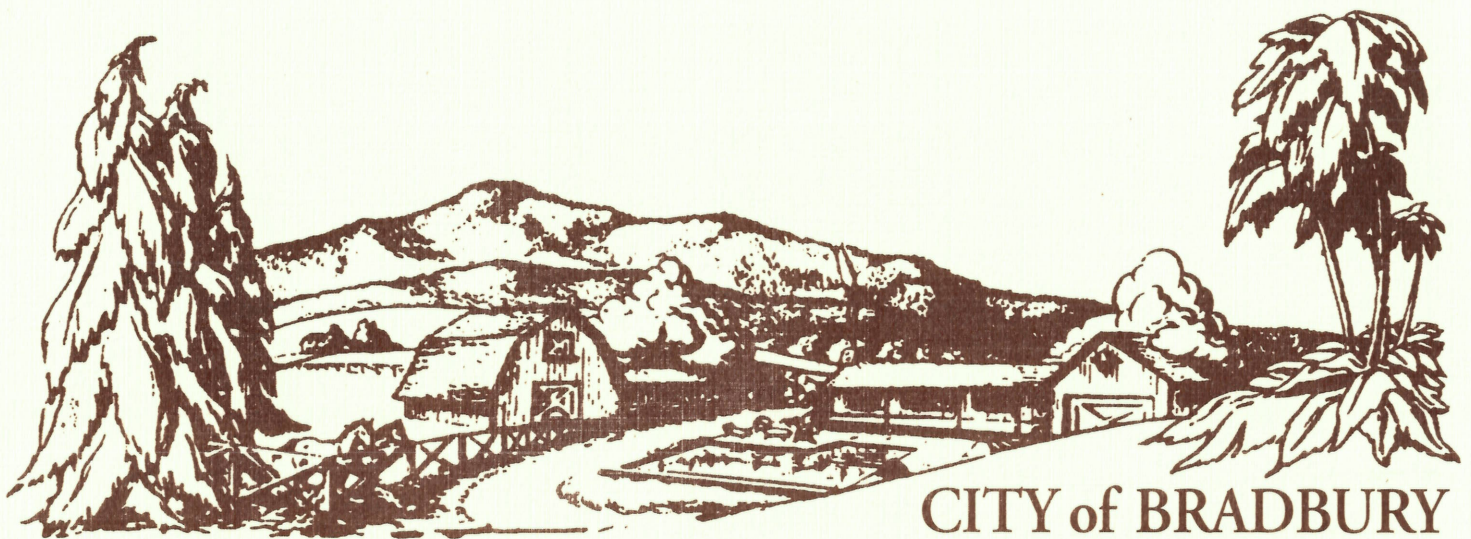

APPENDIX I

SCOPING MEETING FILES



CITY of BRADBURY

Incorporated July 26, 1957

CHADWICK RANCH ESTATES SCOPING MEETING INFORMATION

Please be advised that the Scoping Meeting for the Chadwick Ranch Estates project will still take place on March 18, 2020 at 7:00 p.m. at Bradbury City Hall.

With acknowledgement that the Coronavirus may keep some people from attending in person, the City has arranged to have the Scoping Meeting be viewed live on your computer. You will have the ability to post questions and comments which we will then read out loud for the benefit of everyone present and joining remotely.

The Power Point presentation will be available on the City's website by Tuesday morning, March 17, 2020 for early review.

Please check back on the City's website on Tuesday afternoon to obtain detailed instructions for accessing the Scoping meeting remotely.

MAYOR

Dick Hale, District 1

Dick.hale@cityofbradbury.org

MAYOR PRO-TEM

Montgomery Lewis, District 2

Monte.lewis@cityofbradbury.org

COUNCIL

Rick Barakat, District 3

Rick.barakat@cityofbradbury.org

Bruce Lathrop, District 4

Bruce.lathrop@cityofbradbury.org

Elizabeth Bruny, District 5

ebruny@cityofbradbury.org



Quote of the Month

"Sometimes you will never know the value of a moment, until it becomes a memory."

~ Dr. Seuss



Bradbury News

"Preserving Rural Tranquility"

March 2020

Bradbury Developing A Community Wildfire Protection Plan



Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

In 2018, the City applied for grant funding through the California Governor's Office of Emergency Services (CalOES) to hire a consultant and develop a Community Wildfire Protection Plan (CWPP). CWPPs are

beneficial to communities as it helps address issues such as wildfire response, hazard mitigation, community preparedness, or structure protection—or all of the above.

In August 2019, the City was awarded the grant monies for the development of a CWPP. Recently, City Staff met for a kickoff meeting with DUDEK, the selected consultant, and the Los Angeles County Fire Department representatives to discuss next steps. The City anticipates to host a community meeting in the coming months to provide residents with updates and answer any questions or concerns.

Chadwick Project Update

The Chadwick Ranch Estates development is a 111.8 acre proposed project located in the foothills of the City of Bradbury. A Notice of Preparation and an Initial Study have been published. A Scoping Meeting is scheduled for Wednesday, March 18th at 7:00 p.m. at Bradbury City Hall.

An office copy of the Notice of Preparation of Draft Environmental Impact Report (EIR) and Initial Study are available at City Hall. You may also access them by visiting the City's website at www.cityofbradbury.org. If you have any questions, please contact Trayci Nelson, Project Planner, at (562) 200-7180 or tnelson@cityofbradbury.org.

CalRecycle Grant Awardees



During the January 2020 City Council meeting, the Council awarded three grants to organizations seeking funding for activities related to beverage container recycling or litter reduction. The awardees this year include the Cities of Azusa, Duarte, and Monrovia. The City's grant funds contributed to the following projects.

Using grant funds, the City of Azusa will continue its after-school Discovery Club program, which is comprised of two main components. The first involves to-go experiment kits designed for youth in grades 3 to 5. Each kit promotes one subject area using literature and templates for a science-related activity. The second component involves lab activities with real world applications for hands-on learning. Bradbury youth interested in the program may participate. For more information, please call the Azusa City Library at (626) 812-5268.

The City of Duarte will be hosting its annual Earth Day celebration. In previous years, the Cities of Bradbury and Duarte have collaborated to raise awareness on the importance of keeping a clean and safe environment. Similar to past events, volunteers at Earth Day will be tasked with cleaning up litter and installing plant material throughout areas of both cities. For more information or to register, please contact Victoria Rocha at vrocha@accessduarte.com or (626) 357-7931 ext. 269.

The City of Monrovia will be using the received grant funds to support a new recycling pilot program placing eleven Bigbelly units in high-traffic areas throughout Old Town Monrovia. These efforts are being made to reduce the amount of trash overflow. If you visit Monrovia's Old Town, be sure to keep an out for the new Bigbellies.

Daylight Savings Time Reminder

Daylight Savings Time (DST) is just around the corner. On Sunday, March 8, 2020 at 2:00 a.m., clocks will turn forward one hour to Sunday, March, 2020, 3:00 a.m. local daylight instead. As a result, there will be more light in the evening!

Bradbury Picture Contest!



The City is currently in the process of redeveloping its website. As such, the City is looking to the community for pictures that capture Bradbury's unique charm and beauty. Please submit your photo to ssantosleon@cityofbradbury.org for a chance to have your picture featured in the City's "new" website. If you have any questions or concerns, please call City Hall during business hours of Monday through Friday from 8:30 a.m. to 5:00 p.m.

HHW/E-WASTE

City of El Monte

Saturday, March 14

9:00 a.m. to 3:00 p.m.

El Monte Airport

4233 North Santa Anita Avenue

El Monte, CA 91731

COMPOST WORKSHOP

The City will be hosting a Smart Gardening Composting Workshop at City Hall (600 Winston Avenue, Bradbury) on **Saturday, March 14 from 9AM to 11AM.**

City Council Highlights

Tentative Council Items for next

Tuesday, March 17th:

- 2nd Reading: Ordinance on Second-Stories in the R-7,500 Zone
- 1st Reading: Ordinance Regulating Overnight Parking
- Discussion on General Law Enforcement
- Annual Appreciation Event: Selecting a Date

The City Council took the following actions on

Tuesday, February 18th:

- Mt. Olive Lane Sewer: Project Update and Costs. *Motion to obtain County approval on construction plans and send out letters to property owners on Mt. Olive Lane.*
- 2nd Reading: Ordinance on Ground Cover Regulations. *Approved.*
- 1st Reading: Ordinance on Second-Stories in the R-7,500 Zone. *Approved for 2nd Reading and adoption in March meeting.*

The agenda items listed are tentative and subject to change until posted at the City Hall entrance gate on the Friday before the meeting. Meeting agenda will be available on the City's website by 5:00 p.m. on Friday, March 13th. To view upcoming agendas and prior City Council meeting minutes, please visit <http://cityofbradbury.org/city-hall/city-council/agendas-minutes>.

CALENDAR

Public Safety Committee Meeting

Thursday, March 5

City Hall Closed — First Friday Closure

Friday, March 6

Compost Workshop

Saturday, March 14

City Council Meeting

Tuesday, March 17

Chadwick Project Scope Meeting

Monday, March 18

First Day of Spring

Saturday, March 21

Planning Commission Meeting

Wednesday, March 25

MARCH 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5 PUBLIC SAFETY COMMITTEE MEETING	6 CLOSED	7
8 DAYLIGHT SAVINGS TIME	9	10	11	12	13	14 COMPOST WORKSHOP
15	16	17 COUNCIL MEETING	18 SCOPE MEETING-	19	20	21 FIRST DAY OF SPRING
22	23	24	25 PLANNING COMMISSION MEETING	26	27	28
29	30	31				



Bradbury News

600 Winston Ave

Bradbury, CA 91008

Phone: 626-358-3218

Fax: 626-303-5154

E-mail: cityhall@cityofbradbury.org

City Hall Hours

Monday through Friday,

8:30 a.m. to 5:00 p.m.

Building Department Hours

Tuesday through Thursday

8:30 a.m. to 11:00 a.m.

Planning Department Hours

Tuesday and Wednesday

8:30 a.m. to 11:00 a.m.

