Notice of Exemption

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

☒ Los Angeles County Clerk
Business Filings and Registration
P.O. Box 1208
Norwalk, CA 90650-1208

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

Project Title: Conditional Use Permit Case No. CU 25-03

Project Location-Specific: 14740 -14742 Leahy Avenue

Project Location - City: Bellflower **Project Location – County:** Los Angeles

Description of Project: A Conditional Use Permit to allow the installation of PFAS/PFOS treatment system at an existing utility substation – a groundwater well site with an existing 1,470-square-foot pump house located within the Low Density Residential ("R-1") zone on real property commonly known as 14740-14742 Leahy Avenue

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Steve Lenton representing Bellflower-Somerset Mututal Water Company

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
- ☐ Statutory Exemption, State code number: _____
- ☐ Other:

Reasons why project is exempt: The City reviewed the environmental impacts of the proposed Project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). The proposed Project consists of an in-fill development that is consistent with the applicable general plan designation, general plan policies, as well as with the applicable zoning designation and regulations. The Project Site is less than five acres, surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. The Project would not result in significant negative effects related to traffic, noise, air quality, or water quality and it can be adequately served by all required utilities and public services. Accordingly, the activity is exempt from further review pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

Lead Agency
Contact Person: Jaliza Reynaga **Telephone #:** (562) 804-1424, ext. 2011

Signature: _____ **Date:** 10/27/2025 **Title:** Assistant Planner

☒ Signed by Lead Agency
☐ Signed by Applicant