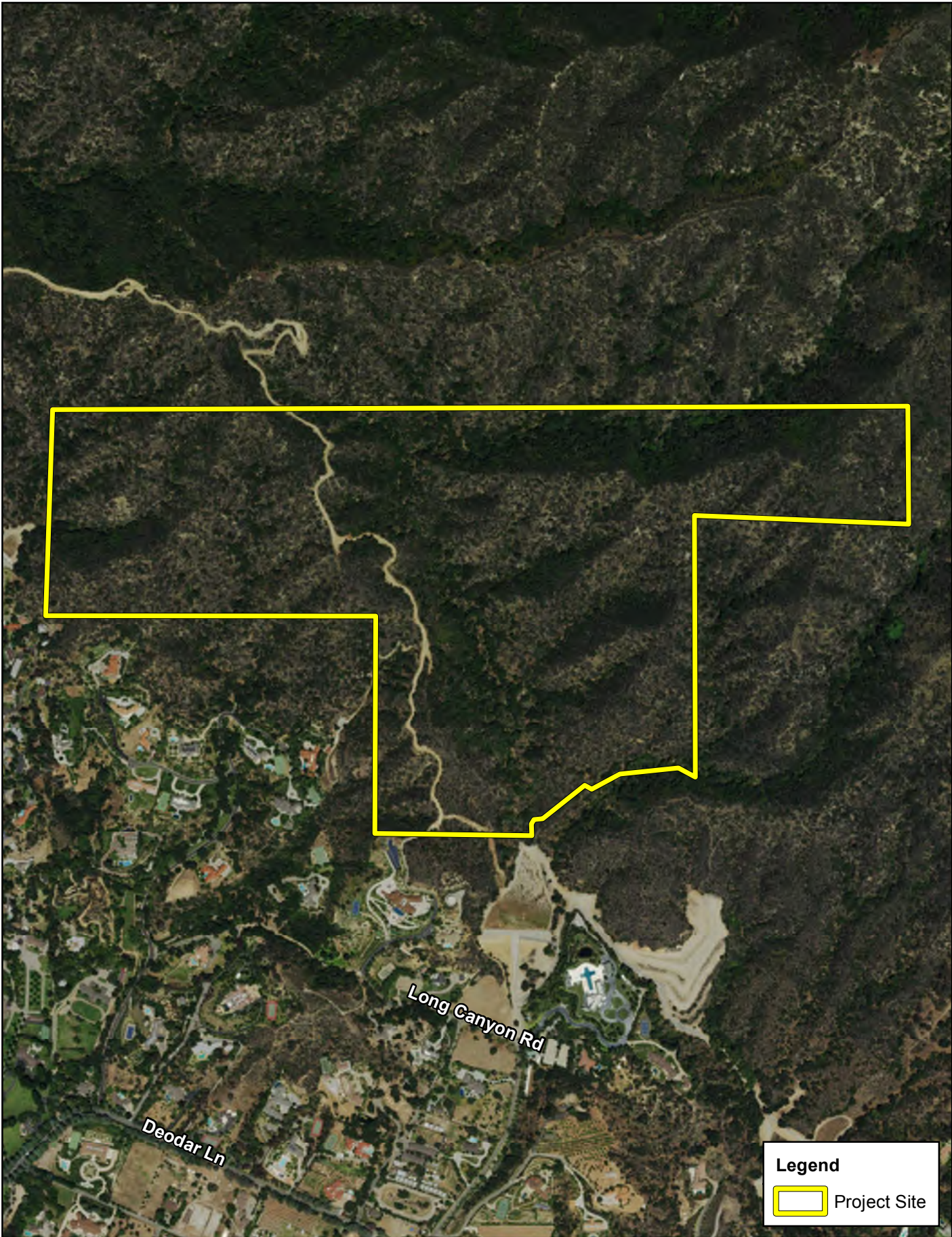


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## 2.4 Discretionary Actions and Land Use Entitlements

The proposed project would require approval of the following discretionary approvals from the City of Bradbury:

- Oak View Estates Specific Plan
- Tentative Tract Map No. 73567 to develop 9 residential lots and 1 lettered lot from 4 existing lots.

