

Notice of Determination

ON May 02 2025

UNTIL June 02 2025

REGISTRAR – RECORDER/COUNTY CLERK

To: Office of Land Use and Climate Innovation
PO Box 3044
Sacramento, CA 95812-3044 (Filed electronically)

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 including programs and actions to implement the Housing Element.

2021100340	Rowena Genilo-Concepcion	(562) 804-1424 ext 2228
State Clearinghouse Number (submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

2025 089596

FILED
 May 02 2025

City of Bellflower, CA, Los Angeles County
Project Location (include county)

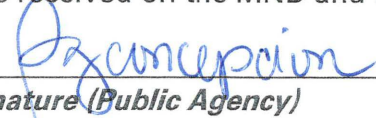
Dean C. Logan, Registrar – Recorder/County Clerk

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 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, land uses and development standards required amendment. The City recently approved Zoning Ordinance Text Amendment Case No. ZOTA 25-01 amending various provisions of Title 17 (Zoning) of the Bellflower Municipal Code to implement the Housing Element and comply with recent State laws, and it was 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 April 28, 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 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.

	05/02/2025	Planning Manager
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing at LCI: May 2, 2025

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



* 2 0 2 5 0 5 0 2 1 2 3 0 0 0 8 *

Friday, May 2, 2025 11:18 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025089596	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Check \$75.00

Check List:
#129430 \$75.00



**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number: 19 — 05/02/2025 — 202505021230008
STATE CLEARING HOUSE # (If applicable) 2021100340

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BELLFLOWER - PLANNING AND BUILDING SERVICES DEPT.	LEAD AGENCY EMAIL	DATE 05/02/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2025089596

PROJECT TITLE
MITIGATED DECLARATION NO. MND 21-01 FOR THE 2021-2029 HOUSING ELEMENT INCLUDING
PROGRAMS AND ACTIONS TO IMPLEMENT THE HOUSING ELEMENT.

PROJECT APPLICANT NAME ROWENA GENILO-CONCEPCION	PROJECT APPLICANT EMAIL	PHONE NUMBER (562)804-1424
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)

- 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 X 	AGENCY OF FILING PRINTED NAME AND TITLE IC
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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
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:

- | | | | |
|---|------------|----|----------|
| <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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2025 089596



FILED
May 02 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by TODD TRAN