for five-acre minimum single-family lots with the adoption of a Specific Plan, to Chadwick Ranch Estates Specific Plan. The Zone Change is required to amend the Bradbury Zoning Map and Development Code to be consistent with General Plan requirements.

Zoning Code Amendment (Case No. ZCA 19-001). An amendment to the Development Code of the City of Bradbury to add references to the revised General Plan Land Use designation and reference the Chadwick Ranch Estates Specific Plan.

Specific Plan (Case No. SP 19-001). A request for the approval of the proposed Chadwick Ranch Estates Specific Plan to guide development of, and become the zoning regulations for, a 111.8-acre vacant site located in the City of Bradbury and within the Bradbury Community Services District.

Vesting Tentative Tract Map No. 82349. Proposed Vesting Tentative Tract Map No. 82349 subdivides the project site into 14 numbered estate residential parcels and 14 lettered non-residential lots.

Tree Preservation and Protection Plan/Tree Removal Permit (Case No. TP 19-001). A plan identifying regulated trees within the project site classified as native, prominent, significant and orchard trees, the impacts associated with removal, and recommended measures for tree protection, relocation, removal and mitigation. A proposed plan for the removal of significant on-site trees.

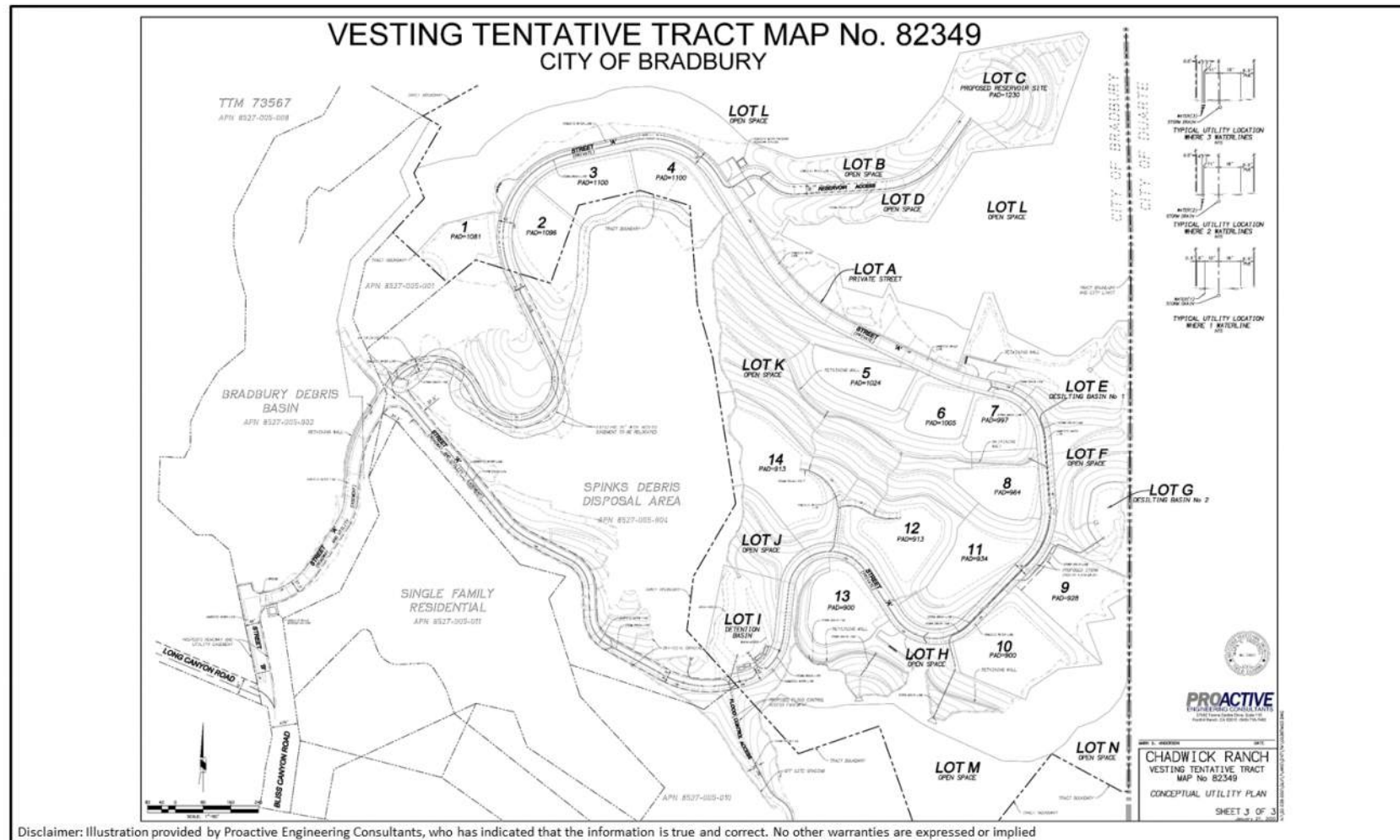
3.5 Other Approvals Required (Currently Known)

- Grading Permit
- Building Permits
- Non-Conventional Onsite Wastewater Treatment System (NOWTS) Approval
- Flood Control Easements
- Tree Plan

[illegible]

Chadwick Ranch Estates Project
Vesting Tentative Tract Map

Figure 3.4-2
CONCEPTUAL UTILITY PLAN





4.0 ENVIRONMENTAL CHECKLIST

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or as a “Potentially Significant Unless Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination (To Be Completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

Trayci Nelson
Printed Name

February 26, 2020
Date

City of Bradbury

Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- (4) “Negative Declaration: Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to less than significant level.
- (5) Earlier analyses may be use where, pursuant to the tiering, Program EIR, or other CEQA process, an affect has been adequately analyzed in an earlier EIR or negative declaration. (See Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
 - (a) Earlier Analyses Used. Identify and state where the earlier analysis available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.



❖ SECTION 4.0 – ENVIRONMENTAL CHECKLIST ❖

- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

- a) **Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?**

Potentially Significant Impact

In addition to the Far View criteria specified by the City's Zoning Code, scenic vistas may also include extensive panoramic views of natural features, unusual terrain, or unique urban or historic features, for which the field of view can be wide and extend into the distance. The project site exhibits highly varied topography with on-site elevations ranging approximately between 790 and 1,790 feet amsl. Proposed development plans appear to be in general compliance with key evaluation criteria advanced in the City's Design Guidelines and underlying hillside development standards. However, unknown at this time is the extent, if any, to which scenic vistas from publicly accessible locations in nearby surrounding residential areas may be adversely affected by the proposed project.

A cursory analysis of the extent to which the proposed project may adversely affect scenic vistas from locations in the immediate vicinity of the project site indicated that adverse impacts to the scenic vistas from these locations could occur to a potentially significant degree. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- b) **Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Potentially Significant Impact

As part of the California Scenic Highway Program, the California Department of Transportation (Caltrans) provides information regarding officially designated or eligible state scenic highways. According to Caltrans, there are no officially designated scenic highways within or adjacent to the project area, and no roadways near the project site are currently eligible for scenic highway designation (Caltrans, 2014). However, the proposed project would result in the removal of protected trees from the project site, which may potentially damage scenic resources in the area. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- c) **Except as provided in Public Resources Code Section 21099, would the project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Potentially Significant Impact

The project site is located on the northern fringe of the Bradbury urban area. As indicated under Section a) above, localized views of the project site from proximal off-site publicly accessible areas will be addressed in an EIR to be prepared for the proposed project. There are several ridgelines between the project site and publicly accessible vantage points in areas at lower elevations in Duarte and Monrovia and other locations in the San Gabriel Valley. As such, it is possible that views of the project site from such areas are likely to be impaired by such intervening topography. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- d) **Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less Than Significant Impact

The project site is currently vacant, undeveloped and in a natural state. Development of the project site as proposed would introduce a minimum of 14 new residences to this area. Associated with this new development would be outdoor nighttime lighting as well as human activities such as driving. All of these new sources of illumination at night would be noticeable by existing residents in the vicinity. However, it is expected that all new residential dwellings associated with the proposed project would be required to comply with the City's lighting requirements. Page II-12 of the City's Design Guidelines identifies the following four requirements with regard to exterior lighting:

- Exterior lighting fixtures visible from public right-of-way or adjoining parcels of land should be compatible with the architectural design of the dwelling;



❖ SECTION 4.1 - AESTHETICS ❖

- Exterior lighting shall be located and shielded so as to not generate glare and light on adjoining property;
- All lighting fixtures should meet applicable city standards with respect to height, number and size;
- All exterior illumination should be regulated to be extinguished during specified evening hours.

