

City with protection from large scale floods. A series of concrete lined channels and underground storm drains exist within and around the perimeter of the City. These backbone storm drain facilities are maintained by the Los Angeles County Flood Control District. The City's large agriculturally zoned and developed parcels either retain surface run-off on-site or it is directed to the public facilities by a system of privately owned and maintained drainage swales. Minor occurrences concerning water runoff occurred in the past during extremely wet years, however privately owned improvements have been made to rectify the local flooding issues. These minor flooding problems tend to be localized and primarily relate to very small mudslides and small erosion problems in areas where the natural topography had been altered.

Much of the soil in Bradbury Canyon is of an alluvium base material and it is susceptible to runoff problems if the natural ground cover has been removed and not replaced with landscaping or other mitigating measures. The City maintains a policy of investigating any localized runoff or mudslide problems through the assistance of the City Engineer and the Los Angeles County Department of Public Works.

Since the City of Bradbury has not been studied by the National Flood Insurance Program (NFIP) to ascertain flood hazards, it is difficult to estimate if there is an area that might be at risk of flooding. The City's history does not contain any reports of catastrophic flooding that would endanger resident's health or safety. The National Flood Insurance Program (NFIP) designated Bradbury as "Zone D" which means that no analysis of flood hazards has been conducted. Mandatory flood insurance purchase requirements do not apply, but coverage is available.

Geologic Hazards The City of Bradbury is situated along the foothills of the San Gabriel Mountains, west of the San Gabriel River as reflected on Exhibit H-S Safety No. 2. Geographically, the San Gabriel Mountain Range is made up of two roughly parallel ranges. The northern, inland range extends from Mt. Gleason eastward past the 9,000-ft. summit of Mt. Waterman and Baden-Powell and terminates near the only summit over 10,000-ft. (Mt. San Antonio or Old Mt. Baldy). The range's major watershed is the San Gabriel River who's three main forks and countless tributaries drain approximately 20 percent of the precipitation in the mountains.

There are geologic conditions within and around the City of Bradbury that could cause problems if proper precautions are not taken. The northern mountainous areas of the City are generally too steep and bedrock is too unstable for typical construction. Erosion, landslides and ground shaking from earthquakes can be severe hazards within these areas. Exhibit H-S Safety No. 3 identifies the portions of the City of Bradbury that are susceptible to landslide and liquefaction.

Landslides Geologic hazards in the City of Bradbury include the potential for landslides, erosion, and debris flow and liquefaction in areas with loose soils and high water tables. Landslide hazards may involve relatively intact, dense bedrock materials or highly fractured and broken, jumbled bedrock. Landslides often occur along pre-existing zones of weakness within the bedrock. Local folding of the bedrock adds to the potential for slope failure. However, many landslides do not seem to be controlled by the position of the bedding rock relative to the topography but by other factors such as rock type and its attendant characteristics (density of jointing and fracturing). Landslides have been known to occur in the northern steep sections of the City. Other areas of the City may experience landslides should conditions change that adversely affect slope stability.

Erosion Hazard Erosion is the natural process by which earth materials are loosened, worn away, decomposed, or dissolved, and transported to another site. Precipitation, runoff, running water, and wind are common agents of erosion. The potential for erosion is generally low in exposed natural slopes but it greatly increases when slopes have been denuded of all ground cover and vegetation. Barren slopes are more susceptible to erosion and subject to riling or raveling.

The potential for debris flow depends primarily on the presence of Colluvium deposits upstream and the increase in soil moisture due to heavy rainfall. A debris flow is a fast moving, liquefied landslide of unconsolidated, saturated debris that looks like flowing concrete. It is differentiated from a mudflow in terms of the viscosity and textural properties of the flow. Flows can carry material ranging in size from small stones to large boulders. Often debris flows contain large amounts of woody debris such as logs and tree stumps. The soil known as Colluvium is loose bodies of sediment that have been deposited or built up at the bottom of a low-grade slope or against a barrier. The deposits that collect at the foot of a steep slope or cliff are also known by the same name. The Bradbury and Spinks Canyon Debris Basins control debris flows.

Seismic Hazards The U.S. Geologic Survey (USGS) is responsible for providing scientific information regarding natural hazards and disasters within the United States in order to protect and save lives. Geologic events and seismic activity in particular, are the primary natural hazards of the community. Earthquakes are caused by violent and abrupt releases of strain built up along faults. When a fault ruptures, energy is released in all directions from the source, or epicenter, in the form of seismic waves. Earthquakes generate two types of hazards. Primary hazards are ground shaking and surface rupture along faults. Secondary hazards result from the interaction of ground shaking with existing ground instabilities and include: liquefaction, settlement, and landslides.

The City of Bradbury is located in a seismically active region and in an area of potential fault rupture, strong ground shaking, and slope instability. These geologic and seismic hazards can affect the integrity of structures and utilities, and in turn can cause severe property damage and potential loss of life. In California, faults are common, ranging from small breaks of an inch or less, to the significant breaks experienced along the San Andreas Fault which extends for hundreds of miles. In addition to size, the age of a fault has a direct bearing on the likelihood of generating an earthquake. Many large faults have not moved for millions of years and are considered “dead” or inactive.

The two principal seismic considerations for most cities in Southern California are damage to structures due to seismically induced ground shaking and surface rupture along active fault traces. Strong ground motions could have a major impact on the City of Bradbury due to the proximity and earthquake potential of nearby active faults. The local geologic and topographic conditions of Bradbury’s location at the base of the San Gabriel Mountains could either amplify or attenuate the seismic waves. Surface ruptures could also have a major impact on the City of Bradbury. Surface ruptures occur during an earthquake when movement along an active fault breaks the ground surface.

The City of Bradbury contains two earthquake faults (Exhibit H-S Safety No. 3). The Sierra Madre Fault extends through the major portion of the Bradbury along the base of the San

Gabriel Mountains. The Duarte Fault extends across the southern portion of Bradbury and bisects an unincorporated County island. The Duarte fault is actually a “segment” of the Sierra Madre Fault. Movement along these frontal faults has resulted in the uplift of the San Gabriel Mountains. Seismic activity is expected to be a maximum of 7.2 magnitude.

The Sierra Madre-Cucamonga Fault Zone includes several fault segments extending for over 86 miles along the southern margin of the San Gabriel Mountains. The two main portions of the Sierra Madre-Cucamonga Fault Zone include the Sierra Madre fault to the west and the Cucamonga fault to the east. The fault zone is inclined to the north, dipping below the San Gabriel Mountains and uplifting them above the Los Angeles Basin. The fault zone was responsible for the 1971 6.6 magnitude San Fernando earthquake on its westernmost segment near the City of Sylmar. The Sierra Madre fault passes through the northern portions of Pasadena, Arcadia, Monrovia, Bradbury, Duarte, Azusa, and portions of San Dimas. The locations of the regional faults are shown in Exhibit H-S Safety No. 2.

The Sierra Madre fault zone is divided into five main segments, labeled with the letters A through E, to more easily characterize this fairly complex system. It was not the fault responsible for the 1991 Sierra Madre earthquake.



Source: California Institute of Technology, SCEC, 02/07/2012

Exhibit H-S Safety No. 2 REGIONAL FAULT SEGMENTS

The most recent surface ruptures are seen on the B and D segments. The least active segment,

is the A segment, also known as the Vasquez Creek fault, which runs between the San Gabriel fault and the intersection of the B and C segments of the Sierra Madre fault zone. At the junction of the C and D segments, the Clamshell - Sawpit Canyon fault splay off from the fault zone, toward the northeast (shown in sea green on the map above). It was this fault, not the Sierra Madre fault zone itself, that ruptured to produce the Sierra Madre earthquake of 1991.

One of the strands that make up segment D is known as the Duarte fault, because of its location near that community. Segment E represents the easternmost part of this fault zone, and at its eastern end, it meets up with several other faults in a complex zone northwest of the City of Upland, near the epicenter of the 1990 Upland earthquake. The general trend of the Sierra Madre fault zone continues eastward from this point along the base of the San Gabriel Mountains, but this eastern continuation is known as the Cucamonga fault zone. The Cucamonga fault zone seems to be more active, (has a higher slip rate) than the Sierra Madre fault zone.

Faults are continuously being found by geologists/seismologists within the region. These scientists have identified almost 100 faults in the Los Angeles area that are suspected of being capable of generating earthquakes with a magnitude of 6.0 or greater. Included within the newly discovered faults are faults classified as "blind thrusts". These faults do not reach the ground surface but do connect many of the known surficial faults at depth and under virtually the entire Los Angeles, San Fernando and San Gabriel Basins. When a fault ruptures energy spreads in the form of seismic waves. Energy waves travel through the earth's crust and eventually reach the ground interface creating surface waves which cause the ground to vibrate up and down and side to side. The City of Bradbury may experience some or all of the hazards associated with seismic waves including ground rupture, ground shaking, landslides, flooding, and liquefaction.

Ground Rupture represents the primary hazard associated with earthquake since it is the initial result of seismic events. Surface rupture poses a difficult seismic problem from an engineering standpoint, because it is far more expensive and complicated to design a foundation and structure to withstand the displacement of even fractions of a foot than to build without consideration of ground rupture. Such ground fractures can cause parallel displacement in the foundation, causing buildings to crack and split. Development should be avoided in areas of high fault potential.

Ground Shaking The most significant earthquake action in terms of structural damage and loss of life is ground shaking. Ground shaking is the movement of the earth's surface in response to a seismic event. The intensity of the ground shaking and the resultant damages are determined by the magnitude of the earthquake, distance from the epicenter and characteristics of surface geology. This hazard is the primary cause of the collapse of buildings and other structures. Increased hazards from earthquakes occur when the seismic activity occurs in a highly urbanized area. The significance of an earthquake's ground shaking action is directly related to the density and type of buildings and the number of people exposed to its effect.

Liquefaction is a phenomenon involving the loss of shear strength of soil. Liquefaction involves a sudden loss in strength of saturated, cohesion soil (mostly sand) which is caused by shock or strain, such as generated by an earthquake and results in temporary transformation of the soil to fluid mass. If the liquefying layer is near the surface the effects are much like that of

quicksand on any structure located on it. If the layer is in the subsurface, it may provide a sliding surface for the material above it.

Liquefaction typically occurs in areas where the groundwater surface is less than 30 feet below the ground surface and where the soils are composed of soft fine sand. There are several liquefaction zones located in the northern and eastern portions of the City of Bradbury. During and after a severe rain event, liquefaction could occur should a moderate severe earthquake take place.

Although, Bradbury has not experienced measurable ground failure due to an earthquake in recent years, the potential for damage due to ground failure is still present. Past seismic events indicate that the City of Bradbury has been free of major damaging earthquakes for at least 130 years. However, a number of historic earthquakes have affected the City in varying degrees from nonstructural damage (toppling of building contents) to minor structural damage (cracks in swimming pools).

A major earthquake occurring in or near Bradbury may cause injuries and even death, extensive property damage, fire, hazardous spills and other hazardous effects that could be aggravated by aftershocks and by the secondary effects of fire, hazardous materials/chemicals accidents and possible failure of waterways and dams.

Seiches, or periodic oscillations ("sloshing") of bodies of water such as ponds, lakes, and bays, usually occur in moderate to great earthquakes. Seiches may raise and lower a water surface from a few inches to several feet, and may occur several thousand miles away from the earthquake epicenter.

