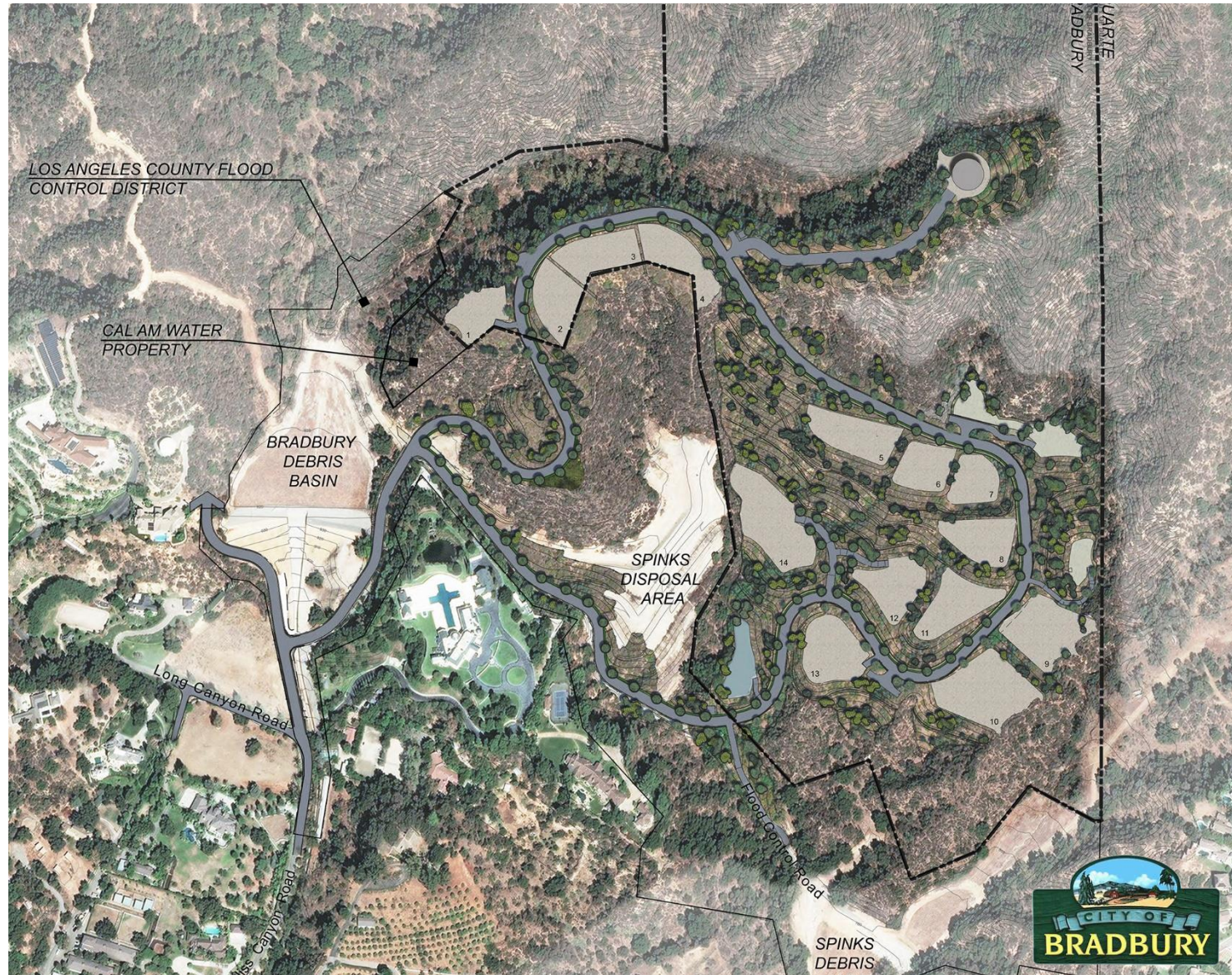


Chadwick Ranch Estates Project

CEQA Scoping Meeting – April 22, 2020



Meeting Orientation

- Due to the Stay at Home order given by Governor Gavin Newsom, 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. Please see next slide for details.
 3. All questions and comments will be read and responses will be provided during the webinar.

GoToWebinar

The screenshot displays the GoToWebinar interface. On the left, a red notification box titled "Join the audio conference" instructs users to dial in using their phone or select Computer audio. The main window has a menu bar with "File", "View", and "Help". Below it, the "Audio" section offers three options: "Computer audio" (unselected), "Phone call" (selected), and "No audio" (unselected). It also provides dialing information: "Dial: +1 (562) 247-8422", "Access Code: 244-847-615 #", and "Audio PIN: 29 #". A "Problem dialing in?" link is present. Below the audio section is a "Questions" section with a text input field containing the placeholder "[Enter a question for staff]". A yellow rectangular box highlights this input field and the "Send" button located to its right. At the bottom of the window, the meeting title "Chadwick Ranch Estates Scoping Meeting" and "Webinar ID: 207-540-467" are displayed, along with the GoToWebinar logo.

