

**SPECIFIC PLAN
SP 01-1**

March 28, 2001

**LOCATION:
14700-14728 Badillo Street**

**APPLICANT:
D.C. CORPORATION**

SPECIFIC PLAN SP 01-1

1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

This Specific Plan ("PLAN") is enacted pursuant to Section 65450 of the Government Code of the State of California and other applicable law. The purpose of this Plan is to provide for the development of a thirty-six (36) unit single-family residential housing development on certain real property to which this Plan applies. This Plan will implement the objectives of the Housing Element of the City's General Plan. The Plan as such, will allow the site to be developed in accordance with the City's adopted General Plan, Central Business District Redevelopment Project Area Plan, Single-Family Residential Tract Design Guidelines and the City's Municipal Code. The Design Review committee has evaluated the project based on architectural design, aesthetic quality, compatibility of design with adjacent land uses, conformance with the General Plan and all adopted development standards, design guidelines and development agreements.

Except as expressly provided herein, this document incorporates by reference, all applicable standards and regulations as set forth in the Baldwin Park City Zoning Regulations, ("Code"). Pursuant to Section 153.017 of the City's Code, the standards and provisions of this Specific Plan take precedence over any contrary provisions in the Code.

1.2 LOCATION AND SETTING

The site is surrounded by Downing Avenue to the west, Badillo Street to the north, single-family residential units to the east and industrial uses to the south (reference Exhibit "A" Site Plan).

All necessary shopping, medical, commercial, recreational and transportation facilities are conveniently located within safe walking distance or are easily accessible by frequently operating public transportation provided by the Metropolitan Transit Authority (MTA), Foothill Transit and the City shuttle. The adjacent Metrolink station provides additional transportation needs for business as well as leisure travel. According to the City's Public Works Department all utilities are available adjacent to the site on Badillo Street and are adequate to serve the proposed thirty-six (36) residential-unit project, with minimal off-site improvements necessary.

An existing fire station is located within one mile northwest of the site, and access throughout the site is provided per code within 150 feet of all portions of the development. Additionally, the project will provide a pedestrian and emergency vehicle

easement at the west end of the project along Downing Avenue for additional fire access.

Baldwin Park City Hall, with all of its administrative and public facilities is located within walking distance. The post office is also located within 1 mile of the site.

The Los Angeles County Public Library is located within one mile of the site.

2.0 LAND USES

Permitted uses allowed pursuant to this Plan shall be:

- 2.1 Construction of a thirty-six (36) unit single-family residential development, seven (7) of which will be provided for moderate-income households. An agreement shall be recorded in the Office of the County Recorder and shall constitute a covenant running with the land which shall reserve the affordable housing units for qualified moderate income households for a minimum period of thirty (30) years.
- 2.2 Newly constructed cul-de-sac street having access from Badillo Street with an alley for garage access for the homes facing Badillo Street.

3.0 DEVELOPMENT STANDARDS PURPOSES AND INTENT

The provisions of this Plan have been established to provide for the orderly development of the Property. Application of the Plan is intended to protect the health, safety and welfare of the community.

3.1 DEVELOPMENT STANDARDS

The following development standards shall apply to all lots located in the Plan area.

3.1.01 NEW CONSTRUCTION

All construction on the Property shall comply with all applicable state laws in effect as amended from time to time, except as expressly provided in this Plan.

3.1.02 MAXIMUM DENSITY

The maximum density shall not exceed 14.2 units per acre.

3.1.03 RESIDENTIAL LOTS

The following requirements shall be observed:

- a. Each lot shall have and maintain a minimum lot area of not less than 2,065 square feet
- b. Each lot shall have and maintain a minimum lot width of not less than 40 feet.
- c. Each lot shall have and maintain a minimum lot depth of not less than 60 feet.
- d. Each lot shall have and maintain a minimum street frontage of not less than 20 feet.
- e. Each lot shall have and maintain a maximum floor area ratio of not greater than 95% for Lots 1-13 and not greater than 75% for Lots 14-36.

3.1.04 YARD AREAS

The following required yard areas shall be observed:

- a. Front Yard:
 - 7 feet minimum along Badillo Street only
 - 15 feet minimum to the dwelling unit façade (for all other dwelling units within the project area)
 - 18 feet minimum to garage provided a roll-up door is supplied.
- b. Side Yard: 5 feet minimum
- c. Reverse corner lot: 15 feet minimum
- d. Corner Lot: 7.5 feet minimum

Decorative fences and walls (consisting of block, brick, stone, etc.) may be constructed within the required yard areas for all homes except those facing Badillo Street (Lots 1-13). The precise location and design will be subject to approval by the Planning Division. Chain link fencing is prohibited.

3.1.05 MINIMUM FLOOR AREA

Each dwelling unit must have and maintain a minimum gross floor area as follows:

- a. Three bedroom units: 1150 square feet
- b. Four bedroom units: 1300 square feet

3.1.06 LANDSCAPING

The landscaping required pursuant to this Plan shall comply with the General Plan, and render use of the Property compatible with surrounding and adjacent uses. It is intended to preserve, when possible, existing trees which will add to the aesthetic quality of development.

A detailed landscaping and irrigation plan shall be submitted to the Planning Division for review and approval prior to the issuance of building permits. The "Landscaping Plan" shall conform to the landscaping requirements of the City's Landscaping Guidelines and any other applicable requirement as provided in this sub chapter.

Upon approval by the Planning Division of the proposed Landscaping and Irrigation Plan within the front yard areas, shall be installed and permanently maintained in accordance therewith.

At least one tree shall be planted within the front yard areas of each lot. All trees shall be at least 24" box or greater in size and shall be planted with deep root barriers. The precise size and species of trees shall be subject to review and approval by the Planning Division.

The Planning Division shall specify a list of trees which will be acceptable for the front yard areas of each home. Each potential homeowner shall select a tree from this list. The species of tree(s) shall be subject to approval by the Planning Division.

3.1.07 HEIGHT OF BUILDINGS

No building or structure shall be constructed of a height exceeding two stories or 27'-0".

3.1.08 BUILDING LENGTH

No building shall be constructed in excess of 30 feet in length, and buildings shall be articulated in separate masses to more appropriately reflect the scale of the neighborhood.

3.1.09 PRIVATE OPEN SPACE

Each dwelling unit shall provide a private open space area, which shall not include the front yard area. This open space shall be enclosed with a decorative block wall.

Any future open patios may not exceed an area of greater than 25% of the lots total private open space area.

3.1.09 WALLS AND FENCES

Prior to the submittal of working drawings for Plan Check, the applicant shall submit samples of exterior colors and materials for review and approval by the Planning Division. The developer shall incorporate different types of veneers, sidings and stucco colors (i.e. wood, brick or stone) along the base of the front of the elevations in order to create a variety on at least 10 homes. The precise colors and veneers may be selected by the potential homeowners, however, the Planning Division shall have the final approval.

