

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: _____ X _____
Office of Planning and Research County Clerk
1400 Tenth Street, Room 121 County of Los Angeles
Sacramento, CA 95814 12400 Imperial Hwy.
Norwalk, CA 90650

From: City of Baldwin Park
14403 E. Pacific Avenue
Baldwin Park, California
91706



Date: November 2, 2020

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Baldwin Park hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Park Palazzo Project is available for review and comment.

PROJECT TITLE: Park Palazzo Project

PROJECT LOCATION: The Project is located at 14614-14622 Dalewood Street in Baldwin Park, California 91706 (APN: 8550-005-003).

PROJECT DESCRIPTION: The Project would develop approximately 59,766 square feet (sf) of commercial uses, including office, medical-office, and retail uses, on an approximately 88,235 sf lot. The proposed structure would be six stories in height and would include approximately 50,566 sf of general office space, 8,000 sf of medical-office space, and 1,200 sf of retail space. In addition, the proposed project would provide a total of 221 parking spaces, including one level of subterranean parking with 21 vehicle parking stalls and a surface parking lot with 200 vehicle parking stalls.

According to the City of Baldwin Park General Plan Land Use Map, the project site is designated as General Commercial. Table LU-2, Land Use Designations, of the General Plan Land Use Element, shows the General Commercial designation allows for a maximum permitted density/intensity (in dwelling units per net acre or FAR) of 2.00 FAR and an average density/intensity (in dwelling units per net acre or FAR) of 0.25 FAR. The project site is currently zoned as Freeway Commercial (FC). According to the City of Baldwin Park Municipal Code, the FC zoning designation is primarily intended to provide areas for the development of freeway-oriented, regional-serving retail and office complexes and complementary regional commercial centers.

The Project proposes a 36-month construction timeframe from January 2021 to approximately January 2024. The approximate Project opening is spring/summer 2024.

PROJECT IMPACTS: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures.

HAZARDOUS WASTE SITES: The project site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: **Begins:** November 2, 2020 **Ends:** November 23, 2020

PUBLIC HEARING: The City of Baldwin Park Planning Commission is scheduled to consider the Mitigated Negative Declaration and proposed project at its regular Planning Commission meeting on **December 9, 2020** at 7:00 P.M. **Due to COVID-19, this Planning Commission meeting will not be open to the general public. Live audio of the hearing will be provided via YouTube by clicking on the YouTube icon located on the upper right-hand corner of the City of Baldwin Park Webpage.** If you wish to comment, please email your name, City of residence, and a phone number to Esther Washington, Planning Commission Clerk at EWashington@baldwinpark.com by 6:45 pm on Wednesday, December 9, 2020. You will be contacted by a staff member and will be granted 3 (three) minutes to speak live during the meeting. To confirm the date and time of the meeting and for additional information concerning the proposed project, please check the City's website: <http://www.baldwinpark.com/>.

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 20 days. Any person may submit written comments to the Planning Division of the City's Development Services Department before the end of the review period. If you challenge the City's action in court you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Planning Division prior to the end of the review period. Comments may be sent by mail, or email to the following address:

Ron Garcia
City Planner
City of Baldwin Park
14403 E. Pacific Avenue
Baldwin Park, CA 91706

Phone: (626) 960-4011, Ext. 475
Email: RGarcia@baldwinpark.com

LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Initial Study, Draft MND and supporting documents are available for review and comment on the City website at <https://www.baldwinpark.com/online-documents/community-development/planning/environmental-documents> and during normal business hours at City of Baldwin Park, Planning Division, 14403 E. Pacific Avenue, Baldwin Park, CA, 91706.

10/29/20

Date



Ron Garcia, City Planner