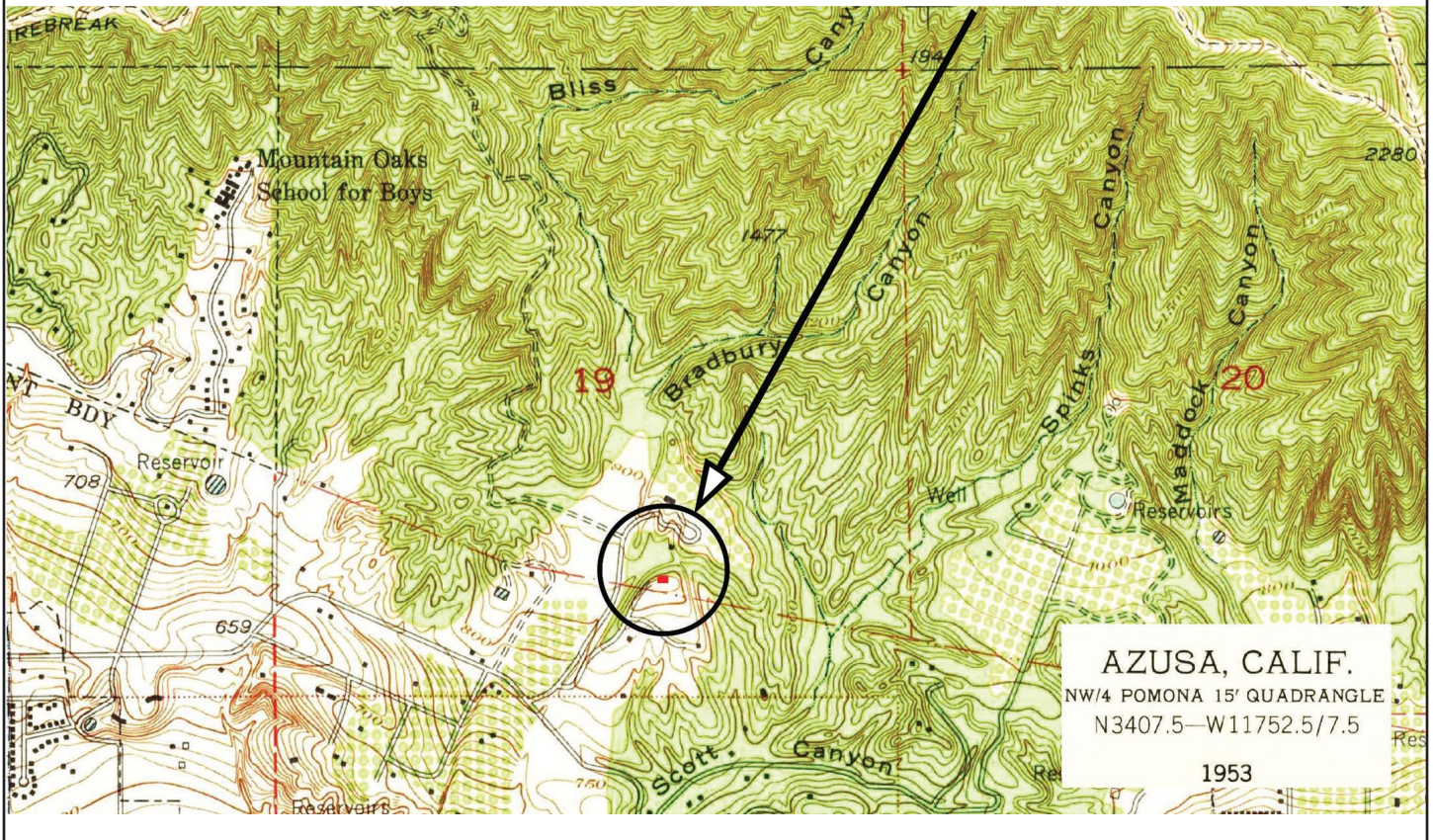


# CHADWICK RANCH ESTATES PROJECT SUMMARY PRESENTATION



# THE CHADWICK FAMILY RESIDENCE

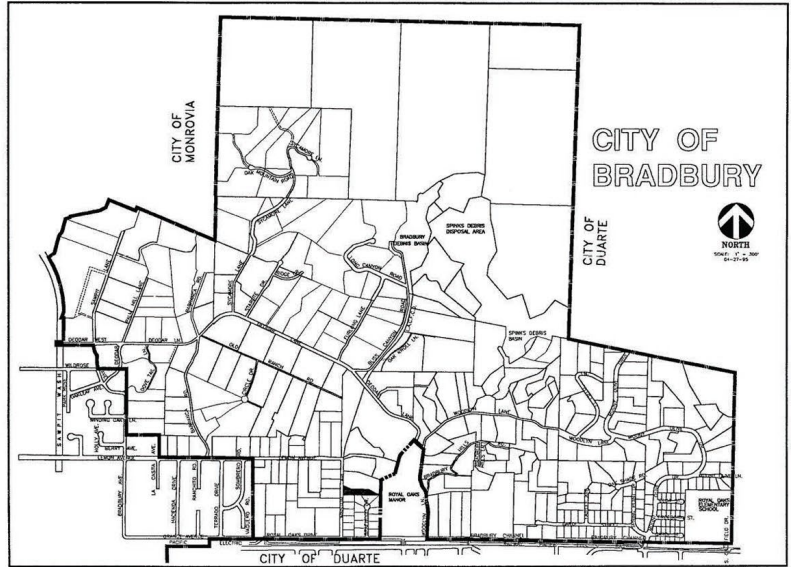
IN 1946, THE CHADWICK'S MOVED TO BRADBURY WHERE THEY  
BUILT A SMALL BUILDING ON A HILLTOP



The Chadwick Family has been in the Bradbury area since the 40's and helped found the City of Bradbury. The family still resides in the community and has been an active employer with their business in Monrovia.