The project is also anticipated to require, but not be limited to, the following approvals:

- Plan Review and Approval (Bradbury Estates Community Services District)
- Plan Review and Approval (Bradbury Home Owners Association)
- Clean Water Act Section 404 Permit (US Army Corps of Engineers)
- Clean Water Action Section 401 Certification (Los Angeles Regional Water Quality Control Board)
- 1602 Streambed Alteration Permit (California Department of Fish and Wildlife)

## 2.5 Proposed Project

The project would develop nine residential estate parcels, a water storage tank, and vistas points in a hillside environment. Each residential parcel includes a development area, a fuel modification zone for fire protection, and an open-space/no-build area. A new loop road would provide access to the project site. Additionally, three bridges are proposed to cross and avoid the Bliss Canyon blueline stream that traverses the project site. See Exhibit 4, *Proposed Site Plan*, for the layout of these features. See Table 2-1, *Proposed Site Plan – Parcel Summary*, for a summary of the components for each parcel.

**Table 2: Proposed Site Plan – Parcel Summary**

Parcel	Land Use	Total Area (acres)	Pad Area (sq. ft.)	Development Area and Fuel Mod Zone (acres)	No-Build Area (acres)
1	Estate	10.39	67,700	6.57	3.82
2	Estate	11.58	78,300	9.31	2.27
3	Estate	13.00	78,500	11.40	1.60
4	Estate	14.46	133,200	10.61	3.85
5	Estate	11.15	108,900	5.80	5.35
6	Estate	12.81	71,400	5.56	7.25
7	Estate	14.04	68,900	8.21	5.83
8	Estate	44.74	78,600	11.94	32.80
9	Estate	60.56	80,000	10.24	50.32
<b>Total</b>	—	<b>192.73</b>	<b>765,600</b>	<b>79.64</b>	<b>113.09</b>
A	Water Tank/ Fire Protection Staging	4.97	—	4.97	—
<b>Total</b>	—	<b>197.7</b>	<b>765,600</b>	<b>84.61</b>	<b>113.09</b>
<b>Percentage of Use</b>				43%	57%
Source: Tentative Tract Map No. 73567 (Pioneer General Engineering Contractors 2017)					

## **Residences**

The residential estate lots would allow development of a primary residence and a guest house. For analysis purposes, the average size of the primary residence is assumed to be 40,000 square feet, and the average size of the guest house would be approximately 2,500 square feet. The Specific Plan would provide for a modification of the size of the guest house from the City's Municipal Code standards. Additionally, ancillary structures such as garages and stables would be allowed. The residences would be custom homes, built by the purchaser of each lot.

The height of the primary residences and guest homes would be consistent with the architectural massing and articulation standards set forth in the Oak View Estates Specific Plan. Primary residences must maintain a minimum setback of 100 feet from property lines (Bradbury General Plan 2014). The minimum parcel area would be 10 acres.

## **Fuel Modification Zones and Open Space/Conservation Areas**

Each of the residential lots would be divided into a development area/fuel modification zone and a conservation area.

Fuel modification zones would be managed by each homeowner to minimize available fire fuel adjacent to proposed development. Fuel management is likely to include brush, leaf litter, and deadwood clearance, as well as tree pruning.

Approximately 113 acres or 57 percent of the site would be made up of open space/no-build areas. The open space/no-build areas include ridgelines, hillsides, and natural drainage courses. The long-term ownership and management of the open space area is anticipated to be private. However, the areas would be protected by a conservation easement or similar mechanism to prevent development of open space in perpetuity.

