



NOTICE OF PREPARATION OF A DRAFT EIR AND SCOPING MEETING

DATE: February 23, 2018
TO: Responsible Agencies and Interested Parties
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Pursuant to the California Environmental Quality Act (CEQA), the City of Bradbury is reviewing the environmental impacts of the Oak View Estates Specific Plan (project). Implementation of the project will require discretionary approvals from the City of Bradbury, and therefore, the project is subject to the environmental review requirements of CEQA. As the lead agency under CEQA, and due to the involvement of potentially significant impacts to the environment, the City is therefore issuing this Notice of Preparation of an Environmental Impact Report (EIR) for the project.

Project Title: Oak View Estates Specific Plan

Project Applicant: Pioneer General Engineering Contractors

Assessor's Parcel Numbers: 8527-001-01, -08, -09, and -12

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, within the Bradbury Estates Community Services District. The Project Site is approximately 197 acres in size. The project site is adjacent to U.S. Forest land and near the San Gabriel Mountains National Monument.

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 Mountainway. There are no existing buildings onsite; native vegetation, including chaparral plants, trees and scrub oak, cover much of the site.

Project Description

The Oak View Estates Specific Plan, in conjunction with Tentative Tract Map 73567, would guide the development of 197.7 acres of an undeveloped hillside site in Bradbury. Development under the Specific Plan would result in nine new residential estates, a water storage tank, a loop access road, three bridges, conservation areas and landscaped recreational amenities such as trails and vista points. Each estate would allow development of a primary home and an accessory dwelling unit. Approximately 85 acres (43 percent) of the site would be developed, and 113 acres (57 percent) would be preserved as open space through easements. Each proposed residential estate would consist of the primary home and a guest house, and other ancillary structures such as garages and stables which are permitted. The residential estates would be custom homes. Private streets would be constructed to provide access for new residences. See the Initial Study for a detailed description of the project.

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 CEQA, as codified in Public Resources Code Sections 21000 et seq., and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Based on the Initial Study, the project has the potential to create a significant impact on the environment and the City has determined that an EIR should be prepared. The Initial Study identifies resource areas that can be eliminated from further analysis, and can also be used to solicit public input on the scope of the EIR.

The City has initially identified the following environmental considerations as potentially significant effects of the project:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the project that may accomplish basic project objectives while lessening or eliminating any potentially significant project impacts.

Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. 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 to analyze the environmental impacts of the project. Comments received in response to this Notice 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 thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Opportunity for Public Review and Comment

The Initial Study is available for public review on the City's website at:

<http://cityofbradbury.org/city-services/development-projects/oak-view-estates>

Copies of the NOP and Initial Study are also available for public review at the below locations. Contact locations to confirm hours.

City of Bradbury

600 Winston Avenue
Bradbury, CA 91008
(626) 358-3218

MON-FRI: 8:30 AM – 5 PM

Duarte Library

1301 Buena Vista Street
Duarte, CA 91010
(626) 358-1865

MON-THURS: 11 AM – 8 PM

FRI: 10 AM – 6 PM

SAT: 9 AM – 5 PM

COMMENTS

The City previously conducted scoping for this project in December 2016. Previously submitted comments will also be considered scoping comments on the EIR and do not require resubmittal.

We would like to hear what you think. Please submit your comments by **4:30 p.m. on March 27, 2018** to:

Tracy Nelson, Project Planner Phone: (626) 358-3218
City of Bradbury Fax: (626) 303-5154
600 Winston Avenue Email: tnelson@CityofBradbury.org
Bradbury, CA 91008

Please include your name, phone number, address and e-mail or that of your agency's contact person in your response. Please include "Oak View Estates" in the subject header.

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 Section 21083.0 of the CEQA statute. The scoping meeting is scheduled as follows:

Date and Time: **March 14, 2018 from 7:00 to 8:30 p.m.**

A presentation will begin at 7:15 p.m.

Place: Bradbury City Hall
600 Winston Avenue
Bradbury, CA 91008
(626) 358-3218