

## NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

Pursuant to the California Environmental Quality Act (CEQA), the City of Baldwin Park (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Downtown Transit Oriented Development (TOD) Specific Plan. This Notice of Preparation (NOP) is being distributed to solicit the views of the public and public agencies as to the scope and content of the environmental information relevant to the agency's statutory responsibilities when considering a permit or other approval for the project.

Due to the time limits mandated by state law, a written response to this NOP must be sent no later than 30 days after receipt of this NOP. Please send a written response to this NOP so that it is received no later than **Thursday, February 5, 2015 at 5:00 p.m.** to:

City of Baldwin Park  
Amy L. Harbin, AICP, City Planner  
Planning Division  
14403 East Pacific Avenue, Baldwin Park, CA 91706  
or via e-mail to: [AHarbin@baldwinpark.com](mailto:AHarbin@baldwinpark.com)

**PROJECT TITLE:** Downtown TOD Specific Plan

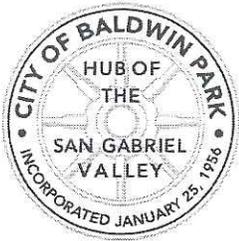
**PROJECT AREA:** The Specific Plan area is approximately 115 acres in size, and located in the downtown commercial area of the City, which is centered around the Ramona Boulevard/Maine Avenue Intersection near Baldwin Park City Hall and the Metrolink Station, which is located at the Bogart Avenue/Ramona Boulevard Intersection. A location map is attached, which shows the boundaries of the proposed Specific Plan. The Specific Plan Area includes publicly and privately-owned properties, as well public streets and rights of way.

**PROJECT APPLICANT:** City of Baldwin Park

The Lead Agency anticipates the preparation of an EIR for the proposed Specific Plan project. A project description and a list of environmental issues that will be addressed in the EIR are attached hereto as Attachment A.

December 29, 2014

  
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Amy L. Harbin, AICP, City Planner



## NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

### ATTACHMENT A PROJECT DESCRIPTION

The proposed Downtown Transit Oriented Development (TOD) Specific Plan is a City-initiated, Metro grant-funded planning project that would guide future TOD in the Specific Plan area. The proposed Specific Plan provides for a mix of residential, employment, retail, and public uses in the downtown area and would guide future development to create a transit-oriented environment that is proximate to the Metrolink Station and would improve access to various modes of transportation, including transit, walking and bicycling.

The proposed Specific Plan identifies sites that are underutilized and have the potential for redevelopment, infill development, and/or adaptive reuse to better serve the downtown area. The proposed Specific Plan would rezone areas to facilitate the TOD infill development envisioned by the Specific Plan. The proposed Specific Plan includes development standards that are intended to facilitate a cohesive design and a high-quality architectural and pedestrian-oriented environment by creating a continuous street frontage, pedestrian connections, and ground-floor design features that provide a visual link to the street and sidewalk. The proposed Specific Plan would allow building heights to be up to 50 feet high and would result in increased density/intensity of development.

