

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 Imperial Highway
Norwalk, CA 90650

From: (Public Agency): City of Bell Gardens
7100 Garfield Avenue
Bell Gardens, CA 90201
(Address)

Project Title: CUP No. 2024-054 and Ordinance No. 948 (and DA No. 2024-054)

Project Applicant: Aram Ekimyan / BG FLOWER, LLC

Project Location - Specific:
7601 Eastern Avenue Bell Gardens, CA 90201

Project Location - City: Bell Gardens Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:
Applicant proposes to construct 7,678,2 square-foot ("sf") of commercial planned development (four structures, containing seven units), and the development of Unit A (1,821 sf) as the Kush Co. storefront cannabis retail use, subject to conditions of approval inclusive of the execution of a development agreement by and between BG Flower, LLC and the City of Bell Gardens.

Name of Public Agency Approving Project: City of Bell Gardens

Name of Person or Agency Carrying Out Project: Aram Ekimyan / BG FLOWER, LLC

- Exempt Status: (check one):
[ ] Ministerial (Sec. 21080(b)(1); 15268);
[ ] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[ ] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[x] Categorical Exemption. State type and section number: 15061(b)(3) Common sense exemption; 15303(c) New construction or conversion of small structures
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
In accordance with the California Environmental Quality Act (CEQA) (Pub. Res. Code § 21000 et seq.) and CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), staff recommends CUP No. 2024-054 and DA No. 2024-054 be determined to be exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects) and Section 15061(b)(3) (Common Sense Exemption). The Project involves the development of a vacant site with a 7,678.2sf commercial planned development, with a 1,821 square foot retail storefront that would provide for conditionally approved onsite sales of cannabis and cannabis products similar to other retail uses.

Lead Agency
Contact Person: Steven Jones, City Planner Area Code/Telephone/Extension: (562) 806-7723

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Steven Jones Date: July 18, 2024 Title: City Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.