

PLANNING COMMISSION REGULAR MEETING

Agenda

September 24, 2025, 7:00 PM



Chair	Erik Peña
Vice Chair	Vacant
Commissioner	Gen Escobosa
Commissioner	Roman Rodriguez
Commissioner	Diana Miranda-Dzib

Welcome to your Planning Commission Meeting

We welcome your interest and involvement in the City's legislative process. This agenda includes information about topics coming before the Planning Commission and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city's website and in the Office of the City Clerk.

Please Note: Electronic devices are to be turned off while meetings are in session.

How to watch

The City of Baldwin Park provides two ways to watch a Planning Commission meeting:

In Person



Baldwin Park City Council Chambers,
14403 E. Pacific Ave.,
Baldwin Park, CA 91706

Online



Audio streaming will be available at

https://www.youtube.com/channel/UCFLZ0_dDFRjy59rhiDZ13Fg/featured?view_as=subscriber
http://baldwinpark.granicus.com/ViewPublisher.php?view_id=10

Reasonable Accommodations

Individuals with disabilities may request an agenda packet in appropriate alternative formats as required by the Americans with Disability Act of 1990. Reasonable accommodations and auxiliary aids will be provided to effectively allow participation in the meeting. In compliance with the ADA, if you need special assistance for the meeting, please contact the City Clerk's Office at (626) 960-4011 ext. 466 or squinones@baldwinpark.com. within 24 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.

Public Comments

The public is encouraged to address the Planning Commission or any of its Agencies listed on this agenda on any matter posted on the agenda or on any other matter within its jurisdiction. In accordance with Chapter 39 of the Baldwin Park Municipal Code, Speakers must address the Commission as a whole and refrain from making impertinent, slanderous, or profane remarks or disrupt the peace of the meeting. Speaker cards are available at the podium and by request with the Planning Commission Secretary.

Public Communication

There is a three-minute speaking time limit. This is the time set aside to address the Planning Commission. Please notify the Planning Commission Secretary if you require the services of an interpreter. No Action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The legislative body or its staff may: 1) Briefly respond to statements made or questions asked by persons; or 2) Direct staff to investigate and/or schedule matters for consideration at a future meeting [Government Code §54954.2]. If you wish to comment on agenda items and are unable to physically appear in person, please email your comments prior to 6:30 PM the date of the meeting to pc-comments@baldwinpark.com.

Notice Regarding California Environmental Quality Act (CEQA) Determinations

Pursuant to CEQA, a "project" is defined as a "whole action" subject to a public agency's discretionary finding or approval that has the potential to either (1) cause a direct physical change in the environment or (2) cause a reasonably foreseeable indirect physical change in the environment. "Projects" include discretionary activity by a public agency, a private activity that receives any public funding, or activities that involve the public agency's issuance of a discretionary approval and is not statutorily or categorically exempt from CEQA. (Pub. Res. Code § 21065.) To the extent that matters listed in this Agenda are considered "projects" under CEQA, their appropriate CEQA determination will be listed below each recommendation. If no CEQA determination is listed, it has been determined that the action does not constitute a "project" under CEQA.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

- Introduction of Okina Dor – Director of Community Development Department

PUBLIC COMMUNICATIONS

CONSENT CALENDAR

All items listed are considered to be routine business by the Planning Commission and will be approved with one motion. There will be no separate discussion of these items unless a Planning Commissioner so requests, in which case, the item will be removed from the general order of business and considered in its normal sequence on the agenda.

- Action Minutes from June 25, 2025

SET MATTERS - PUBLIC HEARINGS

- 1) **The request for consideration of a General Plan Amendment to change the land use designation from Commercial/Industrial to Park Space, a Zone Change from Industrial Commercial to Open Space, and a Design Review for the construction of a new approximately 9,000 square foot pocket park (Ana Montenegro Park) located at APN 8536-016-902 (Case Numbers PR 25-25, Z 25-01, AGP 25-01; APPLICANT: CITY OF BALDWIN PARK).**
 - a. Conduct a public hearing.
 - b. **Adopt Resolution No. 25-15 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING ADOPTION OF (1) AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ANA MONTENEGRO PARK PROJECT LOCATED AT APN 8536-016-902).”**
 - c. **Adopt Resolution No. 25-16 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. AGP 25-01 TO CHANGE TO THE LAND USE DESIGNATION FROM COMMERCIAL/INDUSTRIAL TO PARK SPACE.”**
 - d. **Adopt Resolution No. 25-17 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING**

APPROVAL OF ZONING CODE AMENDMENT NO. Z 25-01 TO CHANGE TO THE ZONING DESIGNATION FROM INDUSTRIAL COMMERCIAL TO OPEN SPACE.”

- e. **Adopt Resolution No. 25-18 entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF DESIGN REVIEW NO. PR 25-25 FOR THE DESIGN OF THE PARK.”**

REPORTS OF OFFICERS

- Reorganization of Planning Commission – Appointment of Chairperson and Vice-Chairperson

COMMISSION/ STAFF COMMUNICATIONS:

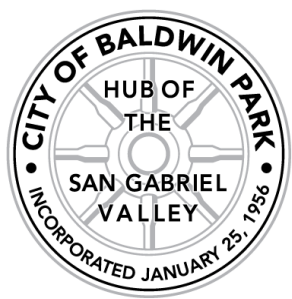
ADJOURNMENT

CERTIFICATION

I, Nick Baldwin, Planning Commission Secretary of the City of Baldwin Park hereby certify that, under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting. Dated this 18th day of September, 2025.

Planning Commission Secretary

For further information regarding agenda items, please contact the office of the City Planner at (626) 960-4011 ext. 475 or via e-mail at nbaldwin@baldwinpark.com.



ACTION MINUTES PLANNING COMMISSION OF THE CITY OF BALDWIN PARK

Baldwin Park City Hall
14403 E. Pacific Avenue, Baldwin Park, California
Council Chamber

Wednesday June 25, 2025

7:00 P.M

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Members Present:	Erik Peña, Chair Stephany Gonzalez, Vice Chair Gen Escobosa, Commissioner Roman Rodriguez, Commissioner
Staff Present:	Nick Baldwin, Acting Director of Community Development Department Yadira Carmona, Assistant Planner Marco Ornelas Lopez, Assistant City Attorney

Note: Chair Peña excused Commissioner Miranda-Dzib from Planning Commission meeting.

ACTION: Approved 4-0. Moved by Vice-Chair Gonzalez.
Seconded by Commissioner Rodriguez.

COMMISSIONER	VOTE
Peña	Yes
Gonzalez	Yes
Escobosa	Yes
Rodriguez	Yes

PUBLIC COMMUNICATIONS

Public Communications opened by Chair Peña.
No Public Communications were received
Public Communications closed by Chair Peña.

CONSENT CALENDAR

Minutes from May 28, 2025.

ACTION: Approved 4-0. Moved by Commissioner Escobosa
Seconded by Vice-Chair Gonzalez.

COMMISSIONER	VOTE
Peña	Yes
Gonzalez	Yes
Escobosa	Yes
Rodriguez	Yes

PUBLIC HEARINGS

1. A request for consideration of a Conditional Use Permit for the use of a full-service automobile repair facility within an enclosed building located within the Industrial Commercial (I-C) Zone pursuant to Table 153.050.020 of the City's Municipal Code (Location: 15132 Arrow Highway; Applicant: Artur Davtyan.; Case Numbers: CP 25-04).
 - a. Conduct a public hearing.
 - b. Find the proposed project is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000 et seq.). Specifically, the project is categorically exempt from CEQA under Guidelines Section 15303 Class 3 (New construction or conversion of small structures) in that it is limited to an automobile repair facility within an enclosed commercial building that was most recently used for an auto parts and services business.
 - c. Adopt Resolution PC 25-14 approving CP 25-04: **"A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF AN AUTOMOTIVE REPAIR FACILITY WITHIN AN ENCLOSED BUILDING LOCATED WITHIN THE INDUSTRIAL-COMMERCIAL (I-C) ZONE, PURSUANT TO TABLE 153.050.020 OF THE CITY'S MUNICIPAL CODE (LOCATION: 15132 ARROW HIGHWAY)."**

Public Hearing opened by Chair Peña.
Applicant Artur Davtyan spoke on the proposed project
Public Hearing closed by Chair Peña

ACTION: Approved 4-0. Moved by Commissioner Escobosa. Seconded by Commissioner Rodriguez.

