

Mitigation Measures: Double-pane glass shall be used for all windows on the elevations of the homes facing the right of way. Additional insulation will be added to all walls facing the right of way.

6. Light and Glare

Lighting throughout the project site must comply with City Standards intended to promote public safety. Lighting in the project site will include additional street lights for the proposed street and residential lighting. An increase in the amount of lighting will result from the need to provide for adequate street lighting. Street lighting levels are generally low in residential areas and the lighting provided for the extension of the proposed street would be subject to the standards of the Municipal Code requirements.

7. Land Use

The site is currently developed with a truck repair facility on a CM, Commercial Manufacturing zoned lot. The proposed project would include demolishing the existing facility, the construction of a cul-de-sac street from the existing Downing Avenue and construction of 36 new single-family residential units. Furthermore, of the 36 units, 7 units will be provided as affordable units. The project will require an amendment to the City's General Plan to redesignate the subject property from Commercial Manufacturing to Single-Family Residential and a zone change from CM, Commercial Manufacturing to R-1, Single-Family Residential. This designation will allow for low density residential development, including residential developments granted a density bonus, such as the proposed project.

8. Natural Resources

Natural resources will be used for construction materials, but the project will have no significant increase in additional energy usage.

9. Risk of Upset

The residential zone does not allow for the use, storage or transportation of hazardous materials. Therefore, there are no potential hazards or risk of upset associated with this project.

10. Population

The provision of 32 single-family residential units will increase the population of the area which may result in higher levels of traffic and increased demands on municipal agencies. The increase in population would not create a significant impact. According to the Population and Housing Estimates for Individual Counties from the Department of Finance, a slight increase would be expected to occur with an average of 4.4 persons per dwelling, which creates an approximate increase of 158 persons. The potential result of increase manpower and equipment needed to serve citywide demands are evaluated annually. The provision of thirty six (36) single-family residential units, which includes seven (7) affordable units, is considered a beneficial impact. The project also meets the density requirements contained within the Municipal Code and the City's General Plan.

11. Housing

The project involves the demolition of a truck repair facility to facilitate the construction of thirty six (36) new single-family residential units. The project will increase the housing stock of the City, and provide for affordable housing opportunities.

12. Transportation/Circulation

The project will result in an estimated increase in traffic generated by the net gain of 36 single-family residential units: fourteen (14) facing Badillo Street and twenty two (22) on the newly proposed cul-de-sac. The anticipated impacts are illustrated below:

- a) The proposed project is expected to generate an average of 360 weekday vehicle trips. However, ingress and egress to the site will be provided from Badillo Street with a newly constructed street going through to Downing Avenue. Badillo Street is operating at a LOS "E", therefore, these levels of additional vehicle trips are considered significant. Therefore, mitigation measures are required.

Mitigation Measures: In order to achieve roadway level of service (LOS), the City has contracted with an Urban Designer to address the goals of the circulation element of the General Plan. The Plan's objective is to provide a development that will lessen the need for vehicular travel by developing a plan that incorporates pedestrian movement with the nearby Metrolink transit center and commercial/retail uses. The fourteen (14) single-family units facing Badillo Street will have their garage access from an alley that will be provided from the newly constructed street parallel to Badillo street.

- b) The proposed project and site meet the required parking standards contained within the Municipal Code; private parking areas contained within the required two-car garages will be provided for each dwelling unit.
- c) The project will not result in the creation of traffic, bicycle and pedestrian hazards.

13. Public Services

- a) Police
Public services are already in place to serve this development. An increase in public services would be considered less than significant. The project may result in some increase in police calls.
- b) Fire
The proposed project should not result in the need for new or expanded fire prevention facilities. Whether or not the project would require additional police services and fire staff depends on the total requirements of the City and County.
- c) Schools
The net impact of the project on the school facilities will be minimal. There would be a slight increase in local school enrollment. If viewed as an isolated occurrence, the project would result in an estimated increase in population of up to 158 persons (36 units x 4.4 persons per unit) with up to 86 school-aged children (54% of the total between the ages of 0-20).

School development fees in the amount of \$1.93/s.f. shall be paid to the Baldwin Park Unified School District prior to final occupancy. These fees are considered to provide full and complete school facilities mitigation.

- d) Parks
Although residential development for this proposed project will increase the population, the project is not expected to significantly impact the City's existing parks or recreational facilities. The City collects a Development Fee, which can be utilized to partially offset the potential impact of the proposed project.

14. Energy

A net gain of thirty six (36) single-family residential units will increase the demand for energy. However, the proposed growth is a small portion of the total regional growth and does not represent a significantly different energy use. The impact of this growth will not be significant.

15. Utilities

- a) The site is served by existing utilities. No problem in providing services is foreseen.
- b) The site is currently being served by an adequate communications system. No problem in providing these services is foreseen.