The project will involve the construction of six (6) foot high block walls around the perimeter of each unit to enclose the private open space areas. Any walls that are visible from the public right-of-way shall be decorative (i.e. stucco covered with brick cap). Planning Staff reserves the right to determine which walls are within view of the public right-of-way. Plans for the location and design of said walls shall be submitted for review and approval by the Planning Division prior to submitting working drawings for Plan Check.

3.1.10 PUBLIC RIGHTS-OF-WAY AND OFF-STREET PARKING

A two-car garage shall be provided for each residential unit. Each garage shall have an automatic roll-up garage door with a remote control. A minimum of 50% of the homes shall have garage doors with plexi-glass insets. Garages facing the alley shall have a minimum setback of 17 feet. All others shall have a minimum setback of 18 feet.

The alley shall have a minimum width of 21 feet with no parking on either side (red curbs). The remaining public right-of-ways servicing the project (except Badillo Street) shall have a minimum width of 35.5'. On-street parking shall only be allowed on one side of the street.

An additional eight (8) guest parking spaces will be provided within the alley to account for the prohibited on-street parking.

Parking along the public streets (the interior streets and Badillo Street) and within the eight (8) city-owned parking spaces shall be limited to two hour parking only without a valid permit.

The public right-of-way along Badillo Street shall consist of the existing street, curb, four (4) foot wide landscaped parkway and a six (6) foot wide sidewalk

3.1.11 EASEMENTS FOR INGRESS AND EGRESS

Easements for ingress and egress shall be provided to allow vehicular access to the garages for each of the residential units.

An emergency Fire Department access will be located at the western portion of the development from Downing Avenue, which will provide grass-crete (flat concrete rocks surrounded with grass) and low level landscaping for easy access.

3.1.12 UNDERGROUND UTILITIES

All utilities serving the site shall be underground.

4.0 DESIGN GUIDELINES

Building site and landscape design shall be in accordance with the attached Design Guidelines (Exhibit "C").

Design guidelines are regarded as an appropriate means of advancing Plan Area development goals. In particular, design guidelines can direct the Plan Area toward a more favorable development environment by disallowing poor design solutions and encouraging superior design practices. Nonetheless, the applicable criteria are intended to express "intent" rather than absolutes, thereby allowing a certain degree of flexibility as well as promoting creativity and innovation. Deviation from the guidelines shall be considered by the Design Review Committee, however any deviations must exhibit a superior approach to fulfilling the intent, goals, and objectives of the Design Guidelines.

The precise location and design will be subject to approval by the Design Review Committee.

5.0 DEVELOPMENT PROCEDURES

After adoption of the Plan by the City Council of the City of Baldwin Park, no permit or entitlement shall be issued for the construction or placement of any new building or structure until such development has been considered and approved in accordance with the following procedure:

All development proposals shall initially receive approval from the Design Review Committee followed by the submission of an application for approval of a Development Plan. Design Review and Development Plan applications shall be processed and approved in the manner as specified in the City's Municipal Code.

6.0 IMPLEMENTATION PROGRAM

The implementation of this Plan will be accomplished through the City's development review process, considering development plans from concept to construction drawings. Upon adoption of the Plan, developers and/or property owners may prepare and submit plans for development within the Plan Area. Development plans shall be prepared and submitted for review in conformance with the provisions of this Plan and the requirements of the City's Code. Project review shall progress as follows:

The City's Plan/Design Review process represents the basis for approval or denial of a more fully developed design proposal, and no building permits will be issued until a proposal has received approval from the City's Plan/Design Review Committee. A more complete description of this process is provided as an attachment to the City's Plan/Design Review application form, and within the City's Zoning Code (Section 153.656). Provisions for an appeal of the Design Review Committee decisions to the Planning Commission and City Council have been established.

The intent of Plan/Design Review is to promote and enhance good design and site relationships in order to provide for more orderly development within the City. The overriding design principle as established by the City's Zoning Code (Section 153.659.B) is as follows:

"integrate the physical architectural element with the streetscape and to visually screen undesirable elements such as parking, storage, loading,- refuse collection and similar areas from the view of access streets, freeways and adjacent properties."

While this is a general design principle, the attached set of design guidelines are provided as a necessary means of clarifying appropriate design solutions, as well as providing a more substantial basis for the design review of protect proposals.

Project proposals shall also submit an application for review of a Development Plan, which plans shall be considered and approved by the City Council, following a recommendation from City Staff and the Planning Commission. Typically, this procedure will follow Plan/Design Review, and precede the submittal of construction drawing to the City's Building Division for Plan Check approval. Construction drawings shall be drafted in compliance with an approved Development Plan. Any other necessary entitlements (i.e. conditional use permit, variance, etc) will be considered in conjunction with the development plan.

Environmental review in accordance with the California Environmental Quality Act (CEQA) will be provided for each project proposal within the Plan Area. Measures necessary to mitigate foreseeable environmental impacts shall be incorporated as a condition of approval of the development plan and/or other necessary entitlement.

7.0 AMENDMENTS

The provisions of this Plan, including but not limited to, the documents attached hereto as Exhibits "A-C" inclusive, may be amended in the manner provided in Section 65450 of the Government Code as it now exists or as it may hereafter be amended.

Exhibit "A" - Area Map

Exhibit "B" - Land Use Diagram

Exhibit "C" - Design Guidelines.

EXHIBIT "A"

Exhibit "B"

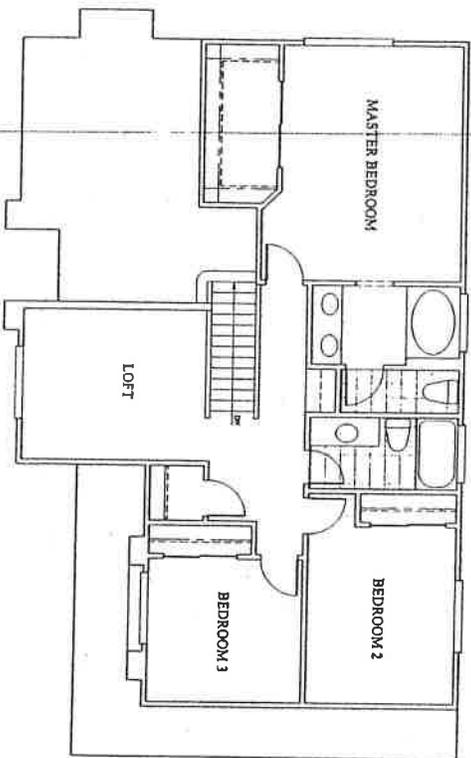
EXHIBIT "C"