COMMISSIONER	VOTE
Peña	Yes
Gonzalez	Yes
Escobosa	Yes
Rodriguez	Yes

REPORTS OF OFFICERS

- None

STAFF REPORT



TO: Chair and Members of the Planning Commission

FROM: Nick Baldwin, City Planner

DATE: September 24, 2025

SUBJECT: A request to the Planning Commission to consider a General Plan Amendment to change the land use designation from Commercial/Industrial to Park Space, a Zone Change from Industrial Commercial to Open Space, and a Design Review for the construction of a new approximately 9,000 square foot pocket park (Ana Montenegro Park) located at APN 8536-016-902 (Case Numbers PR 25-25, Z 25-01, AGP 25-01; **APPLICANT: CITY OF BALDWIN PARK**) and adoption of a Mitigated Negative Declaration.

SUMMARY

The purpose of this staff report is to request Planning Commission consideration and recommendation of adoption of the Mitigated Negative Declaration (MND), as well as recommending approval of the Amendment to the General Plan, Zone Change, and Design Review for the Ana Montenegro Park Project.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 25-15 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ANA MONTENEGRO PARK PROJECT LOCATED AT APN 8536-016-902."
2. Adopt Resolution No. 25-16 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. AGP 25-01 TO CHANGE TO THE LAND USE DESIGNATION FROM COMMERCIAL/INDUSTRIAL TO PARK SPACE."
3. Adopt Resolution No. 25-17 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF ZONING CODE AMENDMENT NO. Z 25-01 TO CHANGE TO THE ZONING DESIGNATION FROM INDUSTRIAL COMMERCIAL TO OPEN SPACE."
4. Adopt Resolution No. 25-18 entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING APPROVAL OF DESIGN REVIEW NO. PR 25-25 FOR THE DESIGN OF THE PARK."

FISCAL IMPACT

There would be no adverse fiscal impact associated with approval of the project and development of the park. Improvements to the park are funded by grants and non-General Fund sources.

BACKGROUND

The subject property is a vacant lot of approximately 9,000 square feet in size that is located at the northwest corner of Maine Avenue and Joanbridge Street. The current land use of the property is Industrial and the current zoning is Industrial-Commercial and it is bordered by an automotive repair use to the north, a water utility to the south, single-family residences to the west and light industrial uses across the street to the east. This property was acquired by the City in April 2022 using Quimby and Community Enhancement Funds for the future use as park space. The Recreation and Community Services Department brought acquisition of the property before the City Council on April 6, 2022, and shared the conceptual design of the park to the City Council on February 5, 2025. The feedback received from that City Council at those meetings were incorporated into the project scope.

The City of Baldwin Park has limited opportunities to acquire and/or build public parks and open space for active and passive recreational use. Today, the City ranks low in the provision of parks for its residents. Currently, Baldwin Park has 0.3 acres of park space per 1,000 residents compared to the County average of 3.3 acres per 1,000 residents, according to the LA County Regional Open Space District Park Assessment Report (2016). Public parks offer recreational opportunities, benefits community health and wellness, and provide aesthetic beauty and enjoyment. Additionally, the City is committed to finding opportunities to expand existing public parks, trails and finding opportunities to create pocket parks

DISCUSSION

The proposal is to develop the vacant lot into to a pocket park to be named for Ana Montenegro. The park celebrates her admiration for the rich heritage of Pre-Columbian artistry. A colorful play surface with Talavera design imagery depicting the sunrise would be included in the playground area where the play structure, swing set, and play climbers would be located. The playground area will be partially covered by colorful shade sails. The proposed men and women's restroom building will be located on the west side of the park and will be surrounded by Mexican Talavera tile floor covering. Approximately 2,500 square feet of drought-tolerant landscaping will be planted, including five shade trees. A 10-foot block wall will be constructed along the parks north and west boundaries to provide visual and noise screening for the adjacent properties. A decorative three-foot wall with eight-foot-tall steel pickets atop will be placed along the south and east edges of the park. There will be a pedestrian gate that will be closed at sunset to securely close the park at night. Additional amenities include benches, seating boulders, a bike repair station, a drinking fountain, decorative seat walls, trash receptacles, solar powered security lighting and camera system, and a monument sign. No off-street parking is provided with the proposal.

GENERAL PLAN AMENDMENT

This project is proposed on a lot with a land use designation of Commercial/Industrial and it is surrounded by industrial uses, with the exception of the residential uses located to the west. The proposal is to change the land use to Park Space to accommodate the proposal development of a pocket park on the site. To make this change, the following findings must be made pursuant the Baldwin Park Municipal Code:

- A) The amendment is consistent with all the other goals, policies, and objectives of the General Plan.** According to the Land Use section of the General Plan, “The Land Use Element represents the City’s desire for long range changes and enhancements of land uses within the City. The Land Use Plan builds on the established land use pattern to provide integration between the existing community qualities and the community’s vision for the future” (LU-1, 2020 General Plan). This expression to maintain and promote land uses that are consistent with the qualities of the community is aligned with the proposed park project. The project is consistent with Land Use Goal 3 (Provide for the revitalization of deteriorating land uses and properties) because it will develop a vacant lot currently characterized by trash and weeds into a thriving park space. The project is also consistent with the Urban Design element of the General Plan that calls for beautification of the street frontage through landscaping, lighting, and community amenities near the gateways to the City, including Maine Avenue. Lastly, the project is consistent with the goals for Mini-Parks (pocket parks) in the General Plan in that it is located on a street corner, is designed for safety and security, and will be regularly serviced by City employees (OSC-14, 2020 General Plan).
- B) The amendment will not adversely affect surrounding properties.** Parks are widely accepted as community amenities that benefit the area that they serve. As a pocket park with no parking provided, it is intended to mainly serve the neighborhood in the immediate vicinity within walking or biking distance. Lighting will be provided for the park area ensuring that the park will be secure during the twilight hours and the park will be locked and closed during the nighttime hours. Light will terminate at the property line in accordance with BPMC. Both characteristics were put in place with security and safety in mind for the park users and for the benefit of the surrounding community. The improvements to the park area including the play structures, benches, water fountain, and bathrooms offer opportunities to the park users to play and rest, which is a benefit to the surrounding properties. In regard to concerns regarding noise and privacy for the neighboring properties to the north and west, the proposed eight-foot-tall wall along those property boundaries is intended to address those concerns and mitigate impact.
- C) The amendment promotes public health, safety and general welfare.** The City of Baldwin Park is underserved in terms of park space and all new park areas where residents and visitors can recreate and enjoy outdoor natural amenities supports the general welfare of the City. Lighting, walls, fences, gates are physical improvements described in the previous section that promote safety and security on the property. Furthermore, the operational characteristic of closing the park at sunset will also promote safety within the park.
- D) The amendment serves the goals and purposes of the zoning code.** The Zoning Code implements the vision, goals, and policies of the General Plan. Per state law, the General Plan and the Zoning Code must be consistent. This project is proposing an amendment of the zoning for this property to be open space, which will comply with the proposed Park Space land use for the property.

