

**City of Baldwin Park  
Notice of Public Hearing and Notice of Intent to Adopt  
an Initial Study-Mitigated Negative Declaration  
for the Bassett Villas Project**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study-Mitigated Negative Declaration (IS-MND) that identifies and evaluates the environmental impacts of the Bassett Villas Project.

**Project Location**

The project site is located at 1314 Le Borgne Avenue in the City of Baldwin Park. The project site includes three parcels, identified by Assessor Parcel Numbers (APNs) 8558-023-905, -910, and 8558-015-900.

**Project Description**

Storm Properties, Inc. (Applicant) is requesting approval of the development of the Bassett Villas Project. The City of Baldwin Park is the Lead Agency for this project, which 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 (208 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). Project ingress and egress would be provided through the driveway on the southern 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 November 2026 to June 2028. 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).

**Hazardous Materials Statement**

The project site is not listed on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

### **Comment Period**

The City of Baldwin Park Planning Department invites written comments on issues related to potential environmental impacts during the 30-day comment period, which starts on May 4, 2026, and will conclude on June 3, 2026. Due to the time limits mandated by State law, your response must be sent at the earliest possible time but no later than 5:00 PM on June 3, 2026. Please send written/typed comments (including a name, telephone number, email, and any other contact information) to the following:

Nick Baldwin, City Planner  
City of Baldwin Park, Planning Division, Department of Community Development  
14403 East Pacific Avenue, 2<sup>nd</sup> Floor  
Baldwin Park, California 91706

You may also email your response to [nbaldwin@baldwinparkca.gov](mailto:nbaldwin@baldwinparkca.gov). If applicable, please provide the name of a contact person at your agency. A physical copy of the environmental document and its appendices will be available for public review at Baldwin Park City Hall located at 14403 East Pacific Avenue, 2<sup>nd</sup> Floor, Baldwin Park, California 91706. A digital version of the environmental document is available on the Planning page of the City's website at [https://www.baldwinpark.com/DocumentCenter/View/4675/2026-4-29\\_Bassett-Villas\\_1314-Le-Borgne-Public-Draft-Review-ISMND](https://www.baldwinpark.com/DocumentCenter/View/4675/2026-4-29_Bassett-Villas_1314-Le-Borgne-Public-Draft-Review-ISMND).

### **Public Hearing**

The Planning Commission of the City of Baldwin Park intends to hold a public hearing on Wednesday June 10, 2026, at 7:00 p.m. held at the City Hall Council Chambers located at: 14403 East Pacific Avenue, Baldwin Park, California 91706. The purpose of the public hearing is to consider adoption of an IS-MND for the Bassett Villas Project pursuant to CEQA.