DESIGN GUIDELINES

1. Building design shall avoid large monotonous facades, long straight line building fronts, plain box shapes and barren exterior treatment consistent with the design of residential function.
2. The roof lines of individual buildings should be varied, to reduce building mass.
3. Occasional building modulation (changes in depth and direction) should be used to provide shade, shadow and visual relief by varying setbacks and roof configurations to eliminate continuous uninterrupted walls and rooflines.
4. Building setbacks should increase with the height of the buildings; i.e. when possible, the second story of a building should be set back further than the first floor. Alternatively, the entire building should be setback further from the adjacent property lines.
5. The combination of one- and two-story elements is encouraged for two-story dwellings, with the second story setback along the front elevation, emphasizing a pleasing view from the street.
6. Design the second story of a dwelling unit so as to minimize the impact and intrusion upon neighboring lots.
7. Driveway areas should contain design features including landscaping and textured paving.
8. Windows, doors, stairways, balconies, chimneys and other architectural features shall be treated in a decorative manner, consistent with the overall architectural theme, to break up monotony and add variety. For example, plain aluminum frame windows should be avoided and multi-paned, octagonal, bay, greenhouse, circular or other decorative styles should be used in their place.
9. All mechanical equipment including wall mounted utility meters and air conditioning units shall be screened as an integral part of the building design and shall be screened from public view. No screening method is to give the appearance of being "tacked on". Roof mounted equipment is prohibited.
10. Building materials should be selected for their architectural harmony, and aesthetic quality. A variety of harmonious materials should be used to avoid monotony. For example, stucco walls should include trim of other materials such as brick, rock, tile, or wood.
11. Roofing materials should consist of ceramic or concrete tile. Asphalt or composition shingles should not be used.

12. Perimeter walls shall be constructed of decorative concrete block (i.e. stucco coated with brick cap or tile trim or other treatment) so as to be consistent with and complement the buildings architectural style and colors.
13. Natural earthtones or other colors with a subdued quality shall be used as the dominant exterior finish. Bright, garish, non-harmonious, or out of character colors should not be used.
14. Long straight pedestrian walkways should be mitigated through off-sets, curvilinear approaches and changes in textures and/or colors.
15. Landscaping shall be an integral part of the site design. Significant mature trees shall be preserved. Berming is encouraged within the required yard areas adjacent to the street. Landscape plans should be prepared by a Landscape Architect or other qualified person with extensive experience in the field of landscape design.
16. A variety of landscaping materials, textures, colors and forms shall be used, including trees, shrubs, ground cover, flowering plants, boulders, rocks, walls, textured surfaces, trellises and other elements. Drought resistant plants are recommended.
17. The design of all exterior light fixtures should be compatible with the building's architecture.
18. Parking areas, driveways and pedestrian areas shall contain automatically controlled lighting.
19. Parking areas shall be designed to avoid awkward turning maneuvers and the backing of vehicles into public streets.
20. Since the project is adjacent to the City's Metrolink Station, features from the Station should be included in the site design, more specifically the open space plaza area adjacent to the pedestrian easement/emergency vehicle accessway along Downing Avenue. Design of this area can include colors utilized throughout the Metrolink Station, various species of plants in the planters, hardscape furniture, as well as the design features on the platform.
21. Street lighting along Badillo Street, the public street within the project and the alley should be compatible with the street light standards at the Metrolink Station.
22. Any proposed wrought iron fencing for front yard areas should be compatible with the wrought iron fencing utilized at the Metrolink Station.

PLAN C



SDG

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KINGSTON, CALIFORNIA, CA 91761
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NO.	REVISION	DATE



PROJECT: **BADILLO TRACT
BALDWIN PARK, CA**

DRAWING: **FLOOR PLANS**

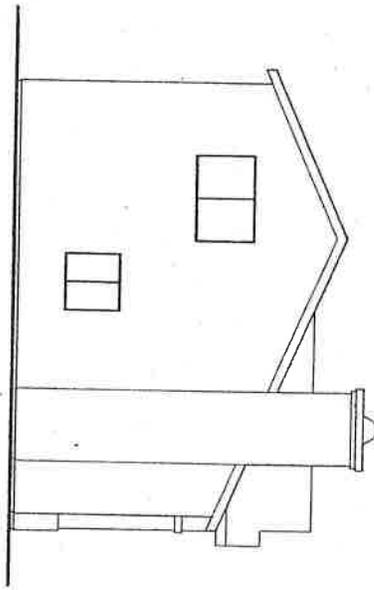
OWNER / APPLICANT:
D.C. CORPORATION
2149 E. GARVEY AVENUE NORTH, SUITE A-12
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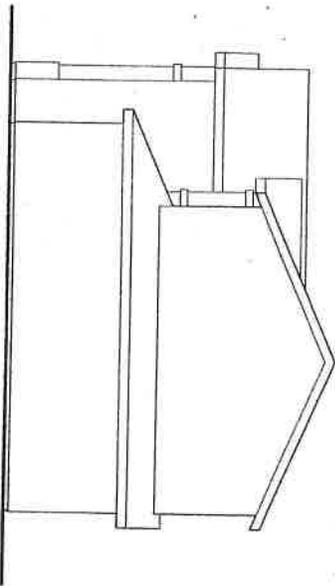
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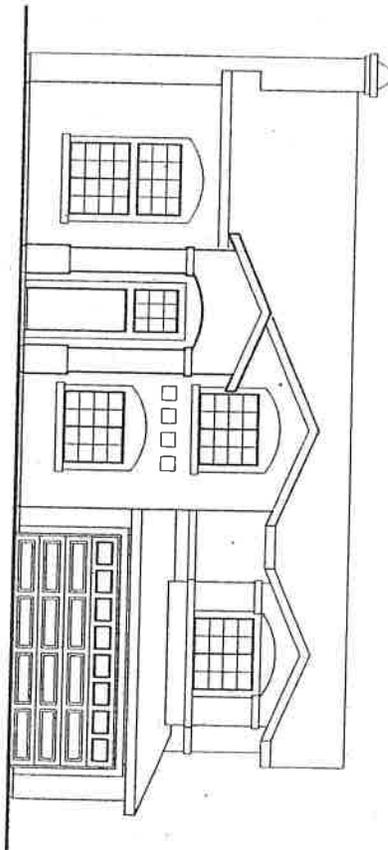
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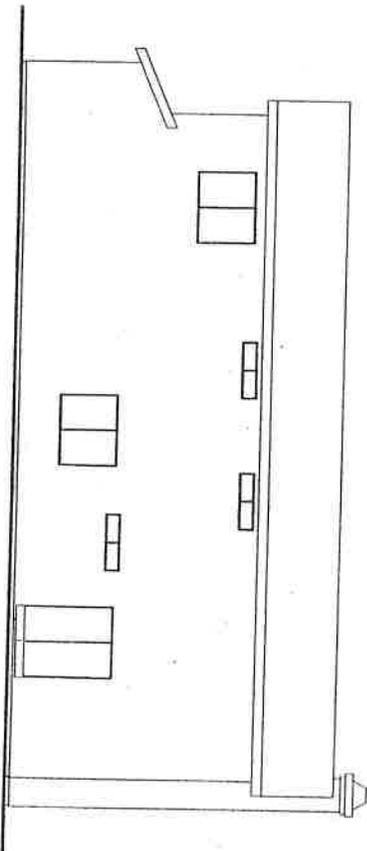
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

