

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study for the following location:

PROJECT: 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan Amendment, and Future Zone Changes Initial Study (IS) and Mitigated Negative Declaration No. MND 21-01

LOCATION: City-Wide, Bellflower, California

PROJECT DESCRIPTION: The IS and MND 21-01 evaluates potential environmental impacts resulting with the Bellflower 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan Amendment, and Future Zone Changes. The Housing Element applies to all areas within the City and provides policies and programs to ensure that the City's Regional Housing Needs Assessment residential units are constructed, as required by State law. Accordingly, the IS and MND 21-01 evaluate a total of 4,147 residential units that could potentially be built within selected areas and the downtown area of the City. To accommodate these future residential units, the land use plan and density standards within the existing Downtown Bellflower Transit Oriented Development Specific Plan is being amended. In addition, the zoning classifications and density standards for the other selected areas will also be amended in the future.

APPLICANT: City of Bellflower

Based on the environmental information gathered and analyzed for the project during the IS process, the City of Bellflower has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, the IS and MND 21-01 has been prepared to analyze the project pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 30-day public review period for this document begins on October 21, 2021 and expires on November 22, 2021.

The IS and MND are available online

(www.bellflower.org/departments/planning/planning_division/environmental_documents_and_information.php) and may be reviewed by the public during normal business hours at: 1) City of Bellflower - Planning Division located at 16600 Civic Center Drive, Bellflower, CA, and 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA.

The Planning Commission of the City of Bellflower will conduct a public hearing to consider the proposed IS and MND on **December 6, 2021**, at 7:00 pm or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, California.

Please address all public comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: Rowena Genilo-Concepcion, 16600 Civic Center Drive, Bellflower, CA 90706, (562) 804-1424, ext. 2228, rgenilo@bellflower.org.