



City of Bradbury
Planning Department
600 Winston Avenue, Bradbury, CA 91008

NOTICE OF COMMUNITY MEETING

NOTICE IS HEREBY GIVEN that the Planning Department of the City of Bradbury (City) will conduct a Scoping Meeting for the Oak View Estates Project on **Wednesday, December 7, 2016 at 6:00 p.m.** at City Hall located at 600 Winston Avenue, Bradbury, to receive comments on the scope and content of the environmental analysis for the following project:

**Tentative Tract Map No. 73567
Oak View Estates Specific Plan**

SUBJECT: Scoping Meeting for Oak View Estates Project

DATE: November 15, 2016

The proposed Oak View Estates Specific Plan would create five (5) estate residential parcels, a private park, and a water tank oriented around a new private residential street that would loop from Bliss Canyon Road on the east to Long Canyon Road on the west. The Project would also preserve approximately 157 acres in a permanent conservation easement. The City will hold a scoping meeting for the above referenced project to receive comments on the scope and content of the environmental documents to be prepared under the California Environmental Quality Act (CEQA). You are welcome to attend the scoping meeting and present environmental information that you believe should be considered. The scoping meeting is scheduled to take place as stated above.

Public and agency input, among other information, will be considered in determining the scope of the environmental review to be conducted, including whether to prepare a Mitigated Negative Declaration or an Environmental Impact Report (EIR).

Project Location: Oak View 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. The project site is comprised of four parcels: APNs 8527-001-01, 8527-001-08, 8527001-09, and 8527-001-12. The site is currently accessed via Long Canyon Road and within Bradbury Estates Community Services District. The Project Site is approximately 197 acres in size.

Located at the base of the San Gabriel Mountains, site topography is comprised of canyons and slopes with elevations that range from less than 1,000 feet at the southeast corner to approximately 2,000 feet at the northeast corner. Spanish Canyon Mountainway, an unpaved access road along the major north-south ridgeline, bisects the site. Bliss Canyon and the adjacent Bradbury Debris Basin lie to the east of the Mountainway. There are no existing buildings onsite; native vegetation, including chaparral plants, trees and scrub oak, cover much of the site. The Project would be in close proximity to the recently designated San Gabriel Mountains National Monument.

Assessor's Parcel Number(s): 8527-001-01, 8527-001-08, 8527-001-09, and 8527-001-12

PUBLIC SCOPING MEETING NOTICE

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Project Description: The proposed Project is comprised of the following elements:

1. Approval of Tentative Tract Map 73567; and
2. Oak View Estates Specific Plan to construct five (5) estate residential parcels, and two utility managed sites-one for a water tank and one for a debris basin.

The Applicant proposes to construct five (5) estate residential parcels, a private park, and a water tank, with associated facilities and improvements such as a roads, street landscaping, drainage, a debris basin, slopes and slope benches, within an approximately 197-acre site. On-site development would involve approximately 22 acres, fuel modification zones would cover approximately 27 acres, while approximately 147 acres would be preserved in a conservation easement.

Each proposed residential estate would consist of the primary home and a guest house, and other ancillary structures such as garages and stables are permitted. For analysis purposes, an average size of 27,500 sf would be assumed for each of the homes, inclusive of 25,000 sf for the main residence, and 2,500 sf for the guest house. The residential estates would be custom homes. Private streets would be constructed to provide access for new residences.

Residential estate lots would be created by lowering the existing knoll located at the southwest corner of the site and raising elevations within the adjacent Bliss Canyon. The project would impact native trees, including 25 like oak trees. Grading is anticipated to take approximately one year, and project buildout would take place over five years.

Potential Environmental Effects: The results of scoping input, combined with the evaluation of an Initial Study will be used to determine the scope of the environmental study and the type of CEQA document prepared – either a Mitigated Negative Declaration or an Environmental Impact Report.

Comments: Please send your comments by **December 14, 2016 at 4:00 p.m.** to Anne McIntosh, City Planner at AMcIntosh@cityofbradbury.org or at the following address:

Anne McIntosh, City Planner
City of Bradbury Planning Department
600 Winston Avenue
Bradbury, CA 91008
Phone Number: 626.358.3218
Fax Number: 626.303.5154

Document Availability:

Notice of Scoping

This Notice of Scoping can be viewed on the City of Bradbury website at: cityofbradbury.org. The document is also available during regular business hours at:

Bradbury City Hall
600 Winston Avenue
Bradbury, CA 91008