## **Water Tank and Fire Protection Staging**

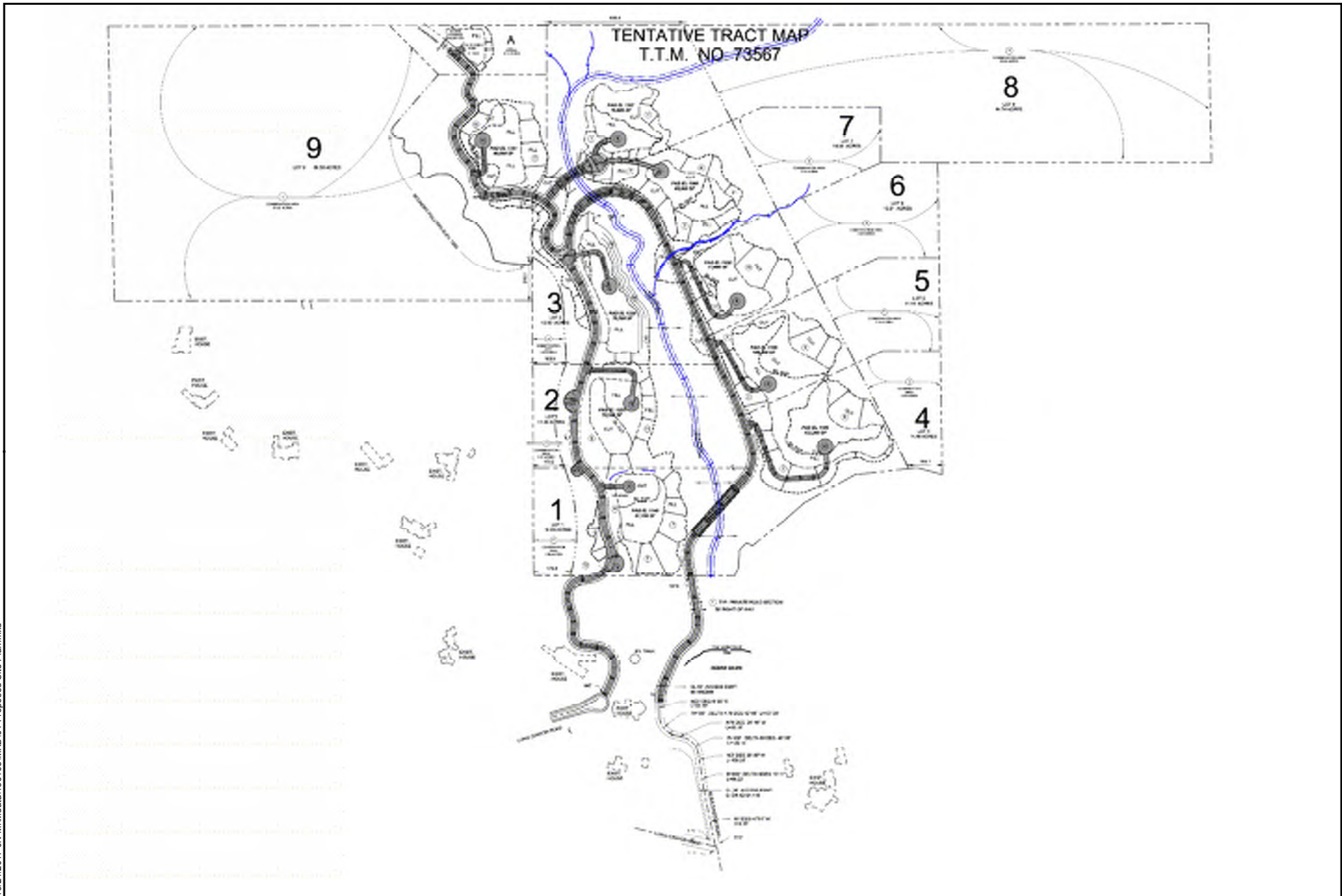
A water tank would be installed on an approximately 5-acre, proposed Lot A, in the northwest portion of the project site to serve project residences and provide water for fire protection. The water tank would be supplied and maintained by California American Water via a water line and pump. Landscaping would be installed around the water tank to reduce its visibility. A portion of this lot (0.6 acres) would also serve as a fire protection staging area in the event of a fire.

## **Utilities**

An on-site debris basin and storm drainage channel would support the new development. These facilities would be constructed by the developer and be maintained by the Bradbury Estates Community Services District.

All utilities serving the project site would be installed underground, within the proposed road right-of-way. Additionally, all residences would be served by individual septic systems. In addition, a sewer connection study is being conducted to study the feasibility for the proposed homes to be connected to sewer. The study would analyze whether there is capacity in the regional system to accommodate future sewer and determine the feasibility of a sewer connection for the project.

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## **Circulation**

Three road designations would be applicable to the project:

- *Private Local Street* – A local private street will extend from the intersection of Bliss Canyon Road and Long Canyon Road north and west to the northernmost end of Long Canyon Road.
- *Fire Road Converted to Private Local Street* – The portion of Spanish Canyon Mountainway extending from the end of Long Canyon Road to its intersection with the extension of Bliss Canyon Road would be converted to a private local street.
- *Paved Fire Road* – The portion of Spanish Canyon Mountainway extending from the water tank to the private local street serving the project will be paved for fire access.

In addition, three bridges are proposed within the project to cross the blueline stream that traverses the project site.

## **Community Services District and Homeowners Associations**

The project would be part of the Bradbury Estates Community Services District (CSD) and the Bradbury Estates Homeowners Association (HOA). Key mandates of the CSD include security, and maintenance of private roadways, bridges, culverts, curbs, gutters, and drainage, and common areas.

