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*City of Bradbury*

**NOTICE OF AVAILABILITY**

**DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CHADWICK RANCH ESTATES PROJECT IN THE CITY OF BRADBURY, CALIFORNIA**



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**TO:** All Interested Agencies, Organizations and Persons

**AGENCY:** City of Bradbury

**ACTION:** Notice of Availability and request for comments

**SUMMARY**

The City of Bradbury, as Lead Agency under the California Environmental Quality Act, (CEQA), has prepared a Draft Environmental Impact Report consistent with CEQA for the proposed Chadwick Ranch Estates Project (Project). A description of the Project is provided in the SUPPLEMENTARY INFORMATION section.

**AVAILABILITY OF THE DRAFT EIR**

Electronic copies of the Draft EIR are available for public review on the following website: [https://www.cityofbradbury.org/services/development\\_projects/chadwick\\_project.php](https://www.cityofbradbury.org/services/development_projects/chadwick_project.php). The Draft EIR will also be available for public review at the following locations during regular business hours:

- **City of Bradbury**  
600 Winston Avenue  
Bradbury, CA 91008  
(626) 358-3218
- **Los Angeles County Public Library**  
Duarte Branch  
1301 Buena Vista Street  
Duarte, CA 91010  
(626) 358-1865
- **Monrovia Public Library**  
321 South Myrtle Avenue  
Monrovia, CA 91016  
(626) 256-8274

**DATES AND PUBLIC COMMENT**

The public comment period on the Draft EIR begins on **March 11, 2022** and closes at 5:00 p.m. on **April 25, 2022**. Any person wishing to comment on the Draft EIR may do so. The public comment period will be 46 days. Comments and related material must be submitted on or before **April 25, 2022**, using one of the methods in the **ADDRESSES** section of this Notice of Availability.



## ADDRESSES

You may submit comments using any one of the following methods. To avoid duplication, please use **only one** of the three methods listed below:

1. **Email:** Trayci Nelson, Project Manager at: [tnelson@CityofBradbury.org](mailto:tnelson@CityofBradbury.org)
2. **Mail:**  
Trayci Nelson, Project Manager  
City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008
3. **Hand delivery:** Same as mail address directly above, between 9 a.m. and 5 p.m., Monday through Friday, except Federal holidays.

## CONTACT INFORMATION

If you have questions regarding this notice, please reach out to the point of contact below, in writing or via email:

Trayci Nelson, Project Manager  
City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008  
(626) 358-3218  
Email: [tnelson@CityofBradbury.org](mailto:tnelson@CityofBradbury.org)

## SUPPLEMENTARY INFORMATION

### Project Description:

The Chadwick Ranch Estates Specific Plan, in conjunction with Vesting Tentative Tract Map 82349, would guide the development of 111.8 acres of a vacant hillside site in the City of Bradbury. Development under the Specific Plan would result in 14 new contour graded parcels intended for the construction of residential estate homes, 15 parcels committed to non-residential uses including a backbone circulation system, requisite infrastructure, two water tanks, a booster station, debris and water quality basins, as well as open space. The residential estates would allow a primary home and a guest house, and other ancillary structures including garages. Allowable buildable areas per lot would range from 20,000 to 49,000 square feet. Project access would be via an existing Flood Control roadway from the intersection of Long Canyon Road and Bliss Canyon Road. Most of the existing Flood Control road system would be improved as the project is developed, for future residents and for continued flood control operations. Revised easements for a portion of the access roadway would be required from the Los Angeles County Flood Control District. The proposed project has been designed in such a manner that more than half of the land area would remain undisturbed. The undisturbed open space would be dedicated to a conservancy to be named and will ensure that 57 percent of the site remains undisturbed in perpetuity. All common areas within the project, and other areas requiring ongoing maintenance would be maintained through a Homeowner's Association.