Based on the above, it is expected that while noticeable, potential project-related sources of nighttime illumination or glare will not impact day or nighttime views in the area significantly, and no further assessment of this issue is warranted.

**4.2 Agriculture and Forestry Resources**

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Codes § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

No Impact

The California Department of Conservation (DOC) established the Farmland Mapping and Monitoring Program (FMMP) in 1982 to identify critical agricultural lands and track the conversion of these lands to other uses. The FMMP is a non-regulatory program and provides a consistent and impartial analysis of agricultural land use and land use changes throughout California. The project site consists of APNs 8527-005-001, 8527-005-004, and 8527-001-010, and surrounding uses are designated by the FMMP as “Area not mapped” (California Department of Conservation, 2017). The proposed project is located within a low-density area, and all construction activities and on-site improvements would occur within the site. Therefore, no farmland would be converted to non-agricultural use and no impacts would occur. As such, no further assessment of this issue is warranted.



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

No Impact

Although the project site and surrounding area are zoned as “A-5 (SP)” for Agriculture/Estate Residential uses, there are no current agricultural operations existing in the vicinity of the site (Google Earth Pro, 2019). According to the 2015/2016 Los Angeles County Williamson Act Contract Land Map, the project site is identified as “Non-Enrolled Land” and does not contain land enrolled in a Williamson Act contract (California Department of Conservation, 2016). In addition, the Specific Plan would allow the same uses as the A-5 Zone. Therefore, the project would not conflict with existing zoning for agriculture uses or any Williamson Act contracts, and no impacts would occur. As such, no further assessment of this issue is warranted.

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

No Impact

The project site is located in a highly-urbanized setting and is zoned as “A-5,” Agriculture/Estate Residential according to the 2012 City of Bradbury Official Zoning Map (City of Bradbury, 2012). The site’s existing zoning of “A-5” does not support the definitions provided by PRC § 42526 for timberland, PRC § 12220(g) for forest land, or California Government Code § 51104(g) for timberland zoned for production. PRC § 12220(g) defines forest land as “land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” Since the project site is designated for agriculture/residential estate uses, project-related changes would not conflict with existing zoning for forest land or timberland, and no impacts would occur. As such, no further assessment of this issue is warranted.

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

No Impact

The project site is an undeveloped property and does not currently support forest land or forest use. All construction activities and on-site improvements would occur within the project site. Therefore, project implementation would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur. As such, no further assessment of this issue is warranted.



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

No Impact

The site is primarily surrounded by similar rural residential uses. No existing farmland or forest land is located in the vicinity of the project (Google Earth Pro, 2019). Therefore, implementation of the proposed project would not result in changes to the environment, due to its location or nature, which could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, and no impacts would occur. As such, no further assessment of this issue is warranted.

4.3 Air Quality

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	X			
c) Expose sensitive receptors to substantial pollutant concentrations?	X			
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

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

No Impact

The SCAQMD has an AQMP that proposes policies and measures to achieve federal and state standards for healthful air quality in the SCAB. The AQMP incorporates land use assumptions from local general plans and regional growth projections developed by the SCAG to estimate stationary and mobile air emissions associated with projected population and planned land uses. If the proposed land use is consistent with the local general plan, then the impact of the project is presumed to have been accounted for in the AQMP. This is because the land use and transportation control sections of the AQMP are based on the SCAG regional growth forecasts, which incorporated projections from local general plans. The proposed project is consistent with the allowable land use type and meets the main objectives of the land use plans and ordinances governing the project site.

Another measurement tool in determining consistency with the AQMP is to determine whether a project would generate population and employment growth and, if so, whether that growth would exceed the growth rates forecasted in the AQMP and how the project would accommodate the expected increase in population or employment.

As a relatively small residential project in a predominantly residential city, the project is not significantly different from what was appropriately assumed for the site in any growth rate or trip generation assumptions. Therefore, the Project would not conflict with or obstruct the implementation of the AQMP or applicable portions of the SIP, and no impact would occur. As such, no further assessment of this issue is warranted.

- b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?**

Potentially Significant Impact

A project may have a significant impact if project-related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation. To address potential impacts from construction and operational activities, the SCAQMD currently recommends that impacts from projects with daily emissions that exceed any of their listed thresholds be considered significant. The City defers to these thresholds for the evaluation of construction and operational air quality impacts. Due to the extensive earthwork required to fully build out the project site as proposed, grading activities may result in the exceedance of SCAQMD's regional emissions thresholds. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

Construction of the proposed project would generate short-term and intermittent emissions of criteria pollutants. The project would have the potential to create localized short-term air quality impacts from construction, which may potentially exceed the localized significance thresholds established by the SCAQMD for construction sites. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

During construction activities, diesel equipment would be operated, and diesel particulate matter (DPM) emissions are known by the State of California to contain toxic air contaminants. However, even though grading is expected to take about one year, exposure to DPM would be far less than the 70 years assumed in a cancer risk assessment. Furthermore, there are no short-term (acute) health risk criteria for DPM. As such, no further assessment of this issue is warranted.

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

Less Than Significant Impact

A project-related significant adverse effect could occur if construction or operation of the proposed project would result in other emissions, such as non-criteria pollutants (e.g., hazardous air pollutants and toxic air pollutants) and those leading to odors, that would be perceptible in adjacent sensitive areas. According to the SCAQMD *CEQA Air Quality Handbook*, land uses and industrial operations that are associated with non-criteria pollutant emissions and odor complaints include agricultural uses,



❖ SECTION 4.3 – AIR QUALITY ❖

wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. However, this is not the case with the proposed project. As such, no further assessment of this issue is warranted.

4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X



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

Potentially Significant Impact

Several special-status species including plant, avian, amphibian, and invertebrate organisms occur in the vicinity of this project site and would be potentially adversely impacted by habitat loss and other factors during the construction and post-construction activities of this development project. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

The project site is situated on hilly slopes with drainages at the base of the slopes. More mesic woodlands occur along the drainages. Debris flow and altered hydrology resulting from development may have an adverse impact on sensitive woodland communities in the drainages. Therefore, further and more detailed analysis of these issues is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

Considering that the project site consists of slopes that are located above drainages of ephemeral streams, which may contain state or federally protected wetlands, that receive flow from the San Gabriel Mountains, there is a likelihood that construction activities would have some impact on the water quality and sedimentation of those channels. The installation of pads for the 14 planned estate lots may make the newly restructured pads more susceptible to debris runoff that could terminate in the streambeds and adversely impact water quality. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- d) **Would the project interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?**

Potentially Significant Impact

There are potentially active wildlife corridors (i.e., commonly used routes used by animals to obtain food, water or other resources) present on this project site, as well as wildlife nursery sites. Regarding wildlife migration, black bears, mountain lions and deer and other large mammals likely migrate through this area; their foraging habits may be adversely impacted by barriers to their



traditional routes. In addition, there are ephemeral streams on project site that, although unlikely, may serve as nursery sites for some fish species. Accordingly, construction activities may result in potentially significant impacts on both wildlife corridors and wildlife nursery sites. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

The proposed project will comply with the provisions of Chapter 118 of the Bradbury Development Code, Tree Preservation and Protection. This will include applying for a Tree Removal Permit and obtaining City approval of a Tree Preservation Plan. Accordingly, no further assessment of this issue is warranted. However, as indicated previously, there are several biological resources that are either on or immediately adjacent to the project site, which could be significantly impacted by the proposed project. The Conservation Element of the Bradbury General Plan has numerous goals, policies and/or objectives aimed at the protection of biological resources. The extent of such impacts has yet to be determined. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR for the proposed project.