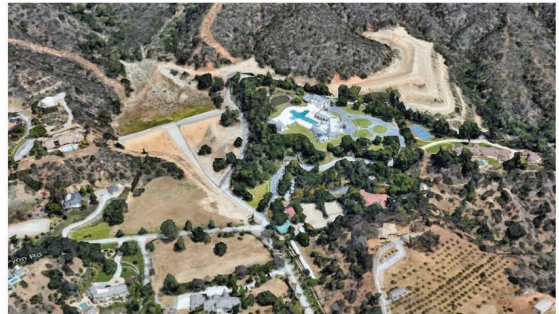
# CITY OF BRADBURY

AFTER YEARS OF ANNEXATION ATTEMPTS BY MONROVIA &  
DUARTE, BRADBURY WAS INCORPORATED IN 1957



# DEBRIS BASINS

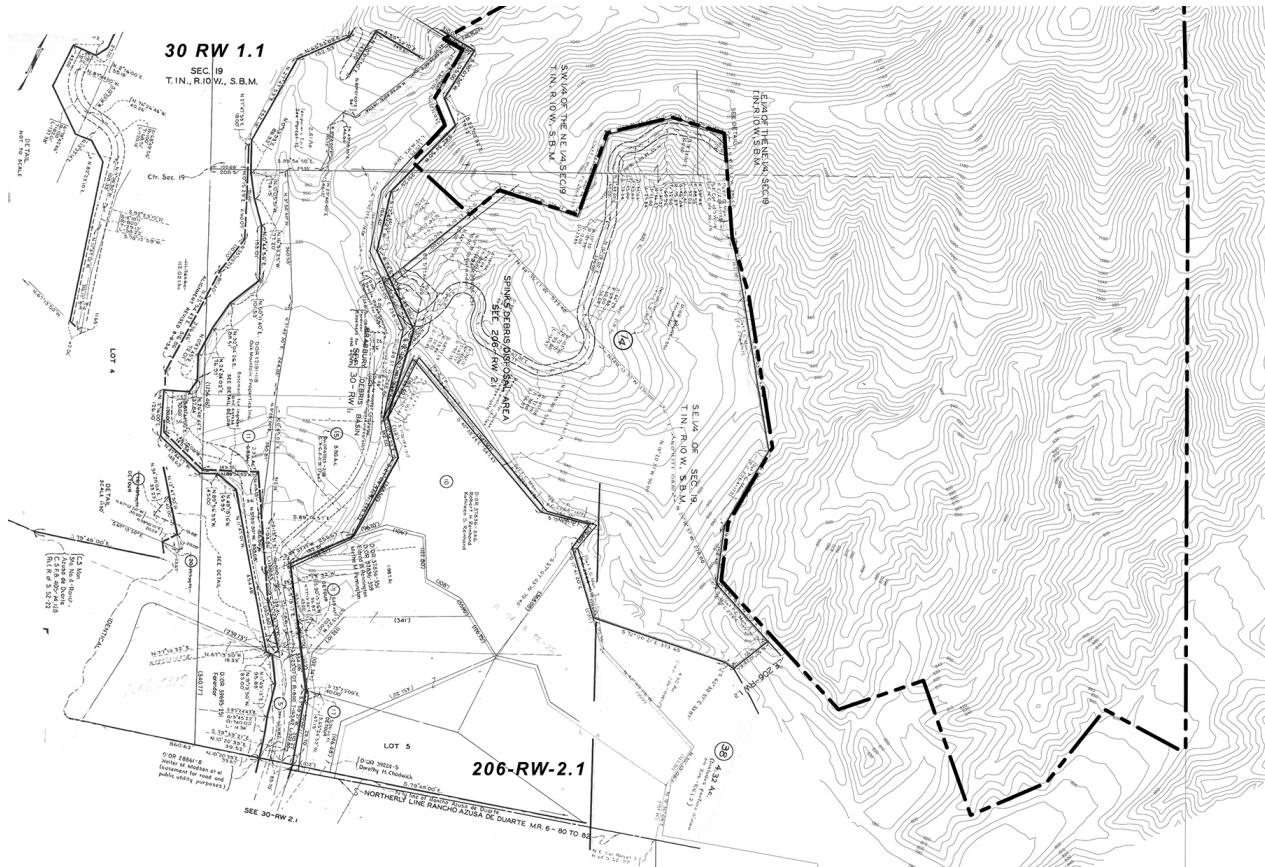
IN 1957, THE CHADWICK'S PROVIDED CRITICAL FLOOD PROTECTION FOR THE REGION WITH THE BRADBURY AND SPINKS DEBRIS BASINS



The Chadwick's have contributed land for public facilities around their land holding that have benefitted the region as it relates to flood protection. The Bradbury and Spinks Debris Basins were built on land previously owned by the Chadwick's.

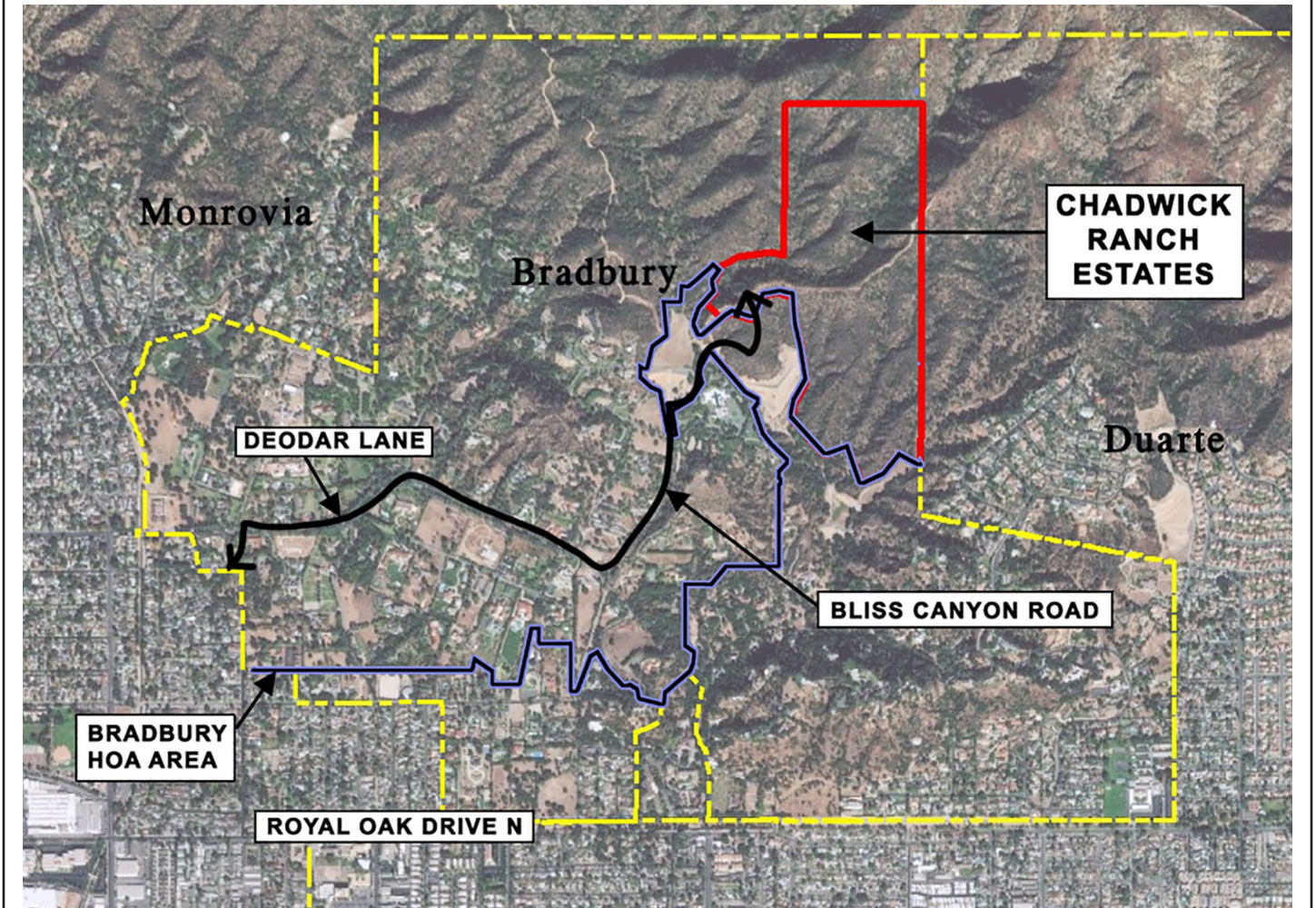
# LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