**Project Location:**

The proposed Project would be located in the City of Bradbury (Los Angeles County), approximately 1.5 miles north of the Foothill Freeway (Interstate-210) adjacent to the Bradbury Debris Basin on the west and the Spinks Canyon Debris Basin to the south (refer to **Figure 1, Project Location**, below). The project site is comprised of three parcels: APNs 8527-005-001, 8527-005-004, and 8527-001-010. Site access is through Los Angeles County Flood Control (LACFCD) property using existing easements from the intersection of Long Canyon Road and Bliss Canyon Road to the project site. The project site is approximately 111.8 acres.

Located at the base of the San Gabriel Mountains, adjacent to Angeles National Forest land, the project site is irregularly shaped and vacant. Site topography is comprised of canyons and slopes with elevations that range from 700 feet at the lower, southern portion of the site to 1,790 feet at the highest points on the north. There are no existing buildings on-site; native vegetation, including chaparral plants, trees and scrub oak, cover much of the site.

The project would require the following approvals:

Agency	Permit or Approval
<b>Approvals by City of Bradbury</b>	
City of Bradbury CEQA Lead Agency	<ul style="list-style-type: none"> <li>• General Plan Amendment (Case No. GPA 19-001)</li> <li>• Chadwick Ranch Estates Specific Plan (Case No. SP 19-001)</li> <li>• Zone Change (Case No. ZC 19-001)</li> <li>• Zoning Code Amendment (Case No. ZCA 19-001)</li> <li>• Vesting Tentative Tract Map No. 82349</li> <li>• Tree Preservation and Protection Plan/Tree Removal Permit (Case No. TP 19-001)</li> <li>• Grading permits and related building permits</li> <li>• Stormwater Pollution Prevention Plan</li> </ul>
<b>Approvals by Responsible/Trustee Agencies</b>	
Bradbury Estates Community Services District	<ul style="list-style-type: none"> <li>• Approval of street lighting and landscaping on property, rights-of way, and easements not within private lots</li> <li>• Approval of streets, roads, rights-of-way, bridges, culverts, drains, curbs, gutters, sidewalks, and incidental work</li> </ul>
Los Angeles County Board of Supervisors	<ul style="list-style-type: none"> <li>• Approval of revised access easements across Flood Control District property</li> <li>• Approval of maintenance agreements on Flood Control District Property</li> <li>• Approval of fuel modification zone on County property</li> </ul>
Los Angeles County Department of Public Health	<ul style="list-style-type: none"> <li>• Approval of Non-Conventional Onsite Wastewater Treatment System (NOWTS) [upon construction of individual homes]</li> </ul>
Los Angeles Regional Water Quality Control Board	<ul style="list-style-type: none"> <li>• Approval of Low-Impact Development Plan</li> <li>• Approval of Section 401 Water Quality Certification</li> </ul>
Los Angeles County Fire Department	<ul style="list-style-type: none"> <li>• Approval of Fire Protection Plan</li> </ul>



