

Initial Study for

OAK VIEW ESTATES

SPECIFIC PLAN

Prepared for:



CITY OF BRADBURY
600 Winston Avenue
Bradbury, CA 91008

Environmental Consultant:



MICHAEL BAKER INTERNATIONAL
3536 Concours Street, Suite 100
Ontario, CA 91764

February 2018

This page intentionally left blank.

TABLE OF CONTENTS

1.0	INTRODUCTION AND PURPOSE OF THE INITIAL STUDY	1
1.1	Format and Content of the Initial Study.....	1
1.2	CEQA Requirements	1
1.3	Planning Context	1
1.3.1	General Plan	2
1.3.3	Policy Areas	2
1.3.4	General Plan Land Use and Zoning.....	2
1.4	Initial Study Findings	3
1.5	Consultation with California Native American Tribes underPublic Resources Code Section 21080.3.1.....	3
2.0	PROJECT DESCRIPTION	4
2.1	Project Summary	4
2.2	Project Location.....	4
2.3	Existing Site Conditions	4
2.3.1	Surrounding Area	4
2.4	Discretionary Actions and Land Use Entitlements	11
2.5	Proposed Project	11
3.0	ENVIRONMENTAL CHECKLIST.....	17
3.1	AESTHETICS.....	21
3.2	AGRICULTURE AND FORESTRY RESOURCES	23
3.3	AIR QUALITY	25
3.4	BIOLOGICAL RESOURCES	28
3.5	CULTURAL RESOURCES.....	31
3.6	GEOLOGY AND SOILS.....	33
3.7	GREENHOUSE GAS EMISSIONS.....	37
3.8	HAZARDS AND HAZARDOUS MATERIALS	38
3.9	HYDROLOGY AND WATER QUALITY	45
3.10	LAND USE AND PLANNING	49
3.11	MINERAL RESOURCES.....	51
3.12	NOISE	52
3.13	POPULATION AND HOUSING.....	54
3.14	PUBLIC SERVICES	56

3.15	RECREATION	59
3.16	TRANSPORTATION/TRAFFIC	60
3.17	TRIBAL CULTURAL RESOURCES.....	67
3.18	UTILITIES AND SERVICE SYSTEMS	69
3.19	MANDATORY FINDINGS OF SIGNIFICANCE	72
4.0	REFERENCES	74
5.0	REPORT PREPARATION PERSONNEL	76

LIST OF TABLES

Table 1: Existing General Plan Designations and Zoning.....	2
Table 2: Proposed Site Plan – Parcel Summary	11

LIST OF EXHIBITS

Exhibit 1 Regional Vicinity	5
Exhibit 2 Site Vicinity	7
Exhibit 3 Project Site.....	9
Exhibit 4 Proposed Site Plan	13
Exhibit 5 Seismic Hazard Zones Map	35
Exhibit 6 Emergency Access and Evacuation Plan	43
Exhibit 7 Fire Hazard Severity Zones	44
Exhibit 8 Circulation Plan.....	62
Exhibit 9 Roadway Concept Plans.....	65

1.0 INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

This document is an Initial Study (IS) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This Initial Study is an informational document intended for use by the City of Bradbury Planning Commission, City Council, responsible agencies, and members of the general public in evaluating the physical environmental effects of the proposed project. This IS was compiled by the City of Bradbury with the assistance of Michael Baker International. The City of Bradbury is serving as the lead agency for the proposed project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. The term *lead agency* refers to the public agency that has the principal responsibility for carrying out or approving a project. The Bradbury Estates Community Services District is considered a responsible agency under CEQA.

1.1 Format and Content of the Initial Study

The following components comprise the Initial Study in its entirety:

- Section 1.0** The Introduction and Purpose discusses the document’s purpose, format and content, CEQA requirements, the planning context under which the document was prepared, and the Initial Study findings; summarizes the public review and processing of the document; and lists the technical reports used to prepare the document.
- Section 2.0** The Project Description describes the proposed project in detail and lists the discretionary actions required to implement the project.
- Section 3.0** The Environmental Checklist provides the completed Initial Study and its associated analyses, which document the reasons to support the findings and conclusions of the Initial Study.
- Section 4.0** The References section lists all plans, and information sources referred to within this document. There are no documents incorporated by reference in this document pursuant to CEQA Guidelines Section 15150.
- Section 5.0** Report Preparation Personnel lists all those who were involved in the preparation of the Initial Study.