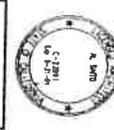


REAR ELEVATION

SDG

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 PHONE: (415) 742-7800 FAX: (415) 742-7800

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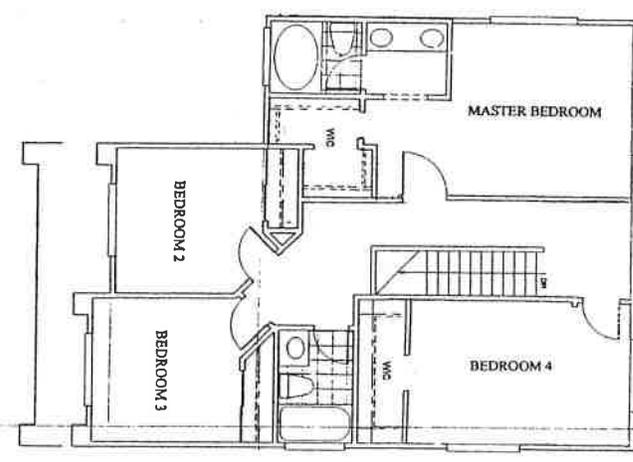
PROJECT: **BADILLO TRACT
 BALDWIN PARK, CA**

DRAWING: **ELEVATIONS**

OWNER / APPLICANT:
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 2149 E. GARVEY AVENUE NORTH, SUITE A-12
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DESIGNED BY:
 CHECKED BY:
 SHEET NUMBER:

PLAN H



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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COSTA MESA, CALIFORNIA, CA 92626
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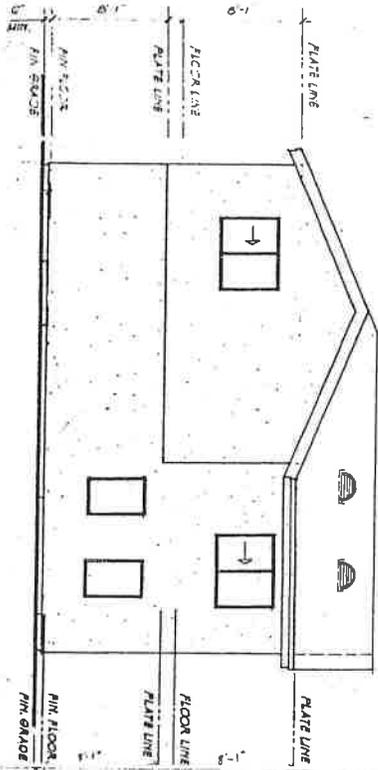
PROJECT:
BADILLOTRACT
BALDWIN PARK, CA

DRAWING:
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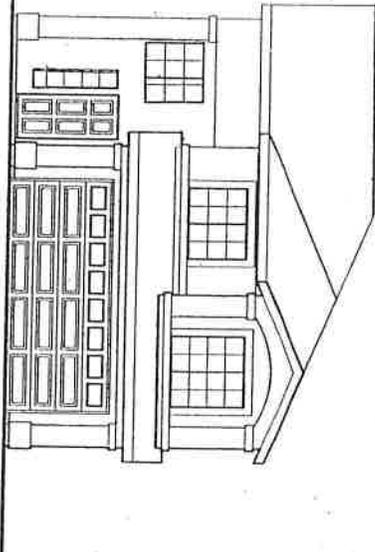
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PLAN H



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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NO. REVISION DATE

NO.	REVISION	DATE



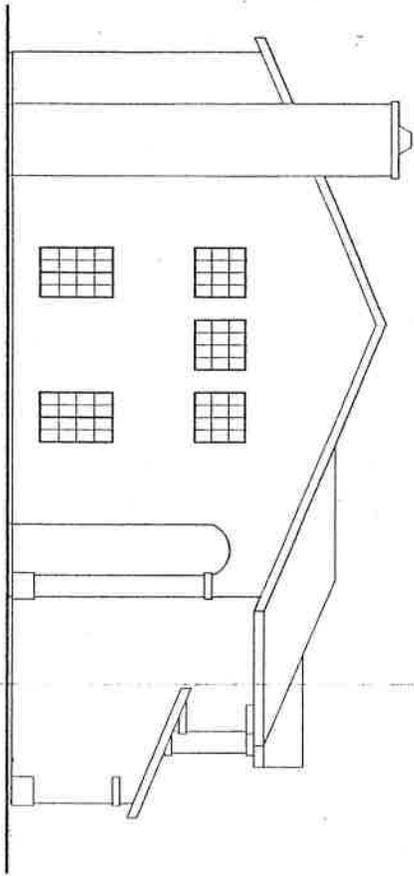
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BALDWIN PARK, CA**

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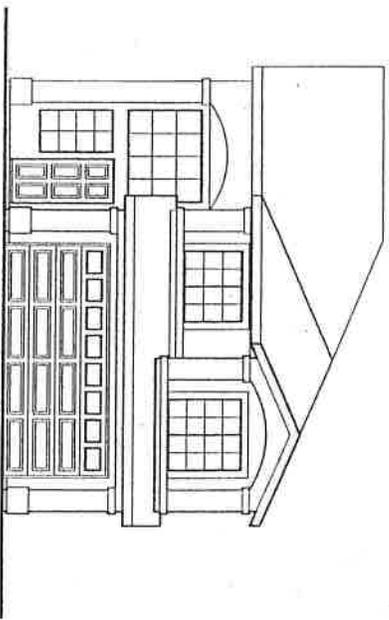
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PLAN T



LEFT SIDE ELEVATION

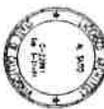


FRONT ELEVATION

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 (310) 415-1111 FAX (310) 415-1112

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PROJECT: **BADILLO TRACT
 BALDWIN PARK, CA**