- f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No Impact

The project site is not located in a Habitat Conservation Plan (HCP), Natural Communities Conservation Plan (NCCP), or another approved HCP area. The project site does not lie within the boundaries of a designated Los Angeles County's Significant Ecological Areas. Thus, the project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state HCP and therefore, no impacts would result. As such, no further assessment of this issue is warranted.

4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Disturb any human remains, including those interred outside of formal cemeteries?	X			

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

No Impact

A cultural resources analysis was conducted for the Chadwick Ranch Estates project site that included a California Historic Resources Inventory System (CHRIS) records and literature search at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. Additionally, a pedestrian survey of the project site was completed.

Based on the cultural resources records search, it was determined that no historic cultural resources have been previously recorded within the project site boundary or within a half-mile buffer zone around it. There have been three previously recorded historic-era cultural resources in the general project area. Two are dirt roads to the north within the Angeles National Forest. The third, the Bradbury Debris Basin and Flood Control Channel (19-192459), is located at the confluence of Bradbury and Bliss Canyons in the City of Bradbury and sits at the central-west edge of the project site. Bradbury Canyon crosses the middle of the project site east/west.

A historical resource is defined in § 15064.5(a)(3) of the CEQA *Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as being associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered as historical resources under CEQA.

Similarly, the National Register criteria (contained in 36 CFR 60.4) are used to evaluate resources when complying with § 106 of the National Historic Preservation Act (NHPA). Specifically, the National Register criteria state that eligible resources comprise districts, sites, buildings, structures,



and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that: (a) are associated with events that have made a significant contribution to the broad patterns of our history; or (b) that are associated with the lives of persons significant in our past; or (c) that embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or (d) that have yielded or may be likely to yield, information important to history or prehistory.

A substantial adverse change in the significance of a historical resource as a result of a project or development is considered a significant impact on the environment. Substantial adverse change is defined as physical demolition, relocation, or alteration of a resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Direct impacts are those that cause substantial adverse physical change to a historic property. Indirect impacts are those that cause substantial adverse change to the immediate surroundings of a historic property, such that the significance of a historical resource would be materially impaired.

With the absence of any historic cultural resources within the project site boundary or immediately adjacent, no impacts on historic resources would be associated with the development of the project. As such, no further assessment of this issue is warranted.

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

Potentially Significant Impact

The natural open space nature of the project site and undisturbed hilly terrain indicate that ground on-site has been minimally disturbed, with the native surface soil remaining. Grading activities associated with development of the project would cause new subsurface disturbance and could potentially result in the unanticipated discovery of archaeological resources. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

Grading and trenching activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unknown human remains, including those interred outside of formal cemeteries. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.6 Energy

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	X			
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	X			

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Potentially Significant Impact

The Project would consume energy during construction and operational activities. Sources of energy for these activities would include electricity usage, natural gas consumption, and transportation fuels, such as diesel and gasoline. During Project construction, energy would be consumed in the form of electricity associated with the conveyance of water used for dust control and, on a limited basis, powering lights, electronic equipment, or other construction activities necessitating electrical power. Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Project construction would also consume energy in the form of petroleum-based fuels associated with the use of off-road construction vehicles and equipment on the Project Site, construction worker travel to and from the Project Site, and delivery and haul truck trips (e.g., hauling of demolition material to off-site reuse and disposal facilities). During operation of the Project, energy use would include, but not be limited to, heating, ventilating, and air conditioning (HVAC); lighting; and the use of appliance, and electronics. Energy would also be consumed during Project operations related to water usage, solid waste disposal, and vehicle trips. In addition, the Project could result in a significant impact to state or local plans for renewable energy or energy efficiency if it failed to meet energy efficiency standards or prevented energy suppliers from meeting renewable energy source targets. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	X			

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			

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

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Potentially Significant Impact

The project site is located in the seismically active region of Southern California. The southernmost portion of the project site is located within an Alquist-Priolo Earthquake Fault Zone, the Sierra Madre Fault Zone (California Department of Conservation, 2019b). In the event of a fault rupture, the proximity of the project site to this Fault Zone could expose future project site residents to a risk of loss, injury, or death that could be potentially significant. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

ii) **Strong seismic ground shaking?**

Potentially Significant Impact

In the event of strong seismic ground shaking, the proximity of the project site to this Fault Zone could expose future project site residents to a risk of loss, injury, or death that could be potentially significant. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

iii) **Seismic-related ground failure, including liquefaction?**

Potentially Significant Impact

General types of ground failures that might occur as a result of severe ground shaking typically include landslides, ground subsidence, ground lurching and shallow ground rupture. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, distance from the faults, topography, subsoils and groundwater conditions, in addition to other factors. Potentially liquefiable soils are present on-site in the form of loose/soft alluvium, colluvium and non-engineered artificial fill. Bedrock units are not liquefiable. In the event of seismic-related ground failure, future project site residents could be exposed to a risk of loss, injury, or death that could be potentially significant. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

iv) Landslides?**Potentially Significant Impact**

Landslides occur when the stability of the slope changes from a stable to an unstable condition. A change in the stability of a slope can be caused by a number of factors, acting together or alone. The existing topography of the northern half of the site is very steep, sloping from the northeast to the southwest with a high point of 1,790 feet amsl. The southern half of the site is also fairly steep, with rolling terrain sloping towards the south and a low point of 790 feet amsl. Consequently, landslides may potentially occur on-site. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

b) Would the project result in substantial soil erosion or the loss of topsoil?**Potentially Significant Impact**

Construction best management practices (BMPs) would be implemented to avoid and minimize the transport of soil or contaminants off-site during construction activities. However, earth movement activities could occur for more than a year and involve more than one million cubic yards of earth materials. It is possible that the protracted grading operations, combined with the volume of grading anticipated, and steep slopes could result in substantial soils erosion and loss of top soils. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**Potentially Significant Impact**

As discussed above, the liquefiable soils and steep slopes are present on-site. Accordingly, the potential for significant impacts related to unstable soil and potential on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse may occur from implementation of the project. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**Potentially Significant Impact**

The project site contains some alluvial, colluvium, and finer-grained materials that may possess medium and possibly even high expansion potential (Petra Geosciences, 2019). The potential for impacts associated with expansive soils, as defined in Table 18-1-B of the UBC (1994) requires further and more detailed analysis, which will be undertaken in an EIR to be prepared for the proposed project.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Potentially Significant Impact

As discussed earlier, the proposed project intends to use a NOWTS wastewater treatment system. Soils suitability for the use of NOWTS requires further study. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact

Deeper excavations in the Quaternary Alluvium have a potential of encountering fossil vertebrate specimens. Project implementation could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature and result in a potentially significant impact. Grading and trenching activities associated with development of the project would cause new subsurface disturbance and could result in the unanticipated discovery of unique paleontological resources. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

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

Potentially Significant Impact

Direct greenhouse gas emissions (GHG) emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Project implementation would increase GHG emissions from mobile sources, electricity usage, natural gas consumption, solid waste generation, and water use. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

The City has adopted a Climate Action Plan (CAP) as part of its General Plan that contains climate action goals, objectives, and policies to achieve identified energy efficiency targets it can take to reduce GHG emissions from City operations and from development in its jurisdiction. Accordingly, potential impacts related to the compatibility of the project with the published goals, objectives, and policies will be reviewed and considered along with sustainable development policies, goals, and regulations that are established within the General Plan and proposed Specific Plan, to determine the significance of potential impacts. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.



4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	X			

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

Less than Significant Impact

Transportation of hazardous materials/wastes is regulated by *California Code of Regulations* (CCR) Title 26. The California Highway Patrol (CHP) and the California Department of Transportation



❖ SECTION 4.9 – HAZARDS AND HAZARDOUS MATERIALS ❖

(Caltrans) enforce federal and state regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between federal, state and local governmental authorities and private persons through a state-mandated Emergency Response Plan. Due to the significant short-term risks to public health and the environment associated with hazardous waste management during transportation of wastes, specific commercial hazardous waste shipping routes are designated with the intent of minimizing the distance that wastes are transported and the proximity to vulnerable locations.

As described above, the proposed project would include the construction of 14 residential lots with supporting infrastructure including roadways, drainage facilities, water and sewer systems, and dry utilities such as electrical, natural gas, and fiber optics for cable television and communications. Approximately 51 percent of the project site would remain undeveloped and conserved as designated as Open Space.