STAFF

- Kevin Kearney, City Manager
- Claudia Saldana, City Clerk
- Scarlett Santos Leon, Management Analyst
- Cary Reisman, City Attorney
- Steve Bailey, Building Inspector
- David Gilbertson, City Engineer
- Jim Kasama, City Planner
- Lisa Bailey, Finance Director

PLANNING COMMISSION

- Chairperson Bill Novodor, District 2
- Vice-Chair Frank Hernandez, District 1
- Darlene Kuba, District 3
- Robert Jones, District 4
- Chelsea Hunt, District 5

CITY TREASURER

- Laurie Stiver

From: CITY OF BRADBURY <email@blackboard.com>
Sent: Monday, March 23, 2020 3:15 PM
To: Kevin Kearney <kkearney@cityofbradbury.org>
Subject: Bradbury Updates



Dear Bradbury Resident,

This email serves to update you on the change of hours for the City's Building and Planning services and to provide you with information on the extension of the comment period for the Chadwick Ranch Estates development project. Bradbury City Hall will be maintaining regular hours: Monday through Friday, 8:30 a.m. to 5:00 p.m.

The City of Bradbury wishes you and your family much health, security, and happiness during these times of uncertainty.

Building & Planning: Change of Hours

In an effort to protect City Hall employees, residents, and visitors alike, the following changes to the City of Bradbury's Building and Planning hours are effective immediately:

- Planning Department: Tuesdays, 8:30 a.m. to 11:00 a.m.
- Building Department: Wednesdays & Thursdays, 8:30 a.m. to 11:00 a.m.
- Building Inspections: Wednesdays & Thursdays, After 11:00 a.m.

Chadwick Ranch Estates Development

Given the current situation with COVID-19, the comment period for the Chadwick Ranch Estates Development has been extended. Please send responses **no later than April 30, 2020** to Ms. Trayci Nelson, Project Manager at tnelson@cityofbradbury.org or in writing at Bradbury City Hall, 600 Winston Avenue, Bradbury, CA 91008. Please keep checking the project website for updates, which can be accessed by clicking [here](#)

This e-mail has been sent to you by the CITY OF BRADBURY. To maximize their communication with you, you may be receiving this e-mail in addition to a phone call with the same message. If you no longer wish to receive email notifications from CITY OF BRADBURY, please [click here](#) to unsubscribe.

To view the CITY OF BRADBURY privacy policy, please [click here](#).

From: CITY OF BRADBURY <email@blackboard.com>
Sent: Tuesday, March 17, 2020 11:52 AM
To: Kevin Kearney <kkearney@cityofbradbury.org>
Subject: Meeting Updates



Hello Bradbury Resident,

COVID-19 has been bringing about changes in our City, as well as surrounding municipalities, so this email is to provide you with an update on the meetings scheduled this week:

City Council Meeting

The City Council will be holding their regularly scheduled meeting tonight at 7:00 p.m. at Bradbury City Hall. Click [here](#) to access the agenda. An option to participate in the meeting remotely has been made available and can be accessed through the following:

Conference call Dial-In Number: (267) 930-4000

Participant Access: 698-753-037

To join the conference from your iPhone, click this link: <http://rcconf.net/220AcGD>

For questions, please call City Hall before 5:00pm today at (626) 358-3218.

Chadwick Ranch Estates Scoping Meeting

The Scoping Meeting for the Chadwick Ranch Estates project scheduled for Wednesday at 7:00pm at Bradbury City Hall has been **cancelled**. It is anticipated that the meeting will be rescheduled at a later time to be determined.

There is still opportunity for public review and comment. Please send responses **no later than March 30, 2020** to Ms. Trayci Nelson, Project Manager, at tnelson@cityofbradbury.org or in writing at Bradbury City Hall, 600 Winston Avenue, Bradbury, CA 91008. Please check the Bradbury website for updates on the project. The site page can be accessed by clicking [here](#).

This e-mail has been sent to you by the CITY OF BRADBURY. To maximize their communication with you, you may be receiving this e-mail in addition to a phone call with the same message. If you no longer wish to receive email notifications from CITY OF BRADBURY, please [click here](#) to unsubscribe.

To view the CITY OF BRADBURY privacy policy, please [click here](#).



UPDATED NOTICE OF SCOPING MEETING

DATE: April 6, 2020

TO: Responsible Agencies, Trustee Agencies, CA Office of Planning and Research and Other Interested Parties

SUBJECT: Updated Notice of Scoping Meeting (Original Notice of Preparation of an Environmental Impact Report and Scoping Meeting sent February 27, 2020)

Project Title: Chadwick Ranch Estates Specific Plan

Project Applicant: Nevis Capital, LLC, C/O TRG Land Inc.

Given the COVID-19 crisis, the City has extended the time to comment on the Notice of Preparation for the Chadwick Ranch Estates Specific Plan Project until April 30, 2020 and has rescheduled a scoping meeting for **April 22, 2020 at 7:00 p.m.** The scoping meeting will be held via GoToWebinar which can be accessed through your computer, tablet, iPad, or smart phone.

Please register for CHADWICK RANCH ESTATES PROJECT PUBLIC SCOPING MEETING on Apr 22, 2020 7:00 PM PDT at:

<https://attendee.gotowebinar.com/register/6464159008046798347>

After registering, you will receive a confirmation email containing information about joining the webinar. At the time of the scoping meeting, click on “join the webinar” from your email.

When you log on, you will have the choice to listen from your computer or from your phone – please note that the screen comes quickly on which to choose so be prepared. The phone call in number will be 1 (562) 247-8422 and the access code is 344-753-755.

You may provide comments and questions via email ahead of the meeting by sending them to Ms. Trayci Nelson, Project Manager at tnelson@CityofBradbury.org. Please include your name, phone number, address and email or that of your agency’s contact person in your response. Please include “Chadwick Ranch Estates” in the subject line. Additionally, you will have the opportunity to post questions and comments during this presentation.

The Initial Study and original Notice of Preparation are available for public review on the City’s website at: <http://www.cityofbradbury.org/city-services/development-projects/chadwick-project-2>. There will also be a link on the City’s website allowing direct registration from there. Detailed instructions will also be included on the City’s website.

logoFullName

Hello Bradbury Resident,

This message is to provide you with Bradbury's most recent updates. Please see below for more information.

Bradbury City Council Meeting

The Bradbury City Council will be meeting virtually this month during their [regularly scheduled meeting](#) this Tuesday, April 21st, at 7:00 p.m. The public is welcomed to participate in the meeting via the ZOOM platform, which includes both video and telephone calls. You will be able to hear the entire proceedings (other than the Closed Session) and to speak during Public Comment, Public Hearing, and other authorized times. The ZOOM meeting can be accessed by your computer through the following link: <https://zoom.us/j/93275636673> or by phone at: (669)900-9128 and using the following ID number when prompted: 932-7563-6673. Please click [here](#) for further instruction on how to participate by ZOOM in the upcoming City Council meeting.

Chadwick Ranch Estates Scoping Meeting

The Chadwick Ranch Estates Scoping Meeting has been rescheduled to this Wednesday, April 22nd, at 7:00 p.m. The [Scoping Meeting](#) will be held via GoToWebinar which can be accessed through your computer, tablet, iPad, or smart phone. To attend the meeting, please register in advance [here](#). After registering, you will receive a confirmation email containing information about joining the webinar. Screenshots of the registration process can be accessed [here](#). For further information on the Scoping Meeting, including updated information, please go to the project's webpage by clicking [here](#).

Recognition Nomination for Frontline Workers

In order to honor current residents and/or family members of residents that work on the front lines of the COVID-19 virus (e.g. medical, public safety, etc.), City Staff is accepting names of individuals to recognize in the upcoming May newsletter. If you would like to recognize someone, please contact Scarlett Santos Leon, Management Analyst, at (626) 358-3218 or ssantosleon@cityofbradbury.org.

This e-mail has been sent to you by the CITY OF BRADBURY. To maximize their communication with you, you may be receiving this e-mail in addition to a phone call with the same message. If you no longer wish to receive email notifications from CITY OF BRADBURY, please [click here](#) to unsubscribe.

To view the CITY OF BRADBURY privacy policy, please [click here](#).

Regarding the upcoming Scope Review Meeting for Chadwick Ranch Estates...