1.2 CEQA Requirements

This form and the descriptive information in the application package constitute the contents of the Initial Study pursuant to CEQA Guidelines Section 15063.

1.3 Planning Context

The consideration of the proposed project is under the jurisdiction of the City of Bradbury. Development activities that occur in the city are addressed by the City of Bradbury General Plan and Municipal Code. Development activities that occur on the project site will be supplemented by Oak View Estates Specific Plan.

The Bradbury Estates Community Services District is a special district responsible for security, road maintenance, drainage systems, and common area landscape maintenance within the Bradbury Estates area of the City.

1.3.1 GENERAL PLAN

As described above, the prevailing planning document for the project site is the City of Bradbury General Plan, as adopted in February 2014. The General Plan vision statement serves as a guide for the General Plan and its implementation. Based on the vision, proposals and initiatives can be analyzed to determine whether they are in accordance with the long-range future potential of the city, and thus, are beneficial to the community.

There are seven elements of the General Plan that are mandated by the State: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. The City’s General Plan combines the Open Space and Conservation Elements into the Community Resources Element, and the Noise and Safety Elements into the Health and Safety Element.

1.3.2 POLICY AREAS

As described above, the prevailing planning document for the proposed project site is the City of Bradbury General Plan, adopted in February 2014. The General Plan is the guide for the physical development of the community. It establishes goals and objectives to guide decision-making by City officials and staff. The General Plan also identifies land use designations, including the maximum density allowed, for all property in the city.

The Municipal Code implements the General Plan by further clarifying appropriate uses, stating where they may be located, and establishing standards to be met when developing property in Bradbury. The City’s Development Code is a component of the Municipal Code. In addition, the project is subject to the Hillside Development Standards defined in the Municipal Code.

A Specific Plan is also proposed to provide further guidance on development within the plan area and allows modification of applicable zoning standards.

1.3.3 GENERAL PLAN LAND USE AND ZONING

Table 1, *Existing General Plan Designations and Zoning*, summarizes the existing General Plan land use designations and zoning for the project site and surrounding areas.

Table 1: Existing General Plan Designations and Zoning

Location	Jurisdiction	Existing Land Use	General Plan Designation	Zoning
Site	City of Bradbury	Open space	Agriculture/Estate Residential (1 du/5 ac)	A-5, SP Agriculture Residential Estate, Specific Plan Overlay
North	City of Monrovia	Angeles National Forest	Angeles National Forest (1 du/80 ac)	Angeles National Forest
South	City of Bradbury	Estate residential	Agriculture/Estate Residential—Five Acres (1 du/5 ac)	A-5, SP Agriculture Residential Estate, Specific Plan Overlay
East	City of Bradbury	Open space	Open Space; Park	OS Open Space
West	City of Monrovia	Residential	Residential Foothill (1 du/ac)	Foothill Residential (1 du/ac)

Sources: Bradbury 2007, 2014; Duarte 2007, 2010; Monrovia 2008, 2010

Note: du = dwelling unit, ac = acre

The project site's Land Use Designation is Agriculture/Estate Residential–Five Acres. This land use designation allows one main residence and one guest house per minimum 5-acre lot to be developed under a Specific Plan.

The project site is zoned A-5, SP (Agriculture Residential Estate, Specific Plan Overlay) on the City's (2007) Zoning Map. The purpose of the A-5 zoning district is to provide for the development of single-family residential areas and to maintain the integrity of existing single-family residential areas in the city. The A-5 zoning allows one main residence and one guest house per lot. The purpose of the Specific Plan Overlay is to provide regulations for development within the moderate and high environmentally sensitive areas of the City that are identified in the General Plan and defined on the City's Official Zoning Map with the overlay designation of Specific Plan (SP). The Specific Plan Overlay provides guidance for development, in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, safety, or conservation issues require attention in project planning and allows deviations from the Hillside Standards.

1.4 Initial Study Findings

Section 3.0 of this document contains the Environmental Checklist/Initial Study that was prepared for the proposed project pursuant to CEQA requirements.