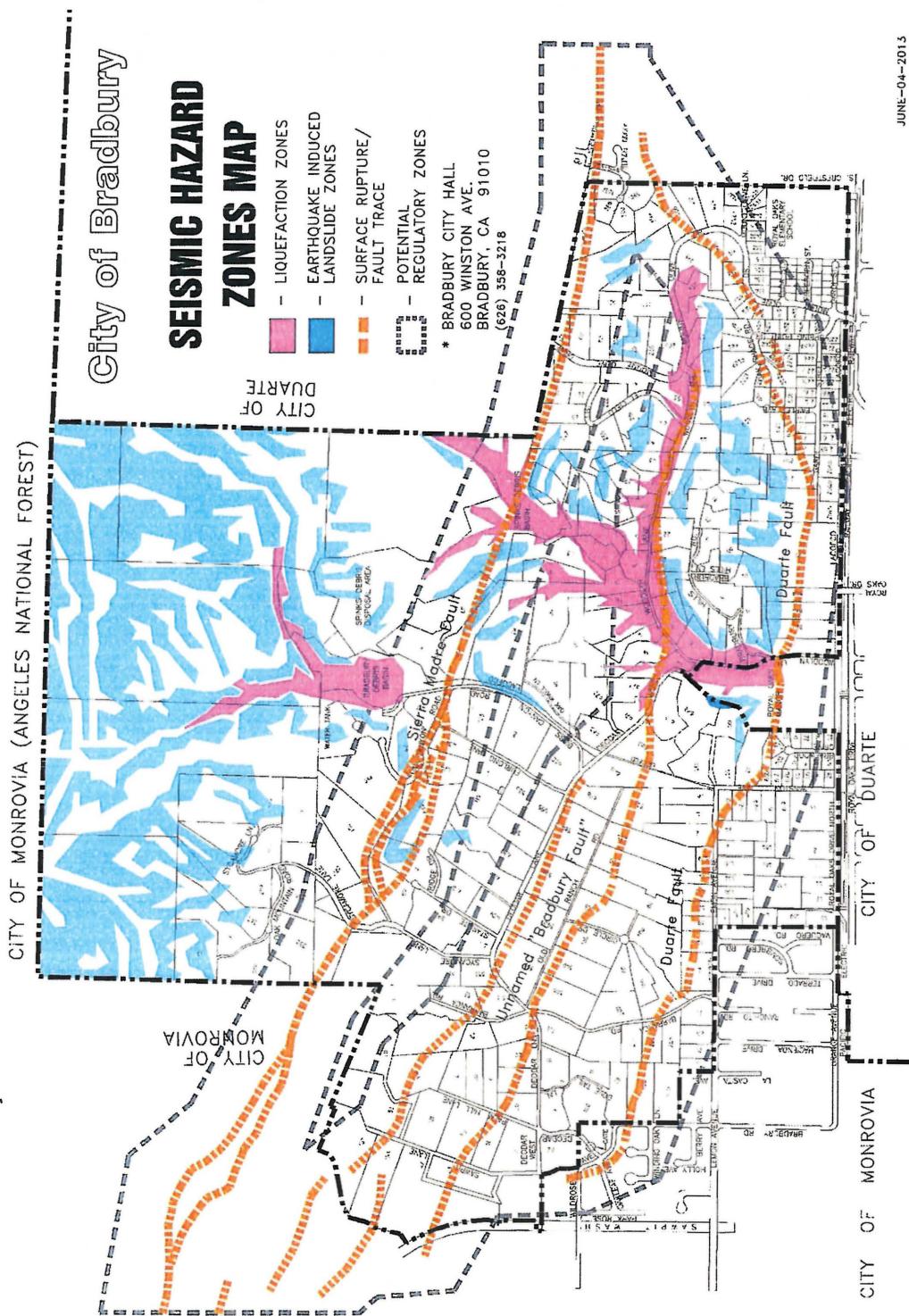


Exhibit H-S Safety No. 3

BRADBURY SEISMIC HAZARD ZONE MAP

Safety and Emergency Preparedness Plan

The two existing emergency response plans, the Los Angeles County Disaster Relief Manual and Basic Emergency Operations Plan, provide the tools to coordinate the disaster recovery operations of County fire control and law enforcement agencies with local agencies and governments. The City currently has a number of ordinances, programs and requirements in existence pertaining to seismic and fire hazards. Primary among these are the subdivision and building permit approval requirements for seismic strengthening and adequate access. The State Office of Emergency Services has established three levels of emergency response to peacetime emergencies, which are based on the severity of the situation and the availability of local resources in responding to that emergency. The three levels of emergency response include:

- Level 1: A minor-to-moderate incident wherein local resources are adequate in dealing with the current emergency;
- Level 2: A moderate-to-severe emergency where local resources are not adequate in dealing with the emergency and mutual aid assistance would be required on a regional or statewide basis.
- Level 3: A major disaster where local resources are overwhelmed by the magnitude of the disaster and State and federal assistance are required.

Each potential hazard to the public safety has been assessed according to the following levels of risk:

- Low Risk: The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.
- Medium Risk: The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.
- High Risk: Risk levels are significant and occurrence of a particular emergency situation is highly probable or inevitable.

The scope or risk refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk includes three levels:

- Local: The affected geographic area that is directly affected is localized or site specific;
- Citywide: The affected area includes a significant portion or all of the City;
- Regional: The affected area includes the entire City as well as the surrounding region.

The low-density character of Bradbury has been mentioned as a positive factor in terms of general safety. Any incremental intensification of existing residential uses may, to some degree, increase susceptibility to fire and/or seismic events. The expansion of urban uses is preceded by, or accomplished in conjunction with, the expansion of infrastructure, and the provisions of a wide range of vital services and facilities. Future development plans and proposals for all property located within the City to include the 302-acres of privately owned undeveloped hillside

open space will be scrutinized for compliance with the City's Safety and Emergency Preparedness Plans.

Police Services. Police protection is provided by the Los Angeles County Sheriff Department. The City maintains a contract with the Sheriff's Department law enforcement services. Although the City contracts for a minimum level of service, in times of emergency the Sheriff dedicates all available personnel and equipment to address the community's needs.

The Duarte Satellite Sub-Station is the launching center for 30 police officers. These officers are responsible for providing police services to the City of Duarte, the City of Bradbury and surrounding unincorporated areas. The Satellite Sub-Station does not have dispatch or booking facilities. The Temple City Sheriff Station is the base of operations location for the region. Dispatch and booking facilities are located there.

Fire Services. Fire protection / Emergency Medical Services are provided to the City by the Los Angeles County Consolidated Fire Protection District. The closest Fire Station, No. 44 is located at 1105 Highland Avenue in the City of Duarte. The station is staffed with at least seven firefighters 24 hours a day. The equipment includes two fire trucks, one patrol vehicle and one water tender. Backup paramedic assistance is provided by Station 29 which is located in the City of Baldwin Park and Station 32 which is located in the City of Azusa. The City of Monrovia Fire Department offers additional mutual-aid when necessary and requested by the County. Los Angeles County Fire also provides Hazardous Material services. The U. S. Forest Service in San Dimas provides wildfire service in the Angeles National Forest.

Medical Services. Emergency medical services are available throughout the Los Angeles County. Acute care facilities near Bradbury include the Methodist Hospital in Arcadia, Huntington Hospital in Pasadena, City of Hope National Medical Center in Duarte, Kaiser-Permanente Foundation Hospital in Baldwin Park and Foothill Presbyterian Hospital in Glendora.

Peakload Water Supply

Peakload water supply is defined as the supply of water available to meet both domestic water and fire fighting needs during the particular season and time of day when domestic water demand on a water system is at its peak. California American Water provides potable water to the City of Bradbury. Potable water is provided from eight wells located in and around Bradbury.

Storage of potable water in the Bradbury service area (which includes portions of the City of Duarte) is provided by seven (7) reservoirs of which four (4) are located within the City. The total storage capacity is 11.2 million gallons which is the equivalent of about 175% of an average day's demand. All of the reservoirs are covered to reduce evaporation.

California American Water is seeking entitlements to drill a new water well at its facility located on Lemon Avenue. It is anticipated that the new well will be on line by the end of 2014.

Peakload water supply on August 11, 2005 was 19.5 million gallons. Peakload water demand is always highest during the hot summer months. Design capacity is based on the peak demand periods.

Natural Hazard Mitigation Plan

The City of Bradbury adopted the updated Natural Hazard Mitigation Plan on July 7, 2007 by City Council Resolution No. 07-17. The updated plan fulfills the City's obligation pursuant to the Federal Disaster Mitigation Act of 2000. The plan adoption and update process involved the participation of all City departments and interested City residents.

The plan includes the following mitigation goals:

Protect Life and Property

- Implement activities that assist in protecting lives by making homes, infrastructure, critical facilities, and property more resistant to natural hazards.
- Reduce losses and repetitive damages for chronic hazard events while promoting insurance coverage for catastrophic hazards.
- Improve hazard assessment information and encourage preventative measures for existing development located in areas vulnerable to natural hazards.

Public Awareness

- Develop and implement education and outreach programs to increase public awareness of the risks associated with natural hazards.
- Provide information on tools, partnership opportunities, and funding resources to assist in implementing mitigation activities.

Natural Systems

- Balance watershed planning, natural resource management, and land use planning with natural hazard mitigation to protect life, property, and the environment.
- Preserve, rehabilitate, and enhance natural systems to serve natural hazard mitigation functions.

Partnerships and Implementation

- Strengthen communication and coordinate participation among and within public agencies, citizens, and local organizations to gain a vested interest in implementation.
- Encourage leadership within public and private sector organizations to prioritize and implement local, county, and regional hazard mitigation activities.

Emergency Services

- Establish policy to ensure mitigation projects for critical facilities, services, and infrastructure.
- Strengthen emergency operations by increasing collaboration and coordination among public agencies and local organizations.
- Coordinate and integrate natural hazard mitigation activities, where appropriate, with emergency operations plans and procedures.

Hazard mitigation is the responsibility of the City; however the following agencies provide support and assistance with preparedness, response, recovery, and administration of funding efforts.

- Governor's Office of Emergency Services (OES) – responsible for disaster mitigation, preparedness, response, recovery, and the administration of federal funds after a major disaster declaration.
- Southern California Earthquake Center (SCEC) – gathers information on earthquakes and releases information to the public to increase earthquake awareness, reduce economic losses, and save lives.
- California Department of Forestry and Fire Protection (CDF or CAL FIRE) – responsible for all aspects of wildland fire protection on private and state owned land. CDF or CAL FIRE administers forest preservation regulations, including landslide mitigation, on non-federally owned land.
- California Division of Mines and Geology (DMG) – responsible for geologic hazard characterization, public education, and reduction of risk of tsunami inundation.
- California Division of Water Resources (DWR) – plans, designs, constructs, operates, and maintains the State Water Project, regulates dams, provides flood protection, and assists in emergency management.

Hazardous Waste and Materials Management Program The Los Angeles County Fire Department Health Hazard Materials Division administers the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program for the City of Bradbury. The Unified Program consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs (Program Elements):

- Hazardous Waste Generation (including on-site treatment under Tiered Permitting).
- Above ground Petroleum Storage Tanks (only the Spill Prevention Control and Countermeasure Plan of "SPCC").
- Underground Storage Tanks (UST's).
- Hazardous Material Release Response Plans and Inventories.
- California Accidental Release Prevention Program (Cal ARP)' and Uniform Fire Code Hazardous Material Management Plans and Inventories.

Emergency Preparedness

Bradbury's position in Southern California and the San Gabriel Valley makes it susceptible to a number of natural disasters and other emergencies.

As such, the City Council appointed an Emergency Response Committee, a five-member advisory body to the Bradbury City Council, to help prepare the community. Commissioners serve as a communication link between the community, City Council and staff regarding issues pertaining to Emergency Preparedness. Members of the Committee are hands-on volunteers who assist in the emergency operation and in the emergency related programs and services offered to the community.

The specific and primary purpose of the Commission is to:

- A. Assess and define emergency needs;
- B. Locate and publicize available resources;

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- C. Conduct exercises, manage responses and oversee simulated, actual or impending emergencies when called upon to do so by the Mayor, Mayor Pro-Tem or City Manager.

Commissioners serve for a term of four years, beginning July 1st and ending June 30th and are eligible upon request to serve one additional consecutive term, for a total of eight years.

Most members of the Committee are CERT (Community Emergency Response Team) trained. These volunteers are educated about disaster preparedness for hazards that may impact the area and in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help.

Additionally, the City of Bradbury has implemented the Connect-CTY service to provide the City the ability to communicate with residents regarding time-sensitive matters, such as unforeseen events or emergencies.

With the Connect-CTY system, the City can quickly contact residents by telephone, cell phone, text message or e-mail regarding urgent and important information. For example, in the event of an emergency, the City can quickly let residents know what to do or where to go for services. Only authorized City officials are allowed to send messages. Other non-emergency messages can be sent by e-mail regarding upcoming meetings, events or workshops.

Disaster Area Management. During World War II, the National Civic Defense Program was activated. The Los Angeles County and the local military authorities quickly recognized that the size and complexity of the County would require a unique management structure to effectively coordinate war-related activities amongst the County, cities, private sector and other agencies. Civil Defense Areas were formed and each area was supervised by an Area Coordinator. After the war, Civil Defense transformed into Disaster Management with an emphasis on planning, training, exercising and public education for earthquakes, fires, floods, severe weather events and epidemics. The City of Bradbury resides in the "Area D" area of responsibility. Other cities in "Area D" include Arcadia, Azusa, Baldwin Park, City of Industry, Claremont, Covina, Diamond Bar, Duarte, El Monte, Glendora, Irwindale, La Puente, La Verne, Monrovia, Pomona, Rosemead, West Covina, Temple City, Walnut, South El Monte, Sierra Madre, and San Dimas. There are eight Disaster Management Areas; each has a coordinator to work with cities and partner agencies to assist their emergency management activities and to act as a liaison between local government and county, state and federal agencies.

City Staff meets with cities within this area of responsibility once a month to discuss topics such as federal reporting and reimbursement after a disaster, incident command, working with minorities, the disabled and the underserved community, public relations and emergency evacuation. The City also participates in a monthly county-wide radio check with "Area D" Coordinators.

Alert LA County. Alert LA County is an emergency mass notification system established by Los Angeles County to contact County residents and businesses via recorded phone messages, text messages or e-mail messages in case of emergencies. The system will be used by the County's Emergency Operations Center to notify residents and businesses of emergencies or

critical situations and provide information regarding necessary actions, such as evacuations. The system uses the telephone companies' 911 database and is able to contact land-line telephone numbers, whether listed or unlisted. If the call is picked up by an answering machine, the system will leave a recorded message. If the number called is busy or does not answer, the system will redial the number in an attempt to deliver the message. The system is also TTY/TDD compatible.

Alert LA County uses 911 databases; therefore, only land-line numbers are automatically included in the system. To be notified at a cellular phone or receive an e-mail notification, a person must register the cellular phone number and/or e-mail address. Each cellular number and/or e-mail address can only be associated with one street address in the system. The registered telephone number and e-mail address will be contacted only when the street address it is associated with is impacted by a disaster or emergency.