ZONE CHANGE

This project is proposed on a lot with a zoning designation of Industrial-Commercial and it is surrounded by industrial-Commercial zoned uses to the north and east and single-family residential zoned uses located to the west and south, through the property to the south is developed with water utility infrastructure. The proposal is to change the zoning to Open Space to accommodate the proposal development of a pocket park on the site. To make this change, the following findings must be made pursuant the Baldwin Park Municipal Code:

- A) The amendment is consistent with the goals, policies and objectives of the General Plan.** According to the Land Use section of the General Plan, “The Land Use Element represents the City’s desire for long range changes and enhancements of land uses within the City. The Land Use Plan builds on the established land use pattern to provide integration between the existing community qualities and the community’s vision for the future” (LU-1, 2020 General Plan). This expression to maintain and promote land uses that are consistent with the qualities of the community is aligned with the proposed park project. The project is consistent with Land Use Goal 3 (Provide for the revitalization of deteriorating land uses and properties) because it will develop a vacant lot currently characterized by trash and weeds into a thriving park space. The project is also consistent with the Urban Design element of the General Plan that calls for beautification of the street frontage through landscaping, lighting, and community amenities near the gateways to the City, including Maine Avenue. Lastly, the project is consistent with the goals for Mini-Parks (pocket parks) in the General Plan in that it is located on a street corner, is designed for safety and security, and will be regularly serviced by City employees (OSC-14, 2020 General Plan).
- B) The amendment will not adversely affect surrounding properties.** Parks are widely accepted as community amenities that benefit the area that they serve. As a pocket park with no parking provided, it is intended to mainly serve the neighborhood in the immediate vicinity within walking or biking distance. Lighting will be provided for the park area ensuring that the park will be secure during the twilight hours and the park will be locked and closed during the nighttime hours. Light will terminate at the property line in accordance with BPMC. Both characteristics were put in place with security and safety in mind for the park users and for the benefit of the surrounding community. The improvements to the park area including the play structures, benches, water fountain, and bathrooms offer opportunities to the park users to play and rest, which is a benefit to the surrounding properties. In regard to concerns regarding noise and privacy for the neighboring properties to the north and west, the proposed eight-foot-tall wall along those property boundaries is intended to address those concerns and mitigate impact.
- C) The amendment promotes public health, safety, and general welfare.** The City of Baldwin Park is underserved in terms of park space and all new park areas where residents and visitors can recreate and enjoy outdoor natural amenities supports the general welfare of the City. Lighting, walls, fences, gates are physical improvements described in the previous section that promote safety and security on the property. Furthermore, the operational characteristic of closing the park at sunset will also promote safety within the park.
- D) The amendment serves the goals and purposes of the zoning code.** The Zoning Code implements the vision, goals, and policies of the General Plan. Per state law, the General Plan and the Zoning Can must be consistent. This project is proposing an amendment of the zoning for this property to be open space, which will comply with the proposed Park Space land use for the property.

DESIGN REVIEW

The project site is a vacant lot at the northwest corner of Maine Avenue and Joanbridge Street. It is fenced with a chain link fence and is unimproved with simply dirt and scattered weeds. The proposal is to develop the site into a vibrant park space for the community to enjoy. The design also reflects the

community's vision for the space, fostering a harmonious blend of history, culture, and education. The overall design incorporates culturally rich elements such as a tower-like play structure inspired by an alebrije serpent, a rubberized flooring with Pre-Columbian patterns, walls with Talavera pottery designs, and a shade structure with a design inspired by Papel Picado. The only building proposed on the property is a 500 square-foot restroom building for men and women which will have a Spanish architectural style to match the Spanish-influenced design of the park.

For project designs to be approved, the following findings must be made:

- A) The proposed use, development or structure complies with all applicable provisions of the Design Guidelines.** The proposed park design complies with the applicable provisions of the Design Guidelines. Specifically, the project carries the Spanish character of the design in each element of the proposal. The improvements have a consistent and compatible theme in the building treatments, playground equipment, benches, and landscaping.
- B) The proposed design is compatible with the design of the adjacent land uses.** The park is beneficial to all residents, workers, and visitors in the area as it offers a beautiful space to play, rest, and enjoy the outdoors. A majority of the lots south of the project site are zoned single-family residential and the residents of these properties will have the benefit of walking or biking to this green space to enjoy the amenities. The site plan design lends itself to use by the both children, adults, and elderly people as the entrance to the project site and the park amenities itself will be ADA accessible. Furthermore, the Spanish architecture of the proposed bathroom building is consistent with many of the homes in the area, as Spanish architecture is one of the predominant architectural styles within the City.
- C) The proposed design possesses acceptable architectural design and aesthetic quality.** The proposed Spanish design is common to the City of Baldwin Park, so its use in the park design will blend well with the established architectural fabric of the community. Also, the quality of the materials used goes well beyond the minimum acceptable level. Talavera design is of the highest level of adornment in Spanish design, and it is used extensively in this project. Steel fences and block walls are used for the perimeter walls, fences, and gates, which of the highest quality and design standards for their respective improvement types.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Project is being implemented by the City to address the City's environmental efforts and expand recreational facilities. This Project aims to install three bio-infiltration systems that have the ability to capture the first 85th percentile stormwater volume produced on the site and infiltrate flows into the ground within 72 hours. The City is committed to maximizing community benefits through the Project. Amenities are expected to include a pre-Columbian and Spanish-designed playground, shade structure, shade sails, benches, a drinking fountain, native landscaping, a restroom facility, walkways, solar lighting, and perimeter fences, walls, and gates. The park will also include approximately five new large shade trees. The conceptual Site Plan is included as Attachment 6.

The Project goals are summarized as follows:

- Increase recreational park space
- Maximize community benefits
- Minimize disruption to residents and local businesses

➤ Incorporate community-based input

Pursuant to the California Environmental Quality Act (CEQA), the City of Baldwin Park (“City”) prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) to identify potential site-specific environmental constraints associated with the Baldwin Park Ana Montenegro Park Project (Project) (APN 8536-016-902). The Draft Initial Study determined that the project could result in potentially significant impacts to the following environmental topics: biological resources, cultural resources, energy, geology/soils, noise, and tribal cultural resources. Since all potentially significant impacts could be fully mitigated, the project qualifies for a Mitigated Native Declaration (MND) and therefore would not require the preparation of an Environmental Impact Report (EIR) pursuant to CEQA.

On August 20, 2025, the city released for public review the Draft IS/MND for the project pursuant to Section 15105 of the State CEQA Guidelines. The public review and comment period for the Draft IS/MND began on August 21, 2025, and closed on September 20, 2025. The Draft IS/MND for the project was filed with the Office of Planning and Research, and the Los Angeles County Recorder’s office, circulated to interested parties, and posted on the City’s website. As required by CEQA, a Notice of Completion form along with copies of the Draft IS/MND were sent to the State Clearinghouse soliciting review and comment on the report by the relevant State agencies. The State Clearinghouse subsequently assigned the following State Clearinghouse Number for the Draft IS/MND: 2025080925. It should be noted that the site plan included with the published IS/MND has been revised with minor edits and the current version of the site plan is attached as Attachment 6.

An Environmental Impact Report (EIR) pursuant to CEQA is not required for the proposed project. Minor edits to the Draft IS/MND are anticipated based on the comments that were received and will be included in the Final IS/MND. The Final IS/MND is not anticipated to describe the project having any new or substantially more severe impacts than those identified and analyzed in the Draft IS/MND. Therefore, in accordance with State CEQA Guidelines Section 15073.5, recirculation of a Draft IS/MND is not required.

The Final IS/MND is an informational document that (1) must be considered by the City’s decisionmakers before approving the project, and (2) must reflect the Lead Agency’s independent judgment and analysis (CEQA Guidelines, Section 15090). The City must first adopt the IS/MND and approve the MMRP prior to approving the project. If the City formally approves the project, the City shall file a CEQA Notice of Determination with the County Clerk within five working days of project approval. A copy of the Notice of Determination filed by the County Clerk shall also be sent to the State Clearinghouse.

