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*City of Bradbury*

**NOTICE OF PREPARATION OF DRAFT EIR AND  
SCOPING MEETING**



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**DATE:** February 27, 2020

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

**SUBJECT:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Pursuant to California Public Resources Code (PRC) Section 21165 and California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Bradbury (City) is the Lead Agency and is responsible for undertaking an environmental review of the proposed Chadwick Ranch Estates Project. As authorized by CEQA Guidelines Section 15050(c), the City determined that the preparation of an Environmental Impact Report (EIR) would clearly be required to address the potential impacts associated with the proposed Chadwick Ranch Estates Project. The City is, therefore, issuing this Notice of Preparation (NOP) of a Draft Environmental Impact Report for the project.

**Project Title:** Chadwick Ranch Estates Specific Plan

**Assessor's Parcel Numbers (APNs):** 8527-005-001, 8527-005-004, and 8527-001-010

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

**Project Location:** The Chadwick Ranch Estates Specific Plan is located in the City of Bradbury (Los Angeles County), approximately 1.5 miles north of the Foothill Freeway (I-210) adjacent to the Bradbury Debris Basin on the west, and the Spinks Canyon Debris Basin just south. The project site is comprised of three parcels: APNs 8527-005-001, 8527-005-004, and 8527-001-010. The site takes access through Los Angeles County Flood Control (LACFCD) property using existing easements to allow access from the intersection of Long Canyon road and Bliss Canyon Road to the project site. The project site is approximately 111.8 acres in total size, adjacent to U.S. Forest land and near the San Gabriel Mountains National Monument.

Located at the base of the San Gabriel Mountains, the 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 site.



**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 an undeveloped hillside site in Bradbury. Development under the Specific Plan would result in fourteen (14) new contour graded parcels intended for the construction of residential estate homes, fourteen (14) parcels committed to non-residential uses including a backbone circulation system, requisite infrastructure, a water tank, 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, other ancillary structures including but not limited to garages and stables. For analysis purposes, the allowable buildable areas will range from a minimum of 11,000 square feet to a maximum of 31,000 square feet. The relatively secluded residential enclave will be accessed via an existing Flood Control roadway from the intersection of Long Canyon Road and Bliss Canyon Road. A large portion of the existing Flood Control road system will be improved as the project is developed, for future residents and for continued flood control operations. Easements for a portion of the access roadway will be required from the LACFCD. The proposed project has been designed in such a manner that more than half of the land area will remain undisturbed. The undisturbed open space will be dedicated to a conservancy to be named and will ensure that 51% of the site remains undisturbed in perpetuity. All common areas within the project, and other areas that require ongoing maintenance will be maintained through a Homeowner's Association.

**Scope of the EIR:** An Initial Study addressing the potential environmental impacts associated with the project has been prepared. The Initial Study was prepared in compliance with PRC Section 21000 et seq., and CEQA Guidelines Section 15000 et seq.). The purpose of an Initial Study is to conduct a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. As indicated above, the City had already determined that an EIR would be required for the proposed project even prior to completion of the Initial Study. As a consequence, the Initial Study was used primarily to scope the analysis of the potentially significant effects to be addressed in the EIR and identify those environmental factors for which further analysis in the EIR would not be required. Based on the City's preliminary review of the proposed project and the Initial Study, the upcoming Draft EIR will address potentially significant environmental effects for the following environmental factors:

- 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

No further assessment of the project's environmental effects will occur in the EIR regarding the following environmental factors; Population/Housing, Agriculture and Forestry Resources, Hazards and Hazardous Materials, Mineral Resources, and Recreation.



### Opportunity for Public Review and Comment

This notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared and to analyze the environmental impacts of the project. Comments received in response to this NOP will be reviewed and considered by the lead agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent as soon as possible, but no later than March 30, 2020, thirty (30) days after publication of this notice. Responses to this notice may be sent to Ms. Trayci Nelson, Project Manager at [tnelson@CityofBradbury.org](mailto:tnelson@CityofBradbury.org) or in writing at City of Bradbury, City Hall, 600 Winston Avenue, Bradbury, CA 91008. The Initial Study is available for public review on the City's website at: <http://www.cityofbradbury.org>. Additionally, copies of the document are also available for review at the following locations:

- City of Bradbury  
600 Winston Avenue  
Bradbury, CA 91008  
(626) 358-3218  
MON-FRI: 8:30 AM TO 5:00PM
- LA County Public Library  
Duarte Branch  
1301 Buena Vista Street  
Duarte, CA 91010  
(626) 358-1865  
MON-THURS 11AM TO 8 PM  
FRI: 10:00 AM TO 6:00 PM  
SAT: 9:00 AM TO 5:00 PM
- Monrovia Public Library  
321 South Myrtle Avenue  
Monrovia, CA 91016  
(626) 256-8274  
MON -WED: 10:00 AM TO 8:00 PM  
THURS -SAT: 12:00 PM TO 5:00 PM  
SUN: Closed

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 header.