DRAWING: **ELEVATION**

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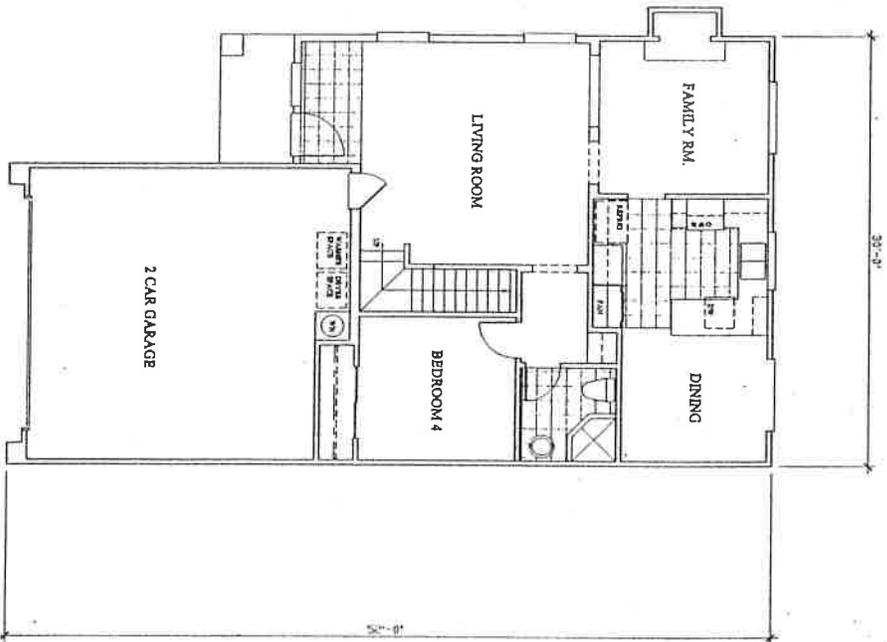
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PLAN T



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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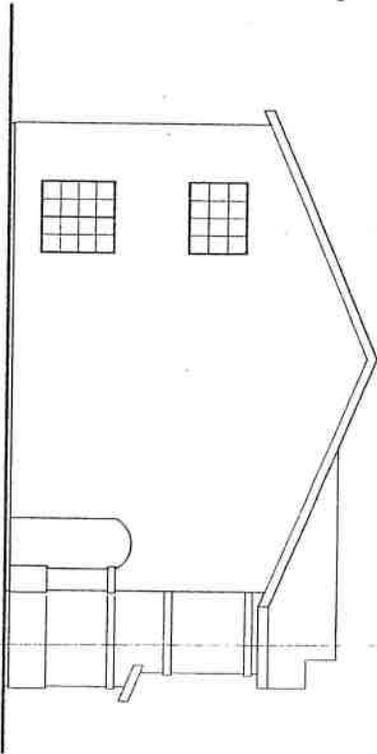
PROJECT: **BADILLOTRACT
BALDWIN PARK, CA**

DRAWING: **FLOOR PLAN**

OWNER / APPLICANT:
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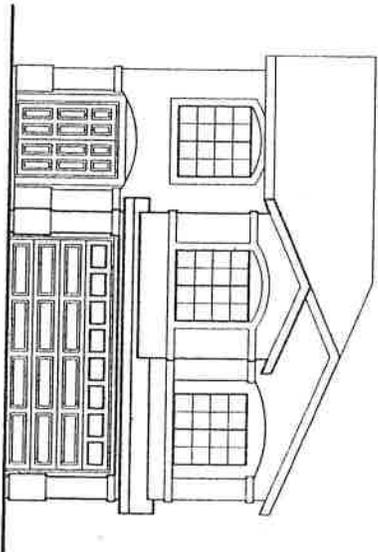
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PLANS



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



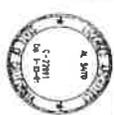
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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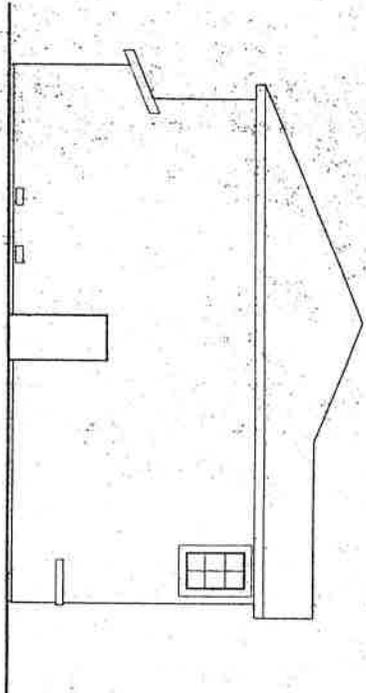
PROJECT:
**BADILLO TRACT
 BALDWIN PARK, CA**

DRAWING:
ELEVATION

OWNER / APPLICANT:
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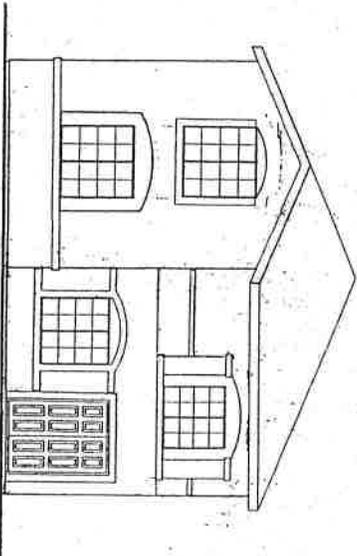
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PLAN E



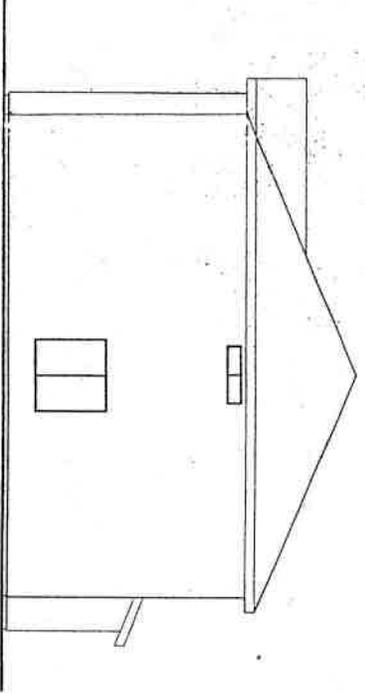
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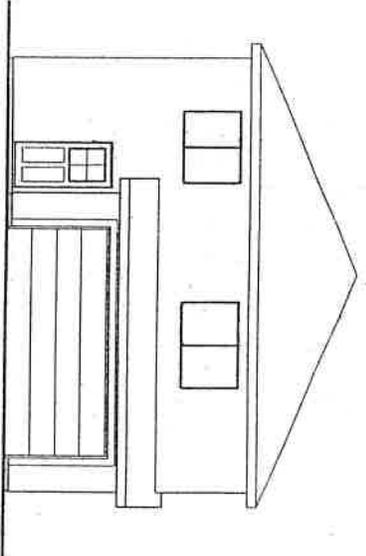
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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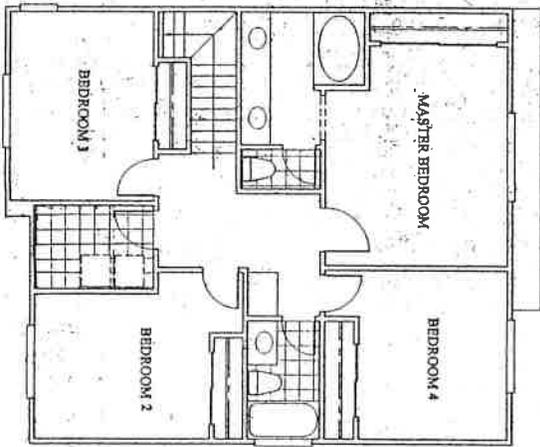
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DRAWN BY: _____