CONCLUSION

It is recommended that the Planning Commission approve the following resolutions in support of the Ana Montenegro Park Project: Resolution No. 25-15, recommending adoption of a Mitigated Negative Declaration; Resolution No. 25-16 recommending approval of General Plan Amendment AGP 25-01; Resolution No. 25-17 recommending approval of Zone Change 25-01; and Resolution No. 25-18 recommending approval of Design Review PR 25-25;

ATTACHMENTS

1. Resolution No. 25-15, Initial Study/Mitigated Negative Declaration
2. Resolution No. 25-16, General Plan Amendment
3. Resolution No. 25-17, Zone Change
4. Resolution No. 25-18, Design Review
5. Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
(https://www.baldwinpark.com/DocumentCenter/View/3767/Ana-Montenegro-Park_Public-Review-Draft-ISMND)
6. Conceptual Site Plan
7. Mitigation Monitoring & Reporting Program

Attachment #1

**PC Resolution No. 25-15, Initial Study/Mitigated
Negative Declaration**

RESOLUTION NO. 25-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BALDWIN PARK ANA MONTENEGRO PARK PROJECT LOCATED AT APN 8536-016-902.

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.), and City of Baldwin Park's Local CEQA Guidelines (collectively, "CEQA"), the City of Baldwin Park is the lead agency for the proposed Project; and

WHEREAS, in August 2025, in compliance with CEQA, an Initial Study (IS) was prepared for the Ana Montenegro Park Project, General Plan Amendment, Zone Change and Design Review (collectively "Project") which determined the Project would not have a significant adverse impact on the environment that could not be mitigated and that a Mitigated Negative Declaration (MND) finding was appropriate; and

WHEREAS the City provided copies of the Initial Study and MND to the public and the State Clearinghouse for a review and comment period beginning on August 21, 2025, and ending on September 20, 2025, pursuant to State CEQA Guidelines section 15073, during which time the City received two (2) comment letters; and

WHEREAS, on September 4, 2025, the City gave public notice of the Planning Commission public meeting on the Project to property owners within a 300-foot distance; and

WHEREAS, on September 24, 2025, the Planning Commission held a public meeting and considered public testimony and evidence and recommendations presented by staff related to the proposed Project and the MND for the Project; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the City's Local CEQA Guidelines have been satisfied by the City in connection with the preparation of the MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well as feasible mitigation measures, have been adequately evaluated; and

WHEREAS, the MND prepared in connection with the Project sufficiently analyzes the feasible mitigation measures necessary to avoid or substantially lessen the Project's potentially significant environmental impacts; and

WHEREAS, the findings and conclusions made by the Planning Commission in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including but not limited to the Initial Study, MND, MMRP, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the MND, reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public meeting conducted by the Planning Commission, and no additional information submitted to the Planning Commission, have produced substantial new information requiring substantial revisions that would trigger recirculation of the MND or additional environmental review of the project under State CEQA Guidelines section 15073.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The Planning Commission hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. As the advisory-making body for the Project, the Planning Commission has reviewed and considered the information contained in the MND, Initial Study, administrative record, and all other written and oral evidence presented to the City for the Project, on file with the City and available for review at 14403 E Pacific Ave. Based on the Planning Commission's independent review and analysis, the Planning Commission finds that the MND, Initial Study, and administrative record contains a complete and accurate reporting of the environmental impacts associated with the Project, and that the MND has been completed in compliance with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.; "CEQA"), the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.), and the City's Local CEQA Guidelines.

SECTION 3. FINDINGS ON ENVIRONMENTAL IMPACTS. Based on the whole record before it, including the MND, Initial Study, the administrative record, and all other

written and oral evidence presented to the Planning Commission, the Planning Commission finds that all environmental impacts of the Project are either less than significant or no impact as outlined in the MND, and the Initial Study. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Planning Commission finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City. No new significant environmental effects have been identified in the MND and no changes made to the MND constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

SECTION 4. ADOPTION OF THE MITIGATED NEGATIVE DECLARATION. The Planning Commission recommends that the City Council approve and adopt the MND, which is attached to Staff Report as Attachment 5.

SECTION 5. ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM. In accordance with the Public Resources Code section 21081.6, the Planning Commission recommends that the City Council adopt the MMRP associated with the Project. In the event of any inconsistencies between the Mitigation measures as set forth in the MND and the MMRP, the MMRP shall control.

SECTION 6. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials associated with the Project and the MND that constitute the record of proceedings on which these findings are based are located at 14403 E. Pacific Ave.

SECTION 7. NOTICE OF DETERMINATION. The Planning Commission recommends that the City Council direct staff to prepare and file a Notice of Determination with the Los Angeles County Clerk and the State Clearinghouse within five (5) working days of the approval of the proposed Project.

PASSED AND APPROVED this 24th day of September, 2025.

ERIK PENA
CHAIRMAN

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF BALDWIN PARK }

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. 25-15 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 24th day of September, 2025 by the following vote:

AYES: COMMISSION MEMBERS: _____

NOES: COMMISSION MEMBERS: _____

ABSTAIN: COMMISSION MEMBERS: _____

ABSENT: COMMISSION MEMBERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #2

PC Resolution No. 25-16, General Plan Amendment

RESOLUTION PC 25-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM “COMMERCIAL INDUSTRIAL” TO “PARK SPACE” TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF A PUBLIC PARK LOCATED AT APN NO. 8536-016-902. (APPLICANT: CITY OF BALDWIN PARK; CASE NUMBER: GPA 25-01)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) That application for an Amendment to the Land Use Element of the General Plan was submitted for certain real property, located at the northwest corner of Maine Avenue and Joanbridge Street (APN No. 8536-016-902), in the City of Baldwin Park, described more particularly in the Application on file with the Planning Division; and

(b) That the application sought approval of a General Plan Amendment to change the land use designation from Commercial/Industrial to Park Space to accommodate the proposed development of a public park (Ana Montenegro Park) and related improvements(“Project”); and

(c) The proposed Project is subject to the provisions of the California Environmental Quality Act (CEQA), and accordingly an Initial Study/Mitigated Negative Declaration for the park improvements was prepared in August 2025 and circulated for public review on August 21, 2025, through September 20, 2025. As required by CEQA, a Notice of Completion along with copies of the Draft IS/MND were sent to the State Clearinghouse soliciting review and comment on the report by the relevant State agencies. The State Clearinghouse subsequently assigned the following State Clearinghouse Number for the Draft IS/MND: 2025080925..

(d) A duly noticed public hearing was held on September 24, 2025, and the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

SECTION 2. In accordance with Section 153.210.750 of the Baldwin Park Municipal Code, it is found that the Project would not unreasonably interfere with the use or enjoyment of property in the vicinity, and would not adversely affect the public peace, health, safety or general welfare, the Planning Commission hereby recommends approval and adoption of said General Plan Amendment based on the following findings:

(a) The amendment is consistent with the goals, policies, and objectives of the General Plan.

According to the Land Use section of the General Plan, “The Land Use Element represents the City’s desire for long range changes and enhancements of land uses within the City. The Land Use Plan builds on the established land use pattern to provide integration between the

existing community qualities and the community's vision for the future" (LU-1, 2020 General Plan). This expression to maintain and promote land uses that are consistent with the qualities of the community is aligned with the proposed park project. The project is consistent with Land Use Goal 3 (Provide for the revitalization of deteriorating land uses and properties) because it will develop a vacant lot currently characterized by trash and weeds into a thriving park space. The project is also consistent with the Urban Design element of the General Plan that calls for beautification of the street frontage through landscaping, lighting, and community amenities near the gateways to the City, including Maine Avenue. Lastly, the project is consistent with the goals for Mini-Parks (pocket parks) in the General Plan in that it is located on a street corner, is designed for safety and security, and will be regularly serviced by City employees (OSC-14, 2020 General Plan).

- (b) The amendment will not adversely affect surrounding properties.

