

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

Questions Asked (#)

42

Question Asked

- 1 After this April 30, deadline what impact can the public have on the draft and final EIR??
- 2 In other words, where can we have meaningful input?
- 3 What will the financial impact to city be?
- 4 Is the city paying anything for this pre-development process?
- 5 When the Draft EIR is available where will I be able to review this document?
- 6 What are the findings about the impacts on wildlife and wildlife corridors in the project area?
- 7 Is the forestry department being consulted as part of the EIR process?
- 8 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?
- 9 Who maintains the lots from the time of project inception until the lot is sold?
- 10 These will be custom houses, so the land will be bare until someone buy the lot? so how long that will take?
- 11 The lot will stay empty until they have buyer?
- 12 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 ?
- 13 How will The access road leading to Mt Olive drive effect the Emergency access for the 100 plus residents above
- 14 What sound concerns will be in place during the full year grading for all neighbors to the east
- 15 Why doesn't the presentation include detail on the 15 EIR criteria that were found to be significantly impacted
- 16 How many persons are attending online?
- 17 Why should the City change long established Zoning standards be changed to deviate from R5 to allow small lot spacing inconsistant with City Planning objectives?

18	You state the how but not the why.
19	Is the project applicant or the City responsible for the costs of EIR preparation?
20	Would those costs mentioned for the project facilities be collected and administered by a CSD for continuing costs?
21	please explain again the emergency exits
22	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
23	no that was not discussed at all
24	you onl show only 1 exit from south
25	so 15 residences and only 1 way out????
26	which also will then add to the already existing 45 or so residences needing to esit in emergency situation in the Bradbury Estates???
27	How is that not making more of a problem in the worse case scenerio of a rapidly needed exit?
28	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?
29	Please estimate when is the 3rd quarter??
30	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??
31	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
32	from the public in the 45 days following the draft EIR?
33	what state agency controls development in the San Gabriel foothills?
34	There appears to be no concideration that the project borders on the Duarte Wilderness Preserve. No impact mentioned
35	what will happen with the spinks debris disposal area?
36	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?

37 Specifically, who is conducting the fire study? Will the public be informed of this very important, technical study BEFORE approval decisions be enacted?

38 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?

39 Will the homeowners be frankly informed about the extreme fire hazard area at point of sale?

40 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?

41 Landscaping: Will the mitigation, replacement landscape be local/California natives, taking care to not introduce invasive ornamental vegetation which will infest surrounding habitats?

42 would the houses be on saptic tanks?