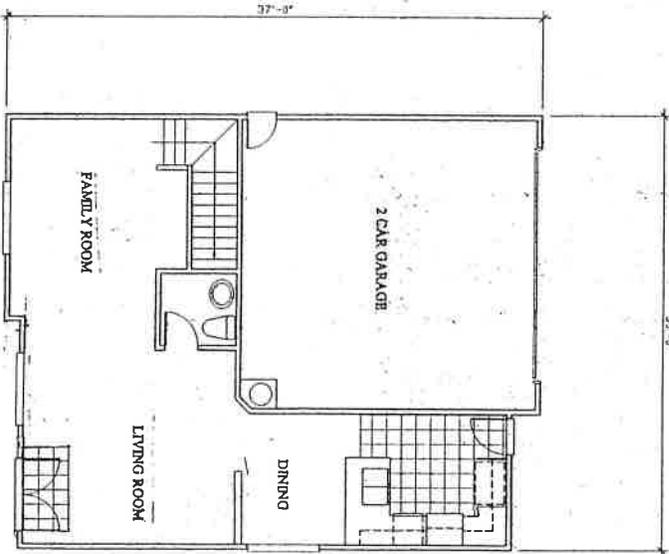
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PLAN E



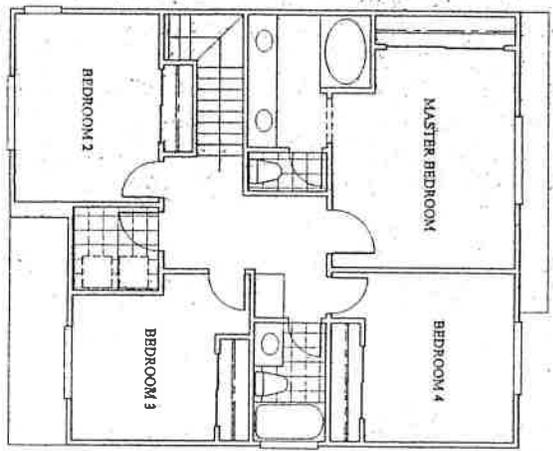
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

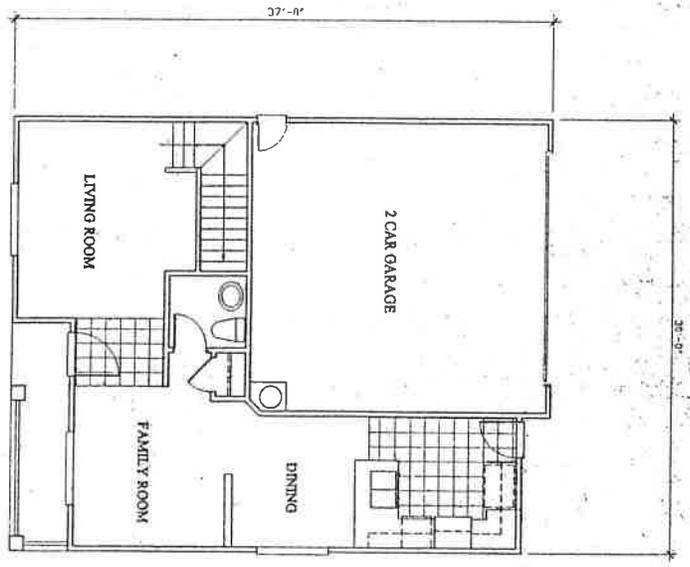
DRAWN BY: CHECKED BY: SHEET NUMBER:	OWNER / APPLICANT: D.C. CORPORATION 2149 E. GARVEY AVENUE NORTH, SUITE A-12 WEST COVINA, CA 91791 (626) 332-6768	PROJECT: BADILLO TRACT BALDWIN PARK, CA	
DRAWING: FLOOR PLAN			SDB Structural Design & Building 1000 E. Main Street, Suite 100 West Covina, CA 91791 Phone: (626) 332-6768 Fax: (626) 332-6769

PLAN F



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

SDG
 FLOOR DESIGN GROUP
 1000 S. GARDEN AVENUE, SUITE 100
 WEST COVINA, CA 91791
 (626) 332-6768

NO.	DATE	DESCRIPTION



PROJECT: **BADILLO TRACT
BALDWIN PARK, CA**

DRAWING: **FLOOR PLAN**

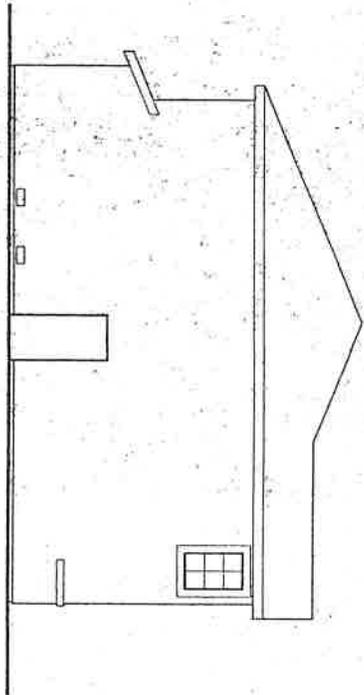
OWNER / APPLICANT:
**D.C. CORPORATION
 2149 E. GARVEY AVENUE NORTH, SUITE A-12
 WEST COVINA, CA 91791
 (626) 332-6768**

DRAWN BY: _____

CHECKED BY: _____

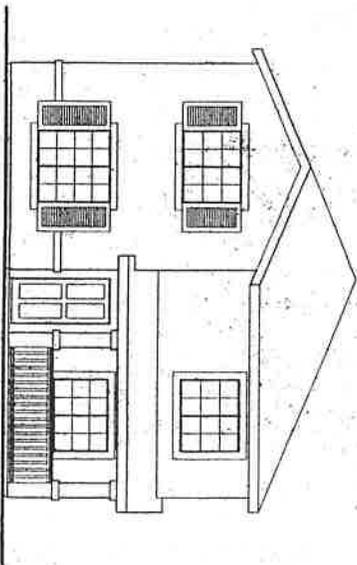
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PLAN F



