

# 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 #: 2020020548

Project Title: Chadwick Ranch Estates

Lead Agency: City of Bradbury

Contact Name: Trayci Nelson

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Project Location: Bradbury Los Angeles  
*City* *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 15 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 water tanks, a booster station, and debris and water quality basins, among others. Revised 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 so that more than half of the site will remain undisturbed. The Applicant intends 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.

The DEIR identified significant and unavoidable impacts to the following environmental factors:  
- Aesthetics: impact of site clearance and grading scenic vistas and visual character: this is a temporary impact reduced when vegetation planted by the project matures. No mitigation measures are available that would reduce this impact to less than significant.  
- Land Use and Planning: project impacts regarding consistency with the RTP/SCS would be significant and unavoidable.  
- Construction Noise: Mitigation measures N-1 (source controls) and N-2 (path controls) are required. This impact would remain significant and unavoidable after implementation of those mitigation measures.  
- Transportation: Vehicle miles traveled (VMT) by project operation would exceed the baseline VMT. No mitigation measures are available that would reduce this impact to less than significant.  
Impacts to the following environmental factors were identified as less than significant after implementation of mitigation:  
- Biological Resources: mitigation measures BIO-1 through BIO-4  
- Cultural Resources (archaeological resources and human remains): mitigation measures CUL-1 through CUL-4  
- Geology and Soils (paleontological resources): Mitigation measure: GEO-1  
- Tribal Cultural Resources: mitigation measures TCR-1 through TCR-3  
- Utilities and Service Systems: mitigation measure USS-1  
- Fire Protection Service and Wildfire Hazards: mitigation measures: W-1 through W-4

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, water, wildfire, biological resources, runoff and erosion, and seismic safety.

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

Responsible Agencies:

Bradbury Estates Community Services District  
Los Angeles County Flood Control District  
Los Angeles Regional Water Quality Control Board  
U.S. Army Corps of Engineers  
California Department of Fish and Wildlife