

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
BRADBURY ROAD WIDENING PROJECT**

TO: Responsible and Interested
Parties – Distribution List

FROM: City of Bradbury
Kevin Kearney, City Manager
600 Winston Avenue
Bradbury, CA 91008

September 22, 2022

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Bradbury (City) (as lead agency) has prepared a Draft Mitigated Negative Declaration (Draft MND) to address the environmental effects associated with the proposed Bradbury Road Widening Project located on the western border of the City of Bradbury and the eastern border of the City of Monrovia, on Bradbury Road and Wildrose Avenue. The Project is seeking an Encroachment Permit to widen the Bradbury Road (Wildrose Avenue) roadway from 24 feet to 36 feet, to provide one 18-foot wide lane in each direction, from Winding Oak Lane to Deodar Lane. The Project would be accommodated within existing, 53-foot, City-owned right-of-way (ROW). In accordance with Section 15072 of the CEQA Guidelines, the City has prepared this Notice of Intent to provide responsible and interested parties with information about the Project details regarding the public comment period, document availability, and public meetings.

Project Title: Bradbury Road Widening Project
Project Applicant: City of Bradbury

Project Description:

The proposed Project would widen the existing Bradbury Road roadway from 24 feet to 36 feet providing one 18-foot lane in each direction, from Winding Oak Lane to Deodar Lane. The road widening would extend beyond the north side of the existing roadway limits of Wildrose Avenue and beyond the east side of the existing roadway limits of Bradbury Road. Existing roadway improvements along residences to the west (sidewalks, curbs, and gutters) would be maintained as part of the Project, however, the Project would include demolition of the existing roadway pavement, grading of the Project site, roadway paving, and roadway restriping. The Project would not require grading, demolition, or paving within the City of Monrovia.

The Project would be accommodated within existing City-owned right-of-way (ROW). Partial ROW was previously acquired from private property to the north (accessor's parcel number [APN] 8527-026-025) and recorded with the County of Los Angeles. Grading would be required along the slope to the north side of Wildrose Avenue. Up to 46 trees could be removed as part of the grading activity. A permanent retaining wall would be constructed between the newly graded/widened roadway and the remaining slope area. The retaining wall would be approximately 320 feet in length and would range from 5 to 13 feet in height above the widened roadway.



California Government Code Section 65962.5

The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code Section 65962.5 specifies lists of the following types of hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated.

Project Location:

The Project site is comprised of 1.38-acres and has a City of Bradbury General Plan Land Use designation of Agriculture Residential Estate (A-5) and a City of Monrovia General Plan Land Use designation of Residential Low

(5.8 dwelling units/acre) (west of the centerline of Bradbury Road); refer to Table 1, Existing General Plan Land Use and Zoning. The Project site is located on Bradbury Road and Wildrose Avenue on the western border of the City of Bradbury and eastern border of the City of Monrovia. The Project site is bound by Deodar Lane to the north, Winding Oak Lane to the south, single family residential properties to the west, and the Bradbury Estates community to the east. Regional access to the Project site is available by Interstate 210 (I-210) and I-605 via Mount Olive Drive and Royal Oaks Drive.

Table 1: Existing General Plan Land Use and Zoning

City	General Plan	Zoning
City of Bradbury (east of the centerline of Bradbury Road)	A-5 (Agriculture Residential Estate)	A-5 (Agriculture Residential Estate Zoning District)
City of Monrovia (west of the centerline of Bradbury Road)	Residential Low (5.8 dwelling units [du] per acre)	Residential Low

Public Comment Period:

The 30-day public comment period for the Mitigated Negative Declaration begins on Thursday, September 22, 2022 and closes on Monday, October 24, 2022. Please submit comments no later than 5:00 p.m. on Monday, October 24, 2022 to Kevin Kearney, City Manager, at 600 Winston Avenue, Bradbury, CA 91008 or by email at KKearney@CityofBradbury.org.

Document Availability:

Copies of the Mitigated Negative Declaration and Initial Study are available for public review at the following locations:

- **City of Bradbury Website:**
<https://www.cityofbradbury.org/>
- **City of Bradbury – City Hall**
600 Winston Avenue
Bradbury, CA 91008

The City has tentatively scheduled the Project for a City Council meeting on November 15, 2022 at 7:00 p.m. If you need special accommodations to participate in this meeting, or have any other questions about the meeting, please contact the City Manager’s Office at 1 (626) 358-3218 at least 48 hours prior to the scheduled meeting.