

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Bassett Villas Project

Lead Agency: City of Baldwin Park Contact Person: Nick Baldwin

Mailing Address: 14403 East Pacific Avenue, 2nd Floor Phone: 626-960-4011 ext. 475

City: Baldwin Park Zip: 91706 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Baldwin Park

Cross Streets: Millbury Avenue and Barrydale Street Zip Code: 91746

Longitude/Latitude (degrees, minutes and seconds): 34 ° 3 ' 52.9 " N/ 117 ° 58 ' 23.8 " W Total Acres: 5.26

Assessor's Parcel No.: 8558-023-905, -910, and 8558-015-900 Section: 19 Twp.: 1S Range: 10W Base: _____

Within 2 Miles: State Hwy #: I-10 and I-605 Waterways: Walnut Creek Channel

Airports: N/A Railways: Metrolink San Bernadino Line Schools: Bassett Child Development Center, Sunkist Elementary, Edgewood Academy, Torch Middle, Bishop Amat Memorial High, Basset Senior High, San Jose Charter, Orangewood Elementary, and Edgewood High

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplemental/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>104</u> Acres <u>5.26</u> | |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input checked="" type="checkbox"/> Recreational: <u>11,080 square foot privately owned public park</u> | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | <input type="checkbox"/> Other: _____ |

Project Issues Discussed in Document

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Sewer Capacity |
| <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Fiscal Impacts | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Solid Waste |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Growth Inducement | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Cumulative Effects | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Septic System | <input checked="" type="checkbox"/> Wildfire |
| <input type="checkbox"/> Economics/Jobs | <input checked="" type="checkbox"/> Land Use/Planning | | |
| <input type="checkbox"/> Other _____ | | | |

Present Land Use/Zoning/General Plan Designation:

Public Facilities General Plan land use designation and Open Space zoning designation

Project Description:

Note: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

The project involves the development of 20 two-story, 27-foot tall, multi-family residential buildings, totaling 104 townhome units with private two-car garages on the vacant portion of the project site. The project would not involve demolition of any existing buildings on the project site. The project also involves the development of a leasing office and recreational building that would include a pool and jacuzzi. Other amenities would include barbeque areas, a privately owned public park, dog park, common open spaces, and guest surface parking. The proposed project would provide a total of 37,693 square feet of open space, consisting of both private, common, and public space. Specifically, the proposed project would include 10,000 square feet of private open space, 27,693 square feet of common open space, a 3,384 square foot recreation area, an 11,080 square foot privately owned public park, an 8,891 square foot main paseo and barbeque area, and 4,338 square feet of miscellaneous open space. The project site would be landscaped to include ground cover, shrubs, and trees. The public park would include trellis, benches, and usable landscape.

The project would include a total of 243 parking spaces (203 private garage spaces, 11 parallel parking spaces, and 24, 90-degree parking spaces, including two ADA accessible spaces and 104 low power Level 2 EV charging receptacles). The project would have a total building area of approximately 92,338 square feet. Project ingress and egress would be provided through the driveway on the southern portion of the project site. One emergency access only route would be provided through the gated driveway on the northwestern portion of the project site. In addition to incorporating an internal roadway network, the project would modify the existing private driveway, Le Borgne Avenue, which transverses the southwestern portion of the project site. Upon implementation of the proposed project, Le Borgne Avenue would include three speed cushions approved by Los Angeles County Fire Department, 28 parallel parking spaces and 25, 90-degree parking spaces, including one ADA accessible space.

Construction activities would include demolition, site preparation, grading, building construction, asphalt paving, and architectural coating. Construction of the proposed project is anticipated to occur in two phases over an approximately 19 month-period from June 2026 to December 2027. The project would demolish and export approximately 15,340 square feet of asphalt and 1,600 square feet of concrete. Construction would typically occur Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. pursuant to the Baldwin Park Municipal Code construction standards. Construction work could occasionally occur on Saturdays as well, dependent on scheduling and specific demands. The proposed project would require a re-zoning of the project site from Open Space to High Density Multi-Family Residential (R-3) and a change in land use designation from Public Facilities to Multi-Family Residential (MFR).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board (ARB)	<input type="checkbox"/> Natural Reserve System, University of California (UCNRS)
<input type="checkbox"/> Attorney General	<input type="checkbox"/> Natural Resources Agency, California
<input type="checkbox"/> Baldwin Hills Conservancy (BHC)	<input type="checkbox"/> Parks and Recreation, Department of
<input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC)	<input type="checkbox"/> Pesticide Regulation, Department of (DPR)
<input type="checkbox"/> Boating and Waterways, Department of	<input checked="" type="checkbox"/> Public Utilities Commission, California (CPUC)
<input checked="" type="checkbox"/> Caltrans <u>District #7</u>	<input checked="" type="checkbox"/> Regional Water Quality Control Board <u>Region #4</u>
<input type="checkbox"/> Cannabis Control, Department of (DCC)	<input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle)
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> San Diego River Conservancy (SDRC)
<input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC)	<input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC)
<input type="checkbox"/> Coastal Commission (CCC)	<input type="checkbox"/> San Joaquin River Conservancy (SJRC)
<input type="checkbox"/> Coastal Conservancy, California State (SCC)	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC)
<input type="checkbox"/> Conservation, Department of (DOC)	<input type="checkbox"/> Sierra Nevada Conservancy
<input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR)	<input type="checkbox"/> State Lands Commission, California (SLC)
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Water Resources Control Board
<input type="checkbox"/> Delta Stewardship Council	<input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHDP)
<input type="checkbox"/> Education, California Department of	<input type="checkbox"/> Strategic Growth Council, California (SGC)
<input type="checkbox"/> Emergency Services, Office of (OES)	<input checked="" type="checkbox"/> SWRCB <u>Division of Drinking Water / Financial Assistance / Water Quality / Water Rights</u>
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> Tahoe Conservancy
<input type="checkbox"/> Fish and Game Commission (CDFGC)	<input type="checkbox"/> Tahoe Regional Planning (TRPA)
<input checked="" type="checkbox"/> Fish and Wildlife <u>Region #5</u>	<input checked="" type="checkbox"/> Toxic Substances Control, Department of (DTSC)
<input type="checkbox"/> Food and Agriculture, Department of (CDFA)	<input type="checkbox"/> Transportation Commission, California (CATC)
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE)	<input checked="" type="checkbox"/> Water Resources, Department of (DWR)
<input type="checkbox"/> General Services, Department of (DGS)	<input type="checkbox"/> Other <u>Bassett Unified School District</u>
<input type="checkbox"/> Highway Patrol, California (CHP)	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Historic Preservation, Office of	<input type="checkbox"/> Other _____
<input type="checkbox"/> Housing and Community Development, California Department of (HCD)	
<input checked="" type="checkbox"/> Native American Heritage Commission (NAHC)	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 4, 2026 Ending Date June 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Storm Properties, Inc.</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>970 West 190th Street, Suite 995</u>
City/State/Zip: <u>Los Angeles, California 90012</u>	City/State/Zip: <u>Torrance, California 90502</u>
Contact: <u>Katherine Fikan</u>	Phone: <u>310-986-2439</u>
Phone: <u>760-517-9138</u>	

Signature of Lead Agency Representative: _____

Date: 4/30/26