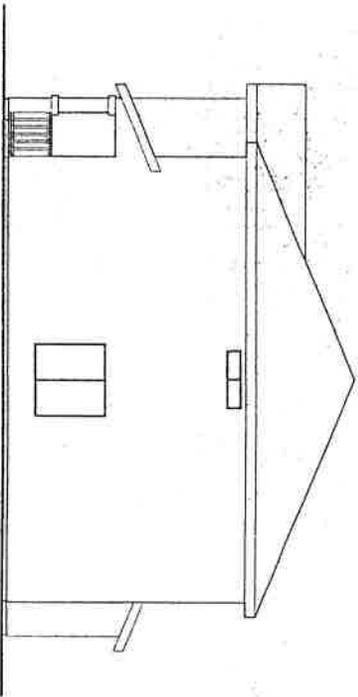
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



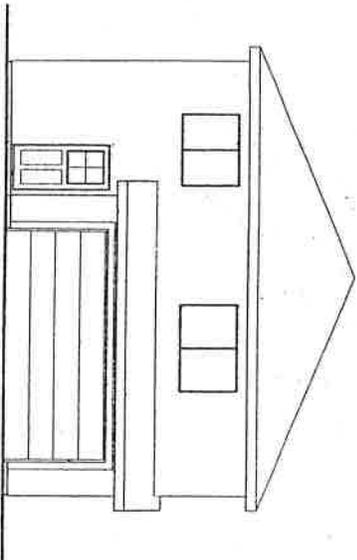
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SDG
SOUTH DAKOTA
GENERAL CONTRACTORS

1117 E. 10th Street
Sioux Falls, SD 57104
605.336.1111
www.sdgeneralcontractors.com

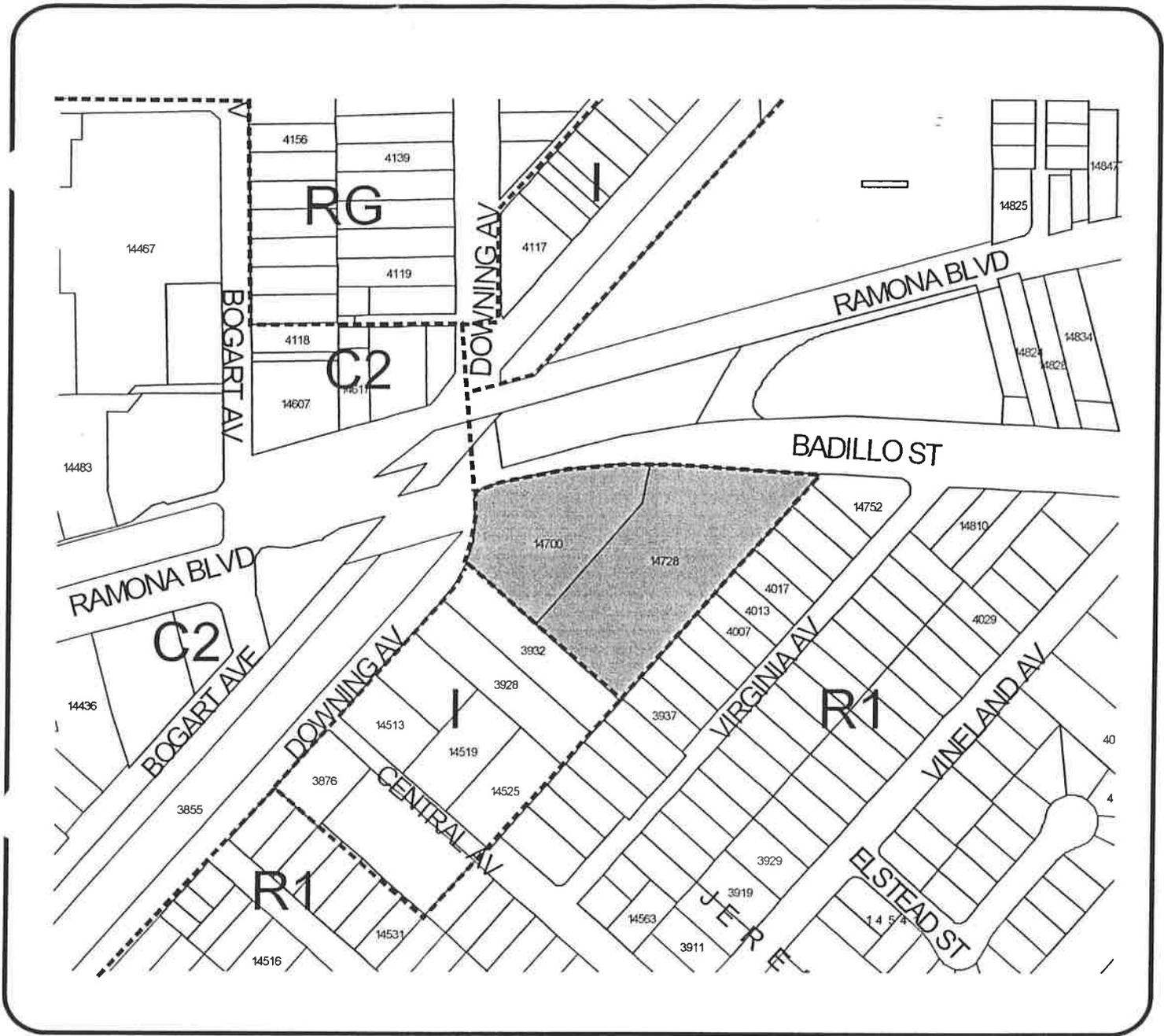
No.	Revisions	Date



PROJECT: _____
DRAWING: _____

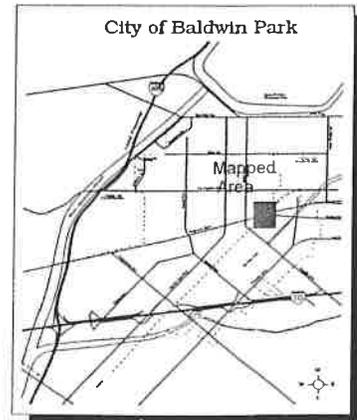
OWNER / APPLICANT:
D.C. CORPORATION
2149 E. GARVEY AVENUE NORTH, SUITE A-12
WEST COVINA, CA 91791
(626) 332-6768

DRAWN BY:
CIRCLED BY:
SHEET NUMBER:



Subject Property & Vicinity Map

CASE NO.: SP 01-1, DR-13 and TM-53450
 ADDRESS: 14700-14728 Badillo Street
 DATE: April 4, 2001



CITY OF BALDWIN PARK

NEGATIVE DECLARATION

DATE: February 13, 2001
APPLICANT: City of Baldwin Park
TYPE OF PERMIT: Specific Plan, Development Plan and Tentative Tract Map
FILE NO.: SP 01-1, DR-13 and TM-53450

LOCATION OF PROJECT: 14700-14728 Badillo St., Baldwin Park, CA 91706

DESCRIPTION OF PROJECT:

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.

It is the opinion of the

- Zoning Administrator
 Planning Commission
 City Council
 Other _____

that, upon review of the project, it has determined that the project will not have a significant effect upon the environment.

