

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study and Negative Declaration No. ND 24-01 for Office/Warehouse Development / Development Review Case No. DR-7-23-14488 / Variance Case No. V 23-01

Lead Agency: City of Bellflower Contact Person: Rowena Genilo-Concepcion
 Mailing Address: 16600 Civic Center Drive Phone: 562-804-1424, ext. 2228
 City: Bellflower Zip: 90706 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Bellflower
 Cross Streets: Woodruff Avenue and Beverly Street Zip Code: 90706

Longitude/Latitude (degrees, minutes and seconds): 118 ° 7 ' 3.4608 " N / 33 ° 52 ' 31.1052 " W Total Acres: 0.723

Assessor's Parcel No.: 7161-005-025 Section: _____ Twp.: RANCHO LOS COYC Range: _____ Base: _____

Within 2 Miles: State Hwy #: 91, 605 Waterways: San Gabriel River
 Airports: _____ Railways: _____ Schools: Bellflower, Valley Christian

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Variance

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 4,842 Acres _____ Employees 14 Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: 7,220-square-foot warehouse building with mezzanine to park trucks and store equipment/materials

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

M-1 (Light Industrial) / Industrial

Project Description: (please use a separate page if necessary)

The development will be constructed on a 31,490 square feet (0.723 acre) site and will include: (a) a 7,220-square-foot warehouse building with mezzanine, and a 4,842-square-foot office building, and (b) 25 parking spaces and one loading stall. The proposed office building will include five enclosed offices with ancillary uses; the warehouse will park trucks and store equipment/materials. The project requires Development Review and Variance approvals.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 14, 2025 Ending Date March 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Yorke Engineering, LLC</u>	Applicant: <u>Rowena Genilo-Concepcion, Planning Manager</u>
Address: <u>31726 Rancho Viejo Road, Suite 218</u>	Address: <u>16600 Civic Center Drive</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Bellflower, CA 90706</u>
Contact: <u>Tina Darjzanie, Senior Engineer</u>	Phone: <u>562-804-1424, ext. 2228</u>
Phone: <u>949-248-8490</u>	

Signature of Lead Agency Representative: Rowena Genilo-Concepcion Digitally signed by Rowena Genilo-Concepcion
DN: cn=Rowena Genilo-Concepcion, c=US, o=City of Bellflower, ou=Planning Division,
email=rgenilo@bellflower.org Date: 02/13/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.