

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 (DA 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 the development of an approximately 24,570.8 square-foot parcel of land with construction of 7, 678.2 square-foot commercial structures (consisting of four (4) single-story detached buildings with seven (7) commercial suites and one accessory bathroom structure for security). The cannabis retail use would occupy the northeast corner unit of approximately 1,821 square-feet.

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: 15332, Class 32 (in-fill development)
[ ] 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). The Project involves the the development of a vacant 24,570.8 square foot lot, with 7,678.2 square-foot commercial structures (consisting of four (4) single-story detached buildings with seven (7) commercial suites and one accessory bathroom structure for security). The cannabis retail use would occupy the northeast corner unit of approximately 1,821 square-feet.

Lead Agency
Contact Person: Mona Mossayeb, Associate Planner Area Code/Telephone/Extension: (562) 806-7733

- 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: [Signature] Date: September 25, 2024 Title: Associate 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.