## BRADBURY AND SPRINKS DEBRIS BASIN ROW MAPS



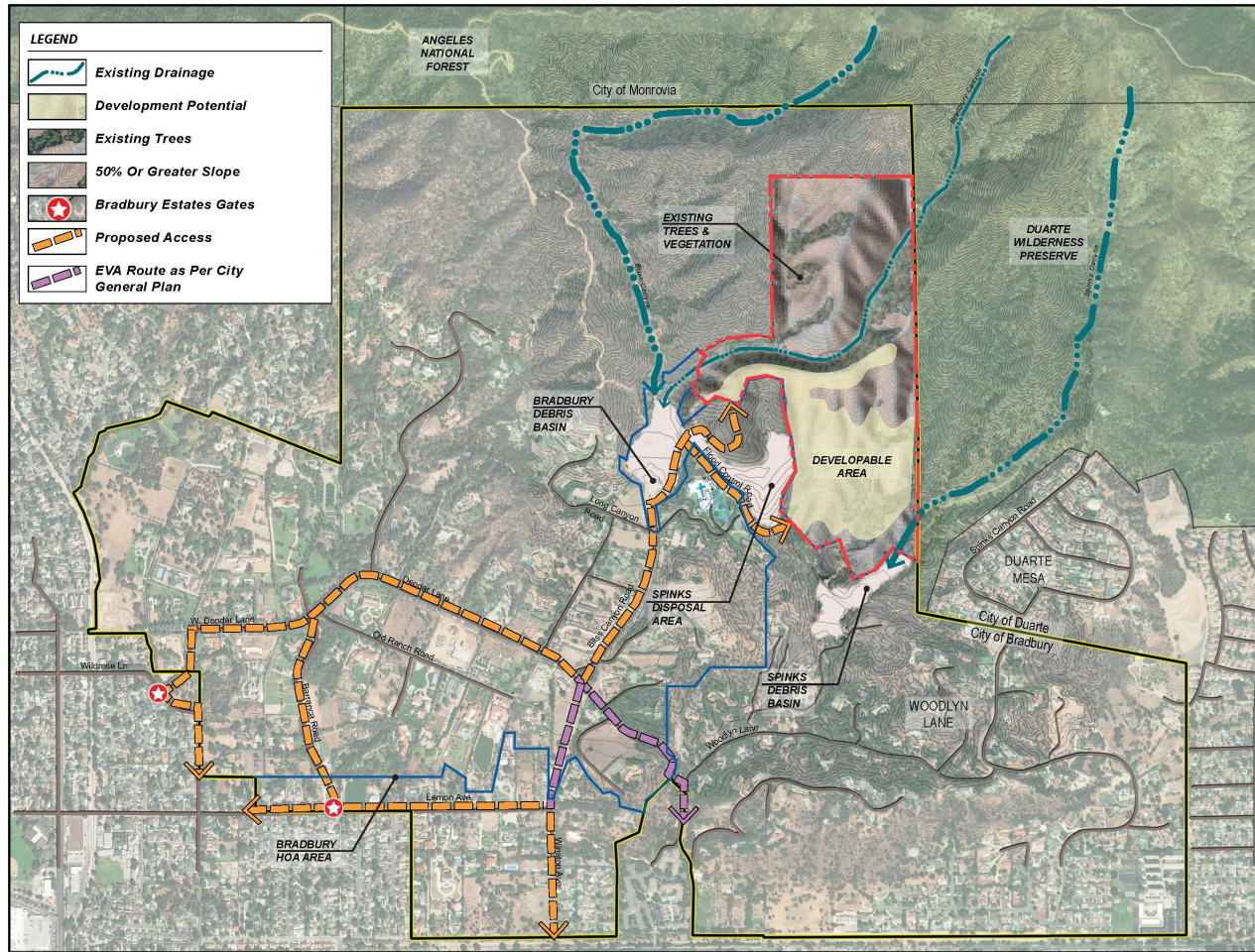
The arrangement made with the LACFCD was to provide an access easement to the family in order for them to access the remainder of their land for future development.

## REGIONAL



The Project is located within the Bradbury CSD, but the lots around the home sites will be governed under a Sub-CSD separate from the master CSD for Bradbury Estates. The homes will be expected to also contribute to the Master Community Services District and will not burden the existing residents with any additional fees.

# OPPORTUNITIES & CONSTRAINTS



Chadwick Ranch Estates is located in the foothills of the San Gabriel Mountains. A prominent east-west ridgeline situates in the north with multiple lateral ridgelines that slope steeply to the south. The project site is currently vacant with no existing infrastructure.

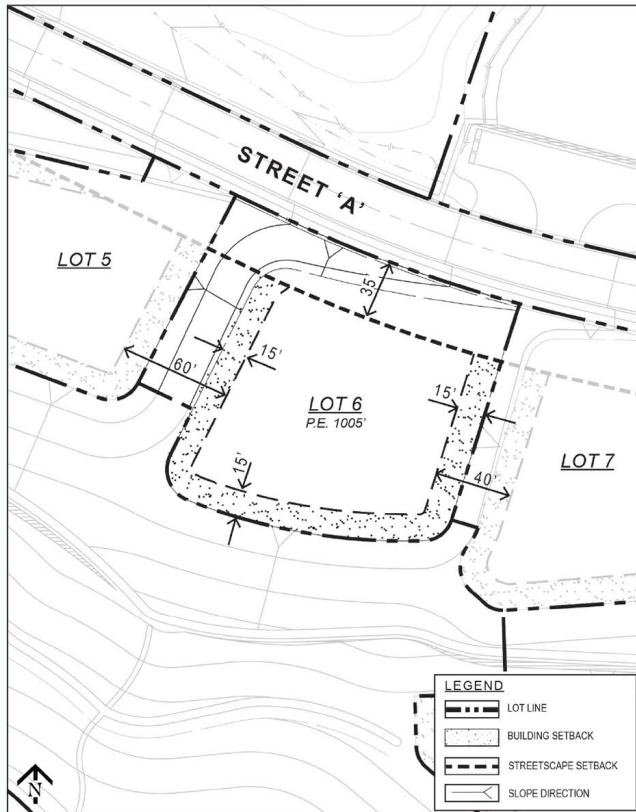
The site's current Zoning is Agriculture Residential Estate and allows for 5-acre min SF lots. Adjacent land uses includes open space surrounding the site and flood control facilities to the south (Bradbury Debris basin, Spinks Debris Disposal Site, and Spinks Debris Basin). Northern part of property is too steep for any development potential.

# SITE PLAN

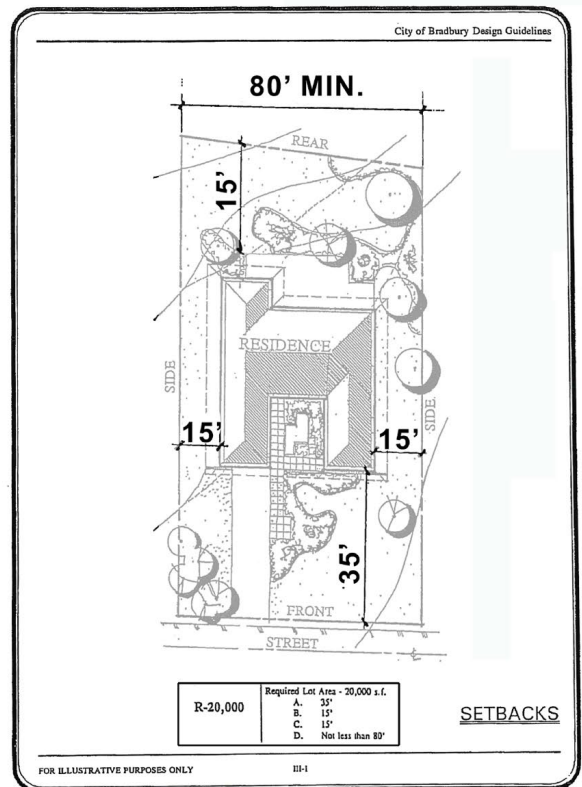


The proposed development has 14 residential lots and 15 non-residential lots. A private perimeter road provides access to all residential lots and Emergency vehicles. The project is served by a 1M Gallon Reservoir and debris and Water Quality Basins. The northern portion of the site will be designated as open space.