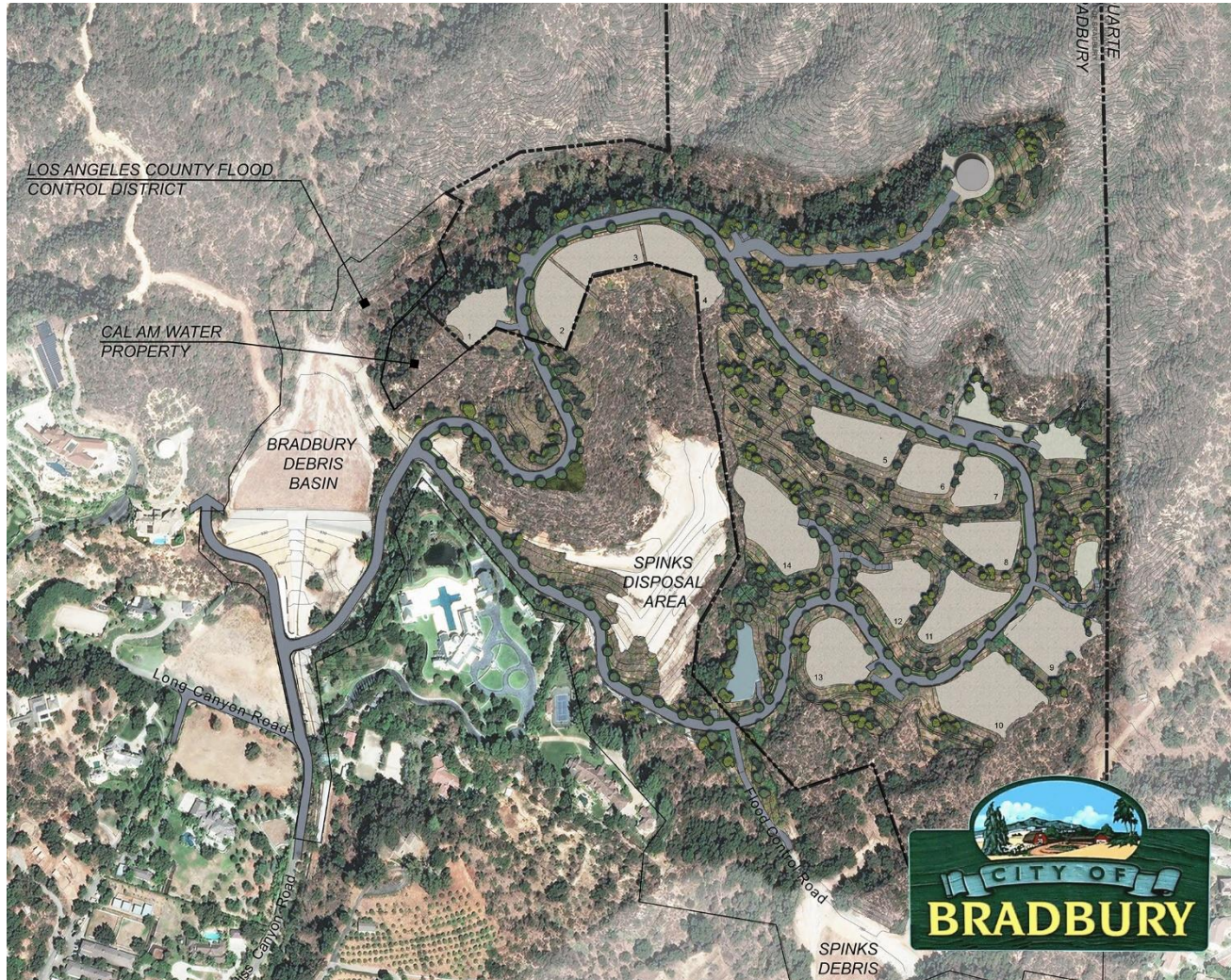
The Council has not had any involvement in this project yet – other than to approved funding the EIR (Environmental Impact Report). As such, I don't have any suggestions – based on specific knowledge of the project – for questions.

That said – and those of you that attended the same meeting for Bradbury Oak View Estates (previously proposed project to the west of this one) will be familiar with these concepts – general areas of concern.

- **Scope and Impact of Infrastructure Construction**
 - Access Points
 - Where?
 - Are there at least two?
 - Will there be in temporary access points or roads? If so, where?
 - Plan for Roads
 - Routing?
 - Bridges?
 - Excavation / Fill – for infrastructure like roads and building pads
 - How much?
 - Where?
 - Is there any planning that directly impacts the Bradbury Oaks Estates area or infrastructure?
- **Building Pads**
 - Locations, Number, Impact to View, Any ridgeline impact? Don't' think just top of the ridge, there are many ridgelines in the area below the crest.
 - Will individual home site building pads be created in advance of home construction?
 - If so, what will be done to prevent run-off and erosion of those pads in the interval between creation and beginning of construction – likely an extended period, i.e. years?
- **Environmental**
 - Impact to water sources, blue lined streams?
 - Impact to any identified endangered species – plants or animals: Near Threatened, Vulnerable, Endangered, Critically Endangered?
 - Run off, erosion, catch basin plans?
- **General Logistics**
 - Anticipated Start / Finish?
 - Scope of Project - # of home sites?
 - Contingency plans / stages if construction stops mid-project with critical feature incomplete?

Chadwick Ranch Estates Project

CEQA Scoping Meeting – April 22, 2020



Chadwick Ranch Estates Project

Meeting Orientation

Due the Stay at Home order given by Governor Gavin Newsome, the City has organized a GoToWebinar for the Chadwick Ranch Estates Scoping Meeting.

1. There will be an oral presentation supported by slides.
2. The audience is muted, so please enter your questions using the GoToWebinar control panel. See image for details. (show image here)
3. All questions and comments will be read and responses will be provided during the webinar.

Chadwick Ranch Estates Project

GoToWebinar

The screenshot displays the GoToWebinar application window. On the left, a red notification box reads: "Join the audio conference" and "Dial in using your phone or select Computer audio to use your mic & speakers." The main window has a menu bar with "File", "View", and "Help". Below it is a tab labeled "Audio". The "Audio" section contains three radio buttons: "Computer audio" (unselected), "Phone call" (selected), and "No audio" (unselected). Below these are the dial-in details: "Dial: +1 (562) 247-8422", "Access Code: 244-847-615 #", and "Audio PIN: 29 #". There is a link "Problem dialing in?" and a "Talking:" status indicator. Below the "Audio" tab is a "Questions" tab. To the right of the "Questions" tab is a text input field with the placeholder text "[Enter a question for staff]". Below the input field is a "Send" button. A blue arrow points from the text "Enter a question for staff Here" to the input field. Another blue arrow points from the text "Send" to the "Send" button. At the bottom of the window, a footer displays "Chadwick Ranch Estates Scoping Meeting", "Webinar ID: 207-540-467", and the GoToWebinar logo.

Join the audio conference
Dial in using your phone or select Computer audio to use your mic & speakers.

Audio

- ☐ Computer audio
- ☒ Phone call
- ☐ No audio

Dial: +1 (562) 247-8422
Access Code: 244-847-615 #
Audio PIN: 29 #

[Problem dialing in?](#)

Talking:

Questions

[Enter a question for staff]

Send

Chadwick Ranch Estates Scoping Meeting
Webinar ID: 207-540-467

GoToWebinar

Enter a question for staff Here

Send

Introductions | Roles and Responsibilities

The City of Bradbury

- Lead Agency for CEQA review of the Project
- Responsible for adequacy and objectivity of the CEQA document for the Project

UltraSystems Environmental

- Environmental Consultant retained by the City to prepare the EIR for the project

Nevis Capital, LLC/TRG Land

- Project Applicant/Applicant's Representative

Meeting Overview

- 1) Introductions | Roles and Responsibilities
- 2) Project Overview | Project Entitlements
- 3) Overview of CEQA and Initial Study Findings
- 4) Project Overview | Project Entitlements
- 5) Purpose of the CEQA Scoping Meeting
- 6) Environmental Process – EIR Components, Schedule
- 7) How to Stay Informed and Comment
- 8) Questions and Comments

Project Overview

Chadwick Ranch Estates

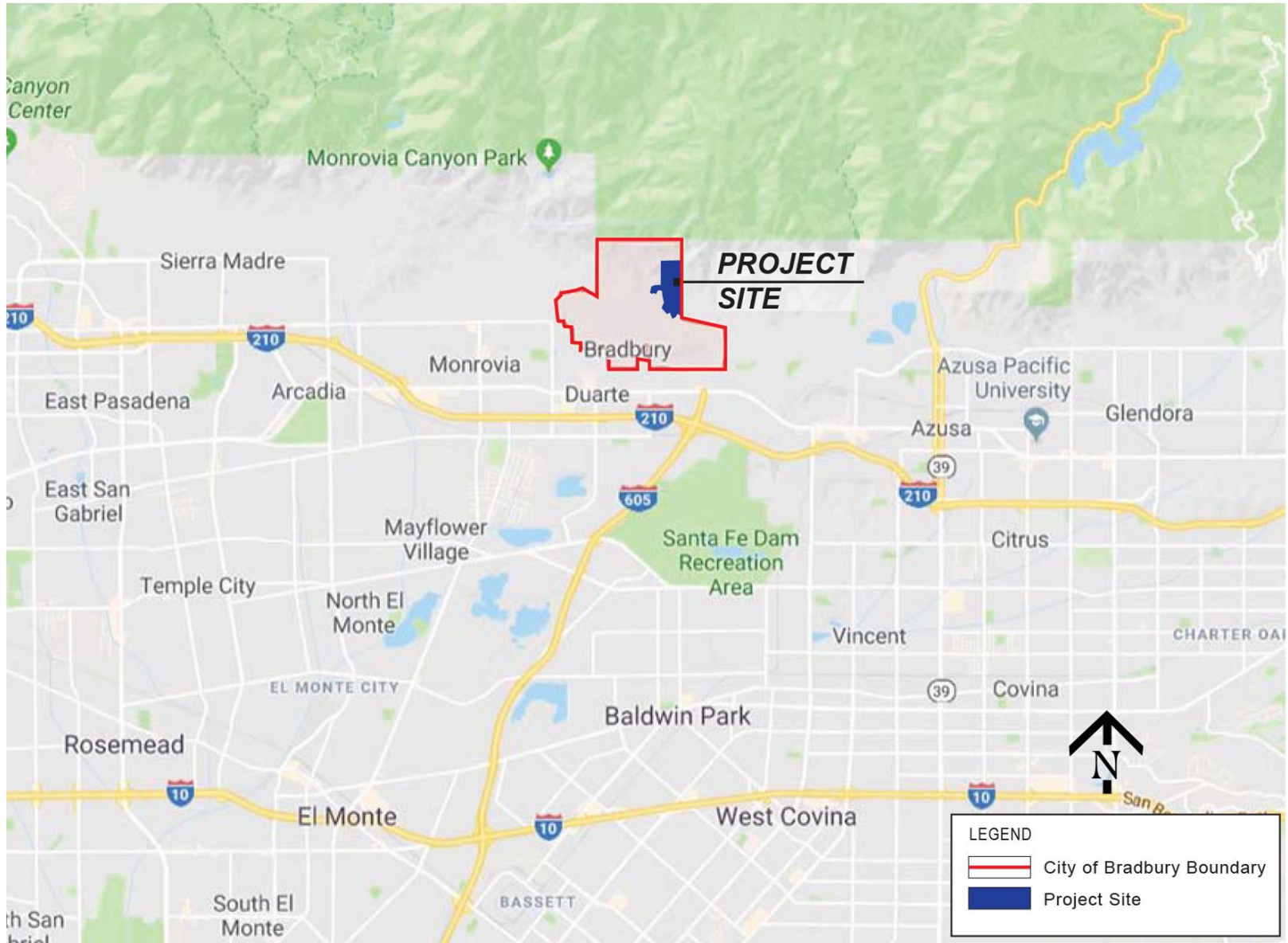
- ❖ 111.8 acres, located in the N/E quadrant of the City
- ❖ 14 residential estate lots, contour grading
- ❖ Over ½ of the land area to remain undisturbed open space in perpetuity – to be dedicated to a conservancy
- ❖ Site access: roadway from Bliss Canyon Road at Long Canyon Road through Los Angeles Flood Control District property to project site