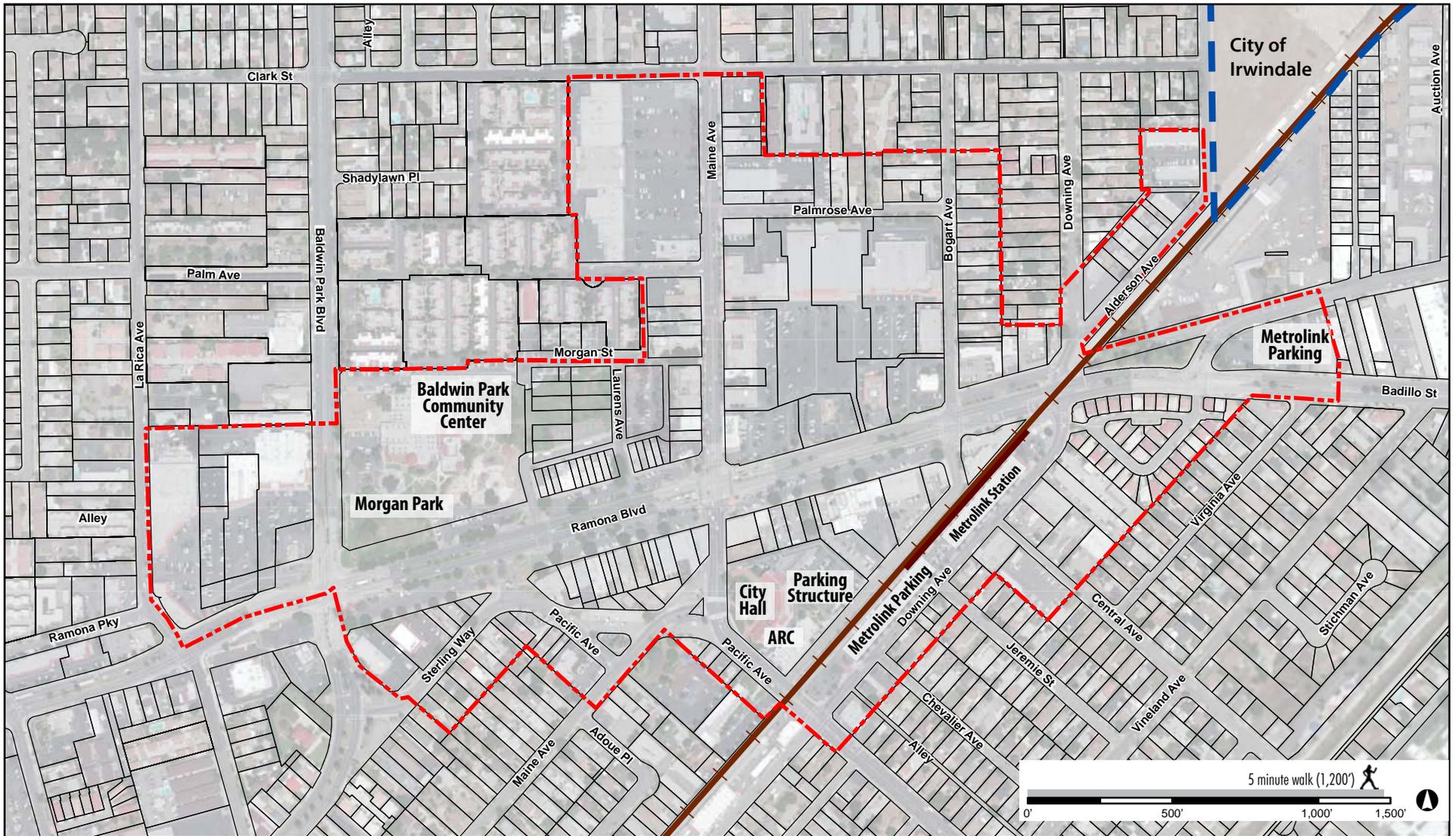
The proposed Specific Plan also includes planned improvements to the existing six-inch water line on Bogart Avenue from Clark Street to Ramona Boulevard and various circulation improvements to enhance access, circulation, and walkability within the Specific Plan area.

### POTENTIAL ENVIRONMENTAL EFFECTS

The City has determined that an EIR is required for the proposed Specific Plan project. Based on Appendix G of the *CEQA Guidelines*, and subject to input received during the NOP and public scoping process, it is anticipated that the EIR will address the following environmental issues:

- Aesthetics
- Air quality
- Cultural resources
- Geology, soils and seismicity
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Noise
- Population and housing
- Public services
- Recreation
- Transportation and traffic
- Utilities and service systems
- Growth inducement
- Cumulative Impacts

The EIR will include mitigation measures for potentially significant impacts as well as a discussion of the proposed Specific Plan's compatibility with applicable adopted regulatory documents.



-  Project Boundary
-  City Boundary
-  MetroLink San Bernardino Line

## Specific Plan Area

### DOWNTOWN TOD SPECIFIC PLAN



**Metro**