Specific Needs Disaster Voluntary Registry (SNAP). The purpose of Specific Needs Disaster Voluntary Registry (SNAP) is to facilitate the planning and implementation of disaster response by first-responder agencies to Specific Needs persons living in the County of Los Angeles. The registry is a project of the Los Angeles County Office of Emergency Management in cooperation with other cities and agencies in the Los Angeles County disaster response operational area.

If a person living in Los Angeles County has any of the following conditions which might impede their abilities to evacuate a building, travel to or stay safely in an emergency evacuation center, or to securely shelter in place without assistance, they should enroll in the program:

- Physical disabilities
- Cardiac and/or respiratory circumstances
- Developmental disabilities
- Emotional or psychiatric disabilities
- Deafness or hearing loss
- Blindness or severe vision loss
- Speech impairments
- Short-term disabilities
- Reliance on technologies that use electricity
- Using medications
- Participation in a home delivery program
- Need specialized paratransit vehicles
- Experience seizures
- Immune system deficiencies
- Communicable diseases

Should a disaster strike in the area, this registry will be used to enhance the efficiency of those agencies called upon to respond, including the Los Angeles County Sheriff's and Los Angeles County Fire Departments.

Evacuation Routes and Reception Centers

Emergency preparedness includes the designation of evacuation routes and emergency facilities. The following facilities are delineated in Exhibit H-S Safety No. 4 and the following rules apply:

Primary Evacuation Routes. The roads are to be kept open at all times. In the event of temporary closure due to maintenance and/or construction, the Fire Department is to be notified.

Reception Centers. The Bradbury Civic Center (600 Winston Avenue, Bradbury, CA 91008) and the City of Duarte Community Center (1600 Huntington Drive, Duarte, CA 91010) will serve as Reception Centers for disseminating information, collection points, distribution centers, etc.

Local Emergency Operations Center (EOC). The Bradbury Civic Center will serve as the local EOC, the alternate site is City of Duarte Community Center until such time the County of Los Angeles designates another local facility.

Critical Facilities. Certain public facilities require special consideration because of the number of persons located in the facility at any one-time. Only one critical facility is located within the City (Royal Oaks Elementary School). The Be Royal Oaks (a senior assisted living facility) is located adjacent to the City in the County unincorporated area.

The evacuation routes in the City and those facilities that will serve as collection/information centers are located on Exhibit H-S Safety No. 4. The Emergency Evacuation Plan does not apply to normal day-to-day emergencies and the well-established and routine procedures used in coping with such emergencies. In the event of a serious hazard which would require the evacuation of Bradbury residents, the following streets would be used as primary evacuation routes:

- Mount Olive Drive.
- Woodlyn Lane (gates will be opened to permit exiting at Royal Oaks Drive, North). The access gate located near Mount Olive Drive will be used by "First Responders" to gain access to the Woodlyn Lane neighborhood.
- Deodar Lane (gates at Wild Rose, Barranca, and Woodlyn Lane will be opened to permit exiting from the Bradbury Estates neighborhood).
- Winston Avenue and the Lemon Avenue access to the Flood Control Channel will be used as access points for "First Responders".

Evacuation will be handled by Los Angeles County safety personnel under contract to the City (i.e., Fire, Sheriff, etc.). In a major disaster, mutual aid sources in adjacent jurisdictions are likely to be fully committed to their own needs, and there may be substantial delays in the request and transport of assistance from more distant locations. Ingress to and egress from the City is likely to be inhibited by damage caused by the disaster and related congestion. Effective disaster preparedness will require the concerted efforts of City personnel, contracted first responders and residents. Not only must effective plans and procedures be in effect, but those plans should be tested and improved through disaster preparedness exercises.

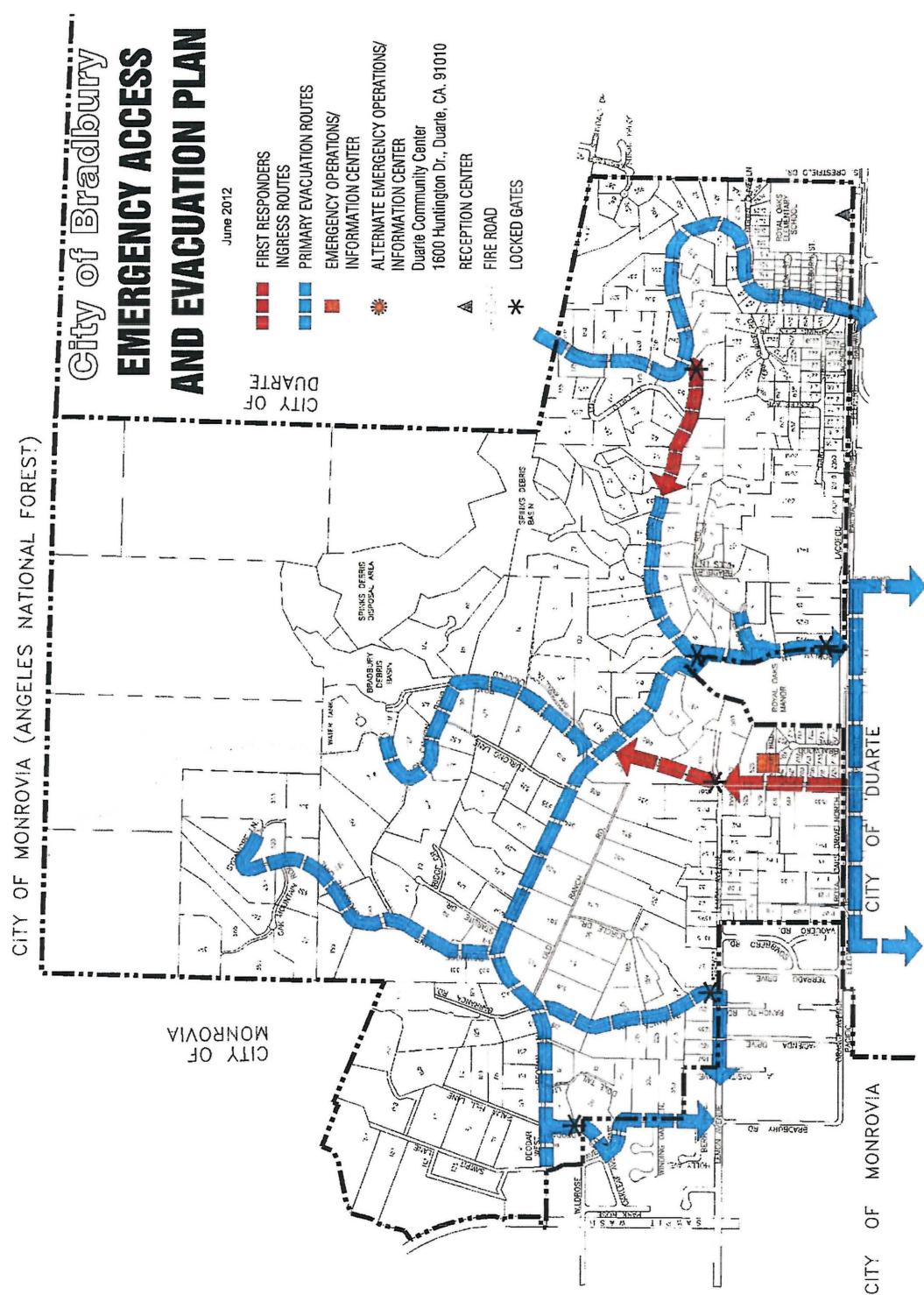


Exhibit H-S Safety No. 4

EMERGENCY ACCESS AND EVACUATION PLAN

Key Safety Goals, Objectives, Policies and Action Programs

Safety Goals:

- Safety Goal 1.** To protect the citizens, their property and public facilities from natural and man-made hazards.
- Safety Goal 2.** To establish, maintain, and develop awareness on the part of all residents of Bradbury as to how to react and protect themselves and each other, in the event of a natural or man-made hazard or disaster.
- Safety Goal 3.** To achieve a greater sense of citizen satisfaction with the safety services within the community, through constantly monitoring the effective and efficient staffing of safety service personnel.
- Safety Goal 4.** To minimize the risk to persons and property due to seismic activity.
- Safety Goal 5.** To minimize the risk to lives and property due to fire hazards.
- Safety Goal 6.** To minimize the risk to persons and property due to the use and storage of hazardous materials.
- Safety Goal 7** Protect the community from floods and landslides.
- Safety Goal 8** Assure that existing and new development addresses fire protection in a proactive and preventative way.

Safety Objectives:

- Safety Objective 1.** Prepare the community for expected or unexpected disasters resulting from natural or manmade causes.
- Safety Objective 2.** Prepare the residents of Bradbury to be aware of potential hazards and disasters and to be prepared to be self reliant for at least seven-days in the event of a disaster.
- Safety Objective 3.** Communicate with Bradbury residents through all available media that safety personnel are properly trained to provide assistance in the event of a disaster.
- Safety Objective 4.** Implement the City's Hazard's Mitigation Plan in a timely manner.

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- Safety Objective 5.** Reduce the possibility of hazardous materials becoming a health and safety issue within the community.
 - Safety Objective 6.** Assure that potential flooding and landslide hazards are reviewed during new development.
 - Safety Objective 7.** Ensure that adequate service levels of fire protection are maintained in the City.

Safety Policies:

- Safety Policy 1.** Support community programs that train volunteers to assist "First Responders" in the implementation of the Hazard Mitigation Plan programs.
- Safety Policy 2.** Implement precautionary measures in high risk areas to reduce injury and loss of property caused by natural or manmade hazards.
- Safety Policy 3.** Review all development proposals for compliance with established hazard avoidance criteria.
- Safety Policy 4.** Provide adequate levels of service to ensure that the residents are protected to the best of the City's ability from natural and manmade disasters.
- Safety Policy 5.** Cooperate with Federal, State and County agencies responsible for the enforcement of all health and safety laws and regulations.
- Safety Policy 6.** Establish and maintain a variety of media sources to enable interactive safety awareness and preparedness educational opportunities for the residents.
- Safety Policy 7.** Obtain materials and support the dissemination of written information to all Bradbury households regarding minimizing or avoiding hazards within the home.
- Safety Policy 8.** Provide opportunities to continually advise and update community residents regarding actions and activities they should engage in after a significant natural or manmade disaster.
- Safety Policy 9.** Support continuing review and updating of the City's Disaster Preparedness Program manual.
- Safety Policy 10.** Work closely with adjacent cities, County, State and Federal agencies to inform, monitor and communicate the presence of wild animals.

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- Safety Policy 11.** Maintain and evaluate the level of safety services available to the community.
 - Safety Policy 12.** Regulate development in accordance with State statutes in areas prone to seismic hazards.
 - Safety Policy 13.** Continue to support “mutual assistance” agreements between local and State fire fighting agencies.
 - Safety Policy 14.** Continue to support programs to reduce fire hazards within the community.
 - Safety Policy 15.** Provide appropriate fire-fighting equipment, personnel and peakload water supply.
 - Safety Policy 16.** Provide access to potable water for emergency purposes.
 - Safety Policy 17.** Regulate and monitor, to the extent possible, the delivery, use and storage of hazardous materials within the City.
 - Safety Policy 18.** Require all existing and new development to install and maintain adequate smoke detection systems.
 - Safety Policy 19.** All new development to install fire sprinkler systems.
 - Safety Policy 20.** Require that all new development incorporate sufficient measures to mitigate flood and landslide hazards including but not limited to on-site drainage systems and grading of site to minimize storm-water runoff.

Safety Implementation Action Programs:

The City of Bradbury intends to complete the following items which address the objectives and policies of the Safety Element of the General Plan:

- Safety Action 1.** Assure that the land use element recognizes and addresses seismic threats.
- Safety Action 2.** Promote public education about fire safety at home.
- Safety Action 3.** Promote public education about disaster preparedness.
- Safety Action 4.** Update the hillside development standards which include fire prevention design measures.
- Safety Action 5.** Continue to make emergency and disaster preparedness a community priority.

- Safety Action 6.** Update and review the Emergency Operation Plan annually.
- Safety Action 7.** City staff to continue to work with the LACFD on brush removal and weed abatement from April to June.
- Safety Action 8.** Conduct public outreach on wildfire prevention awareness.
- Safety Action 9** Promote voluntary efforts of tree trimming and brush and weed abatement.
- Safety Action 10.** Maintain and update the multi-hazard emergency plan for the City.
- Safety Action 11.** Continue support and participation with the Emergency Response Committee.

General Plan 2012-2030 Update

Climate Action Plan

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Climate Action Plan

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General Plan 2012-2030 Update

Climate Action Plan Element

Purpose

The City of Bradbury understands the importance of becoming energy efficient and that climate change has the potential to significantly affect Bradbury's residents, as well as other communities in the region. The City also recognizes that local governments play a significant role in reducing greenhouse gas emissions and mitigating the potential impacts of climate change. Comprehensive effort should be expended to protect the limited energy and natural resources. Strategies in this Element provide a path toward optimizing energy use in the City while increasing the quality and comfort in homes and reducing utility costs.

The purpose of this Climate Action Plan is to compile potential strategies (i.e., actions, projects, and programs) that the City's government operations and the community can use to address their impact on the environment. The Plan provides a brief background of what climate change is and its potential impacts. It also focuses on the efforts Bradbury can take to reduce its greenhouse gas emissions and mitigate, to the extent feasible, potential impacts.