## CHADWICK RANCH ESTATES SPECIFIC PLAN



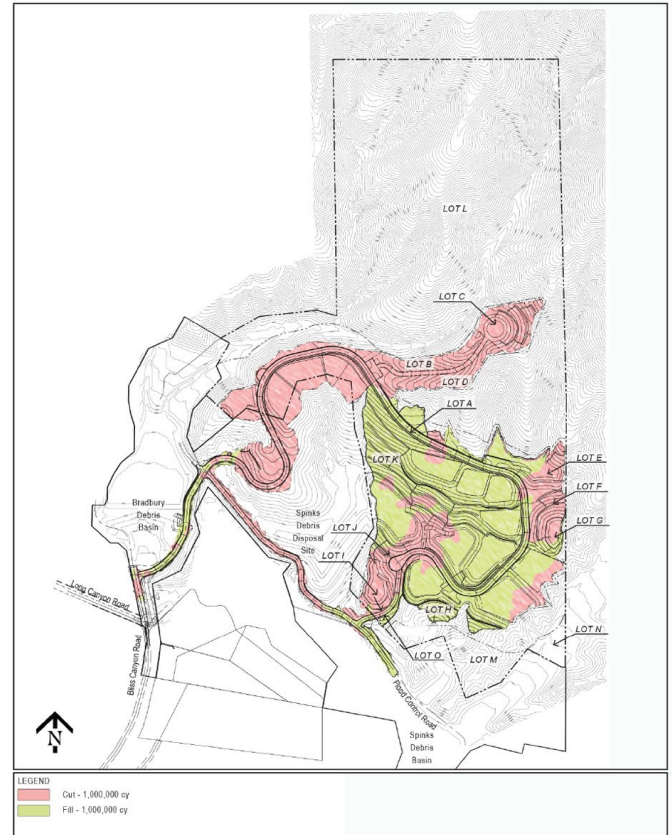
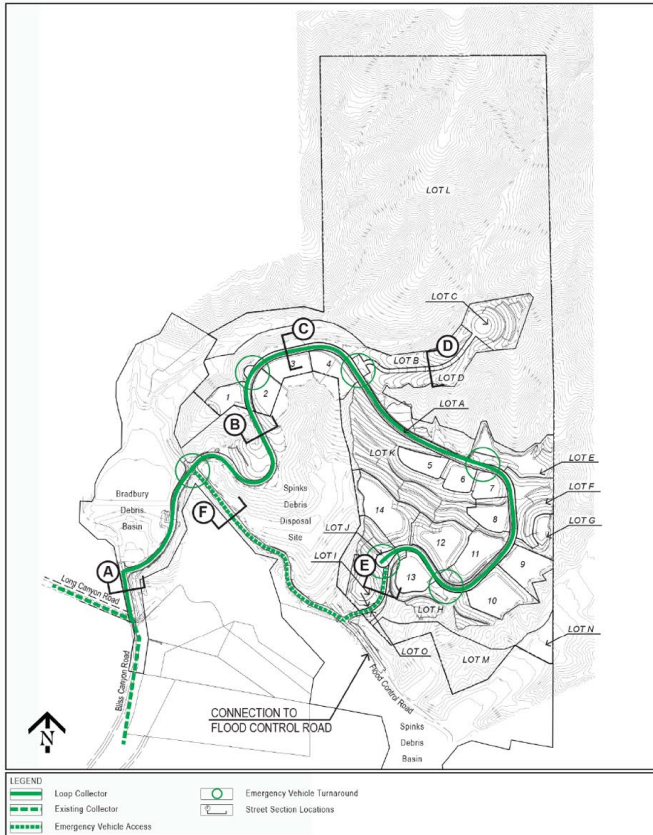
## BRADBURY DESIGN GUIDELINES



The Chadwick Ranch Estates Specific Plan adheres to the Bradbury Design Guidelines in regards to building setbacks. Lots will be graded to allow for construction of a primary home and secondary living quarters. Lots sizes ranging from 28k SF to 91k SF, averaging 50k SF (1.1 AC). Pad sizes ranging from 20k SF to 49k SF, averaging 31k SF (0.7 AC).

## CIRCULATION

## CUT AND FILL

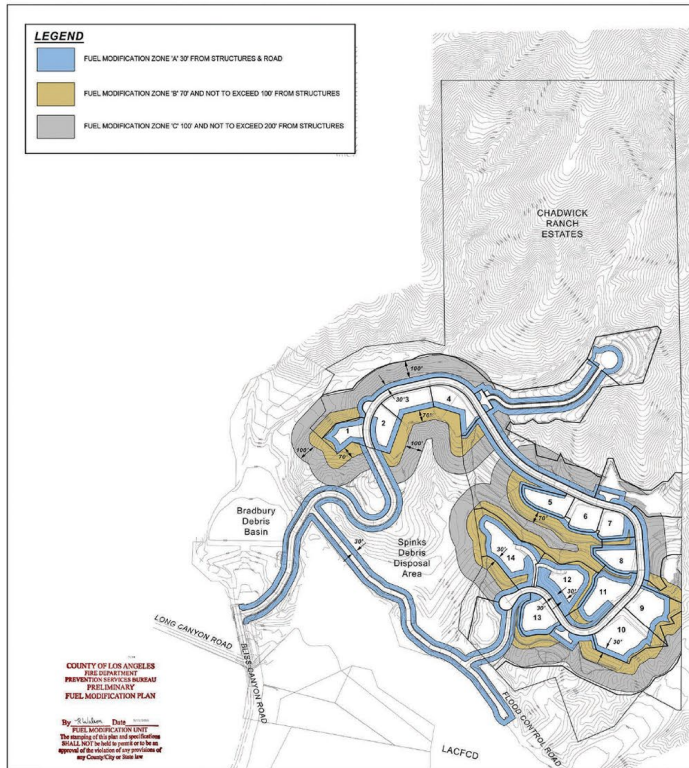


Access to the site would traverse LA County Flood Control District property and utilize a portion of their road system using existing easements. A large portion of the LACFCD's road system would be upgraded to current LA County Fire Road Standards.