Project Entitlements

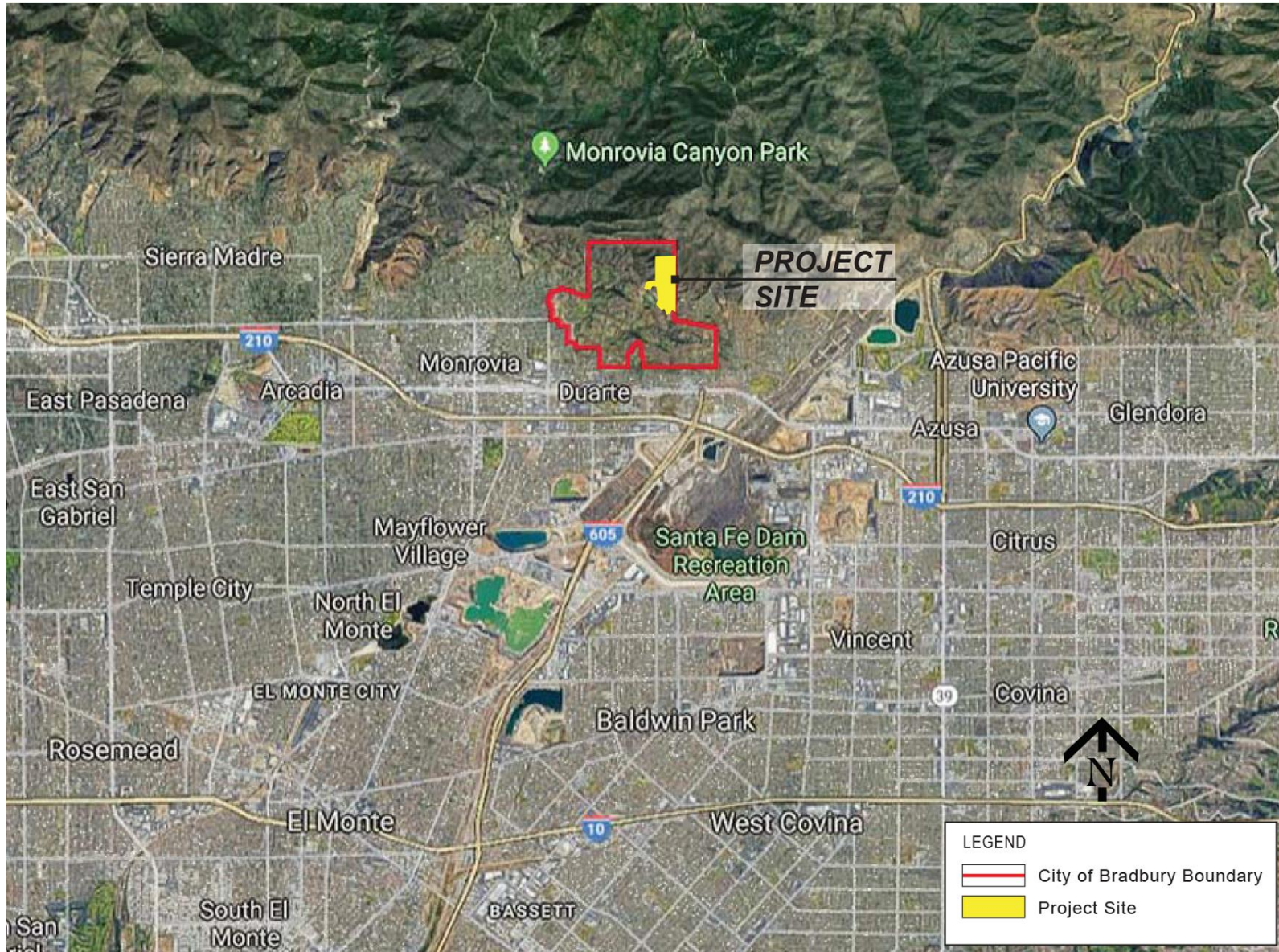
Chadwick Ranch Estates

- ❖ 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)

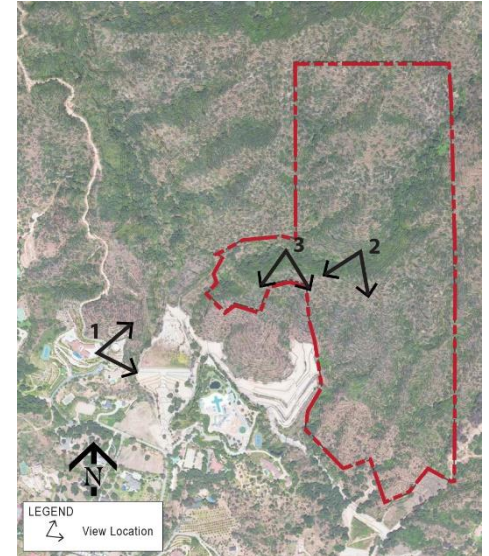
Site Location 1



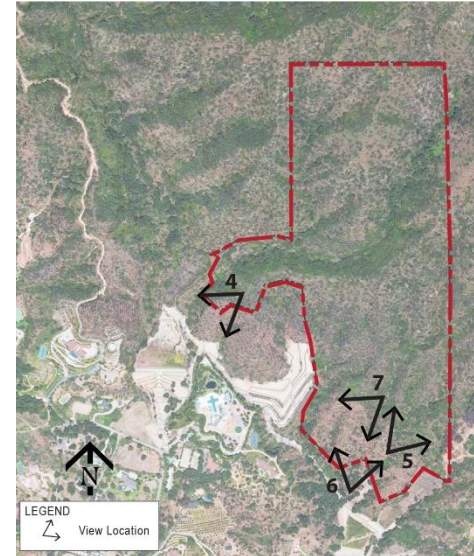
Site Location 2



Photos 1

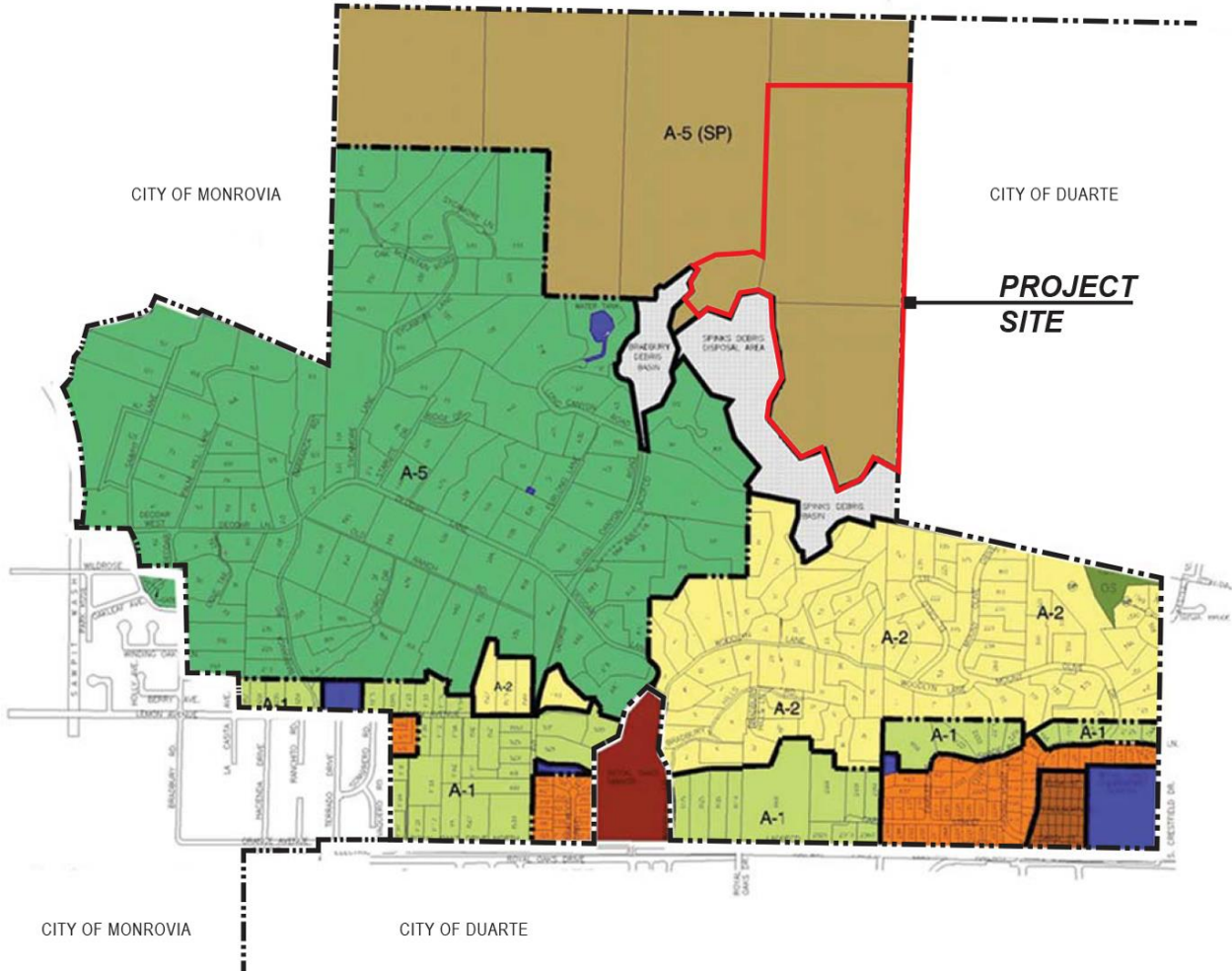


Photos 2



General Plan LU

CITY OF MOROVIA (ANGELES NATIONAL FOREST)