Through actions outlined in this plan, such as increasing energy efficiency in buildings, encouraging less dependence on the automobile, and using clean, renewable energy sources, the community can experience lower energy bills, improved air quality, reduced emissions, and an enhanced quality of life. The City's preparation of a 2010 Greenhouse Gas Emissions Inventory and this Climate Action Plan are the beginning of an ongoing planning process that includes assessing, planning, mitigating and adapting to climate change.

Specifically, this Plan does the following:

- Summarizes the various regulations at the federal, state, and regional levels.
- Incorporates the City's 2010 Greenhouse Gas Emission Inventory, which identified sources of greenhouse gas emissions generated by both the community and the City's government operations.
- Estimates how these emissions may change over time and establishes a target to reduce greenhouse gas emissions to 15% below 2008 levels by 2020.
- Provides national system, energy use, transportation, land use, green purchasing, waste and water use strategies necessary to minimize Bradbury's impacts on climate change and meet the established greenhouse gas emission reduction target.
- Creates a long-term vision for energy efficiency.
- Establishes reduction targets for energy efficiency.
- Identifies goals, policies, and actions to achieve energy reductions.
- Provides a framework implementing the identified goals, policies and actions.

Relationship to Other General Plan Elements

In this General Plan 2012-2030, the City adopted a number of sustainable building and community development policies to reduce resource consumption and improve energy efficiency. Though the General Plan including this Climate Action Plan Element are intended as long-range plans, the Climate Action Plan Element may be updated on a more regular basis to add and amend strategies as new information, policy guidance, and regulations regarding the reduction of greenhouse gases and the City's dependence on nonrenewable energy resources are developed. The goals, objectives and policies set forth in the other General Plan Elements are consistent with the City's commitment to reduce greenhouse gases and its reliance on nonrenewable energy resources.

Climate Change Background

A balance of naturally occurring gases dispersed in the atmosphere determines the Earth's climate by trapping infrared radiation (heat), a phenomenon known as the greenhouse effect. Significant evidence suggests that human activities are increasing the concentration of these gases (known as "greenhouse gases" or GHG) in the atmosphere, causing a rise in global average surface temperature and consequent global climate change. The greenhouse gases include carbon dioxide, methane, nitrous oxide, halocarbons, ozone, and water vapor. Each one has a different degree of impact on climate change. To facilitate comparison across different emission sources with mixed and varied compositions of several GHG, the term "carbon dioxide equivalent" or CO₂e is used. One metric ton of CO₂e may consist of any combination of GHG, and has the equivalent Global Warming Potential (GWP) as one metric ton of carbon dioxide (CO₂). According to EPA's April 2009, "Inventory of U.S. Greenhouse Gas Emissions," the majority of GHG emissions comes from fossil fuel combustion, which in turn is used for electricity, transportation, industry, and heating, etc.

Collectively, these gases intensify the natural greenhouse effect, causing global average surface temperatures to rise, which affects local and global climate patterns. These changes in climate are forecasted to manifest themselves in a number of ways that might impact Bradbury as well as other changes to local and regional weather patterns and species migration.

According to a 2006 Summary Report from the California Climate Change Center, global warming could significantly impact California water and forest resources. The Center's 2006 Summary Report noted the following findings and potential risks to California:

- Precipitation is the most important hydrologic variable and most difficult to forecast.
- Warming raises the elevation of snow levels with reduced spring snowmelt and more winter runoff.
- Less snowmelt runoff means lower early summer storage at major foothill reservoirs with less hydroelectric power production.
- Higher temperatures and reduced snowmelt compounds the problem of providing suitable cold-water habitat for salmon species.

- Rising sea levels would adversely affect many coastal marshes and wildlife reserves.
- Higher temperatures increase the demand for water by plants.
- Climate change in California will result in a higher frequency of large damaging fires.
- Regional climates that are hotter and drier will result in increased pest and insect epidemics within California's forests.

City Profile

The City of Bradbury is a small, residential/equestrian-oriented community of approximately 1.9 square miles (1,216-acres) containing a population 1,048 persons nestled at the base of the San Gabriel Mountains below Angeles National Forest in Los Angeles County. The City has a small full-time staff and contracts for many of the essential municipal services. The community encompasses 1.9 square miles, and includes 3.2 miles of public streets and privately owned and maintained roads. Most of the City is zoned for agriculture/residential uses of land on parcels that range in size from 1 to 5 acres. A significant portion of the City (302-acres) is identified as Open Space, Privately Owned Undeveloped that is subject to development constraints and is presumed to be developed with 16 units on the 8 existing parcels. Other areas of the City are zoned for single-family detached residential development on parcels ranging in size between 7,500 and 20,000 square feet. The City prohibits development other than single-family detached residential dwelling units. The City's location at the base of the foothills provides incredible views of the San Gabriel Valley and downtown City of Los Angeles. Planning and development challenges are created because of the steep slopes, potentially sensitive ecological areas, and natural hazard threats such as wildfire, landslides, and earthquakes.

The City is virtually built out. Thirty-two (32) vacant developable parcels remain and are suitable for the construction of single-family detached residential dwellings and accessory units. The current 400 dwelling units may be increased to a total of 497 dwelling units including primary and accessory dwellings. According to the 2010 United States Census, Bradbury's population was 1,048, and there were 400 Dwelling units and approximately 354 active households.

The General Plan integrates plans and policies that promote sustainability principles, particularly to comply with state-mandated requirements such as the Global Warming Solutions Act of 2006 (Assembly Bill 32), the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill 375, and the Complete Streets Act of 2008 (AB-1358). To address recent sustainability and livability legislation, the 2012 General Plan contains this Climate Action Plan Element.

Greenhouse Gas Emissions Inventory

The first step toward reducing greenhouse gas emissions (GHG) is to identify sources of emissions and establish baseline levels. This information can then be used for the selection of a reduction target and the identification of possible reduction measures to be included in the climate action plan. In 2012, the City received an Energy Action Plan prepared by the consulting firm PMC for the San Gabriel Valley Council of Governments (SGVCOG). Among

other things the report contains information regarding an inventory of greenhouse gas emissions emitted from the Bradbury community and, as a subset of that analysis, emissions attributed to local government operations. The report provides a detailed understanding of where the most emissions are generated, and where the greatest opportunities for emissions reductions lie. The inventory also establishes a baseline emission inventory against which to measure future progress.

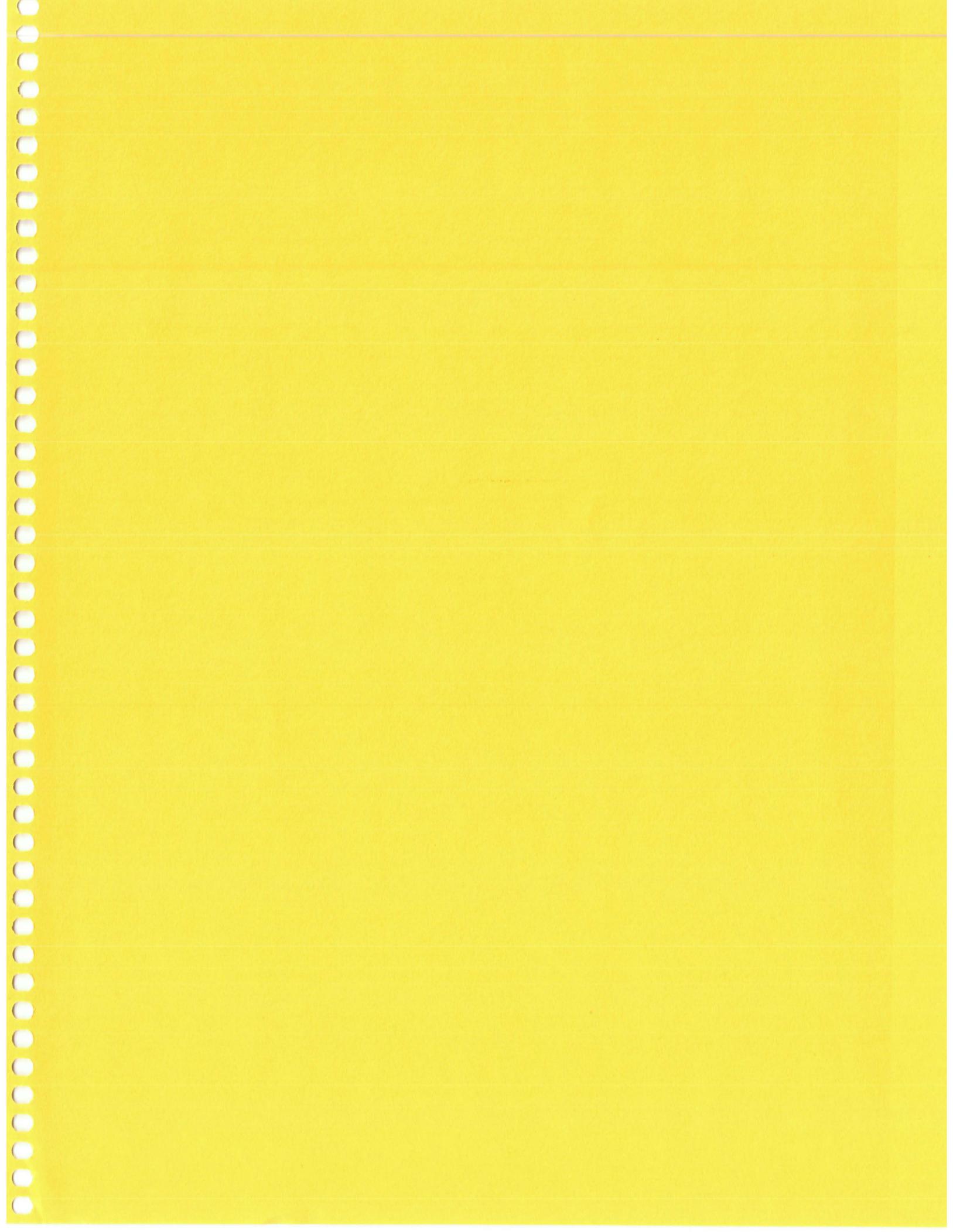
The Inventory includes the major sources of GHG's caused by activities in the City. These sources are based on a regionally consistent approach using statewide best practices and the California Air Resources Board (CARB) recommendations. The Inventory analyzes GHG emissions from community and municipal sources.

2010 Community Emissions Summary

The City of Bradbury emitted approximately 9,520 MTCO₂e (Metric Tons) in the baseline year 2008. As shown in Table CAP No. 1 the on-road transportation sector was the largest contributor to emissions producing approximately 4,010 MTCO₂e or forty-two percent (42%) of the total in 2008. Residential energy followed closely behind contributing 3,750 MTCO₂e or forty percent (40%). Community-generated waste produced 780 MTCO₂e or eight percent (8%) followed closely by street-lighting and water pumping which made up seven percent (7%) of the total emissions with 700 MTCO₂e. Wastewater, water, and off-road equipment made up the remaining three percent (3%) of the total emissions.

The inventory analyzes seven primary sectors: 1) residential energy; 2) street lighting and water pumping electricity; 3) on-road transportation; 4) community-generated waste; 5) water; 6) wastewater; and 7) off-road equipment.

- **Residential Energy** refers to electricity and natural gas consumed by the residents of Bradbury.
- **Street Lighting** and water pumping is the electricity used by streetlights and water pumps located within the City, but not owned by the City.
- **On-Road Transportation** is the vehicle miles traveled in, to, and from the City.
- **Waste** refers to the methane emissions from waste (municipal solid waste) and green waste (alternative daily cover) sent to landfills and regional incinerators (also known as transformation facilities) from the City.
- **Water and Wastewater** facilities require energy to extract, filter, deliver, and treat the potable water resource and the treatment and disposal of wastewater. Also, the direct emissions from residential septic systems are accounted for.
- **Off-Road Equipment** refers to emissions from construction as well as lawn and garden equipment operated within the city.



**Table CAP No. 1
2010 Community-Wide Greenhouse Gas Emissions**

Sector	MTCO2e	% of Total
Residential Energy	3,750	40%
Street lighting and Water Pumping Electricity	700	7%
On-Road Transportation	4,010	42%
Community Generated Waste	780	8%
Water	60	1%
Wastewater	120	1%
Off-Road Equipment	100	1%
Total*	9,520	100%

Emissions generated by government operations are categorized according to four primary sectors: 1) buildings, electricity and natural gas consumed by City buildings; 2) street lighting, electricity paid for by the City for Southern California Edison (SCE) owned streetlights within the City limits; 3) employee business travel; and 4) employee commutes to and from work.

2010 Municipal Emissions Summary

The inventory includes GHG emissions from the operations and activities conducted by the City of Bradbury. Due to the smaller scale of municipal operations and activities in Bradbury, GHG emissions were calculated in kilograms of CO2e (kgCO2e) which are one thousand times smaller than the community's measure of MTCO2e. To see municipal emissions in the same unit as community emissions, the kgCO2e number was divided by 1,000.

Operations and activities by the City of Bradbury in 2008 resulted in approximately 14,840 kgCO2e or 14.8 MTCO2e. As in CAP Table No. 2, Southern California Edison Owned Streetlights was the largest emitter (42%) in 2010. Emissions from the Employee Commute sector produced the second highest quantity of emissions, resulting in 30% of total kgCO2e; and City Hall produced 23% of total emissions. The remainder of emissions came from Employee Business Travel at 5% of total emissions. Emissions from government operations and activities produced less than 1% of total community GHG emissions.