The Environmental Checklist/Initial Study determined that there is substantial evidence, in light of the whole record before the lead agency (the City of Bradbury), that the project may have a significant effect on the environment. An Environmental Impact Report is recommended to further evaluate the project's potential impacts under CEQA.

1.5 Consultation with California Native American Tribes under Public Resources Code Section 21080.3.1 and Government Code Section 65352.3

Public Resources Code Section 21080.3.1 (Assembly Bill 52)

The project is subject to consultation pursuant to Public Resources Code Section 21080.3.1. The City has taken the following actions to consult with California Native American tribes:

The City will consult with any tribes that had previously requested notification consistent with Public Resources Code Section 21080.3.1. Results of consultation will be further detailed in an EIR.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. Also see Public Resources Code Section 21082.3. Information may also be available from the California Native American Heritage Commissions Sacred Lands File pursuant to Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

Government Code Section 65352.3 (Senate Bill 18)

Government Code section 65352.3 requires local governments to consult with Native American Heritage Commission-identified tribes for the purpose of protecting or mitigating impacts to cultural places, resulting from certain local government actions including General Plan Amendments and Specific Plans. The City will consult with applicable tribes regarding this project, and the results will be detailed in an EIR.

2.0 PROJECT DESCRIPTION

2.1 Project Summary

The Oak View Estates Specific Plan (proposed project) proposes to guide the development of 197.7 acres of a vacant 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, no-build 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 (sometimes referred to herein as a “guest house”). Approximately 85 acres (43 percent) of the site would be developed, and 113 acres (57 percent) would be preserved through easements. Developed areas include developable areas of the residential lots (building pads, driveways, and cut/fill slopes), road, and water tank/fire protection staging, and fuel modification zones for fires protection.

2.2 Project Location

Bradbury is in the San Gabriel Valley region of Los Angeles County and is bounded by Monrovia to the west, Duarte to the south and east, and the San Gabriel Mountains to the north; refer to Exhibit 1, *Regional Vicinity*. The project site is located approximately 1.5 miles north of Interstate 210/Foothill Freeway (I-210) and is adjacent to the existing Bradbury Debris Basin at the base of the San Gabriel Mountains; refer to Exhibit 2, *Site Vicinity*.

The project site is in the northern portion of the City in Bliss Canyon, including the canyon floor, and the adjacent canyon slopes and tributaries. The project site is currently accessible via Long Canyon Road and is within the Bradbury Estates Community Services District; refer to Exhibit 3, *Project Site*.

The site’s elevation ranges from about 1,000 feet at the southeast corner to approximately 2,000 feet at its northeast corner. The project area is mapped within Section 19 in Township 1N/Range 10W, San Bernardino Baseline and Meridian on the Azusa, CA, 7.5-minute US Geological Survey quadrangle.