### Public Scoping Meeting:

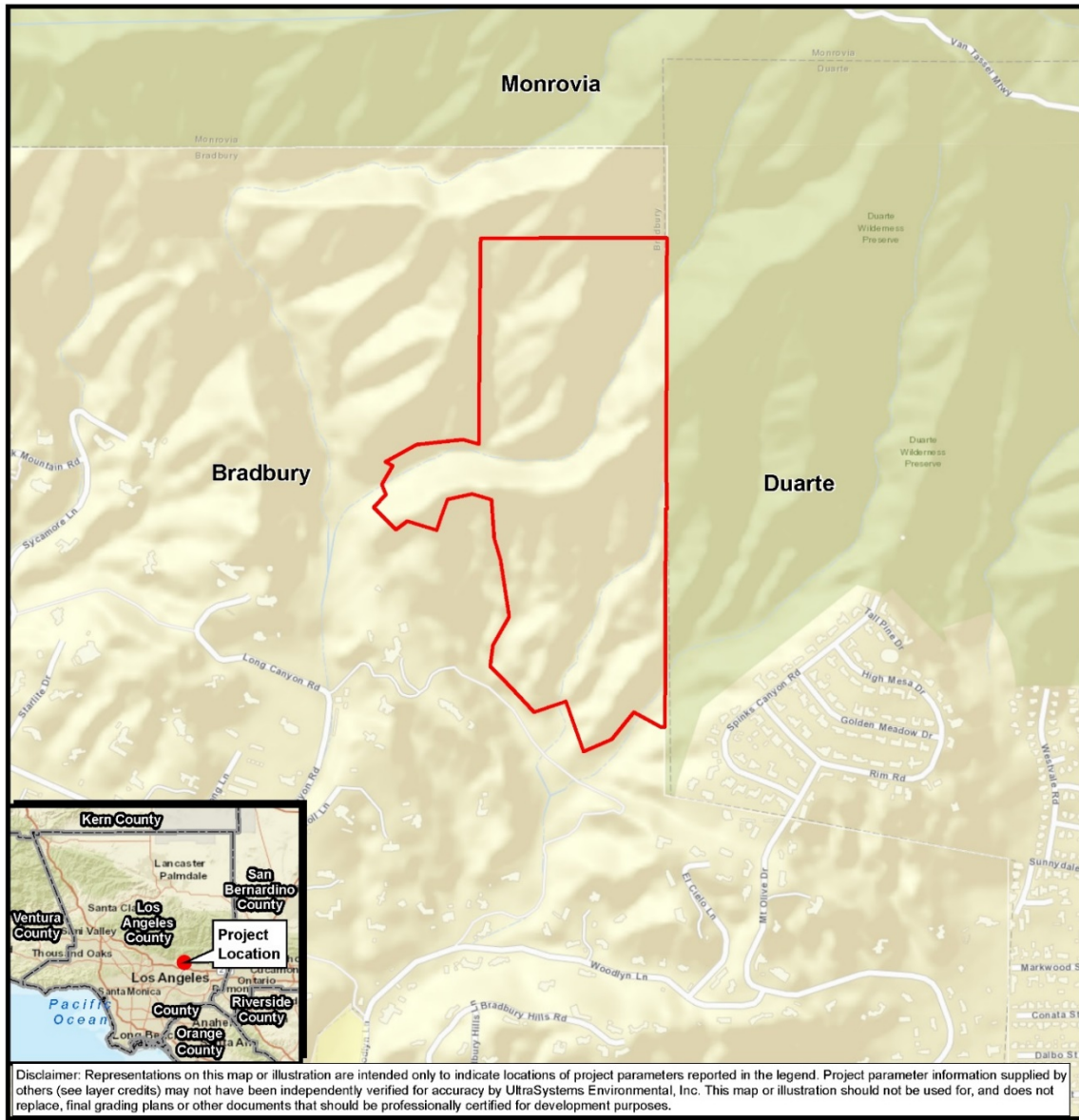
The CEQA process encourages comments from the public throughout the planning process. The City will hold a scoping meeting for the project to receive comments on the scope and content of the EIR, consistent with PRC Section 21083.9. The scoping meeting is scheduled as follows:

**Wednesday March 18, 2020 at 7:00 PM**

**Bradbury City Hall  
600 Winston Avenue  
Bradbury, CA 91008**



**Figure A**  
**PROJECT LOCATION**



Path: J:\Projects\6081\_Lake\_Hughes\_MM\_2\_47\UEI\_Data\Land\_Cover\_Types\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