**Table CAP No. 2
2010 Municipal Greenhouse Gas Emissions**

Sector	kgCO2e	% of Total
Civic Center	3,460	23%
SCE owned Streetlights	6,240	42%
Employee Commute	4,440	30%
Employee Business Travel	700	5%
Total*	14,840	100%

Greenhouse Gas Reduction Targets

Assembly Bill 32 recommends that local governments adopt a GHG reduction target of 15% below baseline levels by 2020. The state has not adopted GHG reduction targets beyond 2020; however, in 2005, then Governor Schwarzenegger signed Executive Order S-3-05, which created a goal to reduce GHG emissions to 1990 levels by 2020 and to 80% below 1990 baseline levels by 2050.

Greenhouse Gas Reduction Goal. As shown in Table CAP No. 3 the City would need to facilitate a reduction in emissions of 1,890 MTCO₂e to meet the State-recommended AB-32 Scoping Plan goal of 15% below baseline levels by 2020.

**Table CAP No. 3
BAU Forecast and Reduction Target, 2008 - 2020**

	2020
State-Recommended Reduction Targets (percent below baseline)	15%
State-Recommended Emissions Goal (MTCO ₂ e)	8,090
BAU Forecast with State Reductions (MTCO ₂ e)	9,980
Local Reduction Needed from Adjusted BAU (MTCO ₂ e)	1,890

Existing Residential Energy Use Goal. By the year 2020 the City has targeted reducing the amount of electricity consumed by the community by 1,420,610 kWh which is a 20% reduction of the 2008 baseline level.

New Residential Electricity Energy Use Goal. By the year 2020 the City has targeted a reduction in the amount of electricity used by new buildings 20% below business as usual (BAU) levels which would amount to 243,270 kWh.

Municipal Electricity Energy Consumption Goal. By the year 2020 the City would like to achieve a 10% reduction in the amount of electricity consumed by municipal operations which would amount to a savings of 1,030kWh.

This Climate Action Plan utilizes an emissions reduction target of 15% below the identified baseline 2008 levels by 2020, which is consistent with the State of California's direction to local government, as set forth in the AB 32 Scoping Plan. CAP Table No. 4 provides a comparison of the business-as-usual (BAU) Community-Wide forecast for 2020 to the 2008 baseline year and the 15% reduction target level.

To illustrate the potential emissions growth based on projected trends in energy use, driving habits, and population growth from the baseline year going forward, this plan includes emissions forecast for the year 2020. Under a business-as-usual (BAU) scenario, Bradbury's emissions will grow by approximately 19% by the year 2020, from 9,520 to 11,320 metric tons of CO₂e.

Table CAP No. 4
Comparison of Community-wide BAU Forecasts by Sector
2008 – 2020 (MTCO₂e)

Sector	2008 MTCO₂e	2010 MTCO₂e	2020 MTCO₂e
Residential Energy	3,750	3,840	5,000
Street lighting and Water Pumping Electricity	700	800	920
On-Road Transportation	4,010	3,970	4,090
Community Generated Waste	780	540	910
Water	60	60	130
Wastewater	120	120	160
Off-Road Equipment	100	100	110
Total	9,520	9,430	11,320

CAP Table No. 5 provides a comparison of the business-as-usual (BAU) Municipal forecast for 2020 to the 2008 baseline year and the 15% reduction target level.

As no significant expansion of government services is expected over the next ten years, government operations and activities emissions are projected to remain consistent with 2008 levels under a business as usual scenario.

Table CAP No. 5
Comparison of Municipal BAU Forecasts by Sector
2008 – 2020 (kgCO₂e)

Sector	2008 kgCO₂e	2010 kgCO₂e	2020 kgCO₂e
Civic Center	3,460	3,460	3,710
SCE owned Streetlights	6,240	6,240	6,240
Employee Commute & Travel	5,140	5,140	5,140
Total	14,840	14,840	15,090

Mitigation Activities

The City of Bradbury has established its commitment to reducing its contribution to climate change and preparing for potential impacts from climate change through pursuit of strategic partnerships and early action. Most notably, the City has completed a Greenhouse Gas Inventory of 2010 emissions, and set a target to reduce greenhouse gas emissions by 15% below 2008 levels by 2020.

In recent years, the City has conducted energy efficiency campaigns and though the distribution of user-friendly information on the City's website about energy conservation, suggestions to improve energy efficiency, and appliance rebate programs. In addition to energy-specific

programs, the City of Bradbury proactively maintains the lush natural scenery and rural atmosphere through native vegetation regulations. Through partnerships with the City's water and waste providers, there are also efforts within the community to focus on water conservation and waste reduction, such as the declaration of "Fix a Leak Week" and the equestrian manure recycling pickup offered by the City's waste hauler.

The Bradbury General Plan 2012-2030 Update integrates plans and policies that promote sustainability principles, particularly to comply with state-mandated requirements such as the Global Warming Solutions Act of 2006 (AB 32), the Sustainable Communities and Climate Protection Act of 2008, and the Complete Streets Act of 2008.

On the municipal side, Bradbury's City Hall renovation was completed in April 2011. The new facility uses a similar amount of energy as the old building, but it is twice the size in terms of square feet and it is now able to accommodate a larger variety of community and civic events and meetings. The City participated in Southern California Edition's Savings by Design program to exceed Building Code Title 24 standards for energy-efficient buildings by designing the facility to achieve energy savings through efficient structural design, orientation, and equipment, such as plug-load monitors that shut off equipment when not in use.

Regulation of Climate Change – Federal, State and Regional Levels

Federal Climate Policy

Currently, there is no federal mandate for greenhouse gas emission reporting or reduction in the United States. Efforts are underway in Congress to develop and enact comprehensive climate and energy legislation. Senator Boxer, Chair of the Environment and Public Works Committee, has stated that AB 32 goals and strategies may be a viable starting point for federal legislation.

State Climate Policy

California produces roughly 1.4 percent of the world's and 6.2 percent of the total U.S. greenhouse gases (GHG). The State of California has taken the lead in setting specific targets for reducing greenhouse gas emissions from the burning of fossil fuels in both power plants and vehicles through the following legislation:

California Solar Initiative Program, 2006. Comprehensive \$2.8 billion program that provides incentives toward residential and commercial solar development over 11 years.

Senate Bill 1078 Sher, 2002. Established Renewable Portfolio Standards requiring electricity providers to increase purchases of renewable energy resources by 1% per year until they have attained a portfolio of 20% renewable resources.

Executive Order S-21-09. In September 2009, California Governor Arnold Schwarzenegger signed an executive order directing the State's Air Resources Board to adopt regulations increasing California's Renewable Portfolio Standard (RPS) to 33 percent by 2020. The RPS will apply to investor-owned utilities, publicly-owned utilities, direct access providers, and community choice aggregators.

Assembly Bill 1493 Pavley, 2002. Required the California Air Resources Board (CARB) to develop and adopt regulations that achieve the maximum feasible reduction of greenhouse gasses from vehicles primarily used for non-commercial transportation by January 2005. In 2009, CARB adopted final regulations that are expected to reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016.

Senate Bill 1771 Sher, 2000. Requires the California Energy Commission (CEC) to prepare an inventory of the State's greenhouse gas emissions, to study data on global climate change, and to provide government agencies and businesses with information on the costs and methods for reducing greenhouse gases. It also establishes the California Climate Action Registry to serve as a certifying agency for companies and local governments to quantify and register their greenhouse gas emissions for possible future trading systems.

Assembly Bill 32 Nuñez & Pavley, 2006. Also known as The Global Warming Solutions Act of 2006 institutes a mandatory limit on greenhouse gas pollution and requires a reduction in emissions in California to 1990 levels by the year 2020. The bill also directs the California Air Resources Board (CARB) to establish a mandatory reporting system to track and monitor emission levels and requires CARB to develop various compliance options and enforcement mechanisms.

Senate Bill 375 Steinberg, 2008. Will assign a greenhouse gas reduction target for car and light truck emissions for each region in the State represented by a metropolitan planning organization (MPO) that is to be addressed with a Sustainable Communities Strategy (SCS). It also touches on planning for transportation, housing and the environment and requires Alternative Planning Strategy documents where a SCS will not achieve the GHG reduction targets. The most significant of these initiatives are AB 32 and SB 375; the first requires California to reduce its GHG to 1990 levels by 2020, and the second begins to tie GHG reductions to land use. In 2007, the California Air Resources Board (CARB) conducted an emissions inventory for the state to identify emissions levels in 1990 that figure 427 million metric tons of carbon dioxide equivalents. The inventory revealed that transportation was the largest single sector (35% of the state's total 1990 emissions), followed by industrial emissions (24%), imported electricity (14%), in-state electricity generation (11%), residential use (7%), agriculture (5%), and commercial use (3%).

Preliminary estimates indicate that California's 2020 emission projections could be 600 million tons of CO₂e if no actions are taken to reduce GHG. This means that California must prevent 173 million tons of CO₂e from being emitted by 2020 in order to meet the 1990 levels as required by AB 32. CARB is responsible for monitoring and reducing GHG emissions set forth in AB 32, and is, therefore, coordinating statewide efforts. In December 2008, CARB adopted a Scoping Plan that outlines the actions required for California to reach its 2020 emission target. The actions include a broad set of clean energy, clean transportation, and efficiency standards.

In 2009, CARB identified and implemented nine discrete early action measures including regulations affecting landfills, motor vehicle fuels, refrigerants in cars, tire pressure, port operations and consumer products. Additional reduction measures to meet the 2020 target will be adopted.

Key strategies identified in the Scoping Plan that are best developed and supported by local governments in achieving the climate protection and emission reduction goals include:

- Transportation and community design
- Local and regional emission targets
- Recycling and waste reduction
- Clean energy
- Green buildings
- Water

The CARB Climate Change Scoping Plan “encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State commitment to reduce greenhouse gas emissions by approximately 15 percent from current levels by 2020.” However, CARB does not yet require cities to adopt climate action plans as part of AB-32 implementation efforts.

Coordinated Multi-Jurisdictional Approach

As part of the California Long-term Energy Efficiency Strategic Plan, the San Gabriel Valley Council of Governments, Southern California Edison, and local municipalities set out in July 2011 to target and reduce greenhouse gas emission levels, consistent with the standards set by AB 32.

One of the first projects was to work with PMC – a privately owned environmental planning company – to develop greenhouse gas emissions inventories for the partner jurisdictions. With Southern California Edison grant funding, PMC also worked on programs related to reducing energy use in municipal buildings, establishing a green purchasing collaborative, reducing energy use in residential and commercial buildings, reducing emissions from private and municipal vehicles, and reducing energy use and emissions from waste.

2020 Emissions Forecast

As a small residential community with its own census study, Bradbury offered a unique opportunity to take a detailed approach to forecasting community GHG emissions. Results from the City’s census were combined and contrasted with the City’s 2007 General Plan estimates of build-out both in terms of dwelling unit and population projections. The 2007 General Plan estimated that the City of Bradbury would reach a buildout condition with 501 dwelling units and a total population of 1,500. The 2012-2030 General Plan Update suggests that the City’s buildout dwelling unit count will be 497 and the projected population will 1,540.

Average household utility bills were combined with the potential number of units to be added to the City under the build-out scenario in 2035 to estimate the increase in energy use, water use, waste disposal, and wastewater disposal. A simple escalating factor was used to calculate the assumed higher energy use profiles of the larger homes and estates in Bradbury. This analysis includes an assumption, that larger homes, like those in the A-5 zone designation, will use more energy, water, and other resources than a home within the R-7,500 zone designation. It is expected in the future that the community will continue to see an increase in energy use and resource consumption as homes are renovated or demolished and replaced or new homes are constructed.

Key Climate Action Plan Goals, Objectives, Policies and Implementation Programs

The City of Bradbury intends to reduce its reliance on and consumption of non-renewable energy resources. To that end the following goals, objectives and policies provide the City's "strategy" to achieve the energy efficiency targets established in this plan.

Climate Action Goals:

- Climate Goal 1.** Preserve the energy efficiency of existing housing units within the community.
- Climate Goal 2.** Move toward net zero energy development to minimize additional energy demand within the community.
- Climate Goal 3.** Integrate innovative and cost effective water conservation efforts into new and existing development to conserve energy used to pump, treat, and convey water.
- Climate Goal 4.** Optimize shading and cooling to reduce community-wide energy demand.
- Climate Goal 5.** Conserve energy and limited fiscal resources through energy efficiency and conservation improvements at the Civic Center.

Climate Action Objectives:

- Climate Objective 1.** Reduce dependence on nonrenewable energy resources.
- Climate Objective 2.** Reduce energy consumption by City owned facilities and equipment.
- Climate Objective 3.** Reduce energy consumption by all residential dwellings.

Climate Action Policies:

- Climate Policy 1.** Annually monitor and report the City's progress toward achieving the reduction target.
- Climate Policy 2.** Regularly review and update the City's Green House Gas (GHG) inventory, energy profile and Energy Action Plan.
- Climate Policy 3.** Continue to develop collaborative partnerships that support implementation of the Energy Action Plan.

Climate Policy 4. Support regional funding efforts to implement the Energy Action Plan.

Climate Policy 5. Promote the reduction of dependency on motor vehicles by encouraging the use of alternate transportation modes.

Climate Action Implementation Action Programs:

The City of Bradbury is committed to achieve the energy consumption reduction targets identified in the City's Energy Action Plan (EAP). The City has integrated the goals and policies of the EAP into this General Plan. Additional integration targets include the City's Zone Code, design guidelines, specific plans and future housing elements.