Parks are widely accepted as community amenities that benefit the area that they serve. As a pocket park with no parking provided, it is intended to mainly serve the neighborhood in the immediate vicinity within walking or biking distance. Lighting will be provided for the park area ensuring that the park will be secure during the twilight hours and the park will be locked and closed during the nighttime hours. Light will terminate at the property line in accordance with BPMC. Both characteristics were put in place with security and safety in mind for the park users and for the benefit of the surrounding community. The improvements to the park area including the play structures, benches, water fountain, and bathrooms offer opportunities to the park users to play and rest, which is a benefit to the surrounding properties. In regard to concerns regarding noise and privacy for the neighboring properties to the north and west, the proposed eight-foot-tall wall along those property boundaries is intended to address those concerns and mitigate impact.

- (c) The amendment promotes public health, safety and general welfare.

The City of Baldwin Park is underserved in terms of park space and all new park areas where residents and visitors can recreate and enjoy outdoor natural amenities supports the general welfare of the City. Lighting, walls, fences, gates are physical improvements described in the previous section that promote safety and security on the property. Furthermore, the operational characteristic of closing the park at sunset will also promote safety within the park.

- (d) The amendment serves the goals and purposes of the zoning code.

The Zoning Code implements the vision, goals, and policies of the General Plan. Per state law, the General Plan and the Zoning Code must be consistent. This project is proposing an amendment of the zoning for this property to be open space, which will comply with the proposed Park Space land use for the property.

SECTION 3. The Project is subject to the following conditions:

- a) Prior to issuance of the building permit, the applicant shall coordinate with the Los Angeles County Sanitation District and submit payment for all fees owed for connection to the County sewer.

SECTION 4. Based on the aforementioned findings, the Planning Commission does hereby recommend to the City Council approval of the General Plan Amendment No. 25-01,

amending the General Plan Land Use Map from “Commercial Industrial” to “Park Space” for the property located at **APN No. 8536-016-902**.

SECTION 5. The Secretary shall certify the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 24th day of September 2025.

ERIK PENA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK

} ss.

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 25-16 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 24th day of September 2025 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #3

PC Resolution No. 25-17, Zone Change

RESOLUTION PC 25-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE TO CHANGE THE ZONING DESIGNATION FROM “INDUSTRIAL COMMERCIAL” TO “OPEN SPACE” TO ACCOMMODATE THE PROPOSED DEVELOPMENT OF A PUBLIC PARK LOCATED AT APN NO. 8536-016-902. (APPLICANT: CITY OF BALDWIN PARK; CASE NUMBER: Z 25-01)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) That application for a Zone Change was submitted for certain real property, located at the northwest corner of Maine Avenue and Joanbridge Street (APN No. 8536-016-902), in the City of Baldwin Park, described more particularly in the Application on file with the Planning Division; and

(b) That the application sought approval of a Zone Change to change zoning designation from Industrial/Commercial to Open Space to accommodate the proposed development of a public park (Ana Montenegro Park) and related improvements (“Project”); and

(c) The proposed Project is subject to the provisions of the California Environmental Quality Act (CEQA), and accordingly an Initial Study/Mitigated Negative Declaration for the park improvements was prepared in August 2025 and circulated for public review on August 21, 2025, through September 20, 2025. As required by CEQA, a Notice of Completion along with copies of the Draft IS/MND were sent to the State Clearinghouse soliciting review and comment on the report by the relevant State agencies. The State Clearinghouse subsequently assigned the following State Clearinghouse Number for the Draft IS/MND: 2025080925..

(d) A duly noticed public hearing was held on September 24, 2025, and the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

SECTION 2. In accordance with Section 153.210.750 of the Baldwin Park Municipal Code, it is found that the Project would not unreasonably interfere with the use or enjoyment of property in the vicinity, and would not adversely affect the public peace, health, safety or general welfare, the Planning Commission hereby recommends approval and adoption of said General Plan Amendment based on the following findings:

(a) The amendment is consistent with the goals, policies, and objectives of the General Plan.

According to the Land Use section of the General Plan, “The Land Use Element represents the City’s desire for long range changes and enhancements of land uses within the City. The Land Use Plan builds on the established land use pattern to provide integration between the existing community qualities and the community’s vision for the future” (LU-1, 2020 General Plan). This expression to maintain and promote land uses that are consistent with the qualities of the community is aligned with the proposed park project. The project is consistent with Land Use

Goal 3 (Provide for the revitalization of deteriorating land uses and properties) because it will develop a vacant lot currently characterized by trash and weeds into a thriving park space. The project is also consistent with the Urban Design element of the General Plan that calls for beautification of the street frontage through landscaping, lighting, and community amenities near the gateways to the City, including Maine Avenue. Lastly, the project is consistent with the goals for Mini-Parks (pocket parks) in the General Plan in that it is located on a street corner, is designed for safety and security, and will be regularly serviced by City employees (OSC-14, 2020 General Plan).

(b) The amendment will not adversely affect surrounding properties.

Parks are widely accepted as community amenities that benefit the area that they serve. As a pocket park with no parking provided, it is intended to mainly serve the neighborhood in the immediate vicinity within walking or biking distance. Lighting will be provided for the park area ensuring that the park will be secure during the twilight hours and the park will be locked and closed during the nighttime hours. Light will terminate at the property line in accordance with BPMC. Both characteristics were put in place with security and safety in mind for the park users and for the benefit of the surrounding community. The improvements to the park area including the play structures, benches, water fountain, and bathrooms offer opportunities to the park users to play and rest, which is a benefit to the surrounding properties. In regard to concerns regarding noise and privacy for the neighboring properties to the north and west, the proposed eight-foot-tall wall along those property boundaries is intended to address those concerns and mitigate impact.

(c) The amendment promotes public health, safety and general welfare.

The City of Baldwin Park is underserved in terms of park space and all new park areas where residents and visitors can recreate and enjoy outdoor natural amenities supports the general welfare of the City. Lighting, walls, fences, gates are physical improvements described in the previous section that promote safety and security on the property. Furthermore, the operational characteristic of closing the park at sunset will also promote safety within the park.

(d) The amendment serves the goals and purposes of the zoning code.

The Zoning Code implements the vision, goals, and policies of the General Plan. Per state law, the General Plan and the Zoning Code must be consistent. This project is proposing an amendment of the zoning for this property to be open space, which will comply with the proposed Park Space land use for the property.

SECTION 3. Based on the aforementioned findings, the Planning Commission does hereby recommend to the City Council approval of Zone Change No. 25-01, amending the Zoning Map from "Industrial Commercial" to "Open Space" for the property located at **APN No. 8536-016-902**.

SECTION 4. The Secretary shall certify the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 24th day of September 2025.

ERIK PENA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK } ss.

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 25-16 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 24th day of September 2025 by the following vote:

AYES: COMMISSIONERS:_____

NOES: COMMISSIONERS:_____

ABSTAIN: COMMISSIONERS:_____

ABSENT: COMMISSIONERS:_____

NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #4

PC Resolution No. 25-18, Design Review

RESOLUTION PC 25-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A DESIGN REVIEW FOR THE PROPOSED DEVELOPMENT OF A PUBLIC PARK LOCATED AT APN NO. 8536-016-902. (APPLICANT: CITY OF BALDWIN PARK; CASE NUMBER: PR 25-25)

THE PLANNING COMMISSION OF THE CITY OF BALDWIN PARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Planning Commission of the City of Baldwin Park does hereby find, determine, and declare as follows:

(a) That application for a Design Review was submitted for certain real property, located at the northwest corner of Maine Avenue and Joanbridge Street (APN No. 8536-016-902), in the City of Baldwin Park, described more particularly in the Application on file with the Planning Division; and

(b) That the application sought approval of a Design Review for the design and improvements related to the proposed development of a public park (Ana Montenegro Park) and related improvements ("Project"); and

(c) The proposed Project is subject to the provisions of the California Environmental Quality Act (CEQA), and accordingly an Initial Study/Mitigated Negative Declaration for the park improvements was prepared in August 2025 and circulated for public review on August 21, 2025, through September 20, 2025. As required by CEQA, a Notice of Completion along with copies of the Draft IS/MND were sent to the State Clearinghouse soliciting review and comment on the report by the relevant State agencies. The State Clearinghouse subsequently assigned the following State Clearinghouse Number for the Draft IS/MND: 2025080925..