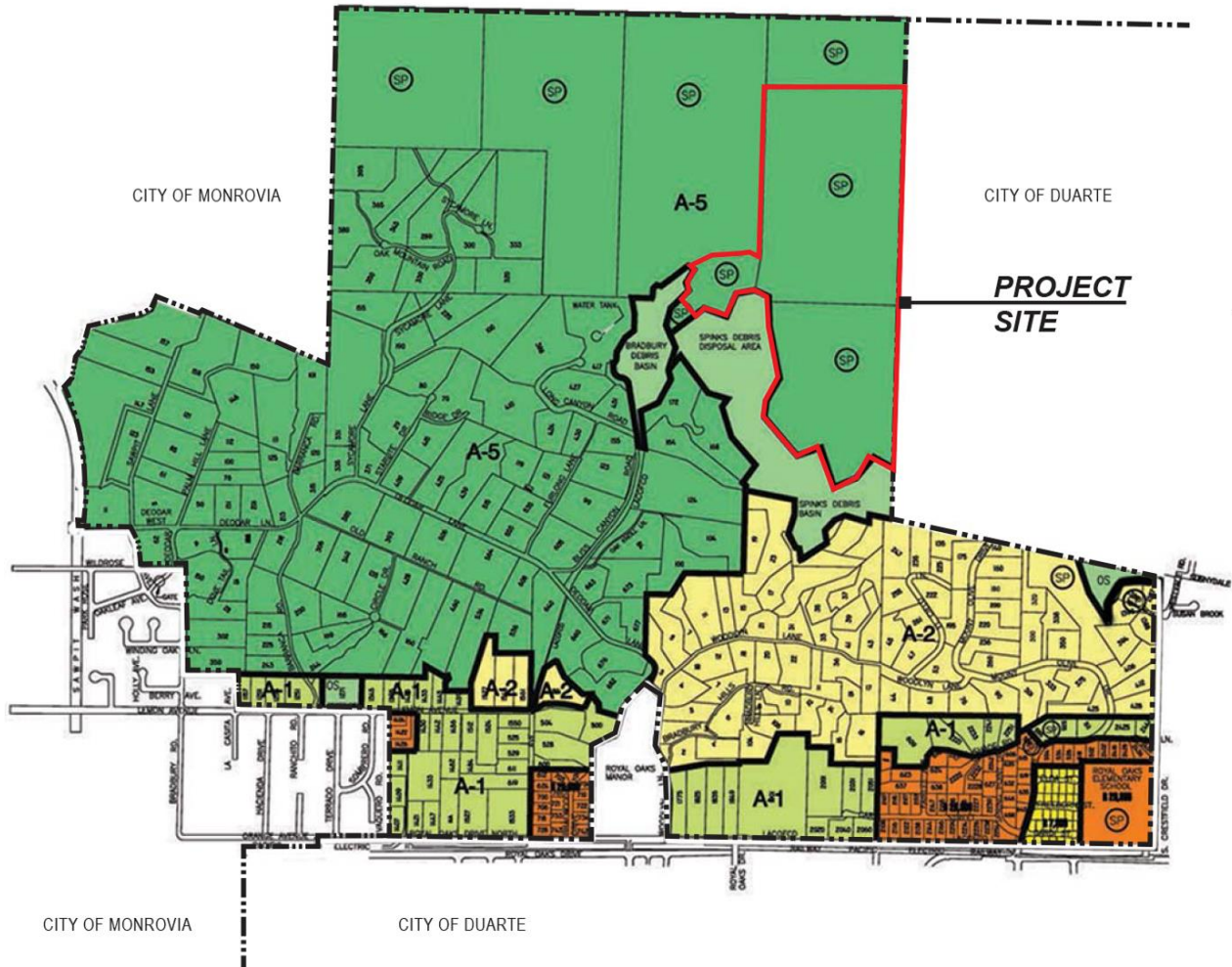


LEGEND

- AG/Estate - 5 Acre
- AG/Estate - 2 Acre
- AG/Estate - 1 Acre
- Single Family - 20,000 s.f.
- Single Family - 7,000 s.f.
- Retirement Home (L.A. Co.)
- Public Facilities
- Open Space - Flood Control
- Open Space - Dedicated
- Open Space - Privately Owned Undeveloped
- City Boundaries
- SP Specific Plan Overlay

Zoning

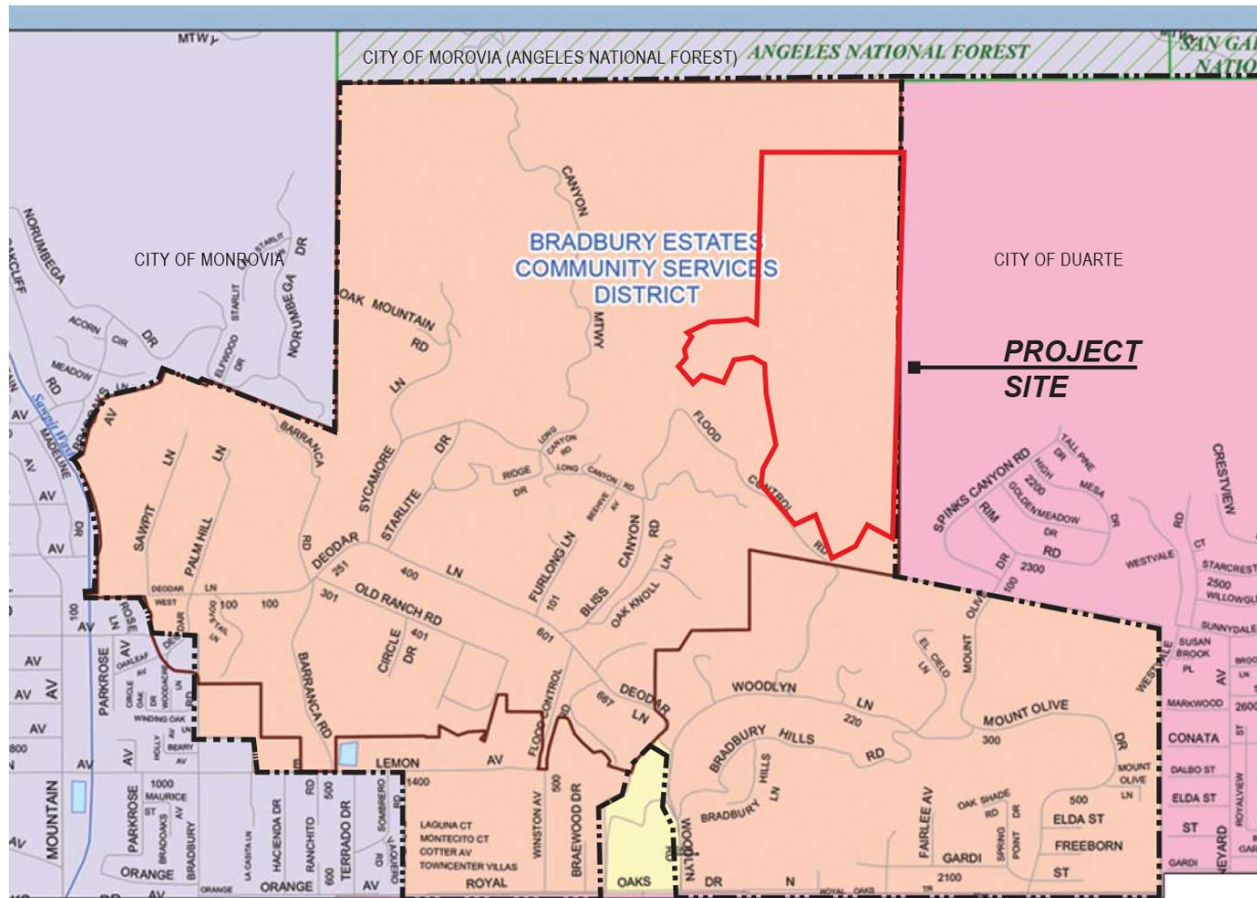
CITY OF MOROVIA (ANGELES NATIONAL FOREST)





LEGEND

- R - 7,500 (Single-Family Residential, 7,500 sq. ft. min.)
- R - 20,000 (Single-Family Residential, 20,000 sq. ft. min.)
- A - 1 (Agriculture Residential Estate, 1 acre min.)
- A - 2 (Agriculture Residential Estate, 2 acre min.)
- A - 5 (Agriculture Residential Estate, 5 acre min.)
- Open Space
- City Boundaries
- SP Specific Plan Overlay