2.3 Existing Site Conditions

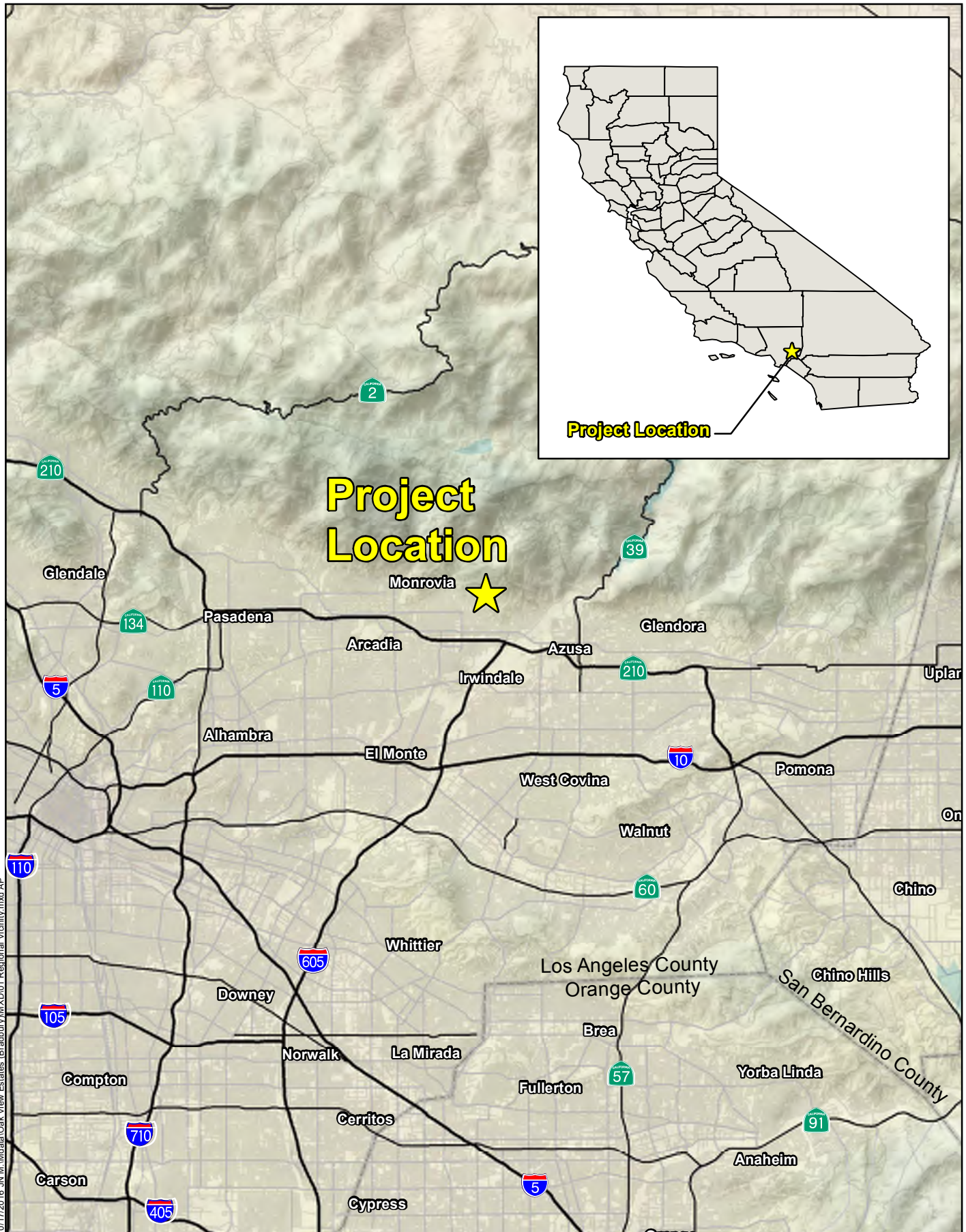
The project site is an undeveloped hillside in the foothills of the San Gabriel Mountains in Bradbury. On-site vegetation consists primarily of chaparral, along with other plant communities. Coast live oak woodlands occur within the canyon bottoms and on the adjacent slopes, and the site also features scrub oak, sycamore, and big-leaf maple trees.

Site topography comprises ridgelines, canyons, and generally steep slopes with elevations that range from less than 1,000 feet at the southeast corner to approximately 2,000 feet at the northeast corner. Most of the site has slopes greater than 50 percent. A wash is in the canyon bottom, located parallel to the site’s major north–south ridgeline and adjacent to the Bradbury Debris Basin.

Spanish Canyon Mountainway, an unpaved access road, bisects the site along a major north–south ridgeline. A portion of Bliss Canyon runs parallel to and east of the ridgeline. Bradbury Canyon and the Bradbury Debris Basin lie to the east of the ridgeline.

2.3.1 SURROUNDING AREA

The project site is located in the foothills of the San Gabriel Mountains. Immediate surrounding uses include residential estates and open space. North of the project site is the Angeles National Forest and the San Gabriel Mountains National Monument, and east of the project site is the Duarte Wilderness Preserve.