(d) A duly noticed public hearing was held on September 24, 2025, and the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.

SECTION 2. In accordance with Section 153.210.750 of the Baldwin Park Municipal Code, it is found that the Project would not unreasonably interfere with the use or enjoyment of property in the vicinity, and would not adversely affect the public peace, health, safety or general welfare, the Planning Commission hereby recommends approval and adoption of said Design Review based on the following findings:

(a) The proposed use, development or structure complies with all applicable provisions of the Design Guidelines

The proposed park design complies with the applicable provisions of the Design Guidelines. Specifically, the Project carries the Spanish character of the design in each element of the proposal. The improvements have a consistent and compatible theme in the building treatments, playground equipment, benches, and landscaping.

(b) The proposed design is compatible with the design of the adjacent land uses.

The park is beneficial to all residents, workers, and visitors in the area as it offers a beautiful space to play, rest, and enjoy the outdoors. A majority of the lots south of the project site are zoned single-family residential and the residents of these properties will have the benefit of walking or biking to this green space to enjoy the amenities. The site plan design lends itself to use by the both children, adults, and elderly people as the entrance to the project site and the park amenities itself will be ADA accessible. Furthermore, the Spanish architecture of the proposed bathroom building is consistent with many of the homes in the area, as Spanish architecture is one of the predominant architectural styles within the City.

- (c) The proposed design possesses acceptable architectural design and aesthetic quality.

The proposed Spanish design is common to the City of Baldwin Park, so its use in the park design will blend well with the established architectural fabric of the community. Also, the quality of the materials used goes well beyond the minimum acceptable level. Talavera design is of the highest level of adornment in Spanish design and it is used extensively in this project. Steel fences and block walls are used for the perimeter walls, fences, and gates, which of the highest quality and design standards for their respective improvement types.

SECTION 3. Based on the aforementioned findings, the Planning Commission does hereby recommend to the City Council approval of Design Review No. PR 25-25, for the design of the Project located at **APN No. 8536-016-902**,

SECTION 4. The Secretary shall certify the adoption of this Resolution and forward a copy hereof to the City Clerk and the Applicant.

PASSED AND APPROVED this 24th day of September 2025.

ERIK PENA, CHAIR
BALDWIN PARK PLANNING COMMISSION

ATTEST:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BALDWIN PARK

} ss.

I, NICK BALDWIN, Secretary of the Baldwin Park Planning Commission, do hereby certify that the foregoing Resolution No. PC 25-16 was duly and regularly approved and adopted by the Planning Commission at a regular meeting thereof, held on the 24th day of September 2025 by the following vote:

AYES: COMMISSIONERS: _____

NOES: COMMISSIONERS: _____

ABSTAIN: COMMISSIONERS: _____

ABSENT: COMMISSIONERS: _____

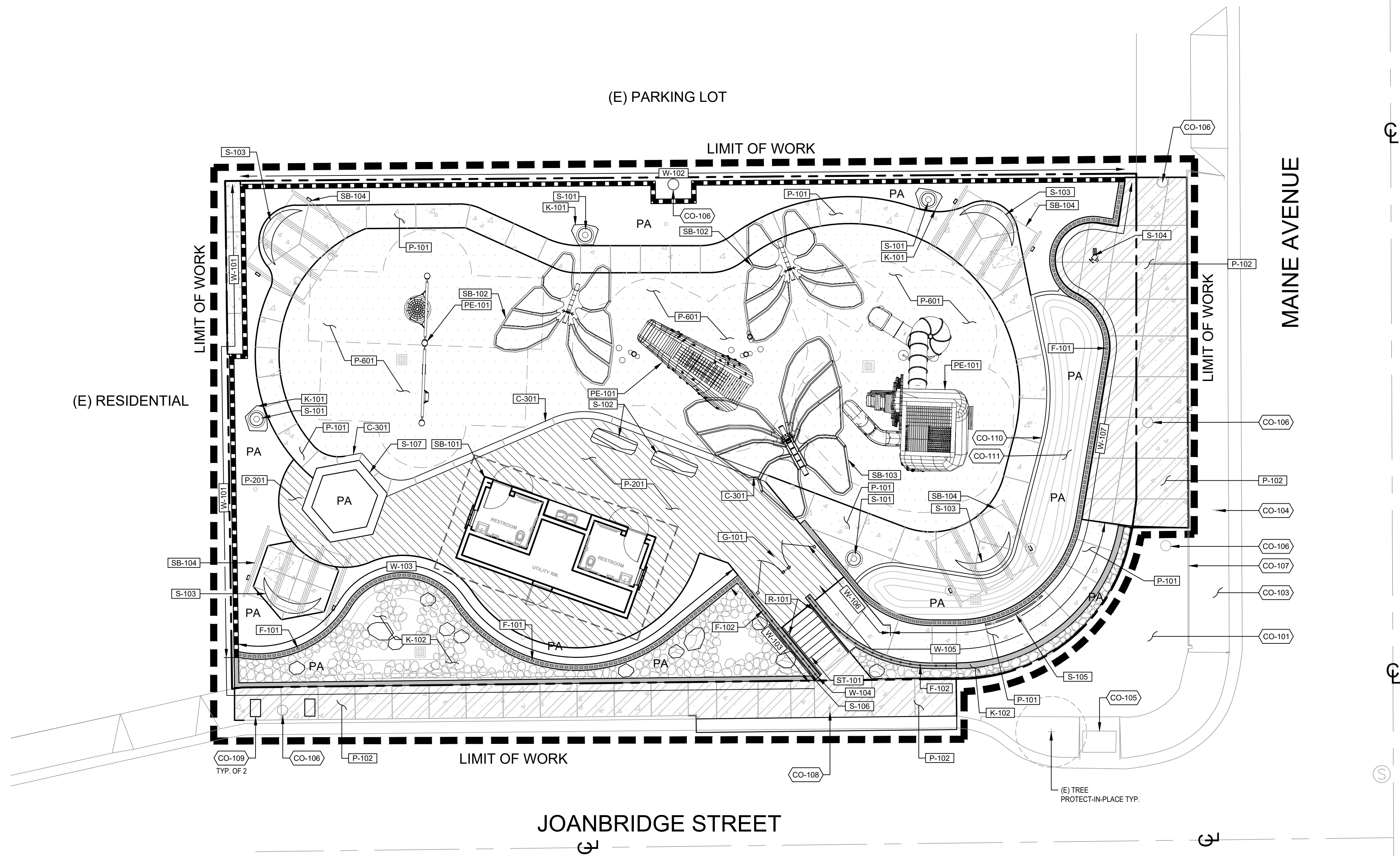
NICK BALDWIN
PLANNING COMMISSION SECRETARY

Attachment #5

**Initial Study/Mitigated Negative Declaration and
Mitigation Monitoring and Reporting Program
([https://www.baldwinpark.com/DocumentCenter/View/
/3767/Ana-Montenegro-Park Public-Review-Draft-
ISMND](https://www.baldwinpark.com/DocumentCenter/View/3767/Ana-Montenegro-Park_Public-Review-Draft-ISMND))**

Attachment #6

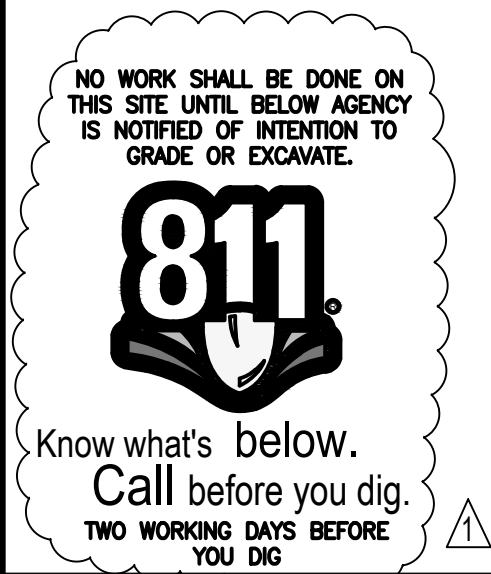
Conceptual Site Plan – Ana Montenegro Park