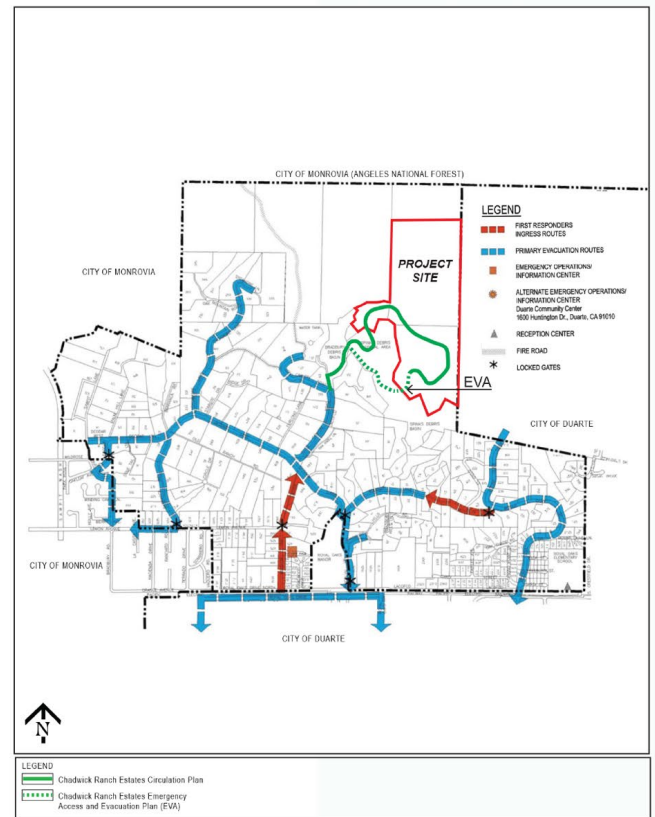
Grading would be conducted in one phase and would last approximately one year. No import or export of earth material is necessary and grading has been designed to blend with the natural topography with varied slope ratios from 2:1 to 5:1 (horizontal to vertical).

## PUBLIC SAFETY

## FUEL MODIFICATION

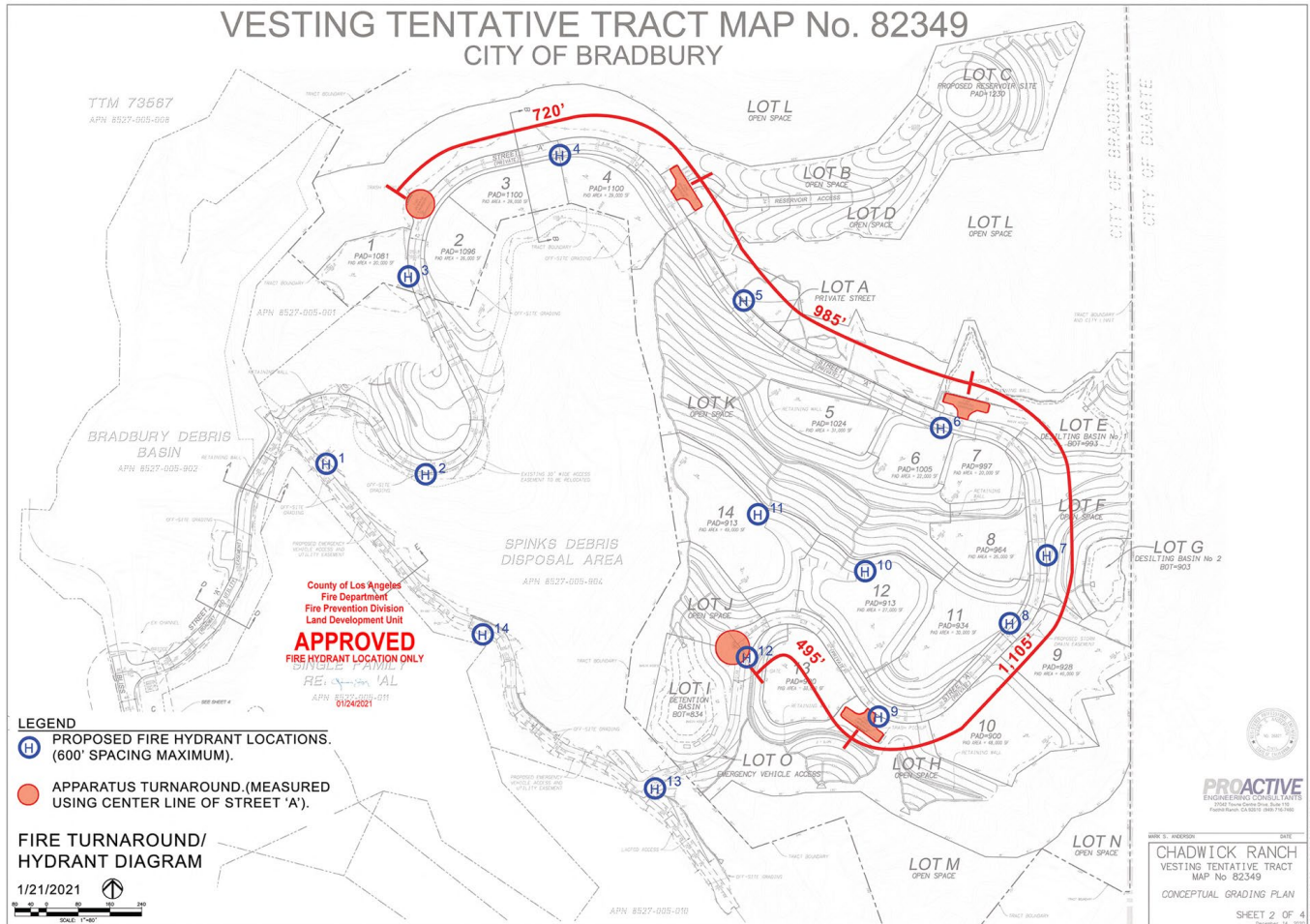


# EVACUATION PLAN



The Project borders San Gabriel Mountains to the North, and residential development to the East, South, and West. It would serve as a buffer between natural open space and existing development when facing wildfires. The fire protection infrastructure of the Project is designed according to early consultations with Los Angeles County Fire Department. The design adheres to LACoFD's guidelines on fire flows, street width, structure size, and access. The Project's Fuel Modification Plan, Evacuation Plan, and Fire Hydrants Location Map have all obtained approval from LACoFD.

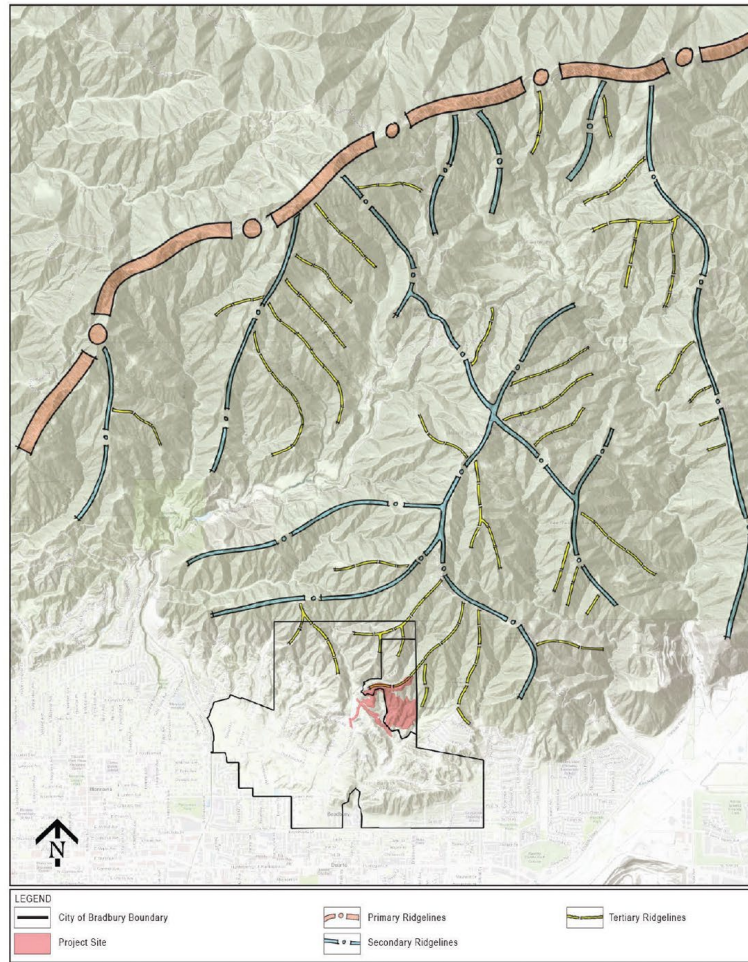
# FIRE TURNAROUND/HYDRANT DIAGRAM



The Project strategically places a perimeter road along of the Northern edge of proposed developments, using it as a heavily fuel-modified barrier from fire danger and access path for fire equipment. The proposed 1 million-gallon water tank exceeds the fire flow requirements and is adequate in providing fire protection within the Project.