## **Construction Activities**

The project site is steep; approximately 78 percent of the site has slopes over 50 percent. The residential estate lots would be a combination of cut and fill along each side of Bliss Canyon. It is estimated that the area proposed to be disturbed by grading would be approximately 79 acres. Approximately 1,131,000 cubic yards of cut, and 1,127,000 cubic yards of fill are anticipated, with a net export of 3,837 cubic yards of material. Initial construction would involve the development of infrastructure including roads, bridges, and utilities, followed by grading to create the building pads and is anticipated to take up to 5 years. Home construction would be conducted incrementally on a demand basis.

## **Project Objectives**

Project objectives for the Oak View Estates Specific Plan include:

- Create residential sites consistent with the densities permitted by the existing AG Estate-SP General Plan designation and the A-5 Specific Plan zoning.
- Conserve hillside open space adjacent to the Angeles National Forest.
- Create view lots strategically designed so that the roadways can be screened by the existing topography and mature landscaping.
- Establish design guidelines and development standards that allow development of gently sloping pads that accommodate development of large residential estates.
- Develop the project site consistent with the vision of the City's General Plan and the Oak View Estates Specific Plan.

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### 3.0 ENVIRONMENTAL CHECKLIST

<p><b>1. Project Title and File Number:</b> Oak View Estates Specific Plan</p>
<p><b>2. Lead Agency Name and Address:</b> City of Bradbury, 600 Winston Street, Bradbury, CA 91008</p>
<p><b>3. Project Location:</b> 1.5 miles north of Interstate 210 adjacent to the Bradbury Debris Basin and along Long Canyon Road and Spanish Canyon Mountainway in Bradbury, CA</p>
<p><b>4. Lead Agency Contact Person(s) and Phone Numbers:</b> Trayci Nelson, Project Planner; (626) 358-3218</p>
<p><b>5. Project Sponsor's Name and Address:</b> D &amp; M Investments, Inc.</p>
<p><b>6. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):</b></p> <ul style="list-style-type: none"> <li>• Plan Review and Project Approval (Bradbury Estates Community Services District)</li> <li>• Clean Water Act Section 404 Permit (US Army Corps of Engineers)</li> <li>• Clean Water Action Section 401 Certification (Los Angeles Regional Water Quality Control Board)</li> <li>• 1602 Streambed Alteration Permit (California Department of Fish and Wildlife)</li> <li>• Los Angeles County Flood Control District (easement)</li> </ul>

**Evaluation Format**

This Initial Study has been prepared in compliance with the CEQA Guidelines. The project is evaluated based on its potential effect on 19 environmental factors, as well as Mandatory Findings of Significance.

- |                                       |  |
|---------------------------------------|--|
| 1. Aesthetics                         | 11. Mineral Resources                  |
| 2. Agriculture and Forestry Resources | 12. Noise                              |
| 3. Air Quality                        | 13. Paleontological Resources          |
| 4. Biological Resources               | 14. Population and Housing             |
| 5. Cultural Resources                 | 15. Public Services                    |
| 6. Geology and Soils                  | 16. Recreation                         |
| 7. Greenhouse Gas Emissions           | 17. Transportation and Traffic         |
| 8. Hazards and Hazardous Materials    | 18. Tribal Cultural Resources          |
| 9. Hydrology and Water Quality        | 19. Utilities and Service Systems      |
| 10. Land Use and Planning             | 20. Mandatory Findings of Significance |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the project on the factor in the form of a checklist. This Initial Study checklist is a method by which to analyze the impacts of

the project on each factor to determine the severity of the impact and determine whether mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report (EIR). The effects of the project are then placed in the following four categories, which are each followed by a summary to substantiate why the project does not impact the factor with or without mitigation. If potentially significant impacts that cannot be mitigated are determined, then the project does not qualify for a Mitigated Negative Declaration and an EIR must be prepared.

<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An EIR must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No significant impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

**Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

<b>X</b>	Aesthetics		Mineral Resources
	Agriculture and Forest Resources	<b>X</b>	Noise
<b>X</b>	Air Quality		Population and Housing
<b>X</b>	Biological Resources		Public Services
<b>X</b>	Cultural Resources		Recreation
<b>X</b>	Geology and Soils	<b>X</b>	Transportation/Traffic
<b>X</b>	Greenhouse Gas Emissions	<b>X</b>	Tribal Cultural Resources
<b>X</b>	Hazards and Hazardous Materials	<b>X</b>	Utilities and Service Systems
<b>X</b>	Hydrology and Water Quality	<b>X</b>	Mandatory Findings of Significance
<b>X</b>	Land Use and Planning		

**Environmental Determination**

Based on this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures are imposed upon the proposed project, nothing further is required.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
City of Bradbury

Agency

\_\_\_\_\_  
Trayci Nelson/Principal Planner

Printed Name/Title

\_\_\_\_\_  
2-23-2018

Date

### **Evaluation of Environmental Impacts**

In accordance with CEQA (Public Resources Code Sections 21000–21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations Section 15063, this Initial Study is a preliminary analysis prepared by the lead agency, the City of Bradbury, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, a Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project.