Community Services District



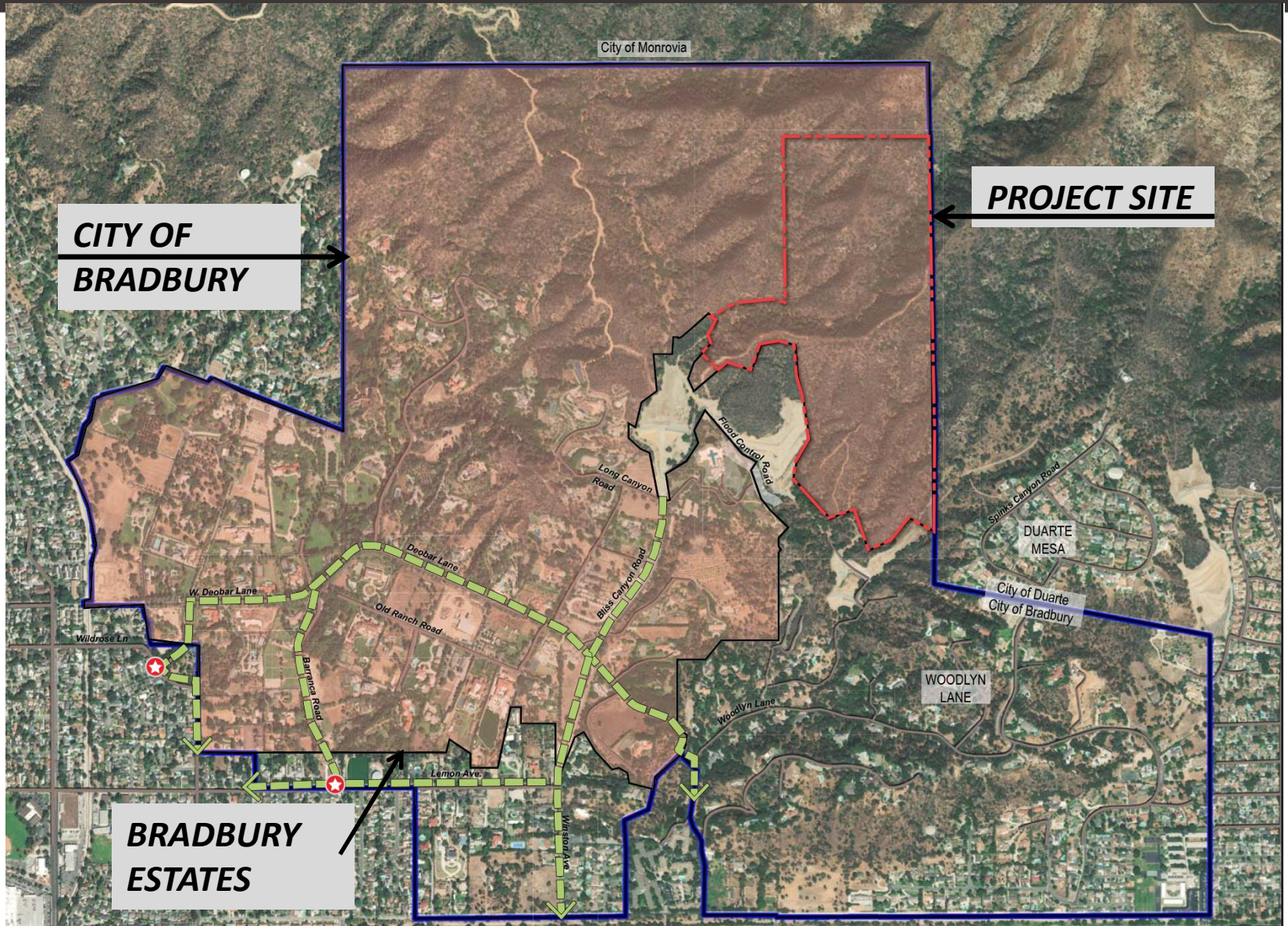
LEGEND

-  Bradbury Estates Community Services District Sphere of Influence (SOI), Coterminous
-  City Boundaries

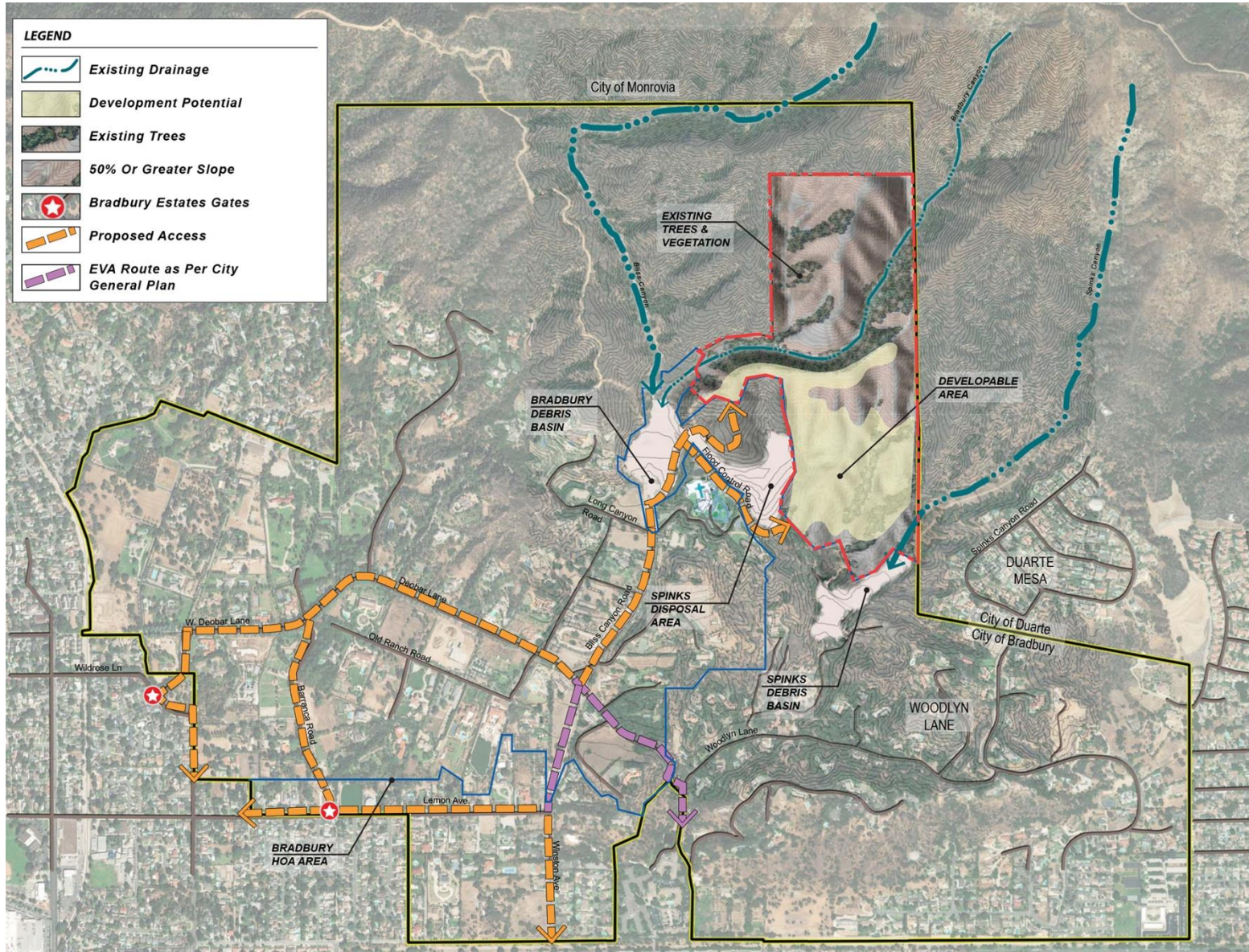
CITY OF MONROVIA

CITY OF DUARTE

Regional Map



Opportunities & Constraints



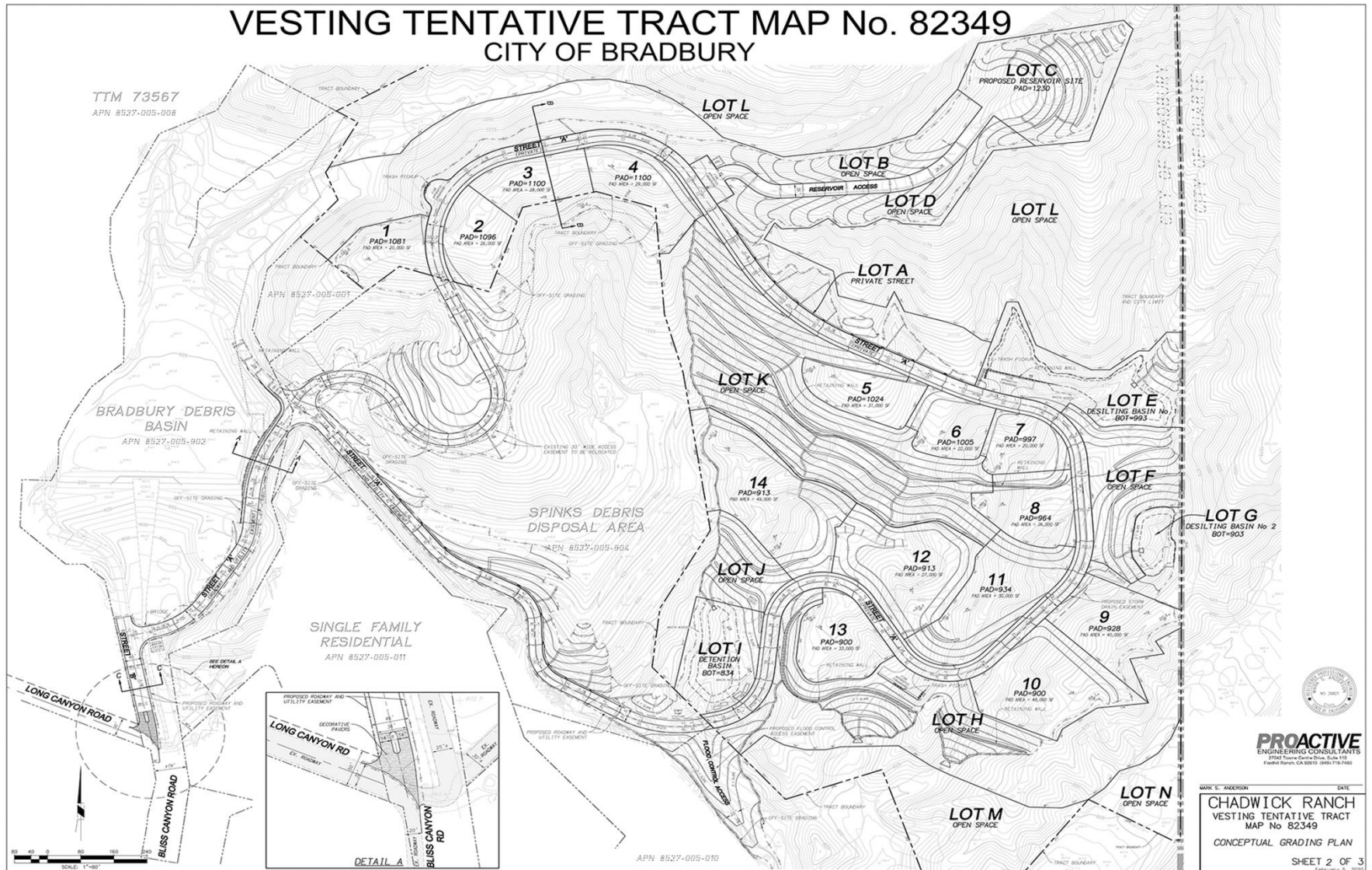
Illustrative



Computer Model Oblique



Vesting Tentative Tract Map



Break Page



What is CEQA ?