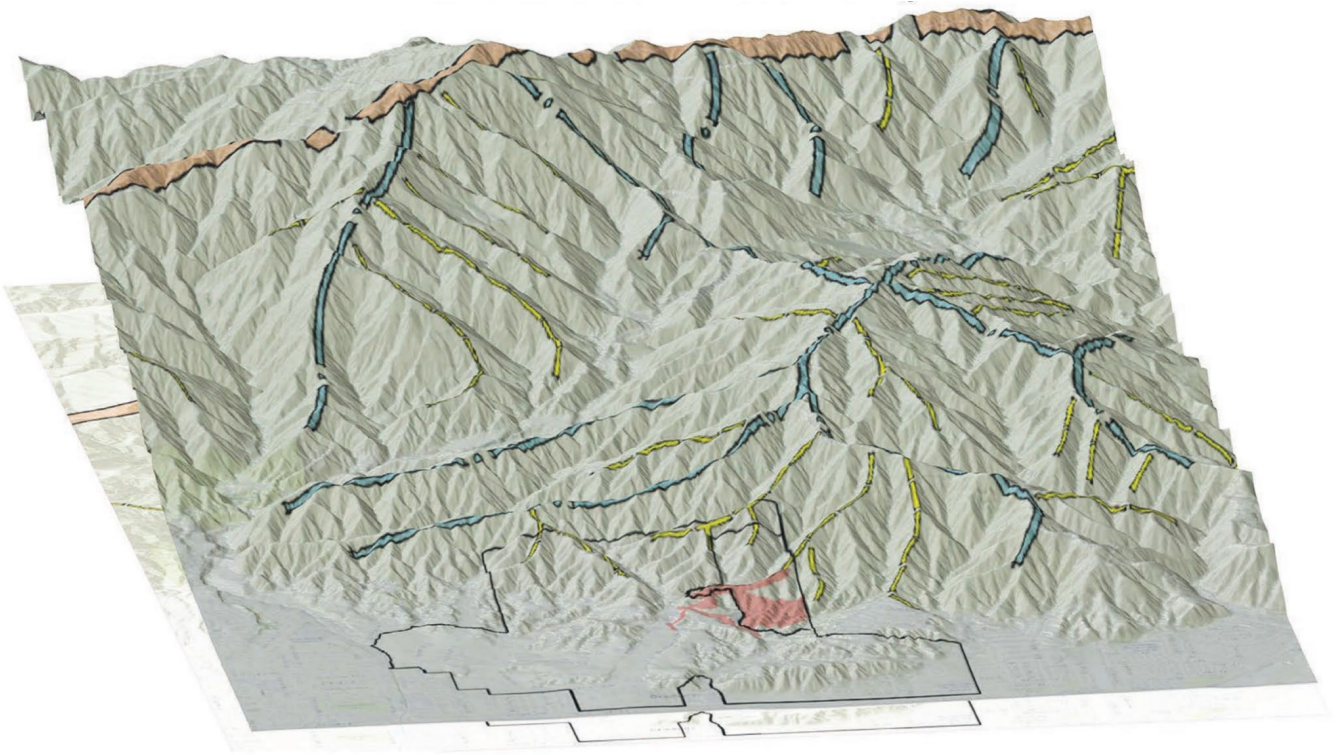
## AESTHETICS

## RIDGELINES

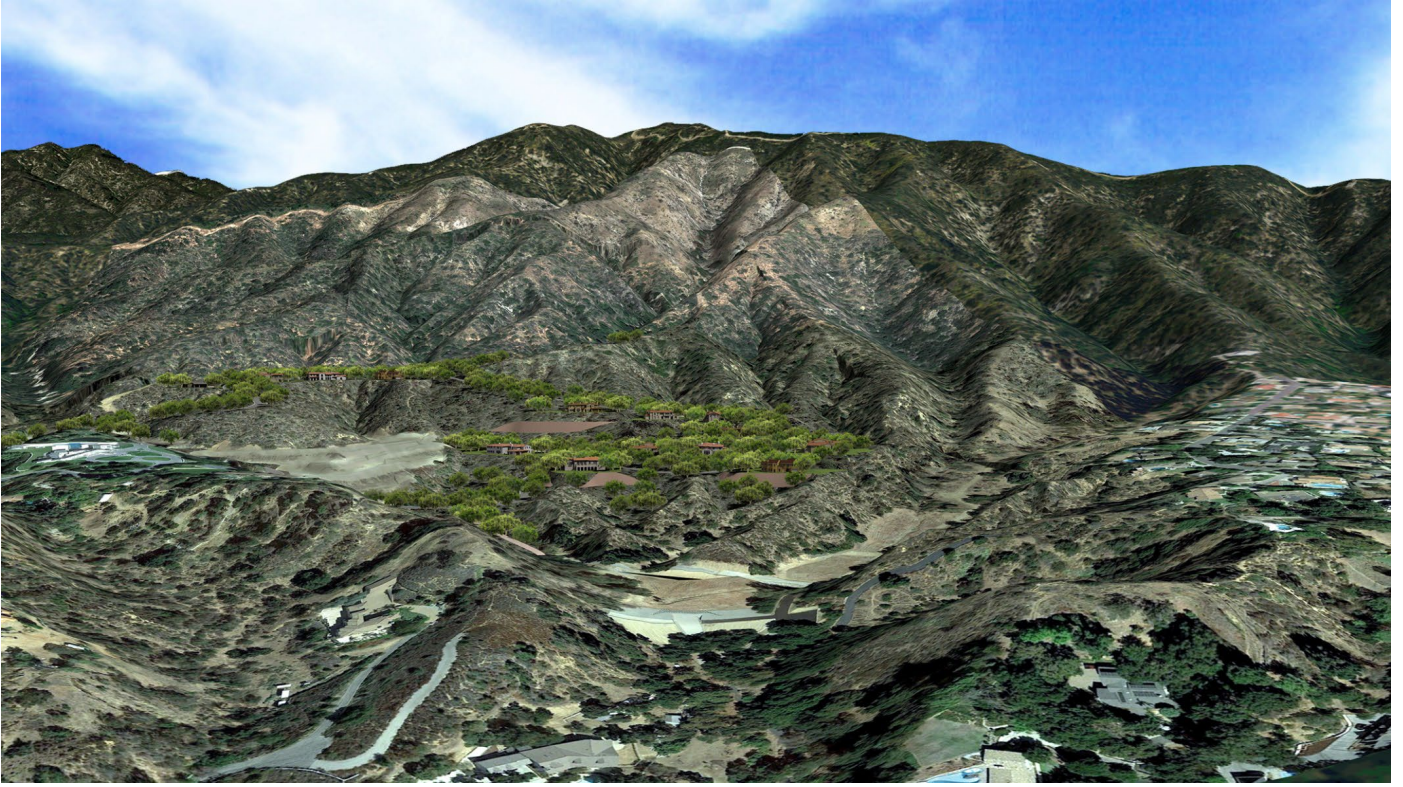


The Project is located in the foothills of the San Gabriel Mountains, with elevations ranging from 790 to 1,790 feet. More specifically, the project site is located within a box canyon with significant landforms surrounding the property and limits visual impacts from adjacent residences. The backdrop of San Gabriel Mountains is retained and the project addresses the City's adopted Design Guidelines that protect View Corridors, Existing Views, View Preservation (Near and Far View), Prominent Landforms, and Major Hillside Viewscales.

