

The City of Bellflower

Families. Businesses. Futures.

16600 Civic Center Drive, Bellflower, CA 90706

Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org

June 25, 2020



Los Angeles County Clerk
Environmental Filings
12400 Imperial Highway, Room 2001
Norwalk, CA 90650

SUBJECT: Notice of Determination for Mitigated Negative Declaration No. MND 20-01 for the Downtown Bellflower Transit Oriented Development Mixed Use Project

Pursuant to California Environmental Quality Act Section 15094, please find enclosed a Notice of Determination (NOD) for Mitigated Negative Declaration No. MND 20-01 regarding the Downtown Bellflower Transit Oriented Development Mixed Use Project, along with a check for the amount of \$75.00 to post the enclosed document. Also attached is the California Department of Fish and Wildlife CEQA filing fee of \$2,406.75. Please post the NOD at your office until September 3, 2020.

In addition, enclosed is the original NOD, a copy of the NOD, the CEQA Filing Fee Exemption Request form, and a self-addressed stamped envelope. Upon receipt of the NOD, please enclose in the self-stamped envelope and mail back: (1) the payment receipts and (2) the photocopy of the NOD stamped "File", to our office.

If you have any questions regarding this letter, please call me at (562) 804-1424, extension 2248 or email jclarke@bellflower.org.

Sincerely,

A handwritten signature in black ink that reads "Jason P. Clarke".

Jason P. Clarke
Senior Planner

Enclosures

cc: File

Notice of Determination

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: City of Bellflower
Planning and Building Services Department
16600 Civic Center Drive
Bellflower, CA 90706

L.A. County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Mitigated Negative Declaration No. MND 20-01 for the Downtown Bellflower Transit Oriented Development Mixed Use Project

Project Title: Downtown Bellflower Transit Oriented Development Mixed use Project

<u>2020050144</u>	<u>Jason P. Clarke</u>	<u>(562) 804-1424 ext 2248</u>
State Clearinghouse Number (submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

City of Bellflower, CA, Los Angeles County

Project Location (include county)

Project Description: 16411 Bellflower, LLC proposes to construct a mixed-use (theater, residential and service commercial) project on the 1.59-acre (69,469-square-foot [SF]) site. The project site is located south of Mayne Street, west of Bellflower Boulevard and north of Oak Street. Existing project site addresses are: 1) 9742 Mayne Street, 2) 16411 Bellflower Boulevard and 3) 9735 Oak Street. The project site is comprised of three (3) Assessor Parcel Numbers (APN): 7106-020-901, 7106-020-902 and 7106-020-900. The project proposes two parcels with two parts: Parcel A) redevelopment of the existing and vacant building for new theater and retail commercial/restaurant uses including alcohol sales, and 2) construction of a five (5) story, mixed-use, 91-unit condominium development and associated 139 at grading parking spaces. The existing commercial uses/structures located south of the proposed Downtown Bellflower TOD building and north of Oak Street are not part of this proposed project and will remain as is. The approved project entitlements include a Transit Oriented Development Project Review (TODPR 1-20-10630), a Conditional Use Permit (CU 20-02), an Administrative Conditional Use Permit (ACU 20-01), a Vesting Tentative Map (VTM 82987), and a Development Agreement (Agreement File No. 837.1).

This is to advise that the City of Bellflower (Lead Agency) has approved the above on June 22, 2020 and has made the following determination regarding the above described project:

1. The project [will **will not**] have a significant effect on the environment.
2. An Environmental Impact Report [was **was not**] prepared for this project pursuant to the provisions of CEQA. **A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.**
3. Mitigation measures [were **were not**] made a condition of the approval of the project.
4. A statement of Overriding Consideration [was **was not**] adopted for this project.
5. Findings [**were** were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, circulated for public review from May 7, 2020, to May 27, 2020, and record of project approval are available to the General Public at: City of Bellflower, Planning Department, 16600 Civic Center Drive, Bellflower, CA 90706. Comments were received on the MND and responses to comments were prepared.



Signature (Public Agency)

06/25/20
Date

Senior Planner
Title

Date received for filing at OPR: June 25, 2020



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



June 5, 2020

Jason P. Clarke
City of Bellflower
16600 Civic Center Drive
Bellflower, CA 90706
jclarke@bellflower.org

Subject: CEQA Filing Fee Exemption Request
Project Name: Downtown Bellflower Transit Oriented Development Mixed Use Project
SCH Number and/or local agency ID number: N/A

Dear Jason Clarke:

Based on a review of the project referenced above, the Department of Fish and Wildlife has determined that for the purposes of the assessment of CEQA filing fees (Fish and Game Code Section 711.4(c)) the project has the potential to affect fish and wildlife, or their habitat, and the project as described requires payment of a CEQA filing fee pursuant to the California Code of Regulations, Title 14, Section 753.5(d). At the time of filing of the Notice of Determination with the county clerk or Office of Planning and Research (State Clearinghouse), the appropriate CEQA filing fee will be due and payable. Please see the following website for a list of current fees: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html

This determination is for the purpose of assessment of CEQA filing fees and is independent of a lead agency's conclusion or determination regarding a project's effect on the environment pursuant to CEQA Statute 21082.2 or CEQA Guidelines 15064. If you have any questions, please contact Andrew Valand, Environmental Scientist, at Andrew.Valand@wildlife.ca.gov or (562) 342-2142.

Sincerely,

DocuSigned by:
6/5/2020
A handwritten signature in black ink that reads "Megan Evans".
93F0E529BCA44B5...
Megan Evans
Senior Environmental Scientist (Supervisor)