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

File View Help

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

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

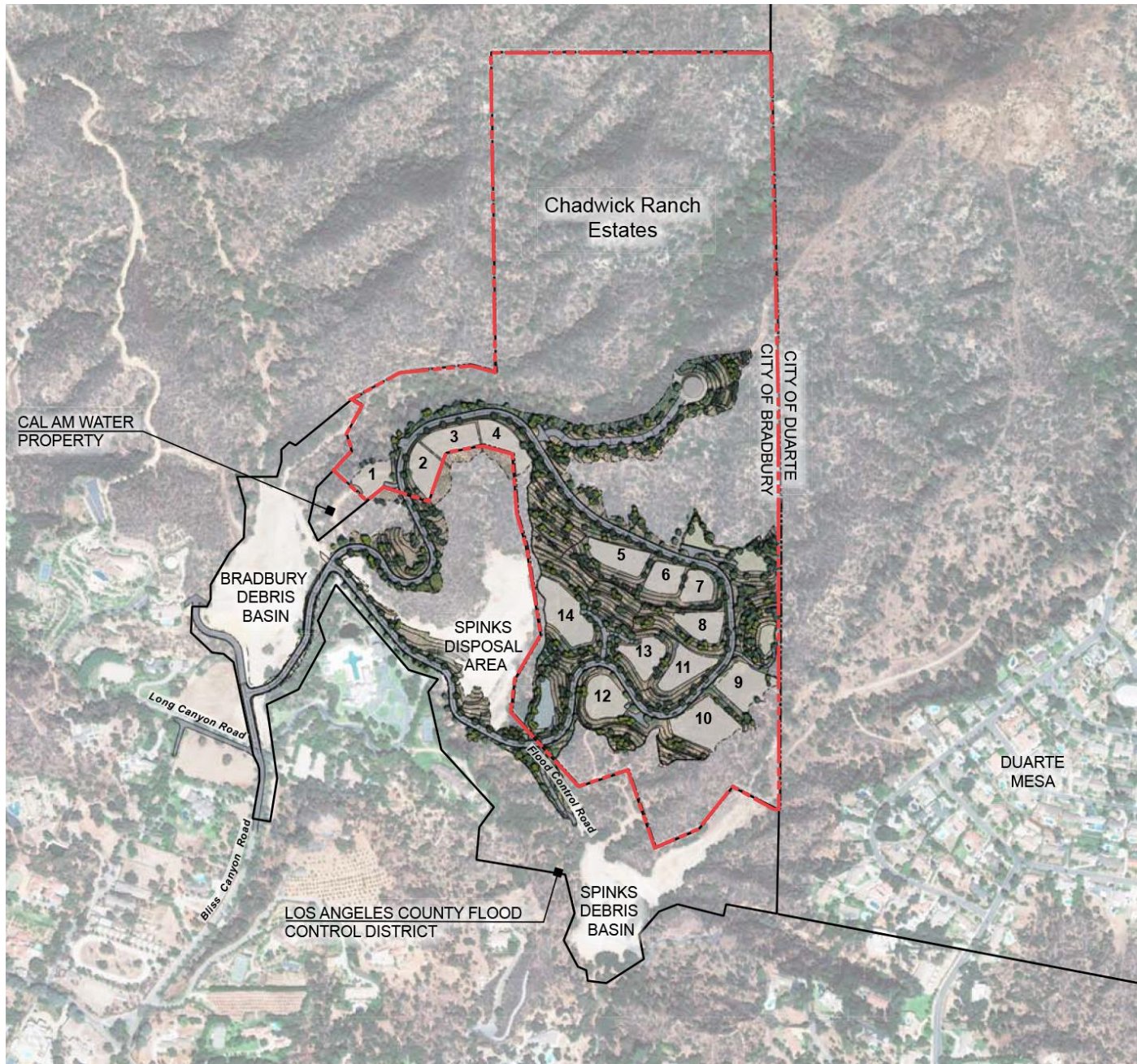
Meeting Overview