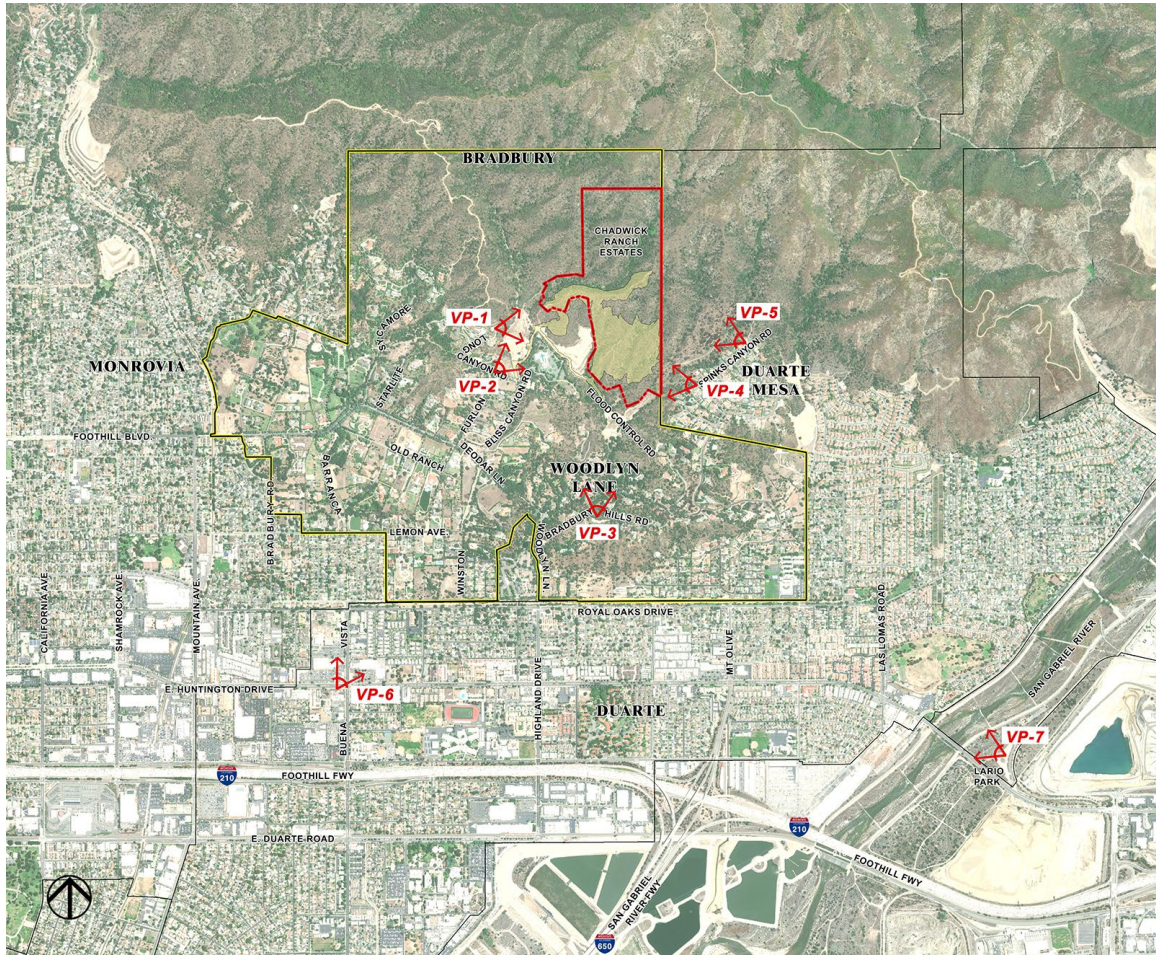
## RIDGELINES OBLIQUE



# COMPUTER MODEL



# VIEW LOCATION MAP



## Viewpoint Summary:

- VP 1&2 - Bradbury Estates
- VP 3 - Woodlyn Lane/Bradbury Hills
- VP 4&5 - Duarte Mesa
- VP 6 - Huntington Dr. & Buena Vista St.
- VP 7 - Lario Park, Irwindale

## VP-1: EXISTING CONDITIONS



## VP-1: GRADED CONDITION



## VP-1: GRADED WITH YOUNG LANDSCAPING



## VP-1: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-1: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-2: EXISTING CONDITIONS



## VP-2 : GRADED CONDITION



## VP-2: GRADED WITH YOUNG LANDSCAPING



## VP-2: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-2: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-3: EXISTING CONDITIONS



## VP-3: GRADED CONDITION



## VP-3: GRADED WITH YOUNG LANDSCAPING



## VP-3: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-3: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-4: EXISTING CONDITIONS



## VP-4: GRADED CONDITION



## VP-4: GRADED WITH YOUNG LANDSCAPING



## VP-4: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-4: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-4: FULL BUILDOUT WITH LANDSCAPING ON THE LOTS



## VP-5: EXISTING CONDITIONS



## VP-5: GRADED CONDITION



## VP-5: GRADED WITH YOUNG LANDSCAPING



## VP-5: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-5: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-6: EXISTING CONDITIONS