Construction activities would be temporary and would involve transport, storage, and use of chemical agents, solvents, paints, and other hazardous materials commonly associated with construction activities. Chemical transport, storage, and use would comply with Resource Conservation and Recovery Act (RCRA); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA); Occupational Safety and Health Administration (OSHA); California hazardous waste control law; California Division of Safety and Health (DOSH); South Coast Air Quality Management District (SCAQMD); and Los Angeles County Fire Department Hazardous Materials Program requirements. Compliance with applicable laws and regulations would ensure that impacts associated with routine transport, use, or disposal of hazardous materials during project construction, on-site maintenance, and operation of the project would involve storage and use of small amounts of commercially available janitorial and landscaping supplies. All materials would be stored, used, and disposed of in accordance with all applicable laws/regulations. The proposed project is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, impacts would be less than significant. As such, no further assessment of this issue is warranted.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less than Significant Impact

A record search of environmental databases was conducted in September 2019 for the project site consistent with American Society of Testing Materials (ASTM) Standard E1527-13, and the All Appropriate Inquiry (AAI) Rule (Title 40 CFR § 312). The purpose of the record search was to identify the potential for recognized environmental conditions (RECs) for the project site. These include: 1) presence or likely presence of hazardous substances or petroleum products on the site; 2) conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures, the ground, groundwater, or surface water of the Subject Property; and 3) issues that may have an environmental impact on the site (ERS, 2019).

Based on historical records, the project site has no history of agricultural use, commercial use, equipment storage, or residential use, and has been vacant land since at least 1894 (ERS, 2019; USDO, 1894). During the 2019 site reconnaissance, no evidence of existing or previously existing



dwelling was present. The project site was vegetated but was otherwise vacant (ERS, 2019). No RECs were identified on the project site.

On-site Construction

Construction phasing would include the following: vegetation removal, rough grading, including deeper excavation and shoring; vertical construction; undergrounding of utilities; concrete and paving improvements; final grading; construction of residences and associated structures, and landscaping for the on-site improvements. Due to the project site's lack of historic use for agricultural or other purposes, the potential for contamination of the soils is considered unlikely. In addition, any chemical or hazardous materials spills that may occur on-site during project construction would be handled in accordance with applicable City and state regulatory requirements. As such, no further assessment of this issue is warranted.

Off-site Construction

The project may include off-site undergrounding of various utility and infrastructure lines. Some of these improvements may require trenching in or near locations of existing pipelines and utilities. A review of available maps from the California Department of Toxic Substances Control (DTSC) and other State and local agencies was conducted to determine if any gas transmission and hazardous liquid pipelines exist in the area and, if so, ascertain if there could be a conflict with underground improvements associated with the proposed project. The closest gas transmission pipelines are located approximately seven miles to south of the project site in the City of El Monte and the closest hazardous liquid pipeline is located over 10 miles south of the project site in the City of Industry. Any proposed off-site improvements would be restricted to the proposed project site or to local roads and would not impact the existing pipelines. Therefore, there would be no impacts due to upset and accident conditions involving the release of hazardous materials from the existing pipelines, and no further assessment of this issue is warranted.

Operation

Operation of the project would involve storage and use of small amounts of commercially available janitorial and landscaping supplies. All materials would be stored, used, and disposed of in accordance with all applicable laws/regulations. Construction and operation of the proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant. As such, no further assessment of this issue is warranted.

- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No Impact

The area within 0.25 mile of the proposed project site is comprised mostly of open space, with some low-density residential development. There are no schools within 0.25 mile of the project site. Therefore, no impacts would occur. As such, no further assessment of this issue is warranted.



- d) **Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact

Government Code § 65962.5 requires the Department of Toxic Substances Control (DTSC) to compile and update, at least annually, lists of the following:

- Hazardous waste and substances sites from the DTSC EnviroStor database;
- Leaking Underground Storage Tank (LUST) sites by county and fiscal year in the State Water Resources Control Board (SWRCB) GeoTracker database;
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside waste management units;
- SWRCB Cease and Desist Orders (CDOs) and Cleanup and Abatement Orders (CAOs);
- Hazardous waste facilities subject to corrective action pursuant to § 25187.5 of the Health and Safety Code, identified by DTSC.

These lists are collectively referred to as the “Cortese List” (CalEPA, 2019). A review of the latest iteration of the list indicates that the project site is not identified as a Cortese site. According to the GeoTracker website, the nearest active Cortese-listed property is a LUST cleanup site located approximately 0.2 mile south of the project site at 17 Woodlyn Lane. This site was cleaned up and the case was closed as of July 9, 1998. In light of the discussion above, no significant hazards to the public or the environment attributable to hazardous materials located on, or proximal to, the project site are anticipated, and no further assessment of this issue is warranted.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact

The nearest active public airport is El Monte Airport, located approximately six miles southwest of the project. The Los Angeles/Ontario International Airport is located approximately 22 miles southeast of the project site; the Hollywood Burbank Airport is located approximately 22 miles west of the project site; and the Los Angeles International Airport is located approximately 30 miles southwest of the project site. The proposed project would not be within the Airport Influence Area of any of these three airports.

Development of the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area. Therefore, no impact would occur, and no further assessment of this issue is warranted.



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

Potentially Significant Impact

The Emergency Operations Plan of the City of Bradbury addresses the City's planned response to emergency or disaster situations associated with natural disasters, technological incidents and national security emergencies. The City's Evacuation Plan identifies numerous routes that would facilitate evacuation of the City (if necessary) while also designating routes to be used by emergency responders. The proposed project would be more than one mile north of designated evacuation routes and first responder access routes. The project site is relatively isolated and surrounded by heavily vegetated lands on three sides and residential development and flood control facilities to the southwest, south and southeast. All areas north of Royal Oaks Drive North in the City, including the project site, are considered to be in a Very High Extreme Fire Hazard Zone (VHEFHZ). The project's consistency with the City's emergency response plan or emergency evacuation plan will need to be determined. Therefore, this issue will be analyzed further in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

The project site is in a VHEFHZ and is at significant risk in the event of a wildland fire. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.



4.10 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	X			
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on or offsite;	X			
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	X			
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	X			
(iv) impede or redirect flood flows?	X			
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X			

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

Potentially Significant Impact

The proposed project would change the site through extensive landform modification and by adding impermeable surfaces and residential uses that would alter hydrological patterns and introduce new sources of water pollutants in site runoff. There is the potential for water pollutants to be generated



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

in the short-term during construction activities and in the long-term due to the permanent changes to the project site.

Construction-related pollutants may include loose soils, liquid and solid construction materials and wastes, and accidental spills of concrete, fuels, and other materials. During project operation, the proposed project would add typical, nonpoint-source pollutants to stormwater runoff, primarily due to runoff from impervious surfaces where a variety of pollutants can collect over time, such as driveways, streets, roofs, patios, and other paved surfaces. Landscaped areas may also generate water pollutants, such as fertilizers and weed control agents, as well as green waste from landscape maintenance cuttings. Several measures to protect water quality and limit discharges are directed and implemented both through the preparation of various plans and adherence to established programs. The project will be required to demonstrate compliance with such plans and programs. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Potentially Significant Impact

The proposed project would be within the service area of the Duarte service area of the CAWD, which is served entirely by groundwater sources from the Main San Gabriel Basin. The water supply is distributed for residential, commercial, and industrial use in the cities of Duarte and Bradbury; portions of Azusa, Irwindale, and Monrovia; and some unincorporated areas of Los Angeles County (California American Water, 2019, p. 5).

CAWD requires the project to provide a well with which CAWD can replenish the aquifer to compensate for the water extracted to serve the proposed project. At the time of this writing, eight possible well sites have been located, but none have been drilled or analyzed further. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.



- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- i) **Result in substantial erosion or siltation on- or off-site;**
 - ii) **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
 - iii) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;**

Potentially Significant Impact

The project site is situated on hilly terrain containing ephemeral and intermittent streams, which may be potentially impacted by development of the proposed project as a result of erosion or siltation on- or off-site, increased rate or amount of surface runoff, or additional sources of polluted runoff. Therefore, further and more detailed analysis of these issues is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- iv) **Impede or redirect flood flows?**

Potentially Significant Impact

The proposed project would be in an undeveloped area on the southern foothills of the San Gabriel Mountains. The project site is situated between Bliss Canyon Creek on the north and west and Spinks Canyon Creek on the east and south and is bisected by Bradbury Canyon Creek. The Federal Emergency Management Agency (FEMA) has mapped the majority of the project site as **Zone D**, which is a designation used for areas where there are possible but undetermined flood hazards as no analysis of flood hazards has been conducted. Therefore, further and more detailed analysis of these issues is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

No Impact

As described in Section 4.10 iv), the proposed project site is not located within the 100-year and the 500-year flood hazard zones and it is not anticipated that the site would become inundated due to flood.

A tsunami is a sea wave (or series of waves) of local or distant origin that results from large-scale seafloor displacements associated with large earthquakes, major submarine slides, or exploding volcanic islands (California Seismic Safety Commission, 2019). Tsunami Inundation Zones are mapped for Los Angeles County; a review of these maps revealed that the tsunami inundation zone nearest to the proposed project site would be at the confluence of the San Gabriel River and Coyote Creek, approximately 30 miles downstream (south) of the project site (CEMA et. al., 2009). Therefore, it is not anticipated that the proposed project would become inundated due to a tsunami.



❖ SECTION 4.10 – HYDROLOGY AND WATER QUALITY ❖

A seiche is an oscillating wave caused by wind, tidal forces, earthquakes, landslides and other phenomena in a closed or partially closed water body such as a river, lake, reservoir, pond, and other large inland water body. A review of aerial imagery (Google Earth, 2018) revealed no water bodies within a five-mile radius of the proposed project site large enough to support a seiche. Therefore, it is not anticipated that the proposed project would be inundated by a seiche. Additionally, the project site is located above the Bradbury and Spinks debris basins, and thus is not within a dam inundation area.

Because of the project's inland location, elevation, and lack of an adjacent or upland body of water, the project site would not be at risk of flood hazard, tsunami, or seiche, and therefore would not be at risk of release of pollutants through inundation. Therefore, no impact would occur. As such, no further assessment of this issue is warranted.

4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	X			

a) Would the project physically divide an established community?

No Impact

The project site is located along the northern urban fringe of the City of Bradbury and is bordered by predominantly vacant land to the immediate east in the City of Duarte, vacant land to the north, both within the City of Bradbury and beyond the city's northern corporate limits in the City of Monrovia, and a combination of flood control facilities and vacant land within the City of Bradbury to the west. Urban development both in the City of Bradbury and City of Duarte generally occurs southwest, south and southeast of the project site. The proposed project constitutes a northerly extension of the existing Bradbury community; therefore, there is no possibility that it could or would physically divide an established community, and no impacts would occur. As such, no further assessment of this issue is warranted.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact

The project site is comprised of three parcels designated "Open Space Privately Owned Undeveloped" on the Land Use Map of the Bradbury General Plan. The General Plan contemplates a specific plan being prepared for development in this area beyond 1 unit/5 acres. A general plan amendment is proposed to change the land use designation for the 111.8-acre project site to Open Space Privately Owned Undeveloped/Specific Plan as a clarification. In addition, the proposed project also requests a Change of Zone from Agriculture/Estate Residential (A-5) SP to Chadwick Ranch Estates Specific Plan to ensure that the zoning for the project site is consistent with its General Plan Land Use Map designation requirements. The City's General Plan, Zoning Code, and Design Guidelines govern all development within the City limits and are oriented toward avoiding or minimizing adverse environmental consequences due to development. The forthcoming Chadwick Ranch Estates Specific Plan would serve to refine the mandates and guidelines set forth in the city's development policy and regulatory documents. Further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?**

b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

No Impact

The project site falls within Mineral Resource Zone (MRZ)-3, which is an area that incorporates land containing mineral deposits in which the significance cannot be evaluated from available data (California Department of Conservation, 1982). Other parts of the City of Bradbury are also classified as MRZ-3 as well as MRZ-4 (CGS, 1994). MRZ-4 areas are places where geological information does not rule out either the presence or absence of mineral resources, indicating that they are not being used for their mineral resources since there is little to no information about their geological composition. There are currently no active mines within the City of Bradbury (California Department of Conservation, Mines Online, 2019). According to the California Department of Conservation Division of Oil, Gas, & Geothermal Resources Well Finder, no oil or gas wells were identified on or within one mile of the project site (California Department of Conservation, 2019b). For these reasons, the project would have no impact on the availability of known mineral resources of value to the region or state residents or on any locally important mineral resource recovery sites. As such, no further assessment of this issue is warranted.

4.13 Noise

Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

- a) **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact

Noise impacts associated with residential projects include short-term and long-term impacts. Construction activities, including heavy equipment operation and heavy-duty truck trips, may create noise and vibration effects on and adjacent to the construction site and along the access roads (for construction material delivery). Long-term noise impacts include project-generated on-site and off-site operational noise sources. On-site (stationary) noise sources from the Chadwick Ranch Estates project would include operation of mechanical equipment such as air conditioners, lawn mowers and leaf blowers. Off-site noise would be attributable to project-induced traffic, which would cause an incremental increase in noise levels within and near the project. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Less than Significant Impact

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

Construction Vibration

Construction activities for the project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Some of the equipment to be used during project construction may generate ground borne vibrations. However, construction equipment that would generate appreciable groundborne vibration would be too far from sensitive receivers to have an adverse effect. Therefore, no further assessment of potential construction vibration impacts is warranted.

Operational Vibration

The project would not have on-site or off-site vibration sources that would adversely affect sensitive receivers. The topic of vibration will, therefore, not be included in the EIR.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact

The nearest active public airport is El Monte Airport, located approximately six miles southwest of the project. The nearest major airports are the Los Angeles/Ontario International Airport, located



approximately 22 miles to the southeast; the Hollywood Burbank Airport, located approximately 22 miles to the west; and the Los Angeles International Airport, located approximately 30 miles to the southwest. Due to the project's distance from the nearest active airports, it is not located within the boundary of an Airport Influence Area (AIA), or within two miles of a public airport or public-use airport. Therefore, the project would not expose people to safety hazards due to proximity to a public airport, and no impacts would occur. As such, no further assessment of this issue is warranted.

4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

- a) **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less than Significant Impact

The project proposes the development of 14 estate residential lots on approximately 111.8 acres. The projected population that the project would create is 42 new residents, based on the average household size in the City of Bradbury as set forth in SCAG's profile. Since this project is residential in nature, the population of Bradbury would be affected minimally. The City of Bradbury is currently home to 1,093 people, and with the addition of the proposed project, that population would only grow by about four percent (City Data, 2017). Therefore, the completion of the proposed project would have a less than significant impact on the local population.

During project construction, it is anticipated that those employed to build the project would be local and would not move into the area to work on the project. Therefore, the proposed project would have a less than significant impact on the population in the area. As such, no further assessment of this issue is warranted.

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

No Impact

The project site does not contain any residential structures. Therefore, the project would not displace any houses nor people and the project would not necessitate the construction of replacement housing elsewhere. As such, no impacts would occur and no further assessment of this issue is warranted.

4.15 Public Services

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

a) Fire Protection?

Less than Significant Impact

Fire Protection/Emergency Medical Services are provided to the City by the Los Angeles County Fire Department (LACoFD). Fire Station 44, the closest to the project, is located at 1105 Highland Avenue in the City of Duarte. The station is staffed with at least seven firefighters 24 hours a day. Equipment includes two fire trucks, one patrol vehicle and one water tender. Backup paramedic assistance is provided by Station 29, located in the City of Baldwin Park and Station 32, located in the City of Azusa. The City of Monrovia Fire Department offers additional mutual aid when necessary and requested by the County (City of Bradbury, 2014). LACoFD also provides Hazardous Material services. The U.S. Forest Service in San Dimas provides wildfire service in the Angeles National Forest. LACoFD has been consulted regarding the project and has determined that the addition of 14 residences would not result in impacts to its facilities and, as such, would not result in the need for new facilities (LACoFD, 2020). Therefore, no further assessment of this issue is warranted.

b) Police Protection?

