



**CITY OF BELLFLOWER
NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study and Negative Declaration for the following project and location:

PROJECT: Office/Warehouse Development
Development Review Case No. DR-7-23-14488 / Variance Case No. V 23-01 /
Initial Study (IS) and Negative Declaration No. ND 24-01

LOCATION: 10145 Artesia Place, Bellflower, California

PROJECT DESCRIPTION: The IS and ND 24-01 evaluates potential environmental impacts resulting from a proposed office and warehouse development at 10145 Artesia Place, near Woodruff Avenue to the east and Beverly Street to the north. Commercial development was previously located on the site. Industrial and commercial uses currently neighbor the site. 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.

APPLICANT: Bellflower Somerset Mutual Water Company

Based on the environmental information gathered and analyzed for the project during the IS process, the City of Bellflower has determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment. Therefore, the IS and ND 24-01 were prepared to analyze the project pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 20-day public review period for this document begins on February 14, 2025, and closes on March 6, 2025.

The IS and MND are available online (https://www.bellflower.org/departments/planning/planning_division/environmental_documents_and_information.php#outer-234) and may be reviewed by the public during normal business hours at: 1) City of Bellflower - Planning Division located at 16600 Civic Center Drive, Bellflower, CA, and 2) Los Angeles County Library in the City of Bellflower located at 9945 E. Flower Street, Bellflower, CA.

The Planning Commission of the City of Bellflower will conduct a public hearing to consider the proposed IS and ND on March 17, 2025, at 7:00 pm or as soon thereafter as possible, in the Bellflower City Council Chambers, City Hall, 16600 Civic Center Drive, Bellflower, California.

Please address all written comments (before the close of the environmental review period noted above) to: City of Bellflower, Attn: Rowena Genilo-Concepcion, 16600 Civic Center Drive, Bellflower, CA 90706; or by email to rgenilo@bellflower.org. For questions, please call (562) 804-1424, ext. 2228.

**ELIZABETH C. OBA
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