

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 21-01 for the 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan Amendment, and Required Zone Changes to Mixed Use Overlay Zone

Project Title: 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan Amendment, and Required Zone Changes to Mixed Use Overlay Zone

<u>2021100340</u>	<u>Rowena Genilo-Concepcion</u>	<u>(562) 804-1424 ext 2228</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: 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, MND 21-01 evaluates 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.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on January 20, 2022 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 October 21, 2021 to November 22, 2021, 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.

	01/25/22	Planning Manager
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing at OPR: January 26, 2022