CEQA – California Environmental Quality Act

Purpose of CEQA

- Inform decision-makers and the public about potential environmental effects of the proposed activities
- Identify ways to avoid or reduce potential environmental effects
- Analyze alternatives
- Disclose to the public the reasons for approval of project with significant environmental effects

Initial Study Findings

The Initial Study (IS) found No Impacts or Less Than Significant Impacts for the environmental topics identified below. As such, they will not be addressed in the EIR:

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

The Initial Study (IS) concluded that Potentially Significant Impacts could occur regarding the environmental topics identified below. As such, they will be addressed in the EIR:

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

Purpose of the CEQA Scoping Meeting

- To describe the proposed project
- To inform the public and Responsible Agencies about the Project
- To inform the public about the Environmental Process
- To solicit input from the public and interested agencies on the environmental issues and project alternatives to be addressed in the Environmental Impact Report (EIR)

The Chadwick Ranch Estates Draft EIR

- Description of the Project
- Description of Alternatives
- Analysis of potential environmental impacts
- Mitigation
- Comparison of alternatives
- Other considerations, including cumulative impacts and growth-inducing impacts
- Mitigation monitoring and reporting program



Environmental Planning Process Timeline

We are Here



RELEASE OF NOP

Q1 2020

PUBLIC SCOPING
MEETING

Q2 2020

TECHNICAL
STUDIES

Q2 2020

PREPARE DRAFT
EIR

Q2 2020

DRAFT EIR
CIRCULATED
FOR PUBLIC
COMMENT

Q3 2020

PUBLIC
HEARINGS &
FINAL EIR

Q4 2020

PUBLIC PARTICIPATION PROCESS

Public Scoping Comments

- Scoping comments are due by **April 30, 2020.**
- How to comment during the Scoping Process:
 - ❖ Written comments tonight via GoToWebinar
 - ❖ Submit comments via mail or email to:

Trayci Nelson, Project Manager

tnelson@cityofbradbury.org

City of Bradbury

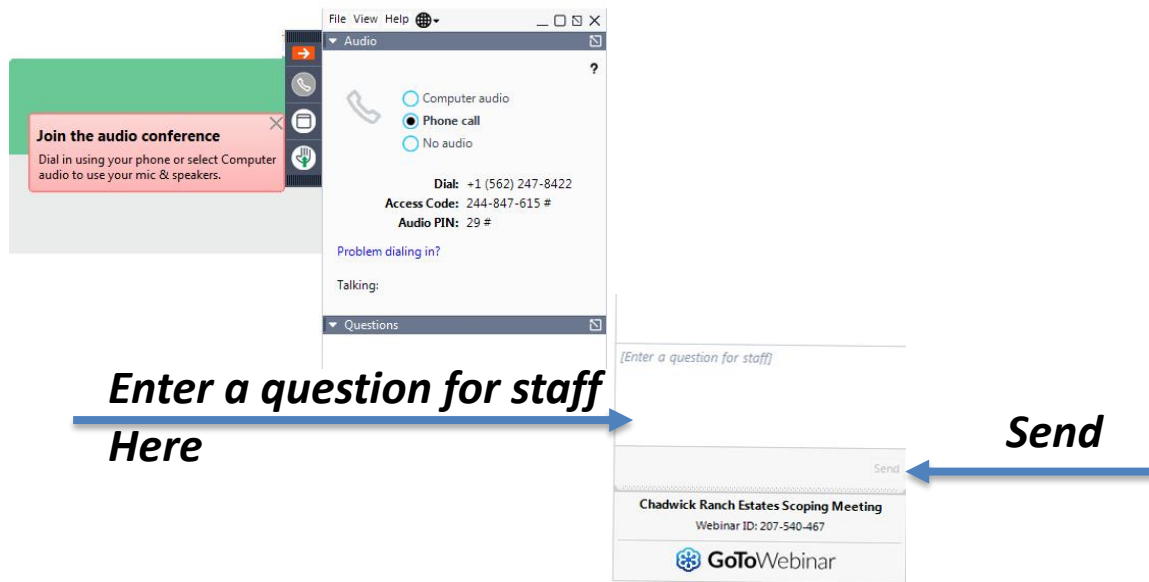
600 Winston Avenue

Bradbury, CA 91008

T: 626/358-3218

QUESTIONS & COMMENTS

1. The audience is muted, so please enter your questions using the GoToWebinar control panel. See image for details. (show image here)



1. All questions and comments will be read and responses will be provided during the webinar.

Attendee Report:	CHADWICK RANCH ESTATES PROJECT PUBLIC SCOPING MEETING							
Report Generated:	04/23/2020 01:58 PM PDT							
Webinar ID	Duration		# Registered	# Attended	Actual Start Date/Time			
157-796-147	2 hours 46 minutes		40	32	04/22/2020 05:37 PM PDT			
Attendee Details								
Attended	Last Name	First Name	Email Address	Time in Session	Webinar Question 1	Webinar Question 2	Webinar Question 3	Webinar Question 4
Yes	Absey	Anne	aabsey2@verizon.net	58 minutes	After this April 30, deadline what impact can the public have on the draft and final EIR??	In other words, where can we have meaningful input?	What will the financial impact to city be?	Is the city paying anything for this pre-development process?
Yes	Acuna	Amanda	amanda.acuna2@gmail.com	49 minutes	When the Draft EIR is available where will I be able to review this document?			
Yes	Baldwin	Nick	nbaldwin@accessduarte.com	1 hour 19 minutes				
Yes	Burnett	Serena	serena.burnett@verizon.net	2 hours 1 minute	What are the findings about the impacts on wildlife and wildlife corridors in the project area?	Is the forestry department being consulted as part of the EIR process?	When the undisturbed open space is donated to a conservancy, does this mean that the land will never be developed? How	Who maintains the lots from the time of project inception until the lot is sold?
Yes	Chadwick	Anne	anne.chadco@gmail.com	1 hour 48 minutes				
Yes	Citizen	Concerned	throwmeawaydamnyou@gmail.com	1 hour 14 minutes				
Yes	Duong	Thang	vithang@yahoo.com	1 hour 15 minutes	These will be custom houses, so the land will be bare until someone buy the lot? so how long that will take?	The lot will stay empty until they have buyer?		
Yes	Forintos	Richard	mesarick@yahoo.com	10 minutes				
Yes	GILBERTSON	DAVID	dgilbertson@rkagroup.com	1 hour 29 minutes				
Yes	Hale	Dick	dickhale@thehalecorp.com	1 hour 13 minutes				
Yes	Hunt	Chelsea	c.hunt407@gmail.com	1 hour 26 minutes				
Yes	Ireland	Gregory	gregireland12@yahoo.com	60 minutes	Everything discussed is tied to a will be addressed or a future study according to Betsy. Will all studies be complete before the city proceeds with this project? Secondly, how does this project positively impact the community	How will The access road leading to Mt Olive drive effect the Emergency access for the 100 plus residents above	What sound concerns will be in place during the full year grading for all neighbors to the east	
Yes	Jenkins	Gayle	gijenkins@icloud.com	1 hour 32 minutes	Why doesn't the presentation include detail on the 15 EIR criteria that were found to be significantly impacted			
Yes	Jones	Robert	robertcojones@gmail.com	17 minutes				
Yes	Kasama	Jim	jkasama@cityofbradbury.org	2 hours 6 minutes				
Yes	Kline	Judy	judykline007@gmail.com	1 hour 7 minutes				
Yes	LEE	SWEE	sweelee00@gmail.com	17 minutes				

Yes	Lathrop	Bruce	bruce.lathrop@cityofbradbury.org	1 hour 39 minutes				
Yes	Leveillee	John	jleveillee@rkagroup.com	1 hour 12 minutes				
Yes	Licari	Joan	jlicari2013@gmail.com	1 hour 23 minutes				
Yes	Marcelo	Madonna	madonna.marcelo@mbakerintl.com	1 hour 31 minutes				
Yes	McRoberts	Sam	sammcr@roadrunner.com	1 hour 35 minutes	How many persons are attending online?	Why should the City change long established Zoning standards be changed to deviate from R5 to allow small lot spacing inconsistent	You state the how but not the why.	Is the project applicant or the City responsible for the costs of EIR preparation?
Yes	Nemeth	Tina	tmgapeach@earthlink.net	1 hour 20 minutes	please explain again the emergency exits	is there any decision to go from the southeastern side of this project out through the Spinks Debris Basin in case of fire emergency and out	no that was not discussed at all	you onl show only 1 exit from south
Yes	Novodor	Bill	billnovodor@gmail.com	2 hours 39 minutes				
Yes	Oliver	Mike	moliver@emprtransportation.com	1 hour 19 minutes				
Yes	Raubitschek	Andrew	araubit@gmail.com	1 hour 31 minutes	what state agency controls development in the San Gabriel foothills?	There appears to be no concideration that the project boarders on the Duarte Wilderness Preserve.	what will happen with the spinks debris disposal area?	
Yes	SUNG	JANE	JGSLABELED@GMAIL.COM	1 hour 52 minutes				
Yes	Smith	Robin	diamondbarbeautiful@gmail.com	1 hour 14 minutes	CalFIRE scientists have increasingly found that loss of property and life from fire is overwhelmingly the result of precariously placed housing in and bordering wildland areas — residential developments that are, themselves, a major driver sparking conflagrations. What scientific measures is the city taking to assure the project is fire	Specifically, who is conducting the fire study? Will the public be informed of this very important, technical study BEFORE approval decisions be enacted?	Explain infrastructure expenses over the years as compared to the revenue obtained from the 14 homes? If you cannot explain this - how may be public obtain this information? Overarching question is: what is the rate of return of this project within 5 years, compared to	Will the homeowners be frankly informed about the extreme fire hazard area at point of sale?
Yes	Stamm	Noah	nstamm@dudek.com	1 hour 29 minutes				
Yes	Sturges	JoAnne	jostur2262@aol.com	58 minutes				
Yes	Whitby	Seta	swhitby@laverne.edu	1 hour 39 minutes	would the houses be on saptic tanks?			
Yes	flournoy	james	flurnet@hotmail.com	25 minutes				
No	Chadwick	John	jon@jchadwickco.com	--				
No	Kranitz	Lisa	boblisa2510@gmail.com	--				
No	Mamakos	James	jmamakos@sbcglobal.net	--				
No	Ruano	Araceli	araceli ruano@gmail.com	--				
No	Szymkowski	David	david.szymkowski@gmail.com	--				
No	Warren	David	davidw20003@yahoo.com	--				
No	cho	mike	mcho225@gmail.com	--				
No	smith	mark	mark_allen_smith@Hotmail.com	--				

