

# Notice of Determination

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

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

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

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

**Project Title:** Mitigated Negative Declaration No. MND 21-01 for the 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan Amendment, and Required Zone Changes to Mixed Use Overlay Zone

<u>2021100340</u>	<u>Rowena Genilo-Concepcion</u>	<u>(562) 804-1424 ext 2228</u>
State Clearinghouse Number (submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

City of Bellflower, CA, Los Angeles County


**Project Location** (include county)

**Project Description:** In 2022, MND 21-01 evaluated potential environmental impacts resulting with the Bellflower 2021-2029 Housing Element, Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP) Amendment, and Future Zone Changes. On February 24, 2025, the TOD SP was amended to revise certain regulations and standards to comply with the City's Certified Housing Element; expand SP boundaries; and revise tables and figures. On June 9, 2025, the SP was amended again as adopted by Ordinance No. 1448, to further address "clerical errors", which amended figures and exhibits to correctly delineate the TOD SP boundaries, and present all tables and figures in their entirety. The February 24, 2025 TOD SP inadvertently did not present these same tables and figures in their entirety. The City, on February 10, 2025, determined that MND 21-01 provided the necessary environmental evaluations and clearance for the previously amended TOD SP. Regarding the May 27, 2025 amended TOD SP, the City determined that the "clean up" of "clerical errors" did not significantly or materially affect the TOD SP and accordingly, MND 21-01 would continue to provide the necessary environmental evaluations and clearance for the amended TOD SP, as adopted by Ordinance No. 1448. This NOD notices the City's CEQA determination.

This is to advise that the City of Bellflower (Lead Agency) has approved the above on June 9, 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 Mitigated 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 Mitigated Negative Declaration, circulated for public review from October 21, 2021 to November 22, 2021, and record of project approval are available to the General Public at: City of Bellflower, Planning Department, 16600 Civic Center Drive, Bellflower, CA 90706. In 2021, comments were received on the MND and responses to comments were prepared.

	06/13/2025	Planning Manager
<i>Signature (Public Agency)</i>	<i>Date</i>	<i>Title</i>

Date received for filing at OPR: June 13, 2025