



Notice of Extension of the Public Review and Comment Period for the 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 (SCH #2026050229). The purpose of this notice is to announce that the public review and comment period for the Draft IS-MND has been extended. The original review and comment period was set to end on June 3, 2026. **The review and comment period is extended to June 30, 2026, and the new public hearing date is July 22, 2026.**

Project Description

Storm Properties, Inc. (Applicant) is requesting approval of the development of the Bassett Villas 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 located at 1314 Le Borgne Avenue in the City of Baldwin Park. The project would also include the development of a leasing office, recreational building, a privately owned public park, common open spaces, and other amenities. 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).

Extended Comment Period

The City of Baldwin Park Planning Department invites written comments on issues related to potential environmental impacts during the extended public comment period, which started on May 4, 2026, and will now conclude on June 30, 2026. Due to the time limits mandated by State law, responses must be sent at the earliest possible time but no later than 5:00 PM on June 30, 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, 2nd Floor
Baldwin Park, California 91706

Responses may also be emailed to nbaldwin@baldwinparkca.gov. For public agency comments, please provide the name of a contact person. 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, 2nd 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/4688/2026-4-29-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 July 22, 2026, at 7:00 PM 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.