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

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

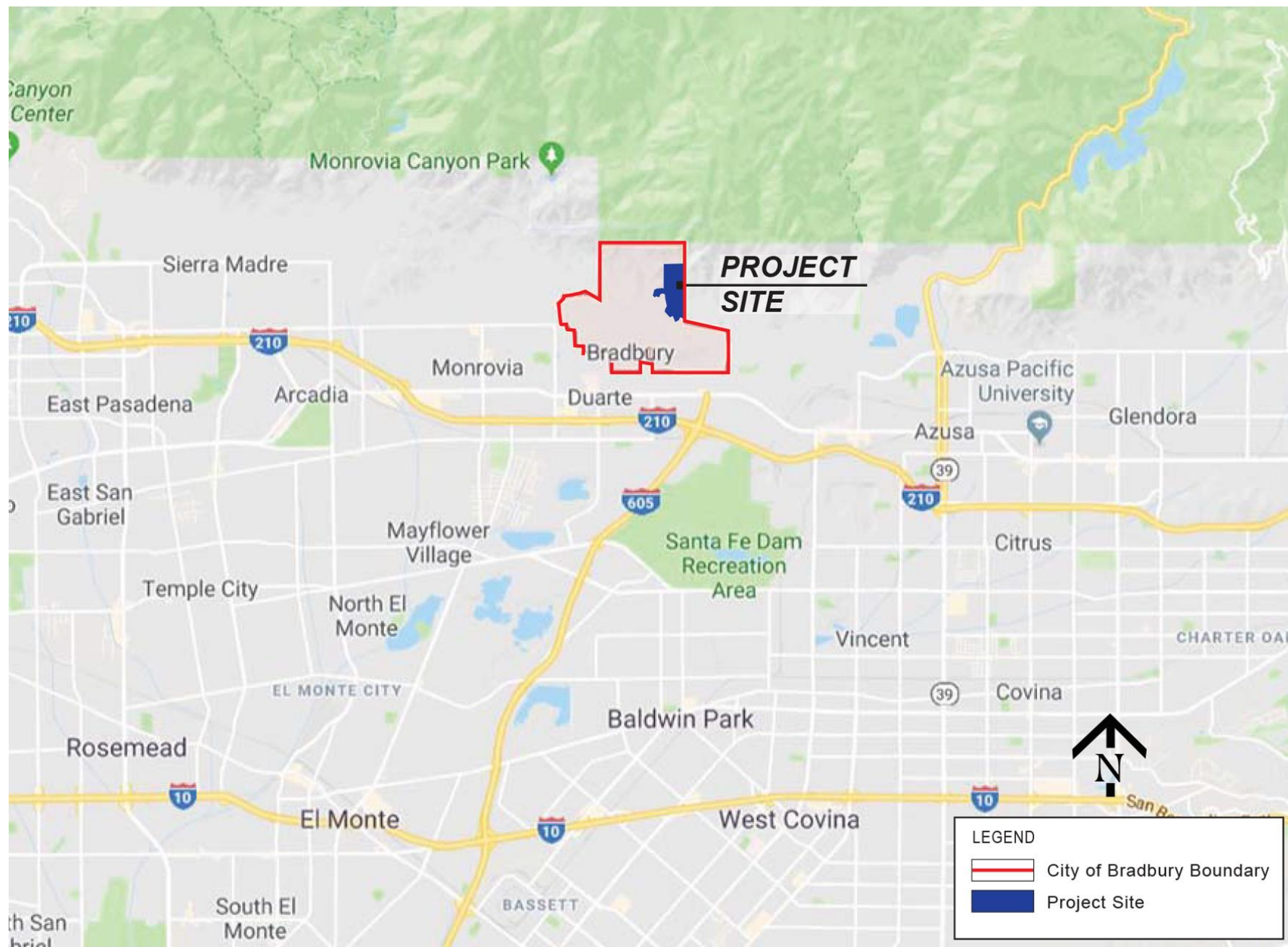
Illustrative



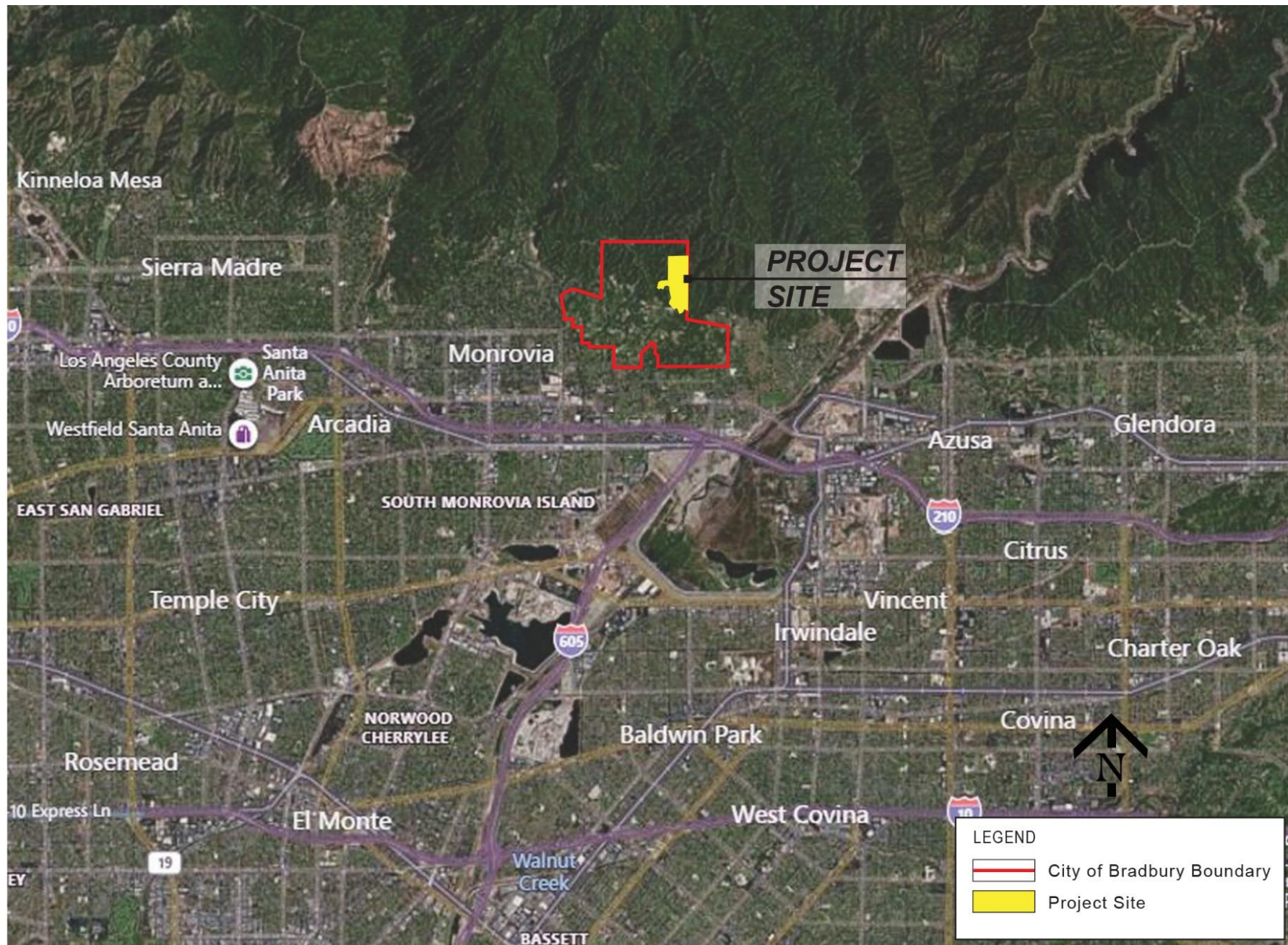
Chadwick Ranch Estates