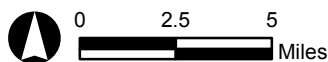


10/17/2016, IN M:\MapataOak_View_Estates (Bradbury)\MXD\01 Regional Vicinity.mxd AP

OAK VIEW ESTATES
INITIAL STUDY

Regional Vicinity

Exhibit 1

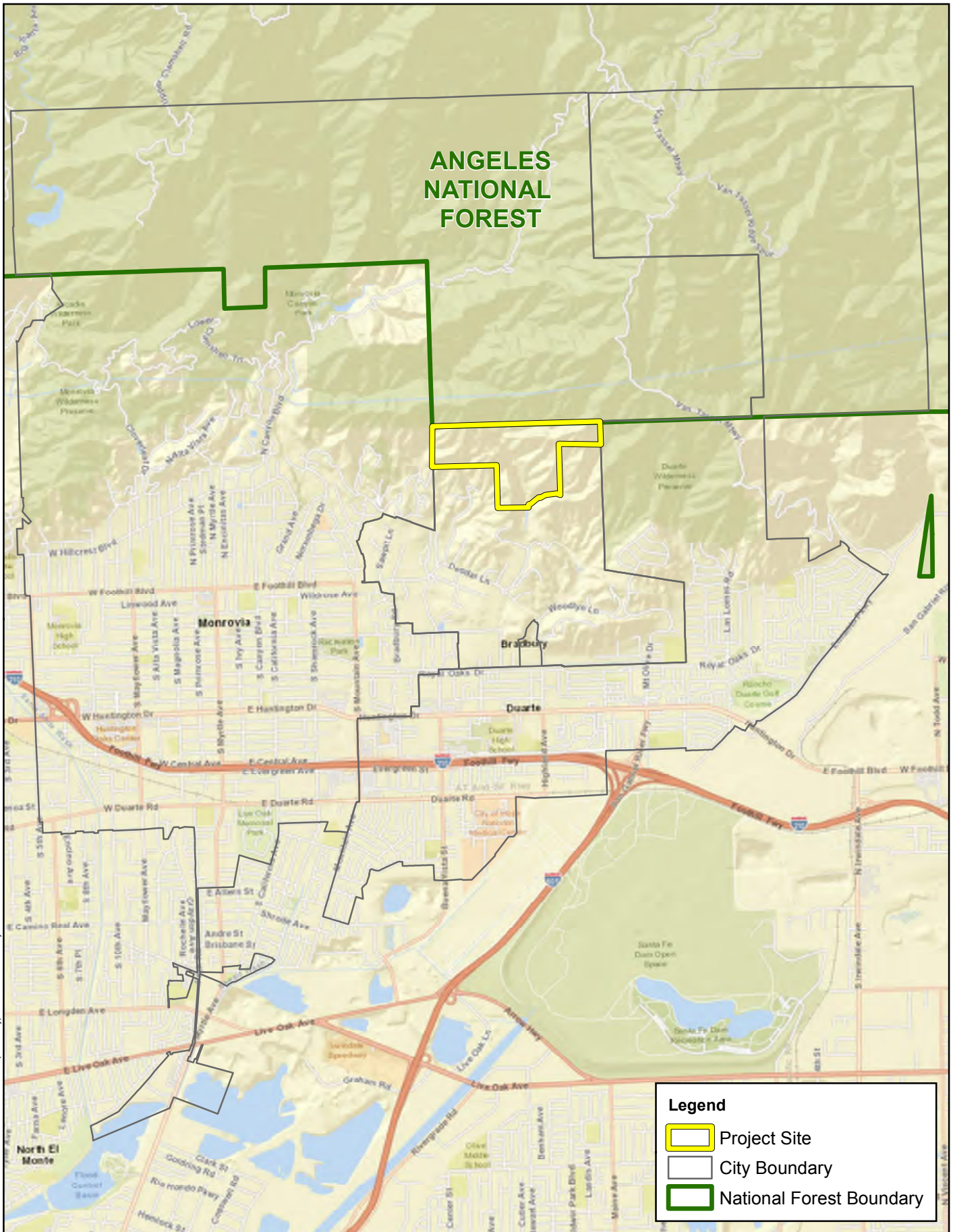


Source: ESRI Relief Map, National Highway Planning Network

This page intentionally left blank.

ANGELES NATIONAL FOREST

10/18/2016, JN M:\Data\Oak View Estates (Bradbury)\M_XD102 Site Vicinity.mxd



Legend

- Project Site
- City Boundary
- National Forest Boundary



Source: Los Angeles County, ESRI USA Topographic Basemap, United States Department of Agriculture

OAK VIEW ESTATES INITIAL STUDY Site Vicinity

This page intentionally left blank.