

Summary Form for Electronic Document Submittal

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: Bassett Villas Project

Lead Agency: City of Baldwin Park

Contact Name: Nick Baldwin

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Project Location: Baldwin Park Los Angeles

City

County

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

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 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 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).

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

Air Quality: Mitigation Measure AQ-1 would require the use of Tier 4 certified equipment for specific equipment types to reduce air quality impacts.

Biological Resources: Mitigation Measure BIO-1 would require nesting bird surveys and avoidance measures to reduce nesting bird impacts. Mitigation Measure BIO-2 would require that the project applicant shall obtain a pruning or removal permit prior to demolition activities to reduce tree ordinance impacts.

Cultural Resources: Mitigation Measure CUL-1 would require a Workers Environmental Awareness Program training to reduce archaeological resources impacts. Mitigation Measure CUL-2 would require retention of a qualified archaeologist and archaeological monitoring to reduce archaeological impacts. Mitigation Measure CUL-3 establishes treatment procedures if archaeological resources are inadvertently encountered during ground disturbing activities, reducing archaeological resources impacts.

Geology and Soils: Mitigation Measure GEO-1 would require paleontological resources monitoring to reduce paleontological resources impacts.

Noise: Mitigation Measure NOI-1 would require submittal of a construction noise management plan to reduce construction noise impacts.

Tribal Cultural Resources: Mitigation Measure TCR-1 would require retention of a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation to reduce tribal cultural resources impacts. Mitigation Measure TCR-2 establishes treatment procedures if tribal cultural resources are inadvertently encountered during ground disturbing activities, reducing tribal cultural resources impacts. Mitigation Measure TCR-3 establishes treatment procedures if human remains or associated funerary or ceremonial objects are inadvertently encountered during ground disturbing activities, reducing tribal cultural resources impacts.

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

The project involves residential development on a project site owned by Bassett Unified School District.

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

County of Los Angeles.