CODE	DESCRIPTION
CONCRETE	
[P-101]	PCC PEDESTRIAN PAVEMENT (4" THK.)
[P-102]	PPC SIDEWALK PAVEMENT
UNIT PAVING	
[P-201]	CERAMIC TILE PAVING
[P-202]	COBBLESTONE PAVING
RUBBERIZED SURFACE	
[P-601]	RESILIENT RUBBER PLAY SURFACE
CODE DESCRIPTION	
[K-101]	FLAGSTONE
[K-102]	ROCK MULCH
CODE DESCRIPTION	
MAINTENANCE BAND	
[C-301]	12" PLAYGROUND CONCRETE BAND
CODE DESCRIPTION	
CONCRETE	
[ST-101]	STAIRS
CODE DESCRIPTION	
CONCRETE	
[W-101]	POURED-IN-PLACE CONCRETE RETAINING WALL WITH 7' HT. CMU BLOCK EXTENSION & STUCCO FINISH
[W-102]	POURED-IN-PLACE CONCRETE RETAINING WALL WITH 7' HT. CMU BLOCK EXTENSION & STUCCO FINISH
[W-103]	POURED-IN-PLACE CONCRETE WALL
[W-104]	POURED-IN-PLACE CONCRETE WALL
[W-105]	POURED-IN-PLACE CONCRETE WALL
[W-106]	CMU BLOCK WALL W/ STUCCO FINISH & BREEZE BLOCK
[W-107]	POURED-IN-PLACE CONCRETE WALL
CODE DESCRIPTION	
SITE BUILDING	
[SB-101]	RESTROOM BUILDING
[SB-102]	18' X 18' BUTTERFLY SHADE
[SB-103]	20' X 20' BUTTERFLY SHADE
[SB-104]	CANTILEVERED SHADE CANOPY W/ DECORATIVE ROOF PANELS

CODE	DESCRIPTION
HANDRAIL	
[R-101]	HANDRAIL
CODE DESCRIPTION	
METAL FENCE	
[F-101]	TUBE STEEL FENCE - 7' TALL
[F-102]	TUBE STEEL FENCE - 42" TALL
CODE DESCRIPTION	
METAL GATE	
[G-101]	ENTRY GATE
[G-102]	MAINTENANCE GATE
CODE DESCRIPTION	
METAL PLAYGROUND	
[PE-101]	PLAY EQUIPMENT
CODE DESCRIPTION	
SITE FURNITURE	
[S-101]	LITTER RECEPTACLE
[S-102]	LARGE SEATING BOULDERS
[S-103]	PRECAST CONCRETE MOON BENCH WITH MOSAIC TILE INLAY
[S-104]	BIKE REPAIR STAND AND OUTDOOR PUMP AND WHEEL CHOCK
[S-105]	PARK SIGN @ WALL W-107
[S-106]	ENTRY PARK SIGN @ WALL W-104
[S-107]	RAISED CONCRETE PLANTER
CODE DESCRIPTION	
[L-101]	SECURITY CAMERA SYSTEM
[L-102]	LIGHTING
CODE DESCRIPTION	
[CO-101]	EXISTING PAVING
[CO-103]	EXISTING WATER QUALITY FEATURE
[CO-104]	EXISTING SIGN
[CO-105]	EXISTING CURB RAMP
[CO-106]	EXISTING UTILITY POLE
[CO-107]	EXISTING RAISED CURB
[CO-108]	EXISTING SIGN
[CO-109]	WATER METER
[CO-110]	RAISED CURB
[CO-111]	BIOSWALE

KEY DESCRIPTION
PA PLANTING AREA
(E) EXISTING



PREPARED BY

Plans Prepared By:



REVISION	DATE	DRAWN BY	CHKD BY	APPROVED
REVISIONS PER PLAN CHECK COMMENTS	07/09/2025			

DATE: 06/2025	JOB NO.: N/A	DRAWN BY: MN	DESIGNED BY: MN
SCALE:	PROJ. NO.:	CHECKED BY: KH	PROJ. ENGR.: DL
APPROVED BY: DANIEL PADILLA, P.E., P.L.S., DIRECTOR OF PUBLIC WORKS			
DATE			



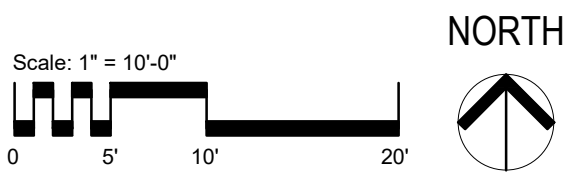
CITY OF BALDWIN PARK
DEPARTMENT OF PUBLIC WORKS

ANA MONTENEGRO PARK
CORNER OF JOANBRIDGE ST. AND MAINE AVE.
CONSTRUCTION PLAN

SHEET 11 of 66

DRAWING NO.

L-301



Attachment #7

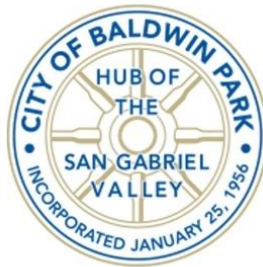
Mitigation Monitoring & Reporting Program

Ana Montenegro Park

Mitigation Monitoring and Reporting Program

Lead Agency:

City of Baldwin Park
Community Development Department
14403 Pacific Avenue
Baldwin Park, California 91706



Prepared by:

MIG, Inc.
1650 Spruce Street, Suite 106
Riverside, California 92507



September 18, 2025

- This document is designed for double-sided printing -



MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act ("CEQA") requires that a public agency adopting a Mitigated Negative Declaration ("MND") take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)). This Mitigation Monitoring and Reporting Program ("MMRP") will be used by the City of Baldwin Park to ensure compliance with adopted mitigation measures identified in the Initial Study ("IS") and MND for the Ana Montenegro Park Project ("project") when construction of the project begins. The City of Baldwin Park, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for biological resources (nesting birds), cultural resources (archaeological resources, tribal cultural resources, and buried human remains), geology and soils (paleontological resources), and construction noise. The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. The table identifies the mitigation monitoring and reporting requirements, including the method for verifying implementation of the mitigation measure, timing of verification (before, during, or after construction), and responsible party. Space is provided for sign-off following completion/implementation of the mitigation measure. The source document is the IS/MND for the proposed project.