- ❖ 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



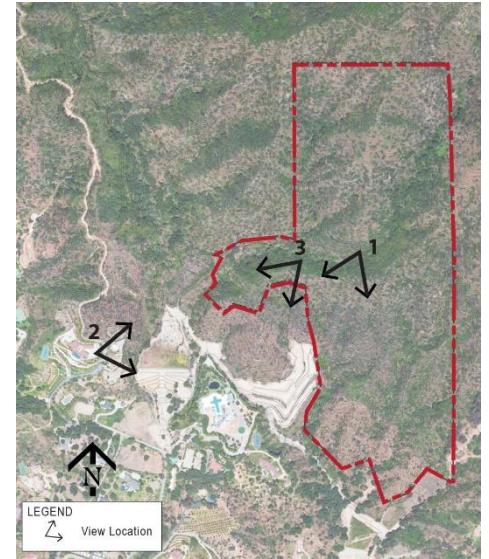
Site Location 2



Photos 1



VIEW 1



VIEW 2



VIEW 3

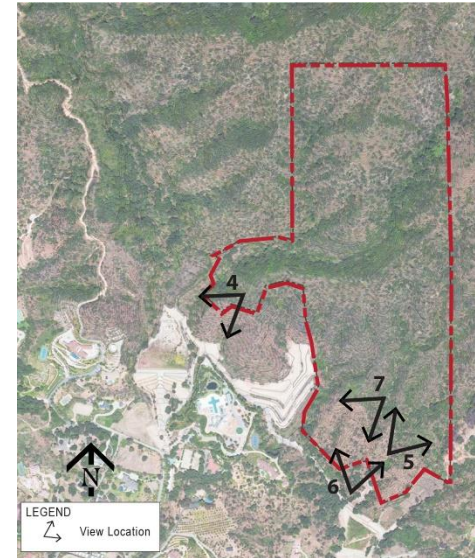
Photos 2



VIEW 4