Less than Significant Impact

The City of Bradbury contracts with the Los Angeles County Sheriff's Department (LASD) for law enforcement services. Although the City contracts for a minimum level of service, in times of emergency, LASD dedicates all available personnel and equipment to address the community's needs. The primary base of LASD law enforcement operations in the general area is the Temple Sheriff's Station, located at 8838 Las Tunas Drive in Temple City. Dispatch and booking facilities for its service area, which includes the City of Bradbury, are located there. In addition, there is an LASD satellite substation located in Duarte, which is operated as a launching center for officers who are responsible for providing police services to the City of Duarte, the City of Bradbury, and surrounding unincorporated areas (City of Bradbury, 2014). Incident and arrest data for the City of Bradbury indicate that in 2017, there were 38 reported incidents (LASD, 2017). In 2018, the number of



reported incidents was 50, which represents an increase of 32 percent. The proposed project constitutes an increase of less than 4 percent to the City's current housing stock. Using the 2010 Census average household size of 3.1 for the City, upon full buildout, the proposed project may add between 40 and 50 new residents to the City. LASD has been consulted regarding the project and has determined that the addition of 14 residences would not result in significant impacts to its facilities and, as such, would not result in the need for new facilities (LASD, 2020). Therefore, no further assessment of this issue is warranted.

c) Schools?

Less than Significant Impact

Public educational services are provided to City of Bradbury residents by the Duarte Unified School District (DUSD). Given the location of the proposed project, two schools would provide for K-12 educational needs. Royal Oaks STEAM Academy, serving grades K-8, is located at 2499 Royal Oaks Drive in Duarte. Duarte High School, serving grades 9-12, is located at 1565 E. Central Avenue, also in Duarte. Neither school is currently operating at capacity. Based on a per dwelling unit student enrollment rate of 1.1, up to 16 new enrollments can be expected to be added to the Duarte Unified School District upon full buildout. It is unlikely that the addition of up to 16 student enrollments to the DUSD generally and the two schools specifically serving the project site would generate a need for new or physically altered educational facilities to maintain current levels of educational services provided by the District. Therefore, any increase in demand for educational services attributable to the proposed project is considered to be less than significant, and no further assessment of this issue is warranted. It is noted that although no significant project-related impacts on schools are anticipated, each residential estate will be required to pay a State authorized school impact fee. At the present time, new residential construction is required to pay the DUSD a fee of \$2.97 per square foot (DUSD, 2020).

d) Parks?

Less than Significant Impact

The City of Bradbury does not have any city parks. There is, however, a citywide trail system that provides a range of recreational opportunities for City residents. It also provides a link to a comprehensive network of non-motorized transportation routes connecting the City's residential neighborhoods to commercial and business areas, schools, and area parks located outside the City. This is a shared-use trail, including equestrian, walkers, joggers, hikers, bicyclists, and other non-motorized users. The Royal Oaks Drive North trail currently serves the community as a venue for exercise, leisurely strolls, and an equestrian path for the City's horse community. From the Royal Oaks Drive North trail, the public can connect with the City of Duarte's Royal Oaks Trail that leads to the local elementary school, tennis courts and a children's park in the City of Duarte. It is unlikely that the addition of 14 estate homes to the City would require a need for new or physically altered park facilities. Therefore, any increase in demand for parks attributable to the proposed project are considered to be less than significant, and no further assessment of this issue is warranted.



e) Other Public Facilities?

Less than Significant Impact

The City of Bradbury does not have a public library. It is assumed that city resident demand for library services is met by library facilities in other jurisdictions. The public library nearest the City of Bradbury is the Duarte Library, a part of the Los Angeles County Library system. The Duarte Library is located at 1301 Buena Vista Street in Duarte. The Duarte Library has a full array of services available to the public. Other elements of the Los Angeles County Library System located in relatively close proximity to the City of Bradbury are found in Temple City, Arcadia and El Monte. It is unlikely that the addition of 14 estate homes to the City would require a need for new or physically altered library facilities. Therefore, any increase in demand for library services attributable to the proposed project are considered to be less than significant, and no further assessment of this issue is warranted.

4.16 Recreation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact

The proposed project comprises 14 residential estates. The collective buildable area upon which these estates would be constructed totals 15.0 acres. Since these parcels are residential in nature, the associated demand for recreational facilities may increase of use of neighborhood and regional parks and/or other recreational facilities in the area. According to the Southern California Association of Governments (2017), the average persons per household in Los Angeles County from 2013-2017 is 3.00. Thus, an estimated 42 people would live in this neighborhood when it is completed; 42 people would not cause significant increased use of local recreational facilities. The closest parks to the project site are Royal Oaks Park (1 mile southeast) and Duarte Park Playground (1.5 miles south) in the City of Duarte, and Recreation Park (two miles southwest) and Monrovia Canyon Park (two miles west) in the City of Monrovia. The increased population to the area is not expected to significantly increase demand for existing parks and recreational facilities in the general area and certainly not to the extent that substantial physical deterioration of such facilities would occur or be accelerated. As such, no further assessment of this issue is warranted.

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

No Impact

As described above, the project does not propose new or expanded recreational facilities that would have potential adverse effects on the environment. Therefore, no impact would occur. As such, no further assessment of this issue is warranted.

4.17 Transportation

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	X			
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	X			
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?	X			

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

Potentially Significant Impact

The purpose of the General Plan Circulation-Transportation Element is to plan adequate circulation systems for the community's residents. Circulation includes all facilities that direct and accommodate motorized vehicles, bicycles, and pedestrian movement. The project would involve extending the City's roadway system to provide access to the proposed residential development. An analysis of this project's circulation and vehicular access as compared to the City's Circulation Element will be need to be conducted. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

Based on the trip rate established by the Institute of Transportation Engineers (ITE) for single-family residential uses, the proposed project is anticipated to generate more than 110 daily trips (ITE, 2017). An analysis of the vehicle miles traveled (VMTs) created by the project will be conducted based on the California Governor's Office of Planning and Research's (OPR) suggested screening parameters as the City has not yet adopted a VMT threshold. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- c) **Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less than Significant Impact

Primary vehicular access to the project site begins off-site at the intersection of Long Canyon Road and Bliss Canyon Road. From there the project access road traverses LACFCD property and utilizes a portion of the Flood Control District road system using existing easements until it reaches the project site boundary. A large portion of the existing LACFCD road system would be improved for the safety of current and future residents, as well as for ongoing LACFCD operations. All on-site access and sight-distance setbacks would be in accordance with City of Bradbury and Caltrans design requirements. Therefore, the project would not increase hazards due to a geometric design feature, and traffic hazard impacts would be less than significant. As such, no further assessment of this issue is warranted.

- d) **Would the project result in inadequate emergency access?**

Potentially Significant Impact

As discussed in **Section 3.3**, the project's road system would provide access for emergency services from both Bliss Canyon and the Woodlyn Lane community via Flood Control Roads near the Spinks Debris Basin. The neighboring uses, access, terrain, and other factors were considered during the planning and design of the proposed project. Roads have been carefully sited to reinforce the community's rural character and provide adequate access for emergency services. However, since the project site is relatively isolated and surrounded by heavily vegetated lands on three sides and all areas north of Royal Oaks Drive North in the City, including the project site, are considered to be in a VHEFHZ, emergency access remains to be a concern in the project area. Therefore, this issue will be analyzed further in an EIR to be prepared for the proposed project.

**4.18 Tribal Cultural Resources**

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	X			

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k)?**

No Impact

The Cultural Resources investigation conducted for the project site determined that there are no tribal cultural resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k) within



the project site or within a half-mile buffer surrounding the project site. Therefore, no impact would occur. As such, no further assessment of this issue is warranted.

- ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact

Assembly Bill 52 (AB 52) requires meaningful consultation with California Native American Tribes on potential impacts on tribal cultural resources (TCRs), as defined in Public Resources Code § 21074. TCRs are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (California Natural Resources Agency [CNRA], 2007).

