

## Notice of Exemption

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TO:  Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street  
Sacramento, CA 95814

FROM: City of Bellflower  
Planning Division  
16600 Civic Center Drive  
Bellflower, CA 90706

Los Angeles County Clerk  
Environmental Filings  
12400 E. Imperial Highway  
Norwalk, CA 90650

**Project Title:** Development Review Case No. DR-8-24-15601 and Density Bonus

**Project Location-Specific:** 9741-9747 Walnut Street

**Project Location - City:** Bellflower

**Project Location – County:** Los Angeles

**Description of Project:** Development Review approval allowed construction of 12, attached, two-story, affordable, multiple family dwellings. Existing zoning standards allowed two dwellings onsite. Density Bonus approval allowed the 12 dwellings to be constructed. Approval of the Development Standards Waivers allowed deviation of specified zoning standards.

**Name of Public Agency Approving Project:** City of Bellflower

**Name of Person or Agency Carrying Out Project:** Olive Crest, a California Non-Profit Public Benefit Corporation

**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);
- Categorical Exemption: Section 15332, Class 32 (Infill Development Projects)
- Statutory Exemption, State code number: \_\_\_\_\_

**Reasons why project is exempt:** Section 15332 of the CEQA Guidelines (Class 32) categorically exempts the proposed project from further environmental evaluation due to the following reasons:

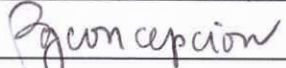
1. The project site is within City limits, less than five acres in size, and substantially surrounded by urban uses. The project site measures approximately 8,000 square feet (0.18 acres) and is adjacent to existing urban development.
2. The project is consistent with the provisions and standards of the project site's General Plan designation of "M" (Medium Density Residential) and the zoning classification of Transit Oriented Development Specific Plan, including the R-2 (Medium Density Residential) provisions of the BMC.
3. The project site has no value as habitat for endangered, rare or threatened species. The project site and surrounding areas are entirely developed with existing residences and other land uses. There are no vacant areas onsite or within surrounding areas that could have potentially significant biological value. There is no existing habitat for any endangered, rare or threatened biological species.
4. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- Traffic: The project would generate about 58 average daily trips ("ADT"), including 6 trips during both AM and PM peak hours, based on ITE Trip Generation 11<sup>th</sup> Edition; Affordable Housing Category 223. This amount of daily traffic does not exceed the City's thresholds (50 trips during either the AM or PM peak periods) for defining significant traffic impacts.
  - Noise: Operational noise to be generated would result mainly from residential heating, ventilation, and air conditioning ("HVAC") equipment, and from additional project traffic. However, significant operational noise impacts are not expected for the following reasons. The type and levels of noise to be generated by the residential equipment are typical of any residential development and therefore are not considered unusual or excessive. Furthermore, the residential equipment would be screened and located away from adjacent residences which further reduces the perception of any potential noise disturbances. Regarding project traffic noise, as indicated previously, the project would generate about 58 ADTs, including 6 trips during both AM and PM peak hours, which are considered nominal according to the ITE manual and City thresholds. It is expected that this increment of Project-generated traffic noise would blend into existing traffic noise already being generated along Walnut Street and neighboring roadways. Regarding short-term construction noise, site improvement, demolition, and construction activities, would generate levels of temporary noise. The City, however, allows construction-related noise, provided that construction activities do not occur between the hours of 6:00 p.m. and 7:00 a.m. on weekdays, 6:00 p.m. and 8:00 a.m. on Saturdays, or any time on Sundays or City Holidays (BMC § 117; Table 117.1). All construction activities would not occur during these noise-sensitive hours and days. All construction noise impacts would be temporary and would cease upon completion of Project construction. The project will not result in any significant long-term operational or short-term construction noise impacts.
  - Air Quality: Air pollutant emissions would be generated during Project operations and construction. The project would generate traffic at levels below the threshold for defining significant air quality impacts published in the South Coast Air Quality Management District's ("AQMD") CEQA Handbook. Construction would generate temporary air emissions and fugitive dust from construction activities and equipment. Significant impacts, however, are not expected. All construction air emissions and fugitive dust generation would be temporary and cease after construction is completed. Furthermore, the project would comply with all dust suppression, site management practices, alternative fuels, and waste management requirements as established by the AQMD. The project will not result in any significant long-term operational or short-term construction air quality impacts.
  - Water Quality: The project site and surrounding areas are entirely developed and covered with impervious surfaces. There is no opportunity for the proposed project to significantly affect onsite drainage patterns or create additional drainage. Accordingly, the water quality of onsite drainage would remain unchanged from existing conditions. The project will not result in any significant water quality impacts.
5. The project site is located within an urbanized area, which is already served by all utilities. The project is not proposing any land uses or activities that would significantly burden existing utility services and infrastructure. The project will be adequately serviced with public utilities and services.

**Lead Agency**

**Contact Person:** Rowena Genilo-Concepcion

**Telephone #:** (562) 804 - 1424, ext. 2228

**Signature:** 

**Date:** 07 / 25 / 2025    **Title:** Planning Manager

- Signed by Lead Agency
- Signed by Applicant

**Date Received for filing at OPR:** \_\_\_\_\_