The purpose of this Initial Study is to inform decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project. The environmental subject areas evaluated herein are listed below. Each section evaluates several specific subjects related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matter addressed therein.

### 3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS.</b> Would the project:				
a) Have a substantial effect a scenic vista?	(X)	( )	( )	( )
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	(X)	( )	( )	( )
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	(X)	( )	( )	( )
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	( )	( )	(X)	( )

**3.1(a) Have a substantial adverse effect on a scenic vista? Determination: Potentially Significant Impact**

A scenic vista is defined as a naturally pleasing distant view through an avenue or opening. The project site is in the northern portion of Bradbury. The City 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*. Bradbury is characterized by generally large estates. The project site is located approximately 1.5 miles north of the 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 located on hillside slopes contiguous to the Angeles National Forest. According to the General Plan, Land Use Objective 1, this is an area of outstanding scenic beauty (Bradbury General Plan 2014). The view of the San Gabriel Mountain hillsides can be seen at a distance along the I-210 Freeway, and potentially within neighboring cities.

The project site is currently undeveloped. The topography comprises canyons and slopes with elevations that range from approximately 1,000 feet at the southeast corner to approximately 2,000 feet at the northeast corner. Native vegetation covers most of the site. The project would create residential estate lots by a combination of cut slopes and fill along each side of Bliss Canyon. Cut and fill slopes would also be required to create the proposed access road for the project. Estimates suggest that approximately 79 acres would be disturbed by grading. Constructed slopes have a higher degree of contrast in form and color, compared to natural slopes. As a result, cut and fill slopes have the potential to be highly visible over long distances, and result in a substantial change in the views of the area. In addition, the large estate homes proposed may similarly introduce a high degree of contrast in form and color compared to the existing natural setting.

Based on these considerations, the project has the potential to have a substantial adverse effect on a scenic vista. Therefore, impacts are potentially significant, and this topic will be further evaluated in an EIR.

*3.1(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Determination: Potentially Significant Impact***

No roads in the project vicinity have been designated as a state scenic highway. The closest eligible state scenic highway is Azusa Avenue (Highway 39), 4 miles east of the project site (Caltrans 2011). However, implementation of the project will result in some changes to hillsides in the San Gabriel Mountains. The project site is currently undeveloped and contains native trees along with other native plants. Native trees in Bradbury are considered a significant part and valuable resource of the environment. Bradbury Municipal Code Chapter 118 of Title IX, Tree Preservation and Protection, regulates tree preservation. According to Municipal Code Section 9.118.030, a native tree is defined as “any woody plant species indigenous to the desert, foothills or canyons of Southern California prior to the California Mission Period, provided that the plant has an expected mature trunk size of 6 inches in diameter at breast height (“DBH”) and has an expected mature height of 15 feet or taller.”

The project site is dense with trees and other vegetation that would be removed with project grading. Thus, implementation of the project would have the potential to damage scenic resources. Therefore, impacts are potentially significant, and this topic will be further evaluated in an EIR.

*3.1(c) Substantially degrade the existing visual character or quality of the site and its surroundings? **Determination: Potentially Significant Impact***

As discussed in Responses (a) and (b), above, the project would introduce cut and fill slopes, and other developed features, that will produce strong visual contrast in form and color compared to the naturalized and vegetated slopes within the project site. The project would impact trees subject to the City’s Tree Preservation Ordinance, among other native vegetation. The project has the potential to substantially degrade the visual character of the project site and its surroundings. Therefore, impacts may be potentially significant, and this topic will be further evaluated in an EIR.

*3.1(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Determination: Less Than Significant Impact***

Outdoor and security lighting typical of a residential community is anticipated. The homes and recreational amenities will include standard lighting typically used for residential developments. Low-height/low-level lighting will be used along the community streets, as needed, for safety lighting of pathways. No spot lights or other skyward lights are proposed to be used. All lighting in the community would be shielded to direct the light downward.

Standard conditions would be applied to the project to require that all outdoor lighting fixtures are fully shielded and that no direct light or glare would trespass onto neighboring properties. Impacts would be less than significant. This topic does not require any further review in the EIR.