Mitigation Measures

- are attached
 are not required

(Signature)

Assistant Planner

(Title)

Date(s) of Public Notice: March 7, 2001

- Legal advertisement
 Posting of the properties
 Written notice

CITY OF BALDWIN PARK INITIAL STUDY

I. BACKGROUND

1. Name of Proponent: D.C. Corporation

2. Address and Phone Number of Proponent:
2149 E. Garvey Ave. North Unit A-12
West Covina, CA 91791
(626) 962-6933

3. Date of Checklist Submitted: February 13, 2001

4. Agency Requiring Checklist: City of Baldwin Park

5. Name of Proposal, if applicable: Thirty six (36) single family residential units, seven (7) of which will be reserved for low income families.

6. File Number: SP 01-1, DR-13 & TM-53450

II ENVIRONMENTAL IMPACTS

Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
1.) Earth. Will the proposal result in:				
a. Unstable earth conditions or in changes in geologic substructures?				X
b. Disruptions, displacements, compaction or over covering of the soil?			X	
c. Any increase in wind or water erosion of soils, either on or off site?				X
d. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?				X
2.) Air. Will the proposal result in substantial air emissions, deterioration of ambient air quality, or change in climate?		X		
3.) Water. Will the proposal result in:				
a. Changes in ground water quality or quantity, or alterations of existing drainage patterns?				X
b. Storm water discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment			X	

Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
maintenance (including washing), waste handling, hazardous materials handling or storage delivery or loading docs, or other outdoor work areas?				
c. A significantly environmentally harmful increase in the flow rate or volume of storm water runoff?				X
d. A significantly environmentally harmful increase in erosion of the project site or surrounding areas?				X
e. Storm water discharges that would significantly impair the beneficial uses of receiving waters or areas that provide water quality benefits?				X
f. Harm to the biological integrity of drainage systems and water bodies?				X
4.) Plant and Animal Life. Will the proposal result in change in the diversity of species, or number of any species of plants or animals (including trees, shrubs, grass, crops, microflora and aquatic plants)?			X	
5.) Noise. Will the proposal result in:				
a. Increases in existing noise levels?			X	
b. Exposure of people to severe noise levels?		X		
6.) Light and Glare. Will the proposal produce new light and glare?			X	
7.) Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			X	
8.) Natural Resources. Will the proposal result in:				
a. Increase in the rate of use of any natural resource?				X
b. Substantial depletion of any nonrenewable natural resources?				X
9.) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including but not limited to oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?				X
10.) Population. Will the proposal alter the location, distribution, density, or growth rate			X	

Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
of the human population of an area?				
11.) Housing. Will the proposal affect existing housing, or create a demand for new housing?			X	
12.) Transportation/Circulation. Will the proposal result in:				
a. Generation of substantial additional vehicular movement or alteration to present patterns of circulation or movement of people and/or goods?		X		
b. Effects on existing parking facilities, or demand for new parking?				X
c. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?				X
13.) Public Services. Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:				
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks or other recreational facilities?			X	
e. Maintenance of public facilities including roads?			X	
14.) Energy. Will the proposal result in a substantial increase in the use of energy?			X	
15.) Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?				X
b. Communications systems?				X
c. Water?				X
d. Sewer or septic tanks?				X
e. Storm water drainage?			X	
f. Solid waste and disposal?			X	
16.) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard?				X

Issue	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?				X
18.) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?				X
19.) Mandatory Findings of Significance.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief period of time, while a long-term impact will endure well into the future).				X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impacts on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)				X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

III. DETERMINATION
(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A **NEGATIVE DECLARATION WILL BE PREPARED.**

I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Date: February 13, 2001

(Signature)

Assistant Planner

(Title)
City of Baldwin Park

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. Earth

- a. The topography is relatively flat and the area is suited for grading. The project will result in minor grading for the preparation of building sites and excavation of utilities. Liquefaction potential, landslides and surface soil failures do not represent significant geo-technical constraints to the project.
- b. The project will result in the removal of an existing truck repair facility to accommodate thirty six (36) new single family residential units. The project will have various degrees of open space which will be landscaped to allow for the absorption of surface water. The site is served by a storm drain system which provides protection for the subject site and general area. Adequate site drainage to the storm drain system, subject to Engineering approval will be required at the time of construction.
- c. The project site is located in a relatively flat, urbanized area with very low potential for wind and water erosions of soils.

- d. Southern California is considered a seismically active area and contains a number of active, potentially active and inactive faults. There are no known faults passing directly within the site, and the occurrence of direct ground rupture is not likely. The project will expose additional people to ground shaking from earthquakes due to the additional housing stock provided to the area. However, the potential is similar throughout Southern California and no unique or unusual risk is posed by the proposed project. However, standard building code provisions provide protection from ground shaking, and the project is subject to the standards of the Uniform Building Code.

2. Air

The project is located within the South Coast Air Basin which is a non-attainment area for selected pollutants and air pollution is a regional problem. Pollution levels in Baldwin park are a result of not only local emissions, but also of those throughout out the region. Southern California Association of Governments and the South Coast Air Quality Management District have adopted a South Coast Air Quality Management Plan (SCAQMD), and the proposed project is consistent with that plan. The project will not have a significant impact upon air quality; however, there will be a temporary increase in air pollutants emissions during the construction phase. Construction dust and air pollution will be reduced to a less than significant level with mitigation measures.

Mitigation Measures: Measures to reduce air pollution include the following:

- 1) That the applicant adheres to the SCAQMD Rule 403 insuring the clean up of construction-related dirt on approach routes to the site.
- 2) That watering techniques shall be employed to partially mitigate the impact of construction-generated dust particles.
- 3) Maintenance and servicing of construction equipment to minimize exhaust emissions.
- 4) Halting of construction activities during Stage One and Stage Two smog alerts.

3. Water

The project will result in an increase of impervious surfaces. This coverage may result in the amount and speed of runoff during storms; however, the site is adequately protected by a storm drain system that serves the area.

4. Plant and Animal

The site is located in a substantially developed urban area. There is no significant remaining natural vegetation. The native vegetation has been replaced by imported species over the years. Further there are no biological impacts because there are no unique, rare or endangered plant or animal species within the City. The applicant, through a landscaping plan, will provide substantial landscaping throughout the project.

5. Noise

- a) Noise levels would increase temporarily during the construction phase of the project. Construction is regulated by the City and is addressed in the Municipal Code to limit overall noise levels to an acceptable range. Increased population and development will result in increasing noise from a variety of sources commonly found in an urban environment (human activities, mechanical equipment, automobiles, pets, etc.) This increase is considered to be less than significant.
- b) The existing and anticipated future noise levels from the commuter rail along the Metrolink right of way are considered incompatible for single-family residential uses unless mitigated.