The City will work with the San Gabriel Valley Council of Governments (SGVCOG), the San Gabriel Valley Energy Wise Partnership (SGVEWP) and other partners as appropriate. The City's progress toward achieving its target goals will be monitored annually and reports will be presented to the City Council. Action items may provide interim steps or supporting strategies and the range of opportunities to increase the energy reduction potential of the City.

Climate Action 1. Recognize homeowners that have implemented cost-effective energy efficiency improvements.

Climate Action 2. Encourage homeowner associations to support community energy efficiency efforts such as an annual neighborhood energy conservation competition.

Climate Action 3. Provide a residential energy efficiency checklist that prioritizes actions by return on investment to interested homeowners.

Climate Action 4 Provide incentives to encourage various homeowners to participate in an energy audit that can be used as a case study for others.

Climate Action 5. Encourage homeowners to participate in utility funded energy efficiency programs and retrofits such as Energy Upgrade California.

Climate Action 6. Provide new construction owners with educational materials and resources that assist with energy efficiency improvements.

Climate Action 7. Create and enforce outdoor lighting efficiency standards.

Climate Action 8. Explore group purchase programs to reduce the cost of purchasing energy-efficient appliances, lighting, or pool equipment.

- Climate Action 9.** Encourage the use of smart grid-integrated appliances to allow for programming to operate appliances remotely or when energy costs are at their lowest.
- Climate Action 10.** Encourage the use of variable speed drive pumps for pools and spas.
- Climate Action 11.** Work with adjacent and regional governmental entities to pursue funding for residential audits and retrofits.
- Climate Action 12.** Pursue grants or other financial sources to fund showcase home energy retrofits.
- Climate Action 13.** Consider including the policies of the model energy efficiency code and checklist, prepared by the San Gabriel Valley Council of Governments, into the City's zone code and design guidelines where feasible.
- Climate Action 14.** Utilize improvements to City facilities such as landscaping to demonstrate the effective use of appropriate water-efficient vegetation.
- Climate Action 15.** Encourage the water purveyor to provide water efficiency kits or other resources to City residents.
- Climate Action 16.** Encourage the use of recirculating water systems for decorative water features.
- Climate Action 17.** Promote the retention of natural vegetation and the rural character of the community.
- Climate Action 18.** Promote the use of cool roofs, light-colored paved surfaces, and permeable pavement in new and existing residential projects.
- Climate Action 19.** Conduct an audit of City facilities every five years to assure peak energy performance and identify new technologies or appliances to be installed as they become cost-effective.
- Climate Action 20.** Participate in the San Gabriel Valley Council of Government's utility manager program, the Enterprise Energy Management Information System, to regularly track energy use and identify cost-saving opportunities through sub-metering and energy management.

City of Bradbury
General Plan 2012-2030 Update
Environmental Impact Report
Addendum No. 1

This document is an addendum to the 1994 City of Bradbury General Plan Environmental Impact Report to satisfy California Environmental Quality Act (CEQA) compliance for the 2012-2030 City of Bradbury General Plan Update.

February 2014

**City of Bradbury
600 Winston
Bradbury, CA 91008**

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 - City of Bradbury General Plan Goals and Objectives Comparison Matrix

1. FINDINGS AND CONCLUSIONS

CEQA Guidelines Section 15164 allows a Lead Agency to prepare an Addendum to an Environmental Impact Report for a previously approved project if only minor technical changes or additions are necessary or if none of the conditions described in Section 15162 (a) and (b) have occurred. Although the addendum need not be circulated for public review, decision-makers must consider the addendum with the previously adopted environmental document prior to making a decision on the project. A brief summary explaining the Lead Agency decision to prepare an addendum is required.

Based on the information presented in Sections 3 and 4 of this document, the City of Bradbury, as Lead Agency, finds that the project, the 2012-2030 General Plan Update, does not propose substantial changes that would necessitate additional environmental review under Section 15162 of the CEQA Guidelines. As none of the conditions exist which would necessitate the use of a Subsequent or Supplemental EIR, an Addendum has been prepared.

In addition, the evaluation of impacts, as described in CEQA Guidelines Appendix G, has changed. However, based on the analysis in Section 4, the City concludes that the 1994 General Plan contained enough information about the community that with the exercise of reasonable diligence, information about these issues was readily available and would demonstrate that the impacts were less than significant. Consequently, the City finds that any potential impacts not previously analyzed in the 1994 General Plan EIR will be less than significant.

[1.1 CEQA Guidelines Section 15162 \(a\)\(1\) Substantial Project Changes](#)

Substantial changes in the project are those that would require major revision of the previous environmental document due to the involvement of new significant environmental effects, or if a substantial increase in the severity of previously identified significant effects has occurred. When substantial changes are made to the project, a new EIR or MND must be prepared.

The effects resulting from future development in Bradbury were analyzed in the 1994 City of Bradbury General Plan EIR. While the current general plan update includes policy and program amendments applicable citywide, it does not propose any substantive changes in the existing land use or development pattern. A comparison between the old and the new plans is included in Appendix E – City of Bradbury General Plan Matrices. These matrices, City of Bradbury General Plan Comparison Matrix and City of Bradbury General Plan Goals and Objectives Comparison Matrix, demonstrate that the more recent documents provide an updated and expanded description of goals, objectives and policies. This is not considered a substantial change to the project.

1.2 CEQA Guidelines Section 15162 (a) (2) Substantial Changes in Circumstances

When substantial changes in the circumstances under which a project is undertaken occur, a new EIR or MND must be prepared. Substantial changes are defined as changes that would require major revisions of the previous environmental document in order to describe and analyze new significant environmental effects, or any changes that would cause a substantial increase in the severity of the previously identified significant effects.

The City of Bradbury is almost built-out. Few changes in the City, none of them substantial, have occurred since the adoption of the 1994 General Plan or its re-adoption in 2007. The 2012-2030 General Plan Update does not change the configuration of the City or existing land uses and will not result in new growth over what has previously been anticipated.

1.3 CEQA Guidelines Section 15162 (a) (3) (A) through (B) New Significant Effect

A Lead Agency cannot prepare an Addendum if information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the previous environmental document was certified or adopted, shows:

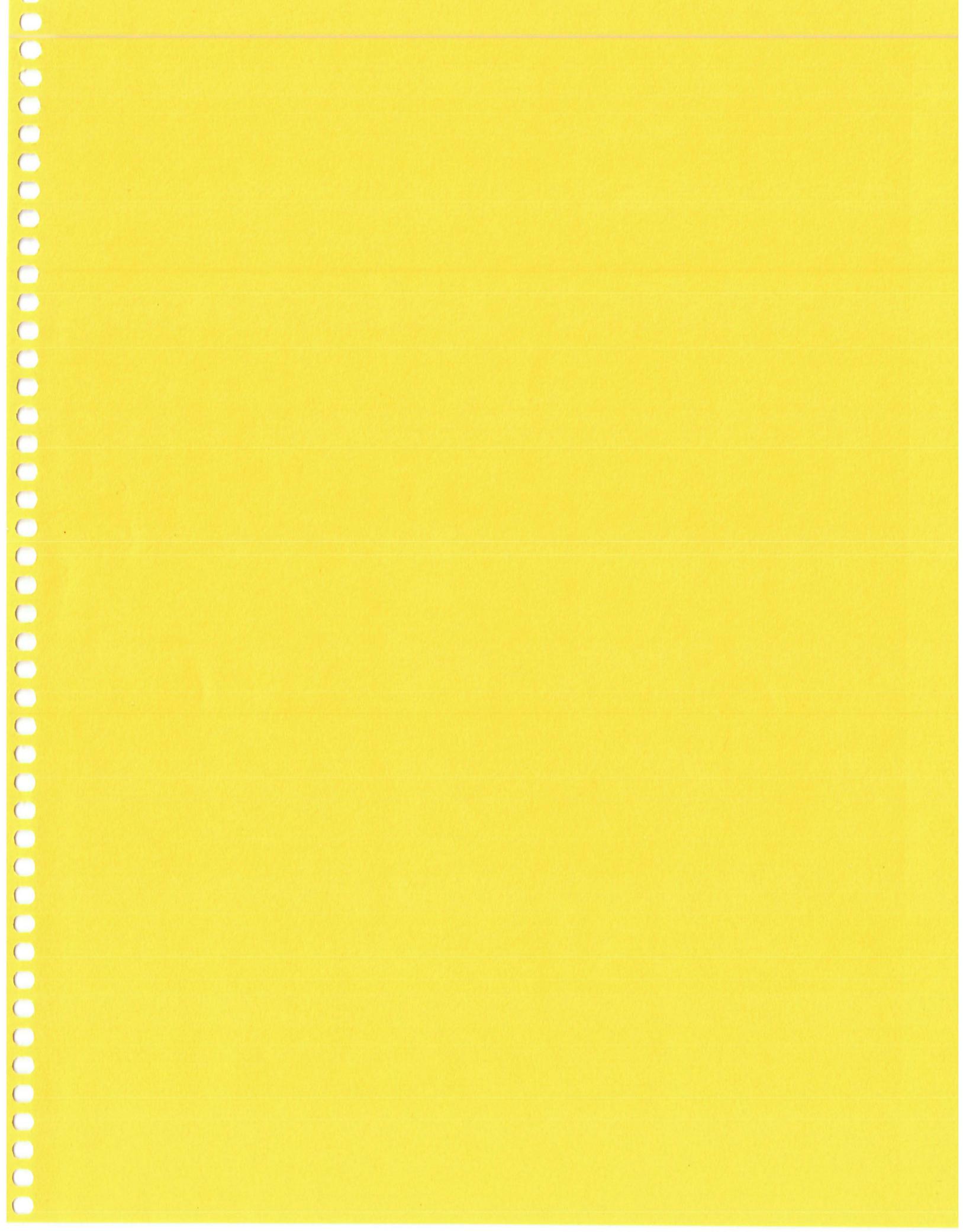
- A. The project will have one or more significant effects not discussed in the previous environmental document;
- B. The significant effects previously examined will be substantially more severe than identified in the previous environmental document.

The previously certified EIR found that there were no significant effects that could not be mitigated to below a level of significance. In Section 4 of this Addendum each of the issues addressed in the previous environmental document, as well as each of the issues contained in the 2013 checklist are analyzed. Based on this analysis and the information contained herein, there is no evidence that the proposed project would have one or more significant new effects not analyzed in the previously prepared EIR. The analysis also demonstrates that there will be no substantial increase in the severity of impacts identified in the previously prepared environmental documents.

1.4 CEQA Guidelines Section 15162 (a) (3) (C) through (D) Changes in Mitigation Measures or Alternatives

A Lead Agency cannot prepare an Addendum if new information of substantial importance, which was not known and could have not been known, with the exercise of reasonable diligence at the time the previous environmental document was certified or adopted, shows:

- A. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or



- B. Mitigation measures or alternatives that are considerably different from those analyzed in the previous environmental document would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

In Section 4 of this Addendum each of the issues addressed in the previous environmental document, as well as each of the issues contained in the 2013 checklist are analyzed. Since all impacts were reduced to below a level of significance, it is assumed that no new mitigation measures would substantially reduce significant effects on the environment.

2. INTRODUCTION

2.1 PURPOSE AND SCOPE

This document, City of Bradbury 2012-2030 General Plan Update Environmental Impact Report Addendum No. 1, is an addendum to the previously adopted general plan EIR which analyzed the potential environmental impacts resulting from the 1994 City of Bradbury General Plan adoption and implementation. The 1994 General Plan was readopted in 2007 without change. This addendum analyzes the potential impacts associated with adoption and implementation of the City of Bradbury General Plan 2012-2030 Update.

2.2 PREVIOUS ENVIRONMENTAL DOCUMENTATION

The Environmental Impact Report for the 1994 Bradbury General Plan addressed environmental impacts associated with future development as permitted under the Land Use Element. The EIR identified as less than significant impacts to land use, population and housing, earth and geology, water, air quality, traffic and circulation, plant and animal life, energy and mineral resources, risk of upset/human health, noise public services, utilities aesthetics, cultural resources and recreation. Impacts to aesthetics, air quality, biological resources, cultural resources, hydrology and water quality and utilities were able to be mitigated to a level of less than significant through recommended mitigation measures. Although currently required by the 2013 CEQA Statute and Guidelines, the regulations in effect when the EIR was certified did not require impacts to forestry resources or impacts resulting from greenhouse gas emissions to be analyzed. Therefore, they were not analyzed in the previously prepared environmental document. Recent revisions to the CEQA checklist also modified the analysis, although traffic was analyzed in the 1994 General Plan EIR, it was not consistent with the current checklist. The traffic analysis was updated to ensure that the evaluation of environmental impacts was consistent with the most recent version of the checklist.

2.3 LIMITED FOCUS OF ADDENDUM

In preparing an addendum, the Lead Agency's environmental review of the proposed project is limited to examining the environmental effects associated with the changes between the previously adopted EIR and the potential impacts which may result from implementation of the proposed project. This Addendum will consider the potential impacts resulting from adoption and implementation of the City of Bradbury General Plan 2012-2030 Update.