### 3.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE AND FORESTRY RESOURCES.</b> Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	( )	( )	( )	(X)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	( )	( )	( )	(X)
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	( )	( )	(X)	( )
d) Result in the loss of forestland or conversion of forestland to non-forest use?	( )	( )	(X)	( )
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?	( )	( )	( )	(X)

3.2(a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?* **Determination: Less Than Significant Impact**

The Farmland Mapping and Monitoring Program of the California Department of Conservation (DOC) is responsible for mapping Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance (Farmland) across the state. The project site is undeveloped and not used for farming activities. The project site is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). In fact, most of the Los Angeles County, including Bradbury, has been labeled as a “Z” zone, meaning that is within an area not mapped. The California Important Farmland Finder states that the project area is in the “Out of Survey Area” (DOC 2016a). Therefore, the project would not result in the conversion of Farmland. Therefore, no impacts would occur and this topic does not require any further analysis.

3.2(b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?* **Determination: No Impact**

The proposed project would not conflict with existing zoning for agricultural use or with a Williamson Act contract. The project site is zoned A-5, SP (Agriculture Residential Estate, Specific Plan Overlay) on the City’s (2007) Official Zoning Map. This zoning allows one main residence and one guest house per lot. The project site is not under a Williamson Act contract (DOC 2016b). No impact would occur and this topic does not require any further analysis.

**3.2(c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? **Determination: Less Than Significant Impact****

California Public Resources Code Section 12220(g) defines forestland as “land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

California Public Resources Code Section 4526 defines timberland to mean “land, other than land owned by the federal government and land designated by the board [in this case, the State Board of Forestry and Fire Protection] as experimental forestland, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.”

Government Code Section 51104(g) states that timberland production zone (or TPZ) means “an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.”

Although the project site does contain undisturbed land, the proposed project would not conflict with existing zoning for or cause rezoning of forestland, as defined above. The proposed project is not situated in land zoned for timberland use or timberland production. Therefore, impacts would be less than significant, and this topic does not require any further analysis.

**3.2(d) Result in the loss of forestland or conversion of forestland to non-forest use? **Determination Less Than Significant Impact****

Implementation of the proposed project would result in the loss of undisturbed land on a hillside. However, this land has not been designated as timberland, does not contain timberland, and is not used for Christmas tree production. Construction activities for the proposed improvements would take place on the San Gabriel Mountain hillside areas that are generally on a 50 percent grade and/or are open with a variety of vegetation such as chaparral, coast live oak, and riparian woodlands. In addition, the project would conserve approximately 113 acres of the site in perpetuity as no-build/open space. Therefore, impacts would be less than significant, and this topic does not require any further analysis.

**3.2(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use? **Determination: No Impact****

The project site is not currently used for farming activities and is not zoned for agriculture. Furthermore, the site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project site is not land that is conducive to farmland due to the topography. The project will not convert Farmland to a nonagricultural use. Therefore, no impact would occur, and this topic does not require any further analysis.



### 3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY.</b> Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	(X)	( )	( )	( )
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	(X)	( )	( )	( )
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors?)	(X)	( )	( )	( )
d) Expose sensitive receptors to substantial pollutant concentrations?	(X)	( )	( )	( )
e) Create objectionable odors affecting a substantial number of people?	( )	( )	(X)	( )

The project did not trigger a traffic impact analysis (TIA) because of the relatively small number of residential units being proposed. Although the primary residences are expected to be larger than average, trips associated with the residences would not substantially number more than those commonly associated with a single-family residential unit.

**3.3(a) Conflict with or obstruct implementation of the applicable air quality plan? *Determination: Potentially Significant Impact***

The project site is in the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone [O<sub>3</sub>], coarse particulate matter [PM<sub>10</sub>], and fine particulate matter [PM<sub>2.5</sub>]). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health.

The SCAQMD (1993) CEQA Air Quality Handbook, as supplemented in March 2015, sets forth quantitative emission significance thresholds below which a project would not have a significant impact on ambient air quality. Future construction and operation of residential uses would result in construction- and operation-related air pollutant emissions. The project has the potential to produce emissions that exceed SCAQMD thresholds and thus potentially conflict with the regional air quality plan. Therefore, impacts are potentially significant, and this topic will be further evaluated in an EIR.

*3.3(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Determination: Potentially Significant Impact***

As discussed previously, the project site is in the SoCAB. State and federal air quality standards are often exceeded in many parts of the basin. Based on preliminary analysis, the project has the potential to exceed SCAQMD short-term construction-period air quality thresholds and could potentially result in significant air quality impacts. A project-specific air quality analysis will be conducted to analyze potential air quality impacts. This topic will further be evaluated in an EIR.

