

**APPENDIX C**  
**SUMMARY FORM**

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Chadwick Ranch Estates

Lead Agency: City of Bradbury

Contact Name: Trayci Nelson

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Phone Number: 562-200-7180

Project Location: Bradbury

*City*

Los Angeles

*County*

Project Description (Proposed actions, location, and/or consequences).

Chadwick Ranch Estates involves a specific plan and vesting tentative tract map to address the development of 14 numbered estate residential lots and 14 lettered non-residential lots. The proposed project also includes a site access roadway extending from the intersection of Bliss Canyon Road/Long Canyon Road, an on-site backbone circulation system, requisite infrastructure, as well as a water tank, a booster station, and debris and water quality basins, among others. Easements for a portion of the site access roadway will be required from the Los Angeles County Flood Control District (LACFCD). The 111.8-acre project has been designed in such a manner that more than half of the land area of the site will remain undisturbed. It is the Applicant's intent to ultimately dedicate this area to a conservancy to be named.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the analyses performed as part of an Initial Study, it was concluded that the environmental topics listed below would experience either No Impact or a Less Than Significant Impact for each of the thresholds of significance specific to that topic. They include: Agriculture and Forestry Resources, Hazards and Hazardous Materials, Recreation, Mineral Resources, and Population and Housing.

Based on the analyses performed as part of this Initial Study, it was concluded that the environmental topics listed below would experience either a Less than Significant Impact with Mitigation Incorporated or a Potentially Significant Impact for at least one of the thresholds of significance specific to that topic. Those topics include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services, Transportation Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Cumulative Effects.

At this time, there are no proposed mitigation measures. They will be described within the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of potential controversy include: on-site grading and site disturbance, views and visual quality, wildfire, and biological resources.

Provide a list of the responsible or trustee agencies for the project.

Bradbury Estates Community Services District  
Los Angeles County Flood Control District  
Los Angeles County Fire Department  
California Department of Fish and Wildlife