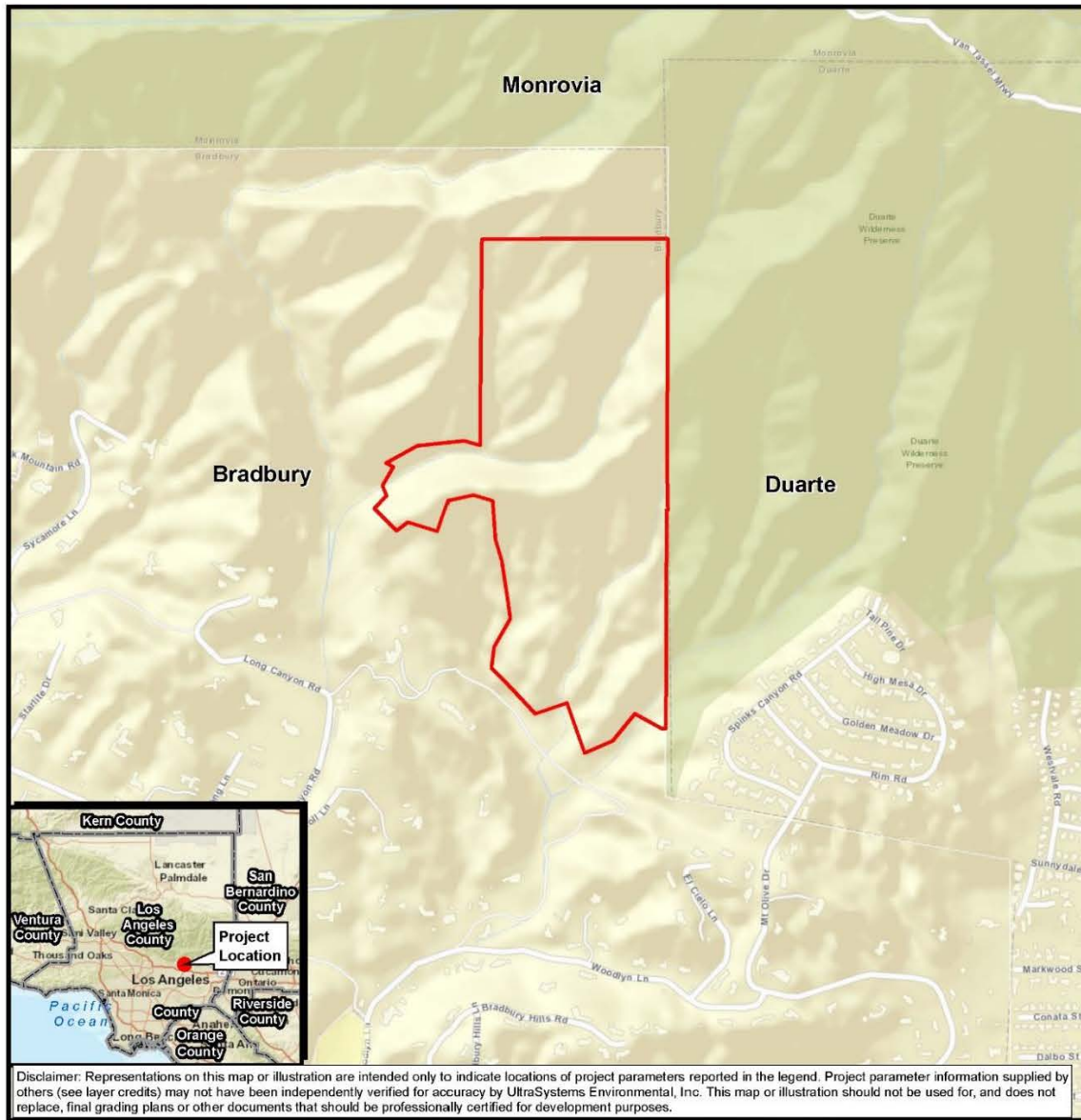
<b>Agency</b>	<b>Permit or Approval</b>
California Department of Fish and Wildlife	<ul style="list-style-type: none"><li>• Approval of Section 1600 Lake and Streambed Alteration Agreement</li><li>• Incidental take permits (possibly) for mountain lion and Crotch bumble bee</li></ul>
US Army Corps of Engineers	<ul style="list-style-type: none"><li>• Approval of Section 404 Nationwide Permit</li></ul>

The Draft EIR identifies significant and unavoidable impacts on: Aesthetics (temporary impact), Noise (construction noise), Land Use and Planning (plan consistency with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS)), and Transportation (operational vehicle miles traveled impact).

The DEIR identifies potentially significant impacts, and sets forth mitigation measures reducing those impacts to less than significant, on: biological resources, cultural resources, geology and soils (regarding paleontological resources), tribal cultural resources, utilities and service systems, and fire protection services and wildfire hazards.



**Figure 1**  
**PROJECT LOCATION**



Path: J:\Projects\6081\_Lake\_Hughes\_MM\_2\_47\UEI\_Data\Land\_Cover\_Type\7023\_Bradbury\_3-1-2\_Project\_Site\_2019\_09\_26.mxd. Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Teale Data Center GIS Solutions Group, 2003; CA Dept. of Conservation, March 2013; UltraSystems Environmental, Inc., 2019

Scale: 1:12,000

0 500 1,000 Feet

0 180 360 Meters

**Legend**

Project Boundary

**Chadwick Ranch Estates Project**

Project Site and Vicinity