- c) The site is currently being served by an existing water distribution system. No problem in providing services is foreseen.
- d) The City's sewer system is maintained by the County Sanitation District, which provides an adequate system. No problems in providing services are foreseen.
- e) The project site is not within a flood zone area. The increase in impervious surfaces primarily due to the proposed street will marginally increase runoff from the project area. The proposed project will be required to provide satisfactory drainage to available storm drains.
- f) A net gain of thirty six (36) single-family residential units will increase the demand for solid waste disposal; however, the level of solid waste generation is small in comparison to total solid waste disposal on a regional level. The City, in an effort to reduce the amount of solid waste disposed, currently provides recycling containers to residents for the recycling of paper, glass, plastic, and aluminum.

16. Human Health

The development of the proposed project does not involve unique or unusual human health concerns. The project will not expose people to additional health hazards such as disease or exposure to hazardous materials.

17. Aesthetics

The project will not result in the obstruction of any scenic views open to the public. Through the Design Review process, the project has been designed so as to ensure that no aesthetic offensive site, building, or mechanical equipment will be open to public view. Further, the project is compatible with the surrounding adjacent properties and consistent with the Design Guidelines developed by the City.

18. Archaeological/Historical

The project site has not been identified as having any historical or cultural significance; nor does the project site contain any structures possessing local landmark status or have been potentially eligible for listing on the National Register of Historic Places.

19. Mandatory Findings of Significance

- a. The proposed project will have no impact on fish or wildlife, endangered plant species or examples of major periods of California history or prehistory. The proposal does not have the potential to degrade the quality of the environment.
- b. The project is not expected to have any long term adverse environmental impacts, and is in keeping with the long range considerations of the General Plan.
- c. The cumulative impacts of the project are not expected to be significant, since all potential individual impacts are proposed to be mitigated to a level of less than significant.
- d. The project will not cause substantial adverse impacts on human beings, and is in keeping with the provisions of the City's General Plan.

ENVIRONMENTAL INFORMATION FORM

Date filed: February 13, 2001

General Information

1. **Name and address of developer or project sponsor:**
D.C. Corporation, 2149 Garvey Avenue North Unit A-12, West Covina, CA
2. **Address of project:**
14700-14728 Badillo Street, Baldwin Park, CA 91706
3. **Assessor's Block and Lot Numbers:**
8554-002-034 and 035
3. **Name, address and phone number of person to be contacted concerning this project:**
Salvador Lopez, Assistant Planner, Planning Division, City of Baldwin Park, 14403 E. Pacific Avenue, Baldwin Park, CA 91706, (626) 813-5261
4. **Indicate the number of the permit application to which this form pertains:**
CP-631, ZV-673 & TM-53450
5. **List and describe any other related permits and other public approvals required of this project, including those required by city, regional, state or federal agencies:**
Public approval by the Planning Commission is required for approval of a Specific Plan and Development Plan, pursuant to Section 65450 of the government Code to allow the construction of a thirty-six (36) residential unit development. A tentative tract map is required to allow a thirty six (36) lot single family residential subdivision. An Owner Participation Agreement has already been approved by the Agency to allow the developer to utilize Redevelopment Agency set-aside funds for the low to moderate income units.
6. **Existing zoning district:**
R-1 Single Family Residential
7. **Proposed use of site (Project for which this form is filed):**
Development of thirty six (36) Single Family Residential Units, seven (7) of which will be provided as affordable units

PROJECT DESCRIPTION

The proposed project involves the construction of thirty six (36) new single family residential units with lot areas ranging between 2,065 and 4,827 square feet and an average floor area of 2135 square feet, ranging between 1,889 and 2,435 square feet. The project will also involve the construction of a new street, as required by the City's General Plan.

ENVIRONMENTAL CHANGES

Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).

	YES	NO
1. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.		X
2. Change in scenic views or vistas from existing residential areas or public lands or roads.		X
3. Change in pattern, scale or character of general area of the project.		X
4. Significant amounts of solid waste or litter.		X
5. Change in dust, ash, smoke, fumes or odors in vicinity.		X
6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.		X
7. Substantial change in existing noise or vibration levels in the vicinity.		X
8. Site on filled land or slope of 10 percent or more.		X
9. Use of disposal or potentially hazardous materials such as toxic substances, flammable or explosives.		X
10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).		X
11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).		X
12. Relationship to larger project or series of projects.		X

DISCUSSION OF ENVIRONMENTAL CHANGES

There will be no significant environmental changes.

ENVIRONMENTAL SETTING

Incorporated in 1956, the City of Baldwin Park is located approximately 17 miles east of downtown Los Angeles. The intersection of the I-10 (San Bernardino) and I-605 (San Gabriel River) Freeways lies near the southwest corner of this 6.8 square mile City. It is predominantly a residential bedroom community, although recent efforts on the part of the City have placed a greater emphasis on promoting commercial and industrial land uses. However, the City is near "build out", focusing efforts on the redevelopment of land, especially within freeway close properties.

According to the most recent State Department of Finance figures, the City population has surpassed 75,055 persons. This is more than double the population in 1960. A predominantly Hispanic working class community, the City has also experienced a recent increase in its Asian population. Also interesting is that according to the 1990 Census, the City has a considerably larger than average household size that the County average, suggesting increased pressure on the City's housing stock and the provision of services.