The 1994 General Plan and the 2007 General Plan projected a population of 1,500 and 501 dwelling units at full build-out. Similarly, the 2012-2030 General Plan Update estimates a population of 1,540 and 497 dwelling units at build-out. There are eight large parcels of land comprising approximately 302 acres which are located in the northern portion of the City. Since 1994 existing zoning and 2007 general plan designations would permit these privately owned parcels to be developed with one main dwelling unit and one accessory dwelling unit per parcel.

These same land use regulations would allow additional development of the area through the adoption of a specific plan.

A traffic study was conducted as part of the 2012-2030 General Plan Update to determine if the local and regional circulation and transportation systems were adequate to handle existing and projected demand and traffic volumes. The systems were deemed adequate. Based on recent traffic analysis, air quality, greenhouse gas emissions and noise were analyzed. No new significant impacts were identified. In addition, the biological survey was updated. Similarly, the biological survey found no new significant impacts with the 2012-2030 General Plan Update. The City of Bradbury prepared comparison matrices which identify differences and similarities between the 1994 and 2007 General Plans and the 2012-2030 General Plan Update. The matrices are included in Appendix E.

2.4 DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents outlined in this section are hereby incorporated by reference, and the pertinent material is summarized throughout this Addendum, where that information is relevant to the analysis of impacts of the project. Any document incorporated by reference is available for review at City of Bradbury Planning Division offices, located at 600 Winston Ave., Bradbury, CA 91008.

- ***Final Environmental Impact Report for City of Bradbury General Plan***, 1994. This document examines the potential environmental impacts resulting from adoption and implementation of the 1994 General Plan.
- ***City of Bradbury General Plan***, 1994. This document guides future conservation, enhancement and development in the City. It provides a framework for managing the City's environmental and economic resources.
- ***City of Bradbury General Plan***, 2007. In 2007, the City reviewed the 1994 general plan and readopted it without change.
- ***City of Bradbury General Plan Update Traffic Evaluation***, January 2014. The objectives of this study included evaluating key roadways that provide access into the City. The following conditions were analyzed: Existing Traffic and Future Conditions. A revised noise contour map was also prepared based on recent traffic volumes.
- ***City of Bradbury General Plan Update Air Quality and Greenhouse Gas Evaluations***, January 2014. The purpose of this evaluation was to determine the air quality and greenhouse gas impacts associated with the implementation of the City of Bradbury's General Plan update.
- ***City of Bradbury Noise Contours***, January 2014. The purpose of this evaluation was to evaluate noise impacts associated with the implementation of the City of Bradbury's General Plan update.
- ***City of Bradbury California Natural Diversity Data Base (CNDDB) Survey***, January 2014. The purpose of this evaluation was to provide information on biological resources in the City of Bradbury's general plan study area.

2.5 CONTACT PERSON

The Lead Agency for the Addendum for the proposed project is the City of Bradbury. Any questions about the preparation of this Addendum, its assumptions, or its conclusions should be referred to:

Michelle Keith, City Manager and/or
Anne Browning McIntosh, AICP, City Planner
City of Bradbury
600 Winston Avenue, Bradbury, CA 91008

3. CEQA ENVIRONMENTAL CHECKLIST

2013 CEQA Environmental Checklist

PROJECT DESCRIPTION AND BACKGROUND

1. **Project Title:** City of Bradbury General Plan Update 2012-2030
2. **Lead agency name and address:**
City of Bradbury, 600 Winston Avenue, Bradbury, CA 91008
3. **Contact person and phone number:**
4. Michelle Keith, City Manager, (626) 358-3218
Ann Browning McIntosh, AICP, City Planner; (626) 358-3218
5. **Project Location:**
City of Bradbury, County of Los Angeles, 34 degrees 8'58"N 117 degrees 58'28"W
6. **Project Sponsor's Name and Address:**
City of Bradbury, 600 Winston Avenue, Bradbury, CA 91008
7. **General Plan Designation:**
The land use designations in the City of Bradbury General Plan will remain substantively unchanged as part of this project. However, eight (8) parcels comprising 302 acres in the northern hillside area is renamed from "Estate Five Acres/Hillside Overlay" to "Open Space, Privately Owned Undeveloped."
8. **Zoning:**
The zoning designations as set forth on the City of Bradbury Zoning Map will remain unchanged as part of this project.
9. **Description of Project:**
The project involves adopting an updated General Plan that includes the following elements: Land Use, Circulation-Transportation, Community Resources (combines the mandated Open Space and Conservation Elements), Health and Safety (combines the mandated Noise and Safety Elements), and Climate Action Plan. While policy and program amendments apply to the City as a whole, they do not contemplate substantive changes in the pattern of land uses established in the existing General Plan including land use designations, development envelopes, street infrastructure, or increased traffic. No development projects are contemplated at this time. Full copies of the amended General Plan Update 2012-2030 are available at the City Clerk's office located at 600 Winston Avenue, Bradbury, CA 91008. The Housing Element will be adopted separately and is not a part of this project.

General Plan Update 2012-2030 reflects input by the General Plan Steering Committee at numerous meetings and by the community workshops.¹ The Mission Statement, Vision Statement, goals, policies, and the action program included in this General Plan Update are a direct result from the Steering Committee meetings and the community workshops. To the greatest extent possible the committee recommendations that best reflect the community desires were used to form the revised goals, policies and action items. The community agreed the following goals and policies from the 1994 and 2007 General Plans should be retained:

1. Provide a comprehensive policy for future planning in the City.
2. Promote growth management and the preservation and maintenance of important resources.
3. Meet the needs and reflect the goals of its citizens; and
4. Improve the living environment.

The community offered the following additional goals:

1. Financial sustainability.
2. Independent local government.
3. Local responsive and responsible governance.
4. Safe living environment for existing and future residents.
5. Compatibility between rural agriculture and residential estate development.
6. Peaceful community.
7. Balance the City's rural character, including agricultural opportunities, preservation of open-space and natural topography, with residential necessities such as traditional municipal services and utilities.
8. Living/housing opportunities for all ages and economic levels.
9. Services for residents that encompass and are sensitive to an aging population and cultural diversity.

The committee used these overarching goals to develop goals, objectives, and policies for each element. As part of the 2012-2030 General Plan Update, the City prepared a matrix comparing the goals, policies and objectives of the 1994 and 2007 General Plans with those included in the General Plan Update. This matrix is included in Appendix E – City of Bradbury General Plan Comparison Matrices.

Land Use Goals

Goal 1: The Land Use Element maintains the existing rural residential character of the City. The element designates the general location, distribution, and extent of existing and permitted development.

Goal 2: Preserve the identity, image and environmental quality of the hillside and open space areas in perpetuity by enforcing the Hillside Development Standards

¹ 2012-2030 City of Bradbury General Plan Update, Introduction, p. 6-7.

Circulation-Transportation Goals

- Goal 1: The Circulation-Transportation Element seeks to maintain safe and efficient circulation systems that do not impact the rural residential character of the City.
- Goal 2: Maintain transit programs that do not exceed the City's annual transit funding allocation or budget.
- Goal 3: Inform residents of all available transit programs.
- Goal 4: Support regional rail services such as the METRO Gold Line light rail system.
- Goal 5: Promote traffic safety throughout the community.
- Goal 6: Promote a "Dark Sky" development concept for all circulation systems that is consistent with the City's rural character.

Open-Space Goals

- Goal 1: Protect and enhance Bradbury's Open-Space.
- Goal 2: To develop sufficient open-space and recreational-trail access to meet the needs of the community residents.
- Goal 3: To provide open-space and recreational opportunities to the greatest extent possible.

Conservation Goals

- Goal 1: Maintain a healthy and clean city.
- Goal 2: Ensure adequate and cost effective trash collection for Bradbury residents.
- Goal 3: Protect the valuable watershed and natural habitat areas.
- Goal 4: Protect and maintain the local water supply to ensure that the City's growing demand for water is properly accommodated.
- Goal 5: Protect Bradbury's environment through the use of renewable energy resources.
- Goal 6: Prolong the life and safety of landfills and find an environmentally safe alternative means for the disposal of solid waste.
- Goal 7: Restrict future surface streets from impacting natural open-space areas.

- Goal 8: Ensure that development in the steep foothill area is sensitive to the local environment.
- Goal 9: Maintain Land Use policies that have minimal impact on existing air quality.
- Goal 10: Maximize efforts to reduce air pollution from mobile sources.
- Goal 11: Strive to achieve ambient levels of particulate matter to meet State and Federal clean air standards.

Noise Goals

- Goal 1: Reduce noise impacts from transportation sources.
- Goal 2: Develop measures to address non-transportation noise impacts such as those that are generated from surrounding commercial and recreational activities (racetracks, etc.).
- Goal 3: Establish land uses which are compatible with existing noise levels within the community.
- Goal 4: Prevent and mitigate the adverse impacts of noise on City residents.

Safety Goals

- Goal 1: To protect the citizens, their property and public facilities from natural and man-made hazards.
- Goal 2: To establish, maintain, and develop awareness on the part of all residents of Bradbury as to how to react and protect themselves and each other, in the event of a natural or man-made hazard or disaster.
- Goal 3: To achieve a greater sense of citizen satisfaction with the safety services within the community, through constantly monitoring the effective and efficient staffing of safety service personnel.
- Goal 4: To minimize the risk to persons and property due to seismic activity.
- Goal 5: To minimize the risk to lives and property due to fire hazards.
- Goal 6: To minimize the risk to persons and property due to the use and storage of hazardous materials.
- Goal 7: Protect the community from floods and landslides.
- Goal 8: Assure that existing and new development addresses fire protection in a proactive and preventative way.

Climate Action Goals

- Goal 1: Preserve the energy efficiency of existing housing units within the community.
- Goal 2: Move toward net zero energy development to minimize additional energy demand within the community.
- Goal 3: Integrate innovative and cost effective water conservation efforts into new and existing development to conserve energy used to pump, treat, and convey water.
- Goal 4: Optimize shading and cooling to reduce community-wide energy demand.
- Goal 5: Conserve energy and limited fiscal resources through energy efficiency and conservation improvements at the Civic Center.

10. Location, Plan Area, and Regional Access. Briefly describe the project's surroundings:

The City of Bradbury is a small residential city located 22 miles northeast of downtown Los Angeles, in the San Gabriel Valley region of Los Angeles County. Bradbury encompasses an area of 1.9 square miles along the south facing foothills of the San Gabriel Mountains below the Angeles National Forest. The population has increased from 855 residents in 2000 to 1,074 residents in 2013².

Location: The City of Bradbury is bordered by the Angeles National Forest to the north, the City of Monrovia to the north, west and south, and the City of Duarte to the east and south. The City is located approximately one mile north of the I-210 freeway and less than a mile north of the terminus of the I-605 freeway.

Plan Area: The City of Bradbury was incorporated on July 26, 1957. The boundaries lie within the northern part of the Rancho Azusa de Duarte, originally a 6,596-acre Mexican Land Grant given in 1841 to Andres Duarte. The original rancho encompassed all of Bradbury and portions of the cities surrounding Bradbury. It was developed and subdivided into 40-acre parcels in the 1870's. Lewis Leonard Bradbury acquired 2,750 acres of the rancho around 1883, which comprises the present day cities of Bradbury and Duarte. The City adopted its first General Plan in 1972.

Regional Access: The City is served by I-210 freeway traversing east-west along the base of the San Gabriel Mountains connecting to Pasadena and

² California Department of Finance website accessed on July 24, 2013, <http://www.dof.ca.gov/research/demographic/>.

US-101 to Ventura and Santa Barbara and I-605 freeway connecting to Long Beach and the Los Angeles freeway system.

The principal east-west roadway serving Bradbury is Huntington Drive, located in the City of Duarte, one-quarter mile to the south. Huntington Drive is an improved four-lane arterial with raised, landscaped median and separate left-turn lanes.

Environmental Setting: The City is predominantly a single-family residential community with no multi-family units and no commercial or industrial development. The lower two-thirds of the City has been subdivided while the remaining one-third of the City to the north consists of hillsides. The areas of the City designated as residential have minimum lot sizes ranging in size from 7,500 sf to five acres. Approximately one-third of the streets are private with gated and controlled access. The old Bradbury homestead was developed as the Royal Oaks Manor (now called Be Royal Oaks), an elegant retirement community and skilled nursing facility on a 17-acre parcel of County land in the City's Sphere of Influence.³

Topography: The City of Bradbury is characterized by steep hillsides. Much of the City's northern boundary is shared with the Angeles National Forest. The mountain peaks range from 1,200 feet to 10,064 feet. To the north of Bradbury, Bliss Mountain rises 5,500 feet. Much of the forest is covered with dense chaparral that changes to pine and fir-covered slopes in the higher elevations.

Biological Resources: The City is located along the south facing slopes of the San Gabriel Mountains. Along the upper slopes grassland, coastal sage scrub, woodland, and forest communities are prevalent. As the foothills progress closer to the more dense development, the native vegetation becomes less dense. The southern portion of the city consists of previously disturbed and developed areas with ornamental vegetation, orchards, and equestrian facilities. Animal species known to occur within the City boundaries include a variety of mammals, birds, reptiles and invertebrates. Most prevalent among the mammals are deer, coyote, raccoon, skunk, rabbits mice rats, opossums and squirrels. Typical birds include varieties of scrub jay, Hummingbird, warbler, Wren and Sparrow. Typical reptiles found in hillside areas include lizards, rattlesnakes and garter snakes.⁴ The City may serve as a habitat for rare or endangered plant and animal species. Future development in the hillside areas will require the preservation of wildlife corridors and sensitive habitats.⁵

A California Natural Diversity Data Base (CNDDB) Survey was completed for the City of Bradbury in January 2014. The survey found one CNDDB-sensitive community, southern coast live oak riparian forest, documented in Bradbury and Bliss Canyons. No US Fish and Wildlife Service designated critical habit occurs in Bradbury. However, the survey found that 31 designated plant species and 32 wildlife species could potentially occur in the Bradbury General Plan Area.⁶

³ City of Bradbury 1994 General Plan Initial Study, p. 2-1, October 7, 1993.

