

Notice of Determination

To: ☒ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☒ L.A. County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

From: City of Bellflower
Planning and Building Services Department
16600 Civic Center Drive
Bellflower, CA 90706

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Negative Declaration No. ND 24-01 (State Clearinghouse No. 2025020477) for the Proposed Office/Warehouse Development (Development Review Case No. DR-7-23-14488, and Variance Case No. V 23-01)

2025020477	Rowena Genilo-Concepcion	(562) 804-1424 ext. 2228
State Clearinghouse Number (submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

10145 Artesia Place, Bellflower CA 90706, Los Angeles County

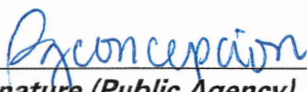
Project Location (include county)

Project Description: ND 24-01 evaluates potential environmental impacts resulting with 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-foot site (0.723 acre) and will include: (a) a 7,220-square-foot warehouse building with a 1,096-square-foot 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 Bellflower Planning Commission approved the project (Development Review Case No. DR-7-23-14488 and Variance Case No. V 23-01), subject to CEQA compliance by the City.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on March 17, 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 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 Negative Declaration, circulated for public review from February 14, 2025 to March 6, 2025, and record of project approval are available to the General Public at: City of Bellflower, Planning Department, 16600 Civic Center Drive, Bellflower, CA 90706. Comments were received on the ND and responses to comments were prepared.


Signature (Public Agency)

03/18/2025
Date

Planning Manager
Title

Date received for filing at OPR: March 18, 2025



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Rowena Genilo-Concepcion
16600 Civic Center Drive
Bellflower, CA 90706
rgenilo@bellflower.org

CEQA Lead Agency: City of Bellflower

Project Title: Negative Declaration (ND 24-01) for Development Review (DR 7-23-14488) and Variance

CEQA Document Type: Negative Declaration

State Clearinghouse Number/local agency ID number: 2025020477

Project Location: The Project is located on the real property measuring 31,490 square feet (0.723 acres) located at 10145 Artesia Place, Bellflower, CA 90706 (APN 7161-005-025) (the "Property"). is located within the 10000 block and north side of Artesia Place, bordered by Woodruff Avenue to the east and Beverly Street to the north, in the City of Bellflower. The generally rectangular shaped lot is elongated in a north to south direction with topography of the relatively level parcel descending gradually from north to south on the order of a few feet. The Property was once occupied by a commercial development that was later completely demolished. The Property is adjacent to industrial uses, to the west, and across Woodruff Avenue, to the east. Commercial uses are located to the south across Artesia Place, and the Artesia freeway is located to the north of the Property.

Brief Project Description: The proposed development features the construction of two new buildings: a 7,220-square-foot warehouse building with mezzanine, and a 4,842 square-foot office building for a utility company, with a total of 25 parking spaces and one loading stall on a lot measuring 31,490 square feet (0.723 acre) (the "Project"). The proposed office building will include five enclosed offices and three cubicles as well as ancillary uses, such as a breakroom, copy room, storage, etc. The warehouse will be used to park trucks and store equipment/materials. There will not be any manufacturing or repair in the warehouse, and the warehouse will not be used as a distribution center. It is estimated that the Project can accommodate 14 employees (six permanent in the office and, between five and eight, in and out of the warehouse/field office throughout the day).

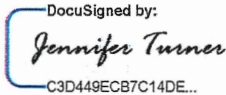
Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Conserving California's Wildlife Since 1870

Rowena Genilo-Concepcion
City of Bellflower
March 5, 2025
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Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by:  C3D449ECB7C14DE... Date: 3/5/2025
Signature
Jennifer Turner, Senior Environmental Scientist
(Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box
to indicate acceptance of this
signed No Effect Determination
in lieu of a CEQA Document
Filing Fee.

County Clerk Stamp or Initial