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IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Responsible Party/ Monitoring Party	Method of Verification	Monitoring Action/ Implementation Stage	Signature	Date
BIOLOGICAL RESOURCES						
Impede the Use of Native Wildlife Nursery Sites.	BIO-1: Conduct Nesting Bird Surveys. If vegetation removal is scheduled during the nesting season (typically February 1 to September 1), then a focused survey for active nests shall be conducted by a qualified biologist no more than five (5) days before the beginning of project-related activities (e.g., demolition, excavation, grading, and vegetation removal). Surveys must be conducted in proposed work areas, staging and storage areas, and soil, equipment, and material stockpile areas. For passerines and small raptors, surveys must be conducted within a 250-foot radius surrounding the work area (in non-developed areas and where access is feasible). For larger raptors, such as those from the genus <i>Buteo</i> , the survey area must encompass a 500-foot radius. Surveys must be conducted by a qualified biologist during weather conditions suited to maximize the observation of possible nests and concentrate on areas of suitable habitat. If a lapse in project-related work of five days or longer occurs, an additional nest survey is required before work can be reinitiated. If nests are encountered during any preconstruction survey, a qualified biologist must determine if it may be feasible for construction to continue as planned without impacting the success of the	Construction Contractor City of Baldwin Park Community Development Department	Review of nesting bird survey/ monitoring logs by City staff.	Field verification prior to and during construction.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Responsible Party/ Monitoring Party	Method of Verification	Monitoring Action/ Implementation Stage	Signature	Date
	nest, depending on conditions specific to each nest and the relative location and rate of construction activities. Any nest(s) within the project site shall be monitored by a qualified biologist during vegetation removal if work is occurring directly adjacent to the pre-determined no-work buffer. If the qualified biologist determines construction activities have potential to adversely affect a nest, the biologist would immediately inform the construction manager to halt construction activities within minimum exclusion buffer of 50 feet for songbird nests, and 200 to 500 feet for raptor nests, depending on species and location. Construction activities within the no-work buffer may proceed after a qualified biologist determines the nest is no longer active due to natural causes (e.g., young have fledged, predation or other non-anthropogenic nest failure).					
CULTURAL RESOURCES						
Adverse Change in the Significance of an Archaeological Resource.	CUL-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities A. The City or City's contractor shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

IDENTIFIED IMPACT	RELATED MITIGATION MEASURE	MONITORING			VERIFICATION	
		Responsible Party/ Monitoring Party	Method of Verification	Monitoring Action/ Implementation Stage	Signature	Date
	prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity. C. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical					

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	artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the City upon written request to the Tribe. D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the City that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.					
Adverse Change in the Significance of a Tribal Cultural Resource.	CUL-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial) A. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

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	been fully assessed by the Kizh monitor and/or Kizh archaeologist. B. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purposes.					
Potential Disturbance of Buried Human Remains.	CUL-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. B. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed. C. Human remains and grave/burial goods shall be treated alike per California Public	Construction Contractor City of Baldwin Park Community Development Department County of Los Angeles Sheriff's Department/ Coroner Division	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

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	Resources Code section 5097.98(d)(1) and (2). D. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. E. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.					
GEOLOGY AND SOILS						
Adverse Change in the Significance of a Paleontological Resource.	GEO-1: Conduct Paleontological Sensitivity Training for Construction Personnel. The City or City's contractor must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to conduct a Paleontological Sensitivity Training for construction personnel before commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities, and the procedures to be followed in such an event; the duties of paleontological monitors; notification and other procedures to follow upon discovery of resources; and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

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Adverse Change in the Significance of a Paleontological Resource.	GEO-2: Conduct Periodic Paleontological Spot Checks During Grading and Earth-Moving Activities. The City or City's contractor must retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to conduct periodic Paleontological Spot Checks beginning at depths below six feet from the surface to determine if construction excavations extend into older Quaternary deposits. After the initial Paleontological Spot Check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for Paleontological Resources are required. The City or City's contractor must retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor must be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring is based on the rate of excavation	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

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	and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.					
Adverse Change in the Significance of a Paleontological Resource.	GEO-3: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities the paleontological monitor may halt or divert away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet must be established around the find where construction activities are not allowed to continue until appropriate paleontological treatment plan is approved by the City. Work is allowed to continue outside of the buffer area. The City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology,	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		

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	to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor will assist in removing rock samples for initial processing.					
Adverse Change in the Significance of a Paleontological Resource.	GEO-4: Prepare Report Upon Completion of Monitoring Services. Upon completion of the above activities, the professional paleontologist will prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report will be submitted to the City, the Natural History Museums of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Construction Contractor City of Baldwin Park Community Development Department	Review of cultural resources survey/ monitoring logs by City staff.	Field verification prior to grading and during construction.		
NOISE						
Substantial Temporary Increase in Ambient Noise Levels.	NOI-1: Reduce Potential Project Construction Noise Levels. To reduce potential noise levels from project construction activities, the City or City's contractor shall:	Construction Contractor City of Baldwin Park Community	Review of construction plans by City staff	Field verification prior to grading and during construction.		

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	1) <i>Notify Residential Land Uses of Planned Construction Activities.</i> This notice shall be provided at least two (2) weeks prior to the start of any construction activities, describe the noise control measures to be implemented by the project, and include the name and phone number of the designated contact for the project representative at the City of Baldwin Park responsible for handling construction-related noise complaints (per action #5 below). This notice shall be provided to the owner/occupants of the residence to the west of the project site and the commercial business to the north. 2) <i>Restrict Work Hours:</i> All construction-related work activities, including material deliveries, shall be subject to the requirements of City Municipal Code Section 130.37(E) (Special Noise Sources - Construction of Buildings and Projects). Construction activities, including deliveries, shall occur only during the hours of 7 AM to 7 PM. The representative from the City or the City's contractor shall post a sign at all entrances to the construction site informing contractors, subcontractors, other workers, etc. of this requirement. 3) <i>Construction Equipment Selection, Use, and Noise Control Measures:</i> The following	Development Department				

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	measures shall apply to construction equipment used at the project site: a. Contractors shall use the smallest size equipment capable of safely completing work activities. b. Construction staging shall occur as far away from residential land uses as possible given site and active work constraints. c. Electric hook-ups shall be provided for stationary equipment (e.g., pumps, compressors, welding sets). This measure shall be subject to the approval of the local electric utility. If electric service is denied, the City or City's contractor shall ensure actions 3a, 3b, and 3d are implemented. d. All stationary noise generating equipment shall be shielded and located as far as possible from residential land uses given site and active work constraints. Shielding may consist of a three-or four-sided enclosure provided the structure/enclosure breaks the line of sight between the equipment and the receptor and provides for proper ventilation and equipment operation.					

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	e. Heavy equipment engines shall be equipped with standard noise suppression devices such as mufflers, engine covers, and engine/mechanical isolators, mounts, and be maintained in accordance with manufacturer's recommendations during active construction activities. f. Pneumatic tools shall include a suppression device on the compressed air exhaust. g. No radios or other amplified sound devices shall be audible beyond the property line of the construction site. 4) <i>Install Construction Noise Barrier:</i> The following measures shall apply to project construction activities: a. Site Preparation, Grading, and Foundation Work: During all site preparation, grading, and structure foundation work activities, a physical noise barrier shall be installed and maintained along the western site perimeter to the maximum extent feasible given site constraints and access requirements. The noise barrier shall extend to a height of six (6) feet above grade. Potential barrier options					

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	capable of reducing construction noise levels could include, but are not limited to: i. A plywood or other barrier installed at-grade (or mounted to structures located at-grade, such as a K-Rail), and consisting of a solid material (i.e., free of openings or gaps other than weep holes) that has a minimum rated transmission loss value of 10 dB. ii. Commercially available acoustic panels or other products such as acoustic barrier blankets that have a minimum sound transmission class (STC) or transmission loss value of 10 dB. iii. Any combination of noise barriers and commercial products capable of achieving required construction noise reductions during site preparation, grading, and structure foundation work activities. iv. The noise barrier may be removed following the completion of building foundation work (i.e., it is not necessary once framing and typical vertical building construction begins provided no other grading,					

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	foundation, etc. work is still occurring on-site). The noise barrier shall not be required if the perimeter concrete masonry unit wall included in the project's site plan is fully constructed prior to the start of substantial site preparation and grading activities at the site (i.e., only clearing and grubbing and grading necessary to access the site and install the perimeter wall may occur). 5) <i>Prepare a Construction Noise Complaint Plan:</i> The City or the City's contractor shall prepare a Construction Noise Complaint Plan that shall: - Identify the name and/or title and contact information (including phone number and email) for a designated City representative responsible for addressing construction-related noise issues. - Includes procedures describing how the designated project representative shall receive, respond, and resolve construction noise complaints. - At a minimum, upon receipt of a noise complaint, the project contractor shall notify the City contact, identify the noise					

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	source generating the complaint, determine the cause of the complaint, and take steps to resolve the complaint.					

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