Q&A Report: CHADWICK RANCH ESTATES PROJECT PUBLIC SCOPING MEETING

Report 04/23/2020
Generated: 01:38 PM PDT

Webinar ID	Actual Date/Time	Start Duration	# Registered	# Attended	Questions Asked (#)
157-796-147	04/22/2020 05:37 PM PDT	2 hours 46 minutes	40	32	42

Q&A

Last Name	First Name	Email Address	Question # (Per Person)	Question Asked Date/Time	Question Asked	Time in Session	Registration Date/Time
Absey	Anne	aabsey2@verizon.net	1	07:20:37 PM PDT	After this April 30, deadline what impact can the public have on the draft and final EIR??	58 minutes	04/22/2020 06:48 PM PDT
Absey	Anne	aabsey2@verizon.net	2	07:21:31 PM PDT	In other words, where can we have meaningful input?	58 minutes	04/22/2020 06:48 PM PDT
Absey	Anne	aabsey2@verizon.net	3	07:31:04 PM PDT	What will the financial impact to city be?	58 minutes	04/22/2020 06:48 PM PDT
Absey	Anne	aabsey2@verizon.net	4	07:36:34 PM PDT	Is the city paying anything for this pre-development process?	58 minutes	04/22/2020 06:48 PM PDT
Acuna	Amanda	amanda.acuna2@gmail.com	1	07:18:34 PM PDT	When the Draft EIR is available where will I be able to review this document?	49 minutes	04/22/2020 10:03 AM PDT
Burnett	Serena	serena.burnett@verizon.net	1	07:31:02 PM PDT	What are the findings about the impacts on wildlife and wildlife corridors in the project area?	2 hours 1 minute	04/22/2020 06:22 PM PDT
Burnett	Serena	serena.burnett@verizon.net	2	07:36:52 PM PDT	Is the forestry department being consulted as part of the EIR process?	2 hours 1 minute	04/22/2020 06:22 PM PDT
Burnett	Serena	serena.burnett@verizon.net	3	07:58:17 PM PDT	When the undisturbed open space is donated to a conservancy, does this mean that the land will never be developed? How are we assured of that?	2 hours 1 minute	04/22/2020 06:22 PM PDT
Burnett	Serena	serena.burnett@verizon.net	4	08:19:38 PM PDT	Who maintains the lots from the time of project inception until the lot is sold?	2 hours 1 minute	04/22/2020 06:22 PM PDT
Duong	Thang	vithang@yahoo.com	1	08:12:23 PM PDT	These will be custom houses, so the land will be bare until someone buy the lot? so how long that will take?	1 hour 15 minutes	04/15/2020 08:37 PM PDT
Duong	Thang	vithang@yahoo.com	2	08:13:52 PM PDT	The lot will stay empty until they have buyer?	1 hour 15 minutes	04/15/2020 08:37 PM PDT
Ireland	Gregory	gregireland12@yahoo.com	1	07:46:17 PM PDT	Everything discussed is tied to a will be addressed or a future study according to Betsy. Will all studies be complete before the city proceeds with this project? Secondly, how does this project positively impact the community ?	60 minutes	04/22/2020 07:19 PM PDT
Ireland	Gregory	gregireland12@yahoo.com	2	08:03:09 PM PDT	How will The access road leading to Mt Olive drive effect the Emergency access for the 100 plus residents above	60 minutes	04/22/2020 07:19 PM PDT
Ireland	Gregory	gregireland12@yahoo.com	3	08:04:04 PM PDT	What sound concerns will be in place during the full year grading for all neighbors to the east	60 minutes	04/22/2020 07:19 PM PDT
Jenkins	Gayle	gijenkins@icloud.com	1	07:22:35 PM PDT	Why doesn't the presentation include detail on the 15 EIR criteria that were found to be significantly impacted	1 hour 32 minutes	04/09/2020 06:29 PM PDT
McRoberts	Sam	sammcr@roadrunner.com	1	07:06:03 PM PDT	How many persons are attending online?	1 hour 35 minutes	04/21/2020 06:15 PM PDT
McRoberts	Sam	sammcr@roadrunner.com	2	07:09:40 PM PDT	Why should the City change long established Zoning standards be changed to deviate from R5 to allow small lot spacing inconsistent with City Planning objectives?	1 hour 35 minutes	04/21/2020 06:15 PM PDT
McRoberts	Sam	sammcr@roadrunner.com	3	07:22:00 PM PDT	You state the how but not the why.	1 hour 35 minutes	04/21/2020 06:15 PM PDT

McRoberts	Sam	sammcr@roadrunner.com	4	07:35:59 PM PDT	Is the project applicant or the City responsible for the costs of EIR preparation?	1 hour 35 minutes	04/21/2020 06:15 PM PDT
McRoberts	Sam	sammcr@roadrunner.com	5	07:40:37 PM PDT	Would those costs mentioned for the project facilities be collected and administered by a CSD for continuing costs?	1 hour 35 minutes	04/21/2020 06:15 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	1	07:24:06 PM PDT	please explain again the emergency exits	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	2	07:30:29 PM PDT	is there any decision to go from the southeastern side of this project out through the Spinks Debris Basin in case of fire emergency and out through the Woodlyn Lane ares	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	3	07:32:57 PM PDT	no that was not discussed at all	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	4	07:33:14 PM PDT	you onl show only 1 exit from south	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	5	07:34:03 PM PDT	so 15 residences and only 1 way out????	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	6	07:35:08 PM PDT	which also will then add to the already existing 45 or so residences needing to esit in emergency sitiation in the Bradbury Estates???	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	7	07:37:26 PM PDT	How is that not making more of a problem in the worse case scenerio of a rapidly needed exit?	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	8	07:42:54 PM PDT	Thank you .1) Where can we view the information from the pubic entities on emergency exits? 2)Where and when do we do we get a copy of the draft EIR. 3)The draft EIR will e discussed where & when?	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	9	07:47:04 PM PDT	Please estimate when is the 3rd quarter??	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	10	07:50:38 PM PDT	When Betsey says "THAT WILL BE DISCUSSED" she means these items will be in written up the EIR draft - she does not mean we will have a public discussion here in the City of Bradbury AFTER the draft EIR is released??	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	11	08:08:35 PM PDT	1) What actually happens AFTER the draft EIR is published? Does that mean the project is then moving forward?What happens in regard to any comments or questions	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Nemeth	Tina	tmgapeach@earthlink.net	12	08:09:07 PM PDT	from the public in the 45 days following the draft EIR?	1 hour 20 minutes	04/22/2020 06:58 PM PDT
Raubitschek	Andrew	araubit@gmail.com	1	07:28:31 PM PDT	what state agency controls development in the San Gabriel foothills?	1 hour 31 minutes	04/06/2020 04:15 PM PDT
Raubitschek	Andrew	araubit@gmail.com	2	07:32:18 PM PDT	There appears to be no concideration that the project boarders on the Duarte Wilderness Preserve. No impact mentioned	1 hour 31 minutes	04/06/2020 04:15 PM PDT
Raubitschek	Andrew	araubit@gmail.com	3	07:45:21 PM PDT	what will happen with the spinks debris disposal area?	1 hour 31 minutes	04/06/2020 04:15 PM PDT
Smith	Robin	diamondbarbeautiful@gmail.com	1	07:24:26 PM PDT	CalFIRE scientists have increasingly found that loss of property and life from fire is overwhelmingly the result of precariously placed housing in and bordering wildland areas — residential developments that are, themselves, a major driver sparking conflagrations. What scientific measures is the city taking to assure the project is fire ready or fire safe?	1 hour 14 minutes	04/22/2020 03:22 PM PDT
Smith	Robin	diamondbarbeautiful@gmail.com	2	07:32:09 PM PDT	Specifically, who is conducting the fire study? Will the public be informed of this very important, technical study BEFORE approval decisions be enacted?	1 hour 14 minutes	04/22/2020 03:22 PM PDT
Smith	Robin	diamondbarbeautiful@gmail.com	3	07:43:13 PM PDT	Explain infrastructure expenses over the years as compared to the revenue obtained from the 14 homes? If you cannot explain this - how may be public obtain this information? Overarching question is: what is the rate of return of this project within 5 years, compared to infrastructure maintenance and services costs?	1 hour 14 minutes	04/22/2020 03:22 PM PDT
Smith	Robin	diamondbarbeautiful@gmail.com	4	07:57:21 PM PDT	Will the homeowners be frankly informed about the extreme fire hazard area at point of sale?	1 hour 14 minutes	04/22/2020 03:22 PM PDT

Smith	Robin	diamondbarbeautiful@gmail.com	5	08:02:33 PM PDT	Who is the ecological survey consultant? When will the ecological surveys be conducted? Ground-truthed, protocol studies? CEQA requires a greenhouse gas emission study for removal of oak woodland. Will the EIR include this requirement?	1 hour 14 minutes	04/22/2020 03:22 PM PDT
Smith	Robin	diamondbarbeautiful@gmail.com	6	08:05:47 PM PDT	Landscaping: Will the mitigation, replacement landscape be local/California natives, taking care to not introduce invasive ornamental vegetation which will infest surrounding habitats?	1 hour 14 minutes	04/22/2020 03:22 PM PDT
Whitby	Seta	swhitby@laverne.edu	1	07:37:44 PM PDT	would the houses be on saptic tanks?	1 hour 39 minutes	04/16/2020 06:40 PM PDT