

# Notice of Determination

2025 039207



FILED  
Feb 25 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by ISAURA CORREA

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.**

**Project Title:** 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

<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:** In 2022, MND 21-01 evaluated potential environmental impacts resulting with the Bellflower 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP) Amendment, and Future Zone Changes. The Housing Element, TOD SP Amendment, and Zone Changes provided programs and regulations to ensure that the City's Regional Housing Needs Allocation for residential units can be met, as required by State law. To entitle these future residential units, the land use plan and density standards within the existing TOD SP and the zoning classifications and density standards for other selected areas required amendment. The City recently approved said TOD SP Amendment and Zone Changes (which included Housing Opportunity Overlay Zones), and determined that MND 21-01 provided the necessary environmental evaluations and clearance for said applications. This NOD notices the City's CEQA determination.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on February 24, 2025 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.

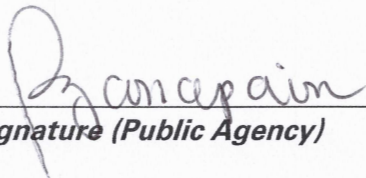
THIS NOTICE WAS POSTED

ON February 25 2025


UNTIL March 27 2025

REGISTRAR – RECORDER/COUNTY CLERK

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. In 2021, comments were received on the MND and responses to comments were prepared.

	02/25/2025	Planning Manager
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing at OPR: February 25, 2025

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**FILED**  
Feb 25 2025  
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**2025 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 02/25/2025 — 202502251230017
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BELLFLOWER	LEAD AGENCY EMAIL	DATE 02/25/2025
COUNTY/STATE AGENCY OF FILING LA	DOCUMENT NUMBER 2025039207	

PROJECT TITLE  
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 ZPNE

PROJECT APPLICANT NAME ROWENA GENILO-CONCEPCION	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 16600 CIVIC CENTER DRIVE	CITY BELLFLOWER	STATE CA
		ZIP CODE 90706

PROJECT APPLICANT (Check appropriate box):

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$4,123.50 \$            0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$            0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$            0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

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- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$            0.00
- County documentary handling fee \$            75.00
- Other \$            0.00

**PAYMENT METHOD:**

- Cash     Credit     Check     Other

**TOTAL RECEIVED** \$            75.00

SIGNATURE <b>X</b> <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202201311240010
STATE CLEARING HOUSE # (If applicable) 2021100340

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF BELLFLOWER PLANNING AND BUILDING SERVICES DEPARTMENT	DATE 01/31/2022
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2022022184

PROJECT TITLE  
2021-2029 HOUSING ELEMENT, DOWNTOWN BELLFLOWER TRANSIT ORIENTED DEVELOPMENT  
SPECIFIC PLAN AMENDMENT, AND REQUIRED ZONE CHANGES TO MIXED USE OVERLAY ZONE

PROJECT APPLICANT NAME ROWENA GENILO-CONCEPCION	PHONE NUMBER (562)804-1424
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PROJECT APPLICANT ADDRESS 16600 CIVIC CENTER DRIVE	CITY BELLFLOWER	STATE CA	ZIP CODE 90706
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PROJECT APPLICANT (Check appropriate box):

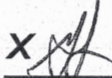
- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |             |
|---|------------|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ 0.00     |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND)                                  | \$2,548.00 | \$ 2,548.00 |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ 0.00     |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,203.25 | \$ 0.00     |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ 75.00    |
| <input type="checkbox"/> Project that is exempt from fees   |            |             |
| <input type="checkbox"/> Notice of Exemption  |            |             |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached)                               |            |             |
| <input type="checkbox"/> Other _____  |            | \$ 0.00     |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 2,623.00

SIGNATURE 	TITLE DTC
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