Senate Bill 18 (SB 18) requires cities and counties to contact, and consult with California Native American tribes before adopting or amending a General Plan or in the case of the proposed project, adopt a Specific Plan. The consultation is for the purpose of preserving or mitigating impacts to *Cultural Places*. The City of Bradbury will carry out the SB 18 consultation process because the project involves adoption of a Specific Plan.

It is noted that no prehistoric or historic archaeological resources were observed during the field survey. The results of the pedestrian assessment indicate it is highly unlikely that historic properties will be adversely affected by construction of the project. However, definitive information is not yet available to arrive at a defensible conclusion that no significant impacts on Tribal Cultural Resources would occur. As such, this issue will be analyzed further in an EIR to be prepared for the proposed project.

4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	X			
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	X			
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

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

Potentially Significant Impact

Water

CAWC provides domestic water service to the City of Bradbury, including the Chadwick Ranch Estates project site. CAWC is requiring the proposed project to construct a well within its service area to ensure that the water supply for the proposed project remains adequate even under drought conditions. A specific well site location has not yet been determined. Therefore, this issue will be analyzed further in an EIR to be prepared for the proposed project.



Wastewater Treatment

As identified in the description of the project above, the proposed project would employ individual NOWTS for each lot to produce a higher quality effluent for disposal. Prior to issuance of a building permit, each property owner must submit and obtain approval from the Los Angeles County Department of Public Health (Department) for their proposed NOWTS system. Although each property would employ NOWTS for the foreseeable future, each property would also be developed with a sewer stub out to the road in the event a public sewer system is developed at a later time. The Department will be consulted to confirm that the installation of the individual NOWTS complies with the requirements of the Department. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

Storm Water Drainage

The Chadwick Ranch Estates project has been designed to collect runoff from each residential pad and some of the open space areas along the main project roadway and direct such runoff to buried storm drains in the main project roadway. Ultimately, the collected runoff is conveyed in a southeasterly direction and then discharged into one of two desilting/retention basins along the eastern boundary of the project site and a Water Quality basin at the south end of the developed area on-site. The basins have been designed to accommodate runoff resulting from a 100-year storm event. As indicated previously, the project site is currently in a natural state so any development which occurs on-site would result in a variety of potential impacts. These impacts will be associated primarily with grading and other site preparation activities. The nature and extent of the associated impacts (e.g., biological resources, geology and soils, hydrology and water quality) are discussed elsewhere in this document or require further study and will be addressed in an EIR to be prepared for the proposed project. Given this, in addition to required compliance with the City's Storm Water Ordinance, NPDES, and Regional Water Quality Control Board requirements, the construction of new storm drain facilities associated with the proposed project are expected to be less than significant, and no further assessment of this issue is warranted.

Electric Power

Electric power for the City of Bradbury is provided by Southern California Edison Company (SCE). Although the proposed project is located on an undeveloped site, electrical power transmission infrastructure is available in the immediate project vicinity. SCE typically utilizes existing utility corridors to reduce environmental impacts and has energy-efficiency programs to reduce energy usage and maintain reliable service throughout the year (SCE, 2019). The project would be constructed in accordance with all applicable Title 24 regulations and would not necessitate the construction or relocation of electric power facilities. Therefore, a less than significant impact would occur, and no further assessment of this issue is warranted.

Natural Gas

Southern California Gas Company (SoCalGas) is the primary distributor of retail and wholesale natural gas across Southern California, including the City of Bradbury. As indicated above, the proposed project is located on an undeveloped site, but, as with electrical power transmission infrastructure, gas transmission infrastructure is available in the immediate project vicinity. Other than project-related tie-ins to nearby natural gas distribution facilities, no natural gas facilities would have to be constructed or relocated to accommodate the proposed project. Therefore, a less than



significant impact would occur regarding this issue, and no further assessment of this issue is warranted.

Telecommunications Facilities

Although the proposed project is located on an undeveloped site, telecommunication facilities are available in the immediate project vicinity. Other than project-related tie-ins to nearby phone and cable facilities, no new phone or cable facilities would have to be constructed or relocated to accommodate the proposed project. Therefore, a less than significant impact would occur regarding telecommunications facilities, and no further assessment of this issue is warranted.

- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Potentially Significant Impact

As discussed above, CAWC provides domestic water service to the City of Bradbury, including the Chadwick Ranch Estates project site. CAWC is requiring the proposed project to construct a well within its service area to ensure that the water supply for the proposed project remains adequate even under drought conditions. A specific well site location has not yet been determined. Therefore, this issue will be analyzed further in an EIR to be prepared for the proposed project.

- c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No Impact

As indicated under Item 4.19(a) *Wastewater Treatment* above, the proposed project would not utilize a public sanitary sewer system for the disposal, conveyance, and treatment of wastewater. Instead, each residential parcel would employ individual NOWTS. Based on the above, the proposed project would have no impact on the capacity of any public sewer system, and no further assessment of this issue is warranted.

- d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

Less than Significant Impact

Solid waste disposal services for the City of Bradbury are provided by Burrtec Waste Services (Burrtec) under a franchise agreement. The City is proactive about encouraging its residents to recycle and, in concert with Burrtec, has a variety of other programs aimed at source reduction, which, in addition to normal trash collection, includes a recycling program, bulky item collection protocol, green waste collection and participation in a program designed to prevent the introduction of items, such as needles and the like to enter the waste stream. The proposed project would be required to comply with the City's solid waste collection program as implemented by Burrtec Waste Services. This requirement and the fact that the proposed project represents an increase of less than four percent of the number of households subject to the City's solid waste reduction program,



impacts related to the generation of solid waste in excess of State and local standards are considered to be less than significant. As such, no further assessment of this issue is warranted.

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

Less than Significant Impact

In 1989, the California Legislature enacted the California Integrated Waste Management Act (AB 939), in an effort to address solid waste problems and capacities in a comprehensive manner. The law required each city and county to divert 50 percent of its waste from landfills by the year 2000. The Los Angeles Countywide Integrated Waste Management Plan (LACIWMP) outlines the goals, policies, and programs the county and its cities would implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. In 2014, the County adopted the Roadmap to a Sustainable Waste Management Future (Roadmap). It established a waste diversion goal of 80 percent by 2025, 90 percent by 2035, and 95 percent or more by 2045. In 2018, the latest full year for which data are available, the County and its' Cities achieved a diversion rate of 65 percent (LACDPW 2019). Through implementation measures carried out by Burrtec, the City of Bradbury will continue to comply with the LACIWMP. The proposed project would comply with the LACIWMP, the City's waste reduction procedures, applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), and other applicable local, State, and federal solid waste disposal standards. Thus, the solid waste stream to regional landfills is reduced in accordance with existing regulations, and as such, impacts regarding this issue are considered less than significant. Therefore, no further assessment of this issue is warranted.

4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	X			
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	X			
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	X			
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	X			

- a) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

Potentially Significant Impact

The project site is relatively isolated and surrounded by heavily vegetated lands on three sides and residential development and flood control facilities to the southwest, south and southeast. All areas north of Royal Oaks Drive North in the City, including the project site, are considered to be in VHEFHZ, and are at significant risk in the event of a wildland fire. Therefore, this issue will be analyzed further in an EIR to be prepared for the proposed project.

- b) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Potentially Significant Impact

As indicated above, all areas north of Royal Oaks Drive North in the city, including the project site, are considered to be in a VHEFHZ, and are at significant risk in the event of a wildland fire. The project

site includes slopes, is subject to periodic Santa Ana winds where they are the prevailing winds, and contains other attributes which exacerbate wildfire risks, and thereby could expose project occupants to, pollutant concentrations to a significant extent from a wildfire or the uncontrolled spread of a wildfire. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR prepared for the proposed project.

- c) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Potentially Significant Impact

The project site is in a VHEFHZ. Accordingly, the proposed project would be required to adhere to the guidelines outlined by LACoFD. On-site, the circulation system is sited around the perimeter of the project area to provide an added safeguard against fires. The circulation system has been designed to provide the required water pressure for fire suppression and domestic services using available utility easements within LACFCD property. The road system also provides access for emergency services from both Bliss Canyon and the Woodlyn Lane community via Flood Control Roads near the Spinks Debris Basin. The neighboring uses, access, terrain, and other factors were considered during the planning and design of the proposed project. Roads have been carefully sited to reinforce the community's rural character and provide adequate access for emergency services.