VIEW 5

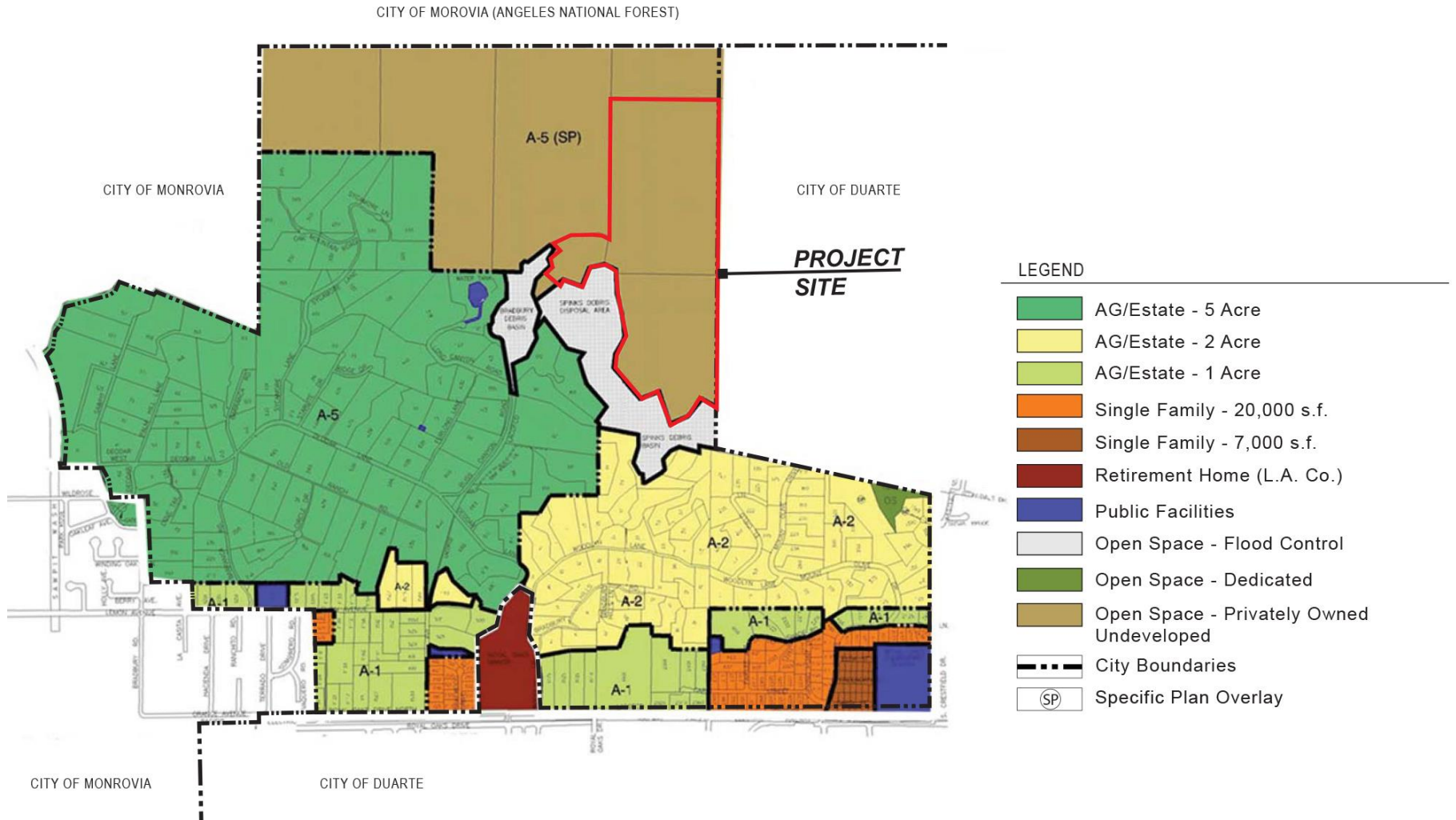


VIEW 6



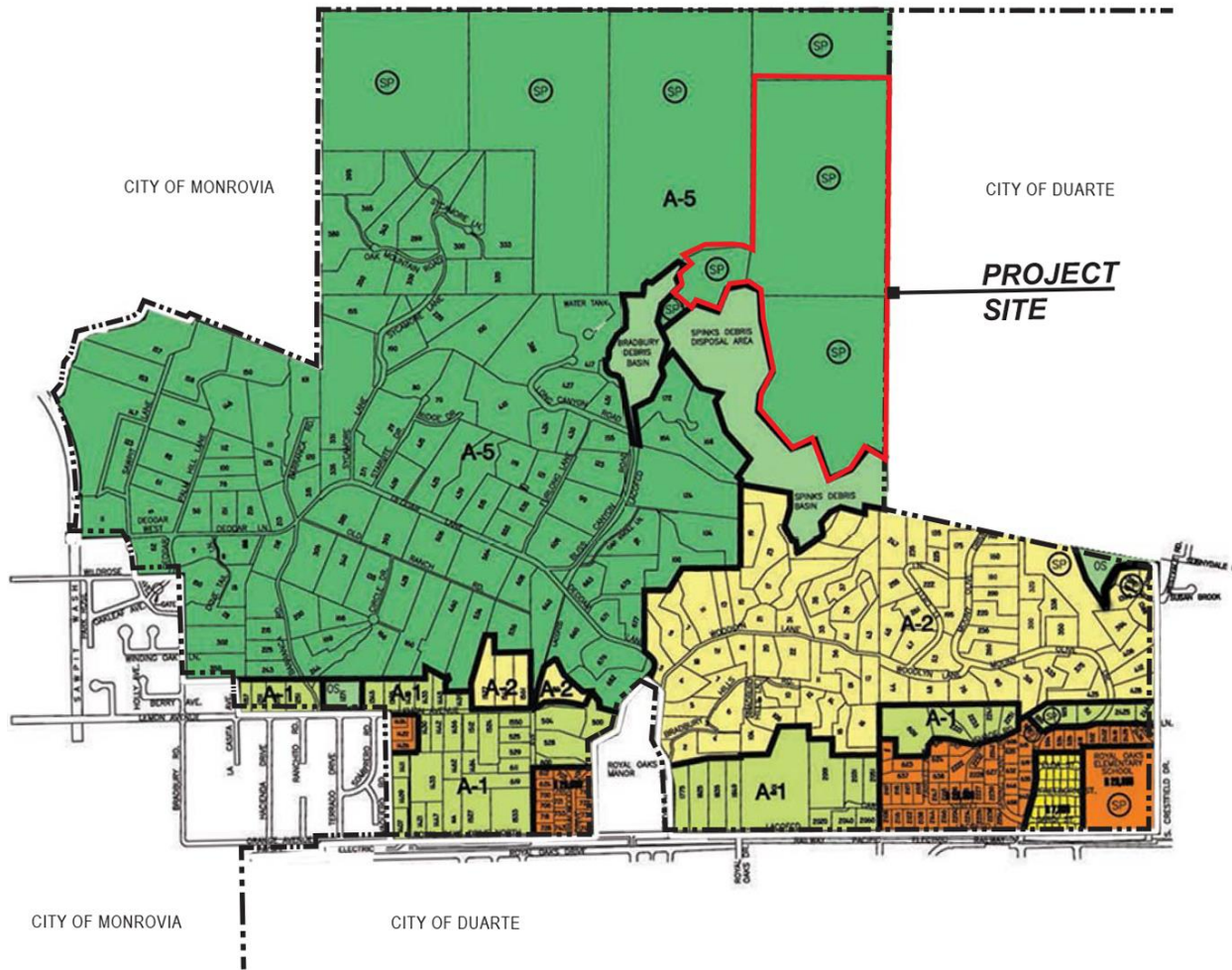
VIEW 7

General Plan Land Use



Zoning

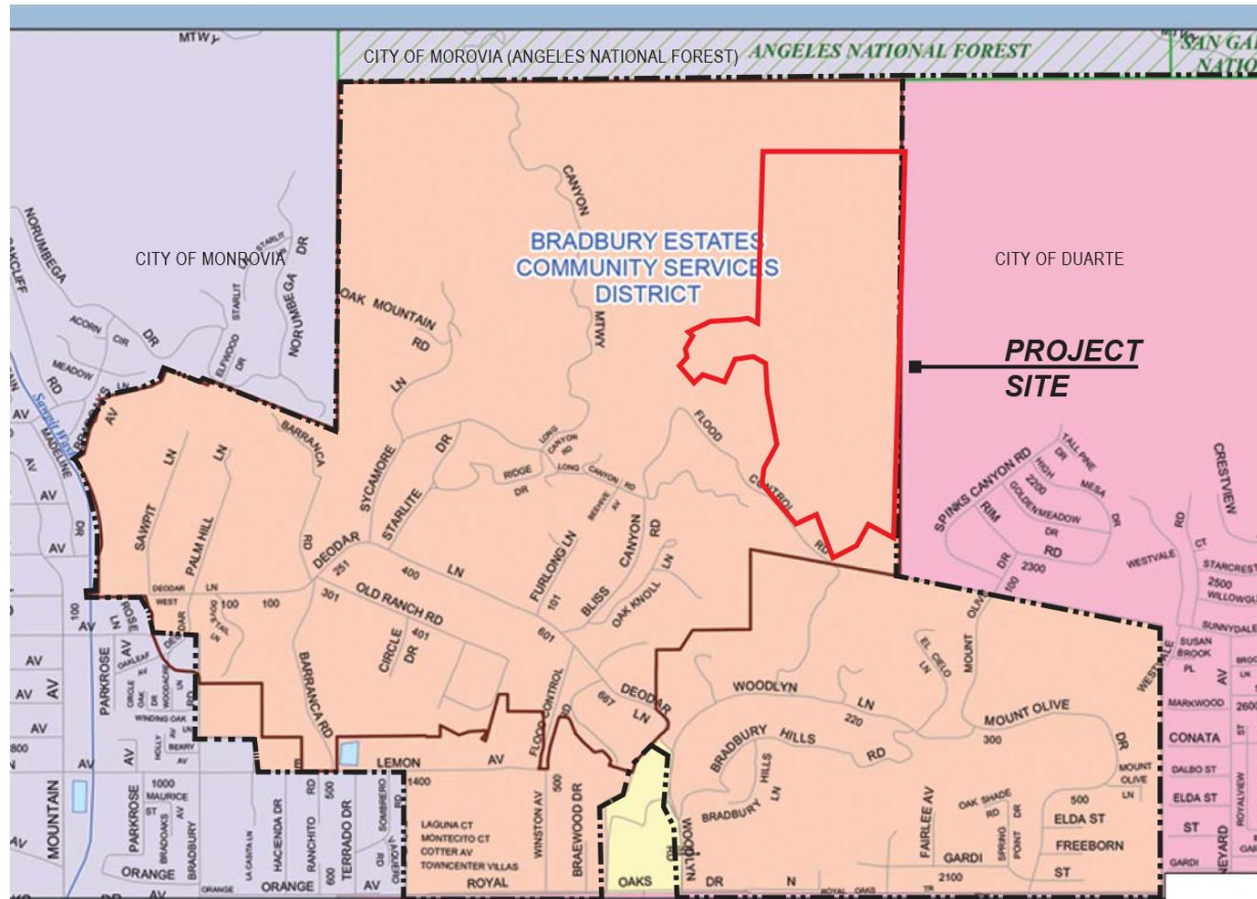
CITY OF MOROVIA (ANGELES NATIONAL FOREST)