*3.3(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Determination: Potentially Significant Impact***

As discussed in Response (b), construction of the project would have the potential to exceed SCAQMD thresholds. The project's potential to produce cumulatively considerable air pollutants will be further evaluated in an EIR.

*3.3(d) Expose sensitive receptors to substantial pollutant concentrations? **Determination: Potentially Significant Impact***

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive receptors near the project site include residential homes to the west, south, and southeast, all in Bradbury. Additionally, the closest neighboring schools are Royal Oaks STEAM Academy at 2499 Royal Oaks Drive in Duarte, approximately 1.5 miles south, Canyon Oaks High School at 930 Royal Oaks Drive in Monrovia, approximately 1.5 miles south of the project site, and Rangashree School of Fine Arts at 2598 Sunnydale Drive in Duarte, approximately 2.0 miles southeast of the project site.

Construction activities associated with the proposed project have the potential to result in temporary sources of fugitive dust and construction vehicle emissions that could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated in an EIR.

*3.3(e) Create objectionable odors affecting a substantial number of people? **Determination: Less Than Significant Impact***

The potential for the project to generate objectionable odors has been considered. Land uses generally associated with odor complaints include agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The project will not include land uses typically associated with emissions of objectionable odors (wastewater treatment plants, refuse transfer stations, dairies, etc.). Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts resulting from construction activities. It should be noted that any construction odor emissions generated would be temporary, short term, and intermittent in nature. Any odor that may be generated would cease upon completion of the respective phase of construction activity and would not affect a substantial number of people. Therefore, odor impacts associated with the proposed project construction and operation would be less than significant and this topic does not require any further analysis.

### 3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	(X)	( )	( )	( )
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	(X)	( )	( )	( )
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	(X)	( )	( )	( )
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	(X)	( )	( )	( )
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	(X)	( )	( )	( )
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	( )	( )	( )	(X)

3.4(a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*  
**Determination: Potentially Significant Impact**

There is potential for direct and indirect impacts to special-status plant and wildlife species if they occur on the project site. Short-term or temporary indirect impacts to special-status wildlife species would primarily result from vegetation removal activities during grading/filling activities associated with construction. Potential short-term indirect impacts to special-status species would include fugitive dust, chemical

pollutants (including herbicides), increased human activity, and non-native animal species. A potentially significant impact could occur from habitat modifications. Therefore, this topic will be further analyzed in an EIR.

3.4(b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?* **Determination: Potentially Significant Impact**

Riparian habitats are biologically productive and diverse areas that are the exclusive habitat of several special-status wildlife species. These habitats provide drinking water, foraging resources, nesting sites, and suitable cover for a variety of wildlife species. Many of these species are wholly dependent on these habitats throughout their life cycles, while others may use riparian habitats during only certain seasons or life history phases. For example, certain mammals require drinking water or cool shaded cover during the summer, but otherwise may primarily inhabit upland habitats. Additionally, numerous amphibian species use riparian and/or aquatic habitats for breeding purposes, but spend most of their lives in upland areas. The project site contains riparian habitat including a blue-line stream, a contributing tributary, and a wetland seep. Therefore, the project has the potential to directly or indirectly impact riparian habitat. There are no known sensitive natural communities associated with the project site. This topic will be further analyzed in an EIR.

3.4(c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **Determination: Potentially Significant Impact**

The project site includes both state and federally regulated waters, including those defined by Section 404 of the Clean Water Act. The project includes three road crossings across waters (bridges), and may result in direct and indirect impacts to regulated waters. Therefore, this topic will be further analyzed in an EIR.

3.4(d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?* **Determination: Potentially Significant Impact**

The project site has a perennial wetland seep on site that area wildlife is understood to visit. The combination of topography—a canyon setting, location in the foothills of the San Gabriel Mountains, and feature of the project site (perennial seep), support the likelihood of the project site being part of a migratory wildlife corridor. Therefore, this topic will be further analyzed in an EIR.

3.4(e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* **Determination: Potentially Significant Impact**

Native trees in Bradbury are considered a significant part and valuable resource of the local and regional environment. Municipal Code Section 9.118.030 defines a native tree as “any woody plant species indigenous to the desert, foothills or canyons of Southern California prior to the California Mission Period, provided that the plant has an expected mature trunk size of 6 inches DBH and has an expected mature height of 15 feet or higher.” All the trees on the site are naturally occurring native species, previously untouched by human activity. Based on preliminary analysis, the project has the potential for tree removal. A tree survey report will be prepared to further analyze the current tree conditions and community on the project site. Therefore, this topic will be further analyzed in an EIR.