## VP-6: GRADED CONDITION



## VP-6: GRADED WITH YOUNG LANDSCAPING



## VP-6: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-6: FULL BUILDOUT WITH MATURE LANDSCAPING



## VP-7: EXISTING CONDITIONS



## VP-7: GRADED CONDITION



## VP-7: GRADED WITH YOUNG LANDSCAPING



## VP-7: GRADED WITH YOUNG LANDSCAPING AND HOMES



## VP-7: FULL BUILDOUT WITH MATURE LANDSCAPING

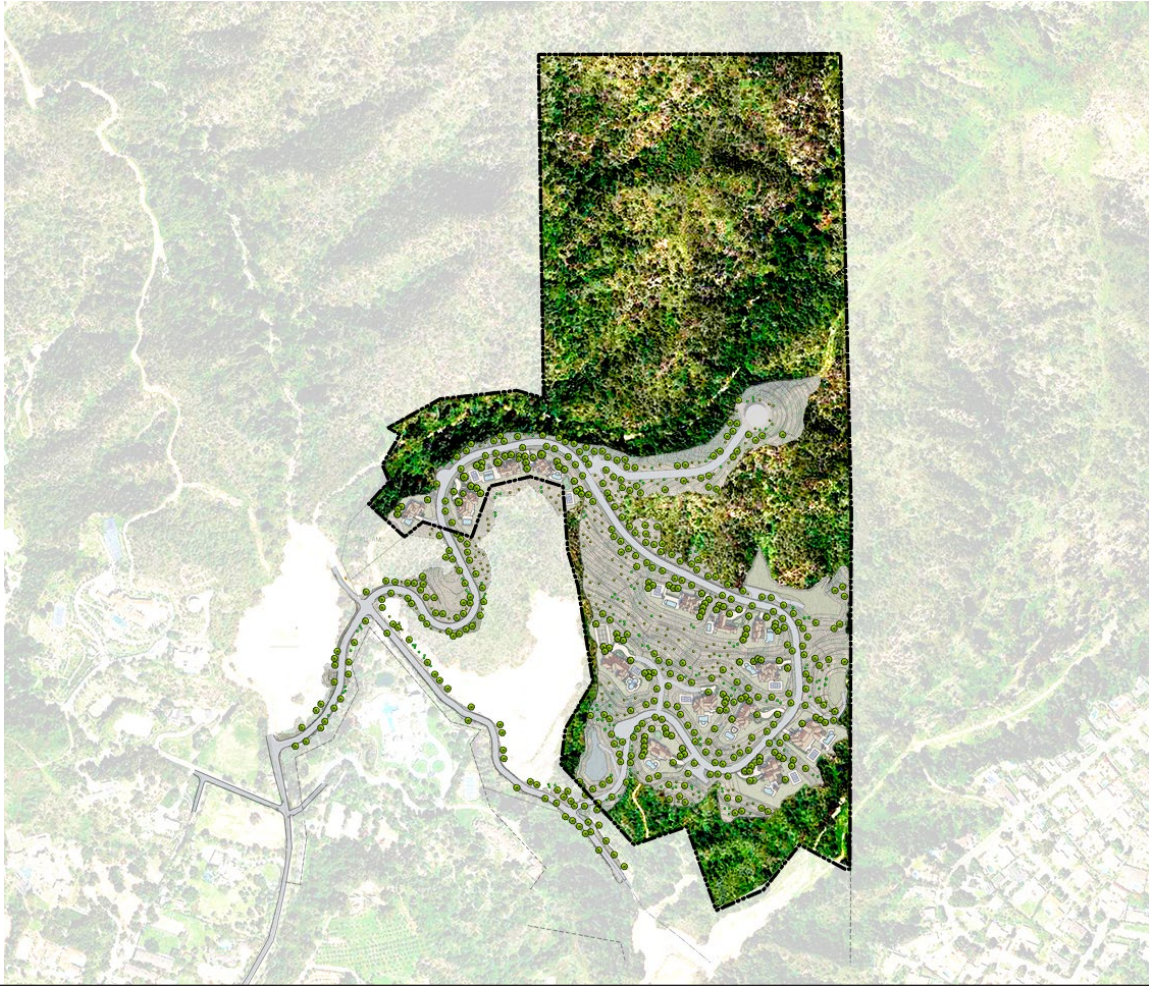


## PROJECT ENTITLEMENTS

### **Chadwick Ranch Estates**

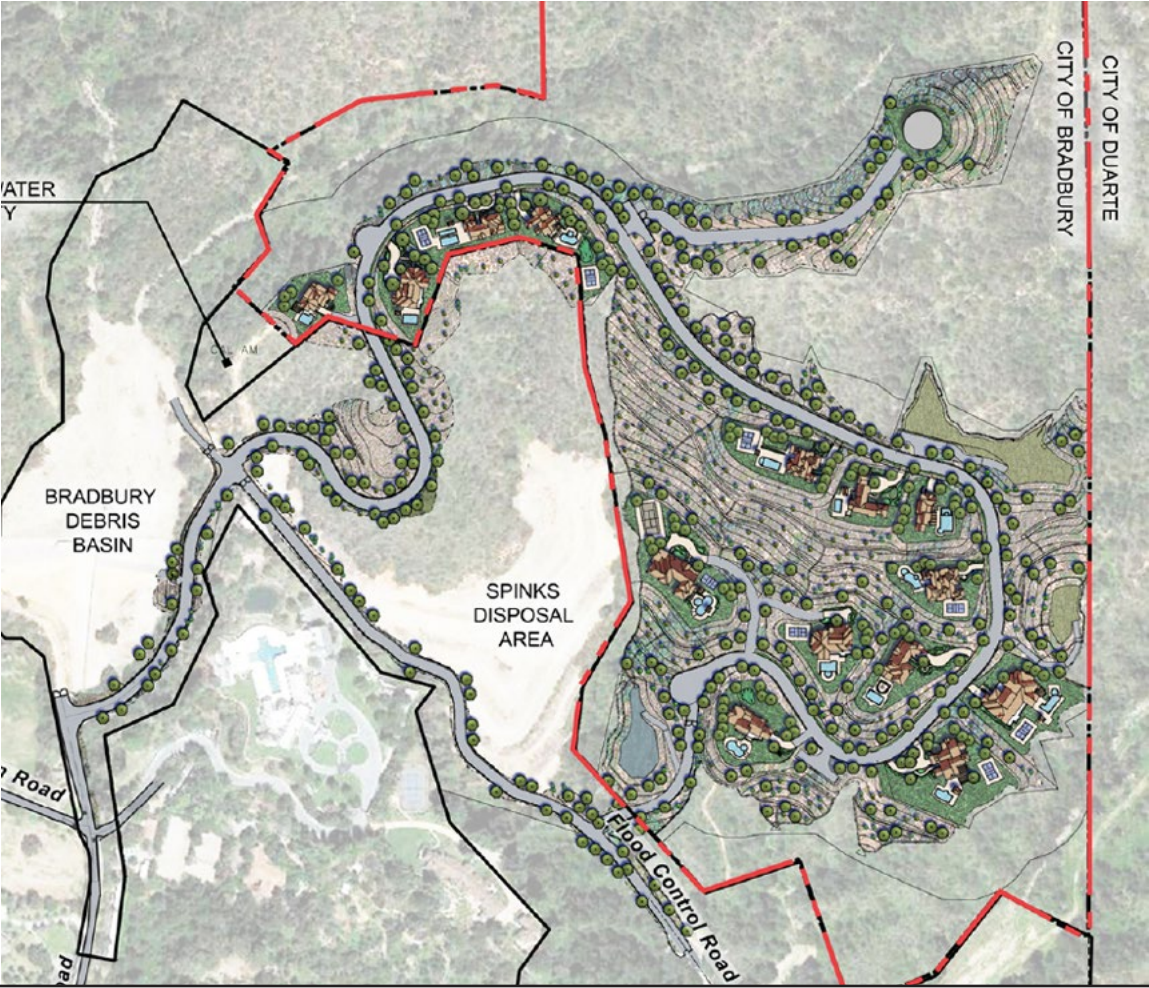
- ❖ General Plan Amendment (Case No. GPA 19-001)
- ❖ Zone Change (Case No. ZC 19-001)
- ❖ Zone Code Amendment (Case No. ZC 19-001)
- ❖ Specific Plan (Case No. SP 19-001)
- ❖ Vesting Tentative Tract Map No. 82349
- ❖ Tree Preservation and Protection Plan/Tree Removal Permit (Case No. TP 19-001)
- ❖ Project Level EIR

## OPEN SPACE



57% of site to remain undisturbed and dedicated to a conservancy yet to be named. Of the Project's approximately 4,200 existing trees, only 362 protected trees are directly impacted, many of which exhibit poor health and subpar structural integrity. The Project will plant replacement trees at a 2:1 ratio for native trees and 1:1 ratio for non-native trees, and will maintain these 831 new trees as a mitigation measure.

ILLUSTRATIVE



THANK YOU!