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



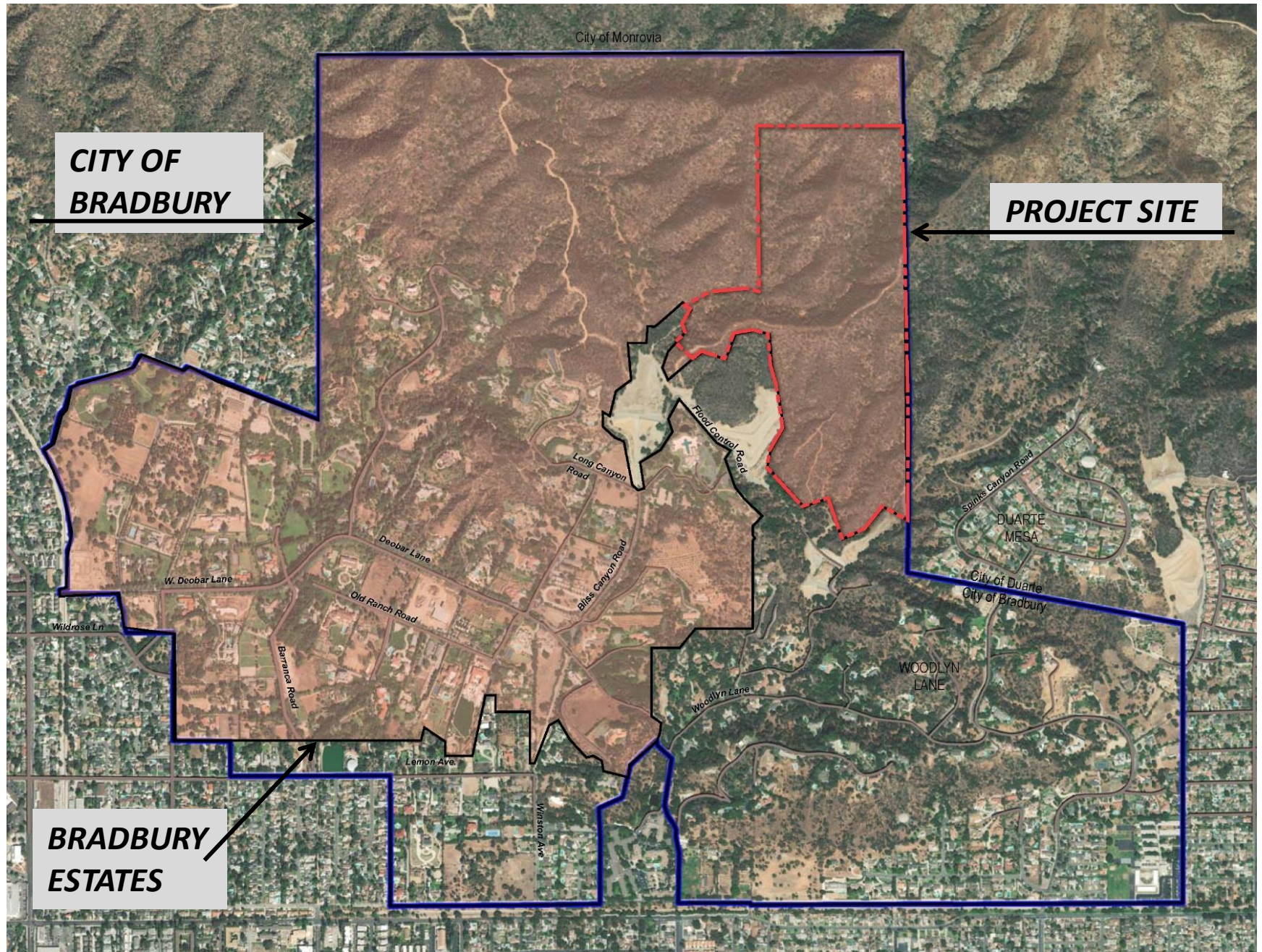
LEGEND

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

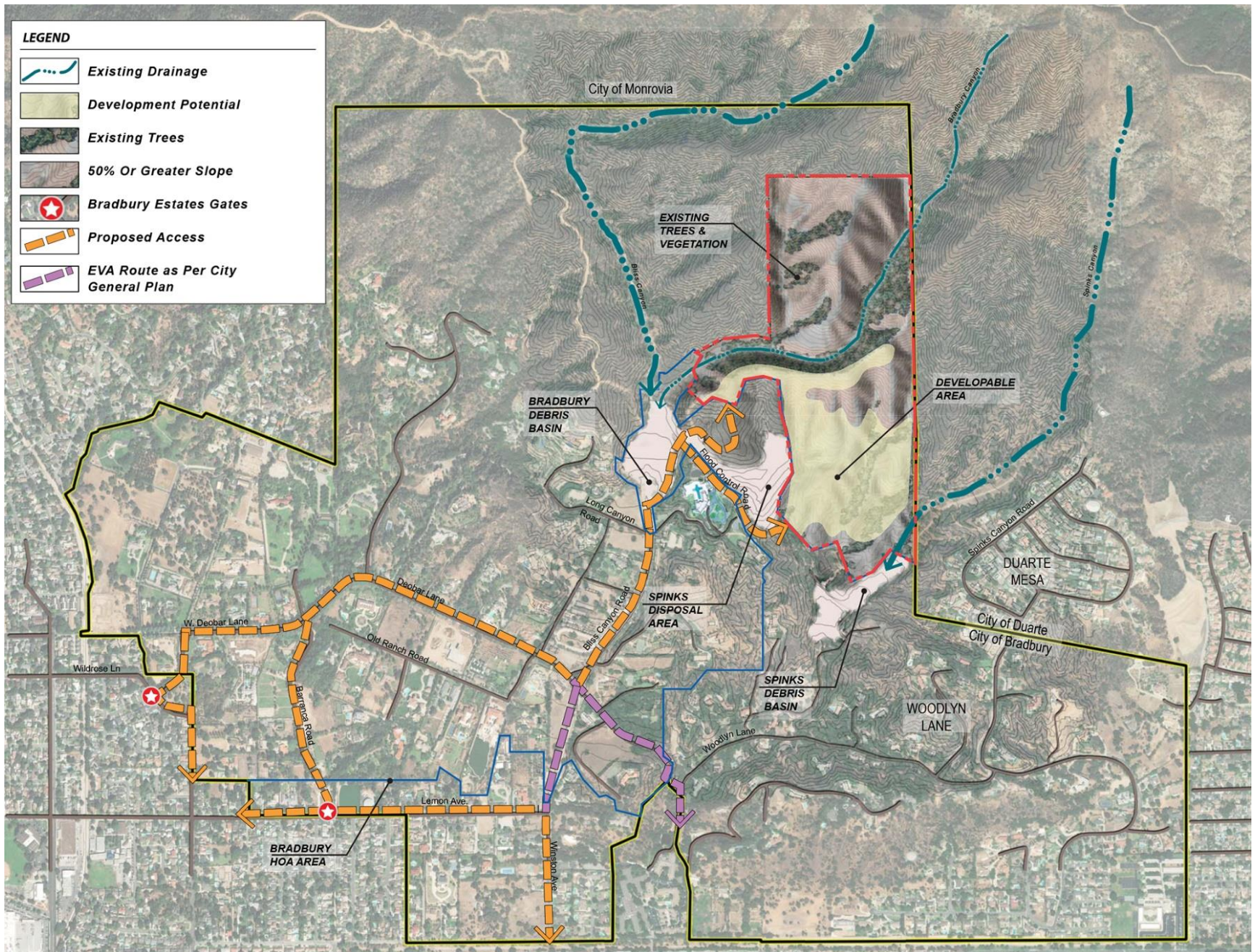
CITY OF MONROVIA

CITY OF DUARTE

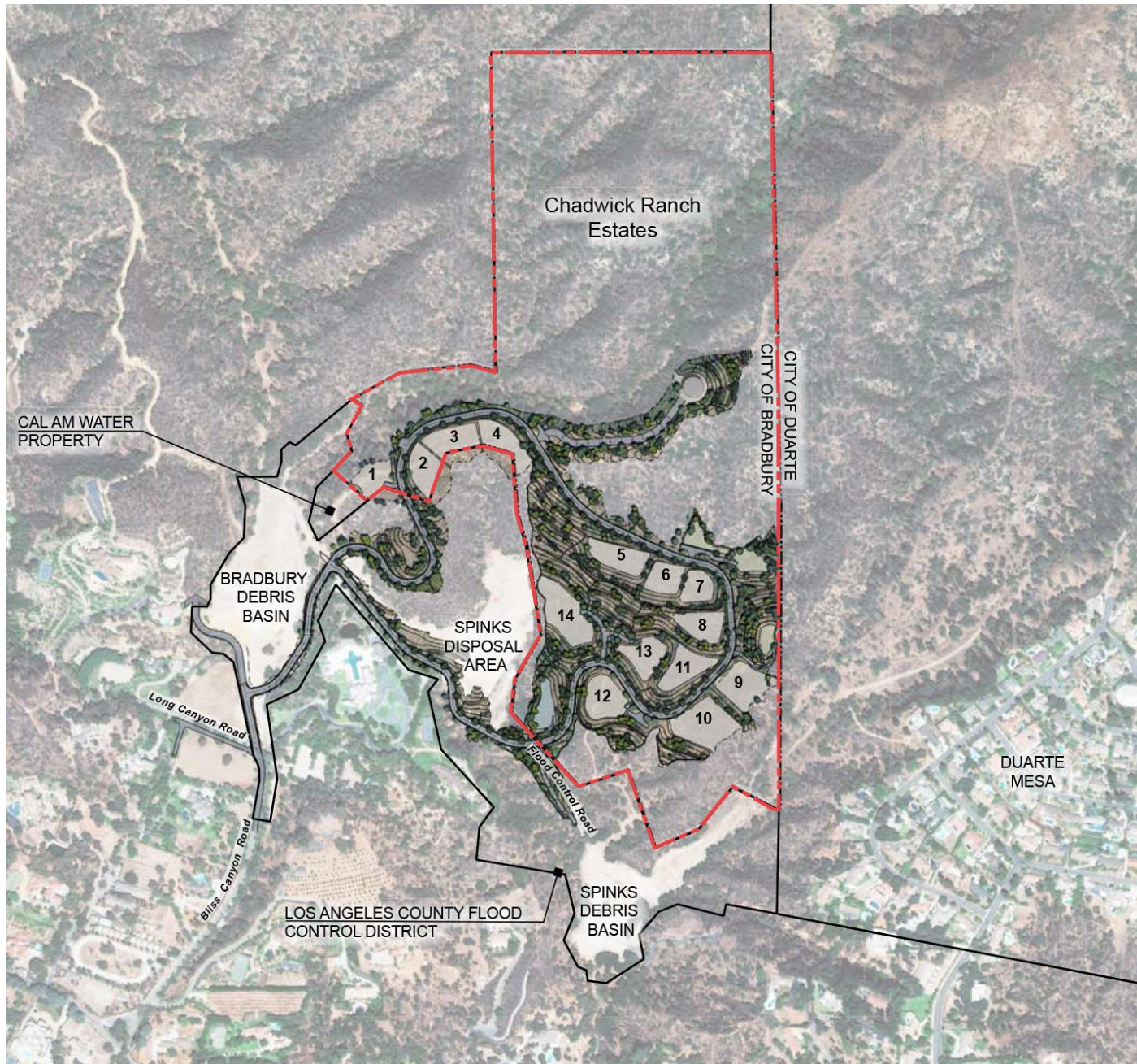