Wildfire and other emergencies are often fluid events and the need for evacuations is typically determined by on-scene first responders or by a collaboration between first responders and designated emergency response teams, including Office of Emergency Services established for larger emergency events. Consistent with all emergency evacuation plans, the design of the proposed project supports existing pre-plans and provides for citizens who are familiar with the evacuation protocol, but is subordinate to emergency event-specific directives provided by agencies managing the event. It is unknown whether the site design characteristics described above, specialized fuel break requirements, and other features incorporated into the project's design may exacerbate fire risk or result in temporary or ongoing impacts to the environment. Therefore, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

- d) **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Potentially Significant Impact

The proposed project would be developed pursuant to applicable policies, regulations and guidelines established by the City of Bradbury and County of Los Angeles as formally set forth in the Chadwick Ranch Estates Specific Plan. However, the extent to which the proposed project could expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes requires additional analysis. As a result, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

4.21 Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) The potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

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

Potentially Significant Impact

As discussed in **Section 4.4, Biological Resources**, (1) the project vicinity has been identified as an area containing several special-status plant, avian, amphibian and invertebrate species which may potentially be adversely impacted by habitat loss and other factors associated with project construction and post-construction activities; (2) the project area contains or is proximal to several sensitive natural communities as well as riparian areas which may potentially be adversely impacted associated with project construction and post-construction activities; (3) the project vicinity contains ephemeral streams which may experience water quality and sedimentation impacts due to the creation of project-related building pads; (4) due to the diversity of habitat types and abundant food



❖ SECTION 4.21 – MANDATORY FINDINGS OF SIGNIFICANCE ❖

sources for a variety of species, the project site and vicinity are significant candidates for containing wildlife migration corridors; and (5) the ephemeral streams in the project vicinity may serve as nursery sites for some fish species. Due to the absence of definitive information regarding the issues discussed above, further and more detailed analysis of these issues is warranted and will be undertaken in an EIR to be prepared for the proposed project.

As discussed in **Section 4.5, *Cultural Resources***, with regard to archaeological and historical resources, field surveys of the project site did not identify any examples of California history or prehistory. However, cultural resources could be uncovered during project construction. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

The proposed project is residential in nature and serves as a northern extension of estate residential development already prevalent in the area. In fact, the project site is one of only a few vacant parcels of land available for development in the City of Bradbury. There are no other active proposals for development of any kind in the vicinity of the proposed project. However, the cities of Duarte and Monrovia have identified several specific plan, mixed-use, and other development projects that are under construction, entitled/approved projects but not constructed, or projects that are currently under review. The proposed project may potentially result in cumulative impacts when viewed in connection with the effects of these projects (e.g., water supply, air quality, noise, etc.). Therefore, further and more detailed analysis of cumulative impacts is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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

Potentially Significant Impact

As indicated in **Section 4.20, *Wildfire***, the City of Bradbury is vulnerable to very high fire hazard areas. The wildland interface area runs across the entire northern border of the City. The area includes residential properties as well as the project site. All streets north of Royal Oaks Drive North in the City are considered to be in the VHEFHZ, and are at significant risk in the event of a wildland fire. The project site is situated at the extreme northern end of the City. It is somewhat isolated from nearby estate residential development as it is separated from the developed area by flood control facilities owned and operated by the LACFCD. Further, the project site is located more than a mile from the nearest Primary Evacuation Route identified in the City's Emergency Plan. As a result, future residents of the project site may experience indirect adverse consequences since direct control and management of a wildfire in the immediate project area is indeterminable at this time. As such, further and more detailed analysis of this issue is warranted and will be undertaken in an EIR to be prepared for the proposed project.

In addition, other potentially significant impacts, including those related to air quality, geology and soils, hydrology and water quality, and noise, may occur as a result of the proposed project. As such,



❖ SECTION 4.21 – MANDATORY FINDINGS OF SIGNIFICANCE ❖

further and more detailed analysis of these issues is warranted and will be undertaken in an EIR to be prepared for the proposed project.

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**ACRONYMS AND ABBREVIATIONS**

Acronym/Abbreviation	Term
°F	degrees Fahrenheit
AAQS	ambient air quality standards
AB	Assembly Bill
AB 32	California Global Warming Solutions Act of 2006
AB 939	California Integrated Waste Management Act
AB 1327	California Solid Waste Reuse and Recycling Access Act of 1991
amsl	above mean sea level
AP	Alquist-Priolo
APE	area of potential effect
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ARB	Air Resources Board
AR4	Fourth Assessment Report
ATCM	airborne toxic control measure
ATP	Active Transportation Plan
BAU	business as usual
BGS	below ground surface
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAWC	California American Water Company
CalGreen	2016 California Green Building Standards Code
Caltrans	California Department of Transportation
CAOs	Cleanup and Abatement Orders
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CH ₄	methane
CHP	California Highway Patrol
CHRIS	California Historic Resources Inventory System
City	City of Bradbury
CIWMA	State of California Integrated Waste Management Act
CMP	Congestion Management Program
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CDOs	Cease and Desist Orders
CNRA	California Natural Resources Agency



Acronym/Abbreviation	Term
CO	Carbon monoxide
CO ₂	carbon dioxide
CO _{2e}	carbon dioxide equivalent
dB	decibel
dBA	A-weighted decibel scale
DCV	Design Capture Volume
DOC	California Department of Conservation
DOSH	California Division of Safety and Health
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DUSD	Duarte Unified School District
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
EO	Executive Order
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GWP	global warming potential
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HUC	Hydrologic Unit Code
Hz	hertz
IPaC	Information for Planning and Consultation
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
IS	Initial Study
kWh	killowatt hours
L ₉₀	noise level that is exceeded 90% of the time
L _{eq}	equivalent noise level
LACoFD	Los Angeles County Fire District
LACFCD	Los Angeles County Flood Control District
LASD	Los Angeles County Sheriff Department
LID	Low Impact Development
L _{max}	root mean square maximum noise level
LUST	Leaking Underground Storage Tank
Metro	Los Angeles County Metropolitan Transportation Authority
MLD	Most Likely Descendant
MM	mitigation measure
MMT	million metric tons
MMTCO _{2e}	million metric tons of CO _{2e}
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MS4	municipal separate storm sewer systems
MT	metric tons
N ₂ O	nitrous oxide



Acronym/Abbreviation	Term
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NHPA	National Historic Preservation Act
NO	nitric oxide
NO ₂	nitrogen dioxide
NO _x	Nitrogen oxides
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
O ₃	Ozone
OSHA	Occupational Safety and Health Administration
Pb	lead
PFCs	perfluorocarbons
PM	particulate matter
PM _{2.5}	fine particulate matter
PM ₁₀	respirable particulate matter
ppm	parts per million
PPV	peak particle velocity
RCRA	Resource Conservation and Recovery Act
REC(s)	recognized environmental condition(s)
RMS	root mean square
ROG	Reactive organic gases
RPS	Renewables Portfolio Standard
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
sf	square feet
SCE	Southern California Edison
SF ₆	sulfur hexafluoride
SGVCOG	San Gabriel Valley Council of Governments
SIP	State Implementation Plan
SLF	Sacred Lands File
SO ₂	sulfur dioxide
SoCalGas	Southern California Gas Company
SRA	State Responsibility Area
SRAs	source receptor areas
SUSMP	Standard Urban Stormwater Mitigation Plan
SWRCB	California State Water Resources Control Board
SWPPP	Stormwater Pollution Prevention Plan
TCRs	tribal cultural resources
TIA	Transportation Impact Analysis
TSS	total suspended solids



❖ ACRONYMS AND ABBREVIATIONS ❖

Acronym/Abbreviation	Term
USDA	United States Department of Agriculture
USGS	United States Geological Survey
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UTM	Universal Transverse Mercator
VdB	vibration decibels
VHEFHZ	Very High Extreme Fire Hazard Zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WEG	wind erodibility group
WQMP	Water Quality Management Plan