3.4(f) *Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? **Determination: No Impact***

The project site is surrounded by development to the east, west, and south. The project site is not within an adopted habitat conservation plan area designated by the US Fish and Wildlife Service (2017) or within a natural community conservation plan area designated by the California Department of Fish and Wildlife (2015). The project site is not within an existing Significant Ecological Area (SEA) designated by the Los Angeles County Department of Regional Planning (2017). The nearest designated SEA is the San Gabriel Valley SEA 19, which is located to the north, just outside of the city. No impacts would occur and this topic does not require any further analysis.

### 3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	( )	( )	( )	(X)
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to CEQA Guidelines Section 15064.5?	( )	(X)	( )	( )
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	(X)	( )	( )	( )
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	( )	(X)	( )	( )

A cultural resources assessment (Applied Earthworks 2017) was conducted for the project site, and determined that there are no built-environment (historic) resources associated with the project site. In addition, there are no known archaeological resources within the project area. However, dense vegetation and steep slopes precludes a comprehensive on-site archaeological survey. Therefore, there is the potential for project construction to impact unknown archaeological resources.

*3.5(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? **Determination: No Impact***

The results of the cultural resources assessment indicate that there are no historic resources associated with the project site. Therefore, the project would have no direct or indirect impacts to historic resources. No impacts would occur and this topic does not require any further analysis.

*3.5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? **Determination: Less than Significant Impact with Mitigation***

The project site has the potential to have unknown archaeological resources. Mitigation measure CR-1 through CR-3 will be implemented to address the potential discovery of archaeological resources. With the implementation of mitigation measures CR-1 through CR-3, impacts would be less than significant, and this topic does not require any further analysis.

*3.5(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Determination: Potentially Significant Impact***

The project site is not a known source for paleontological resources, and no direct or indirect impacts on paleontological resources are anticipated. The ridges associated with the project site may be considered unique geologic features, and would be directly impacted by the project. Therefore, the project would have potentially significant impacts on unique geologic features. This topic will be further analyzed in an EIR.

*3.5(d) Disturb any human remains, including those interred outside of dedicated cemeteries?*

***Determination: Less than Significant Impact with Mitigation***

The project site is not associated with a cemetery and or any known remains. However, project development has the potential to disturb unknown remains, if present. Mitigation measure CR-4 would address the potential discovery of human remains. With the implementation of mitigation measure CR-4, impacts would be less than significant, and this topic does not require any further analysis.

**Mitigation Measures**

- CR-1 Prior to the start of construction, all field personnel shall receive worker’s environmental awareness training on cultural resources. The training will provide a description of the cultural resources that may be encountered in the Project area, outline steps to follow in the event that an archaeological discovery is made, and provide contract information for the Project Archaeologist. The training will be developed by the Project Archaeologist and may be conducted concurrent with other environmental or safety training.
- CR-2 A qualified archaeologist shall be retained to monitor the initial grubbing and vegetation removed from the Project area for unknown archaeological resources potentially uncovered during initial ground disturbance associated with the Project.
- CR-3 A qualified archaeologist shall be retained on an on-call basis as the Project Archaeologist prior to the start of construction. In the event that a cultural resource is encountered during the course of Project construction, the following procedures will be followed:
- Stop work immediately with 100 feet of the discovery.
  - The designated construction personnel shall contact the Project Archaeologist immediately to evaluate the discovery. The Project Archaeologist shall make recommendations to the Lead Agency on measures that shall be implemented to protect the discovered resource, including but not limited to the excavation and evaluation of the find in accordance with § 15064.5 of the State CEQA Guidelines. Any previously unknown archaeological resources discovered during construction activities on the Project site shall be documented on appropriate DPR forms and further evaluated for significance in terms of CEQA criteria.
  - No further construction activities shall occur in the immediate vicinity of the find until the Lead Agency approves the measures to protect the discovered cultural resource.
- CR-4 If human remains are unearthed during construction, the project applicant shall comply with State Health and Safety Code Section § 7050.5 which states that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC § 5097.98. Specifically, in accordance with PRC § 5097.98, the Los Angeles County Coroner must be notified within 24 hours of the discovery of potentially human remains. The Coroner must then determine within 2 working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with PRC § 5097.98. The NAHC then designates a Most Likely Descendant (MLD) with respect to the human remains within 48 hours of notification. The MLD will then have the opportunity to recommend to the Project proponent means for treating or disposing, with appropriate dignity, the human remains and associated grave goods within 48 hours of notification and site access.