Regional Map



Opportunities & Constraints



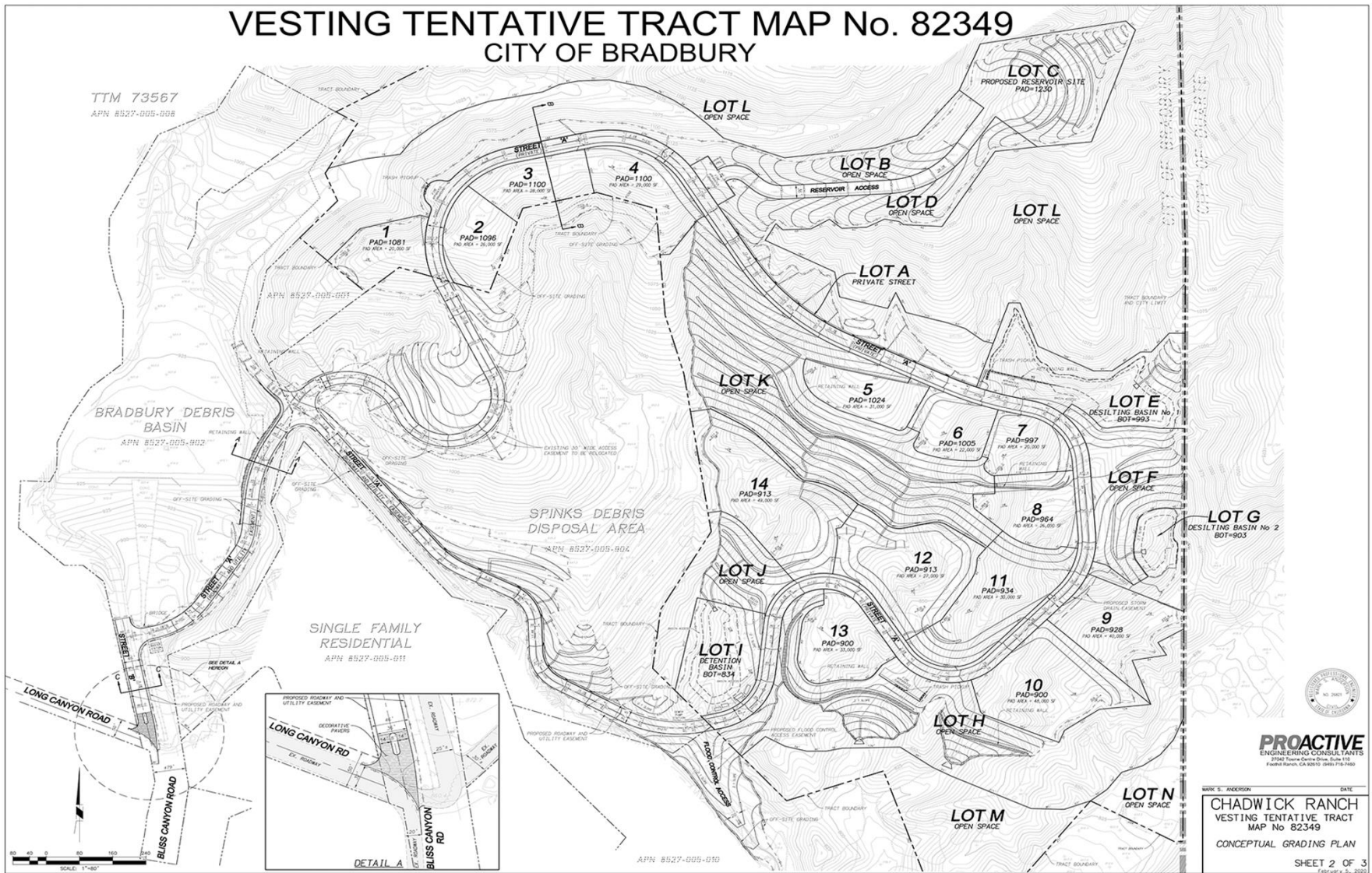
Illustrative



Computer Model Oblique



Vesting Tentative Tract Map





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

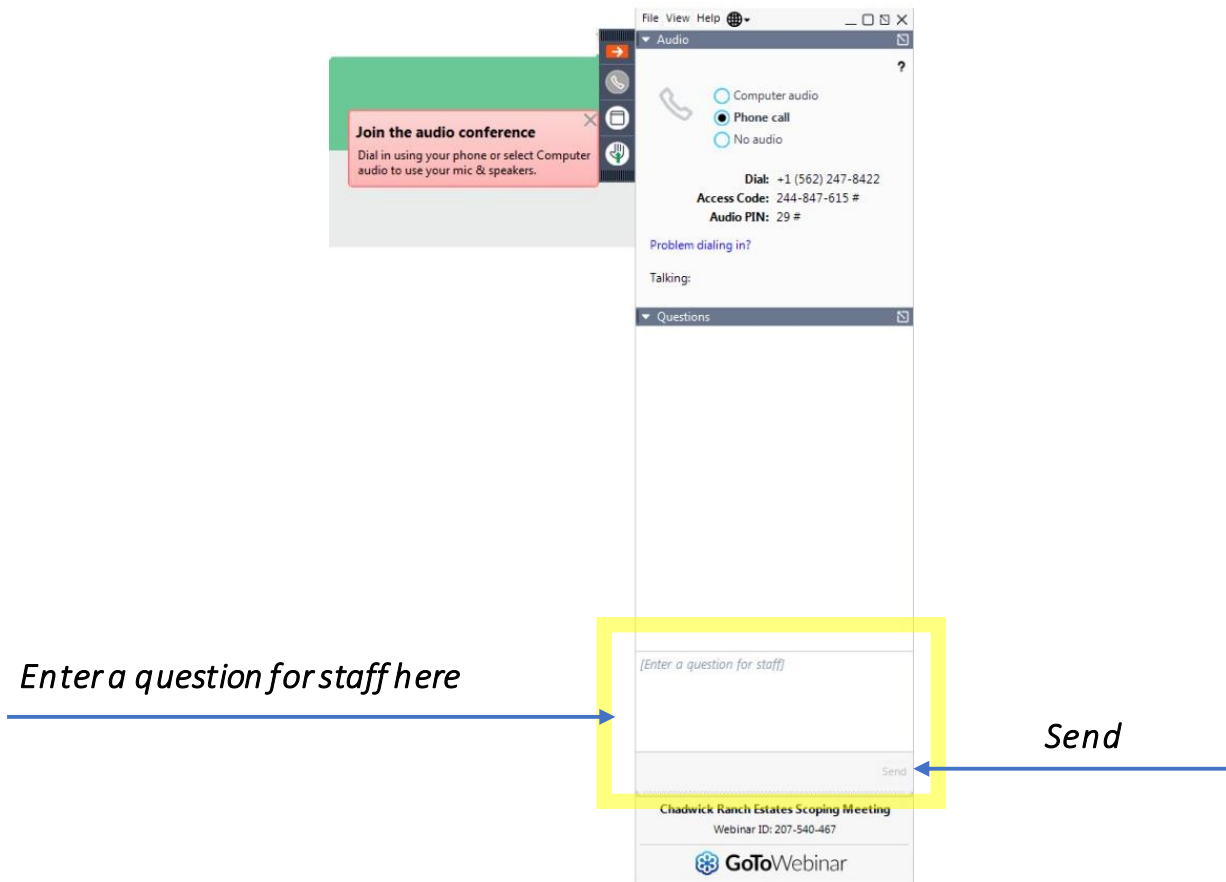
- Scoping comments are due by **April 30, 2020**.
- How to comment during the Scoping Process:
 - ❖ Written comments tonight via GoToWebinar
 - ❖ Submit comments via mail or email to:

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)



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