⁴ City of Bradbury 1994 General Plan Final Environmental Impact Report, p. 3-41, November 19, 1993.

⁵ City of Bradbury 1994 General Plan Initial Study, p. 3-9, October 7, 1993.

⁶ CNDDB search for the City of Bradbury General Plan Update, p. 2 January 17, 2014.

Faults: As with the entire Southern California region, the City of Bradbury is located in seismically active region and commonly experience seismic ground shaking along active faults. Active faults are defined as faults that have experienced movement in the last 11,000 years⁷. Potentially active faults are those that have experienced movement in the Quaternary period (last 1,600,000 years) during the Holocene period. Faults that have not experienced movement in the last two million years are generally considered inactive.

The City of Bradbury has two earthquake faults within the City limits.⁸ The Sierra Madre Fault, which extends through the major portion of Bradbury along the base of the San Gabriel Mountains and the Duarte Fault which extends across the southern portion of Bradbury. Other major faults within the vicinity of the City include the San Gabriel fault, approximately 12 miles north of the City, the Verdugo fault, approximately 12 miles to the west and the San Andreas fault, 24 miles to the northeast of the City.⁹

Water Resources: The California-American Water Company provides potable water to the City of Bradbury through groundwater sources from the main San Gabriel Basin.¹⁰ Chlorine addition is the only drinking water treatment used in the water system. Chlorine ensures disinfection and maintains the bacteriological water quality in the water system.

The University of Southern California estimates that the average household in Southern California uses 436 gallons of water per day or 110,000 gallons per year.

Land Use: The City of Bradbury is a single-family residential community comprised of 1,216 acres of land.¹¹ The City is nearly fully developed with a variety of single-family detached residential dwelling units and accessory buildings and structures. To implement the community's desire to retain its rural, low-density single-family residential character, the entire City of Bradbury is zoned for single-family detached residential development and Open-Space. Areas designated as Open-Space include flood control areas, public facilities and privately owned open-space areas that have either been dedicated as permanent open space or are currently underdeveloped and provide for limited development opportunities.

Traffic: Primary access to Bradbury is from two nearby freeways: the San Gabriel River Freeway (I-605) and the Foothill Freeway (I-210) with an on-ramp at Mount Olive and Huntington Drive to the I-605/I-210 freeways. An additional nearby freeway access is available at Buena Vista Street and Mountain Avenue off-ramps to the I-210 freeway.

Bradbury is almost entirely built out and a substantial increase of traffic generated from within the community would not be expected. In 2010, the

⁷ Website accessed on July 25, 2013. <http://www.conservation.ca.gov/cgs/rqhm/ap/Pages/main.aspx>.

⁸ 2012-2030 City of Bradbury General Plan Update, Health and Safety Element, p. 20-21.

⁹ City of Bradbury 1994 General Plan Initial Study, p. 3-3, October 7, 1993.

¹⁰ City of Bradbury 1994 General Plan Final Environmental Impact Report, p. 3-24, November 19, 1993.

¹¹ 2012-2030 City of Bradbury General Plan Update, Land Use Element, p. 3.

average vehicle mile traveled (VMT) was 4,191 miles per year per service population.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Approving Agency: Bradbury City Council

The City of Bradbury is the approving agency and is responsible for all permits and approvals. No other agency approvals are required.

Reviewing Agencies: During the general plan updating process, drafts of the plan were referred to the agencies specified by the State Planning Law Government Code Section 65351 through Section 65352.5. All appropriate agencies were consulted and their comments were coordinated with the local planning aspirations.

The following agencies will be sent a copy of this document as a courtesy: Air Resources Board, California Highway Patrol, Caltrans District 7, Department of Conservation, Department of Education, Energy Commission, Department of Fish and Game, Region 5, Integrated Waste Management Board, Native American Heritage Commission, Office of Emergency Service, Office of Historic Preservation, Department of Parks and Recreation, Public utilities Commission, Regional Water Quality Control Board, Region 4, Santa Monica Mountains Conservancy, State Regional Water Resources Control Board, Department of Toxic Substance, Department of Water Resources, District 7, Cal Fire.

SUMMARY OF EVALUATION OF ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS: Would the project:

- a) Have a substantial adverse effect on 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

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 non-agricultural 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, forest land (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))? X
- d) Result in the loss of forest land or conversion of forest land 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 non-agricultural use or conversion of forest land to non-forest use? X

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. 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 non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which 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

IV. BIOLOGICAL RESOURCES: 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 Game or U.S. Fish and Wildlife Service? X

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 Game 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

V. CULTURAL RESOURCES: Would the project:

- a) Cause a substantial adverse change in X
the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in X
the significance of an archaeological resource pursuant to §15064.5?
- c) Directly or indirectly destroy a unique X
paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including X
those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS: Would the project:

- a) Expose people or structures to potential X
substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? X
- ii) Strong seismic ground shaking? X
- iii) Seismic-related ground failure, including liquefaction? X
- iv) Landslides? X
- b) Result in substantial soil erosion or the loss of topsoil? X
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? X

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? X
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? X

VII. GREENHOUSE GAS EMISSIONS: Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? X
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? X

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? X
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? X
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? X
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? X

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? X
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? X
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? X
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? X

IX. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements? X
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? X
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? X

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? X
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? X
- f) Otherwise substantially degrade water quality? X
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? X
- h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? X
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? X
- j) Inundation by seiche, tsunami, or mudflow? X

X. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community? X
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? X

c) Conflict with any applicable habitat Conservation plan or natural community Conservation plan? X

XI. MINERAL RESOURCES: Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? X

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? X

XII. NOISE: Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? X

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? X

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? X

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? X

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

XV. RECREATION:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? X
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? X

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? X
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? X
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? X
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? X
- e) Result in inadequate emergency access? X

f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS:
Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? X
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? X
- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? X

4. ENVIRONMENTAL IMPACTS EXPLAINED

ENVIRONMENTAL IMPACTS EXPLAINED

I. AESTHETICS: Would the project:

(a) Have a substantial adverse effect on a scenic vista?

Views of the San Gabriel Mountains, as well as views along tree-lined streets provide scenic vistas in the City of Bradbury.¹ After analyzing potential impacts on scenic resources, the 1994 General Plan EIR found that with implementation of the General Plan land use and open space policies, there would be no significant adverse impacts.²

The 2012-2030 City of Bradbury General Plan Update proposes no substantive changes to existing land use classifications or development envelopes. Views of the foothills and the City and the street-lined residential streets continue to create scenic vistas, frame scenic resources and define the visual character of the community. The following goals, objectives and policies protecting environmental resources and community character ensure there will be **no impacts on scenic vistas.**

Land Use Goal 1 – The Land Use Element maintains the existing rural residential character of the City. The element designates the general location, distribution, and extent of existing and permitted development.

Land Use Goal 2 – Preserve the identity, image and environmental quality of the hillside and open space areas in perpetuity by enforcing the Hillside Development Standards.

Land Use Objective 1- To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.

Land Use Policy 1- The residential character of the community and environmental resources important to the City will be maintained.

Open Space Goal 1 – Protect and enhance Bradbury's open space.

Open Space Policy 1 – Protect and preserve oak woodlands and mandate replacement planting of native oaks where oak woodlands are proposed for alteration.

Open Space Policy 3 – Mandatory replacement planting of native trees and oaks.

Open Space Policy 6 – Preservation of historically or culturally significant sites.

Open Space Policy 10 – Protect areas of outstanding scenic beauty.

¹ City of Bradbury 1994 General Plan Initial Study, p. 3-14.

² City of Bradbury 1994 General Plan Environmental Impact Report, p. 3-60.

Conservation Goal 8 – Ensure that development in the steep foothill area is sensitive to the local environment.

Conservation Policy 19 – Protect natural resources.

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Refer to response to I(a). There will be ***no impacts on scenic resources***.

(c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Refer to response to I(a). There will be ***no impacts on visual character***.

(d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

The 1994 General Plan EIR stated that light and glare were site specific issues and did not require citywide programs. However, with the implementation of policies and programs stated in the General Plan, the desirable aesthetic environment would be promoted. Impacts associated with light and glare would be eliminated through administration of zoning and building codes. The 1994 General Plan EIR identified no significant adverse impacts with the incorporation of these policies and programs.³

The 2012-2030 City of Bradbury General Plan Update proposes no changes to existing land use classifications or development envelopes that would create additional light or glare. Most of the City is built-out, with low density residential uses. Sources of light and glare include street lights, security lights, automobile headlights, sport court lights, pool lights, and equestrian facilities. The City Municipal Code requires shielding of all lights and light must be contained within the property boundaries. The following goals, objectives and policies will ensure that impacts resulting from light and glare ***will be less than significant***.

Land Use Goal 1 – The Land Use Element maintains the existing rural residential character of the City. The element designates the general location, distribution, and extent of existing and permitted development.

Land Use Objective 1 – To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.

Land Use Policy 1 – The residential character of the community and environmental resources important to the City will be maintained.

³ City of Bradbury 1994 General Plan Environmental Impact Report, p. 3-61.

Open Space Policy 10 – Protect areas of outstanding scenic beauty.

Circulation-Transportation Goal 6 – Promote a “Dark Sky” development concept for all circulation systems that is consistent with the City’s rural character.

II. AGRICULTURE AND FOREST SERVICES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 non-agricultural use?

Over the past few decades the development trend in the City has included the removal of citrus and avocado orchards. Large estate type dwellings and accessory structures have replaced the once quaint ranch houses. A few small farms and ranches remain. The water purveyor has made recent changes to abandon the agricultural water irrigation system that once served the community. The cost of water once used to irrigate orchards has rapidly increased and has put many of the existing farm operations in jeopardy. The success of agriculture is dependent on large lots served by affordable irrigation water. During times of drought when water is scarce, limitations are frequently placed on agricultural irrigation, which leads to the decay and removal of groves and a severe reduction of production⁴

The City Council adopted Chapter 9.06.090 of the Bradbury Development Code to protect existing groves and orchards, as well as heritage trees. Chapter 9.06.090, “Tree Preservation and Protection,” provides regulations governing the removal, replacement and maintenance of trees. Permits are required to remove prominent, native and orchard trees.⁵

The Initial Study prepared for the 1994 General Plan EIR stated that the undeveloped portions of the City consist of steep slopes and canyons and are not presently involved in agricultural production. However, some of the large single-family residential uses include orchards and would be maintained under the General Plan. The 1994 General Plan Initial Study found no potential impacts on agricultural resources or farmlands.⁶

⁴ 2012-2030 City of Bradbury General Plan Update, Community Resources Element, p. 2-3.

⁵ 2012-2030 City of Bradbury General Plan Update, Community Resources Element, p. 3.

⁶ City of Bradbury 1994 General Plan Initial Study, p. 3-1.

The 2012-2030 General Plan Update proposes no substantive changes to existing land use classifications that would affect agricultural uses. In reviewing the 2010 Los Angeles County Important Farmland Map, the City of Bradbury is located outside of the survey boundary.⁷ Existing agricultural uses can continue and new agricultural uses consistent with the General Plan could be added. The implementation of the following goals, objectives and policies will further ensure that impacts there are ***no impacts resulting from the conversion of farmlands to non-agricultural use.***

Land Use Goal 1 – The Land Use Element maintains the existing rural residential character of the city. The element designates the general location, distribution, and extent of existing and permitted development.

Land Use Objective 1 – To maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.

Conservation Policy 9 – Minimize conflict between agricultural and urban land uses.

(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Refer to response to II(a). There are ***no impacts*** resulting from conflicts with zoning and agricultural uses or Williamson Act contracts.

(c) Conflict with existing zoning for, or cause rezoning of, forest land (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))?

The Angeles National Forest and the City of Monrovia border the northern boundary of the City. Although there is no forest land or timberland in the City of Bradbury, the City's existing regulations pertaining to development on the steep slopes adjacent to the forest ensure protection of this area. The 1994 General Plan EIR did not specifically address impacts related to forest and timberlands, but did analyze impacts on biological resources, including impacts to natural communities (e.g., oak forest). The Initial Study prepared for the 1994 General Plan indicated that impacts in regard to biological resources could be "Possibly Significant Unless Mitigated."⁸ The 1994 General Plan proposed policies and programs to protect biological resources which included forest land areas. It was determined that adverse impacts related to natural resources in the City could be reduced through implementation of the policies and programs in the General Plan's Conservation Element.⁹ Moreover, the City of Bradbury's Development Code includes Hillside Development Standards which severely restrict development and grading in the northern portion of the City. The Hillside Development Standards provide additional protection for the forest areas outside of the City.

⁷ Website accessed on July 25, 2013: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/los10.pdf>.

⁸ City of Bradbury 1994 General Plan Initial Study, p. A-v.

⁹ City of Bradbury 1994 General Plan Environmental Impact Report, p. 3-44.