THIS NOTICE WAS POSTED

ON December 02 2025

UNTIL January 01 2026

2025 268475

FILED
Dec 02 2025

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by TODD TRAN

REGISTRAR – RECORDER/COUNTY CLERK

Notice of Exemption

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

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

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

Project Title: Approval of Development Agreement File No. 1118, Activation of the Development Agreement Zone Layover ("DAZL"), and approval of Zone Change ZC 25-03 to Develop an Approximate 152,300 SF, Four-Story Self-Storage Facility

Project Location-Specific: 8825 Artesia Boulevard, Bellflower CA 90706

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

Description of Project: The project will construct a self-storage facility on a vacant 1.33-acre lot surrounded by existing development. The project requires activation of the DAZL, and approval of the Zone Change to amend the Zoning Map to include the DAZL, and Development Agreement between the City and Artesia Palm Realty, LLC to develop the proposed project. In accordance with Chapter 17.67 of the Bellflower Municipal Code, the DAZL is an overlay that supplements the existing zoning rather than replacing it, and allows for project-specific flexibility, including relief from development standards or use limitations of the underlying zone. The Zone Change will amend the Zoning Map to include the DAZL. The Development Agreement describes the project's public benefit and other agreements between the City and applicant.

Name of Public Agency Approving Project: City of Bellflower

Name of Person or Agency Carrying Out Project: Artesia Palm Realty, LLC

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. It should be noted that the following technical studies have been prepared to evaluate those specific environmental issues that require analysis and consideration in the Class 32 Categorical Exemption, including: (a) "Biological Due Diligence Investigation for the Proposed Bellflower Self Storage Project Located Within Assessor Parcel Number (APN) 7162-002-087 at 8825 Artesia Boulevard, Bellflower, Los Angeles County, California", ELMT Consulting, October 6, 2025; (b) "Vehicles Miles Traveled (VMT) Screening Analysis Memorandum", EPD Solutions, Inc., August 29, 2025; (c) "Bellflower Self-Storage Project Noise and Vibration Impact Analysis", EPD Solutions, Inc., August 2025; (d) "Air Quality and Greenhouse Gas Impact Analysis for the Bellflower Self Storage Project Memorandum", EPD Solutions, Inc., July 31, 2025; (e) "Preliminary Drainage Report", DRC Engineering, Inc., June 24, 2025; and (f) "Phase I Environmental Site Assessment Report", Stantec Consulting Services, Inc., June 30, 2025. These technical studies can be found at the Planning Division's Office at Bellflower City Hall, 16600 Civic Center Drive, Bellflower, CA 90706; telephone number (562) 804-1424, extension 2248.

1. The project site is within City limits, less than five acres in size, and substantially surrounded by urban uses. The project site measures 1.33 acres and is neighbored by existing urban development, including the SR-91 Freeway to the north, a hotel to the east, and commercial uses to the south and west.

2. The project is consistent with the provisions of the project site's General Plan designation of "C (Commercial)" and the zoning classification of "SP (West Artesia Specific Plan)". As discussed, the DAZL provides relief from certain development standards. The proposed Zone Change is to amend the Zone Map to include the DAZL. Therefore, the proposed self-storage project and design are consistent with the General Plan designation, Zoning classification, and the DAZL.

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 commercial and other land uses. According to the document entitled, "Biological Due Diligence Investigation for the Proposed Bellflower Self Storage Project Located Within Assessor Parcel Number (APN) 7162-002-087 at 8825 Artesia Boulevard, Bellflower, Los Angeles County, California", ELMT Consulting, October 6, 2025, the field survey and literature review did not observe or detect any special-status plant or wildlife species. The literature review of the California Natural Diversity Database (CNDDB), United States Fish and Wildlife Service (USFWS) records, and the California Native Plant Society (CNPS) Rare Plant Inventory also did not identify any existing habitat for any endangered, rare or threatened biological species. Accordingly, the technical study concluded that the project site did not have any value as habitat for endangered, rare, or threatened species and therefore, met the criteria of CEQA Guidelines Section 15332(c).

4. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

   - Traffic: The technical study entitled, "Vehicles Miles Traveled (VMT) Screening Analysis Memorandum", EPD Solutions, Inc., August 29, 2025, included discussions related to Vehicle Miles Traveled (VMT), VMT Screening Analysis, and a Qualitative VMT Assessment. The analysis concluded that the proposed project would not result in a significant VMT impact and therefore, the proposed project would not result in significant effects related to traffic and met the criteria of CEQA Guidelines Section 15332(d). In addition, the analysis demonstrated that the proposed project would not have a net increase in VMT based on the market demand for public storage facilities, the project's location, and its proximity to other similar facilities. Accordingly, significant traffic impacts will not result with the proposed project.

   - Noise: The technical study entitled, "Bellflower Self-Storage Project Noise and Vibration Impact Analysis", EPD Solutions, Inc., August 2025, included discussions related to construction and operational noise levels, traffic and aircraft noise levels, and ground-borne vibrations. Regarding construction noise, the technical study estimated that construction would occur over one phase lasting approximately 14 months and would involve demolition, site preparation, grading, building construction, paving and architectural coatings. The nearest sensitive receptors to the project site are multi-family residences (apartments) located approximately 150 feet to the west. Another sensitive receptor includes a mobile home park located 250 feet to the east. The noise technical study found that construction activities would not result in significant noise level increases during the daytime hours at the nearest receptor locations (increase of over 12 dBA Leq). Thus, temporary construction noise level increases from construction would be less than significant. All construction would also be required to comply with the City's General Plan Noise Element, which limits construction activities from 7:00 AM to 8:00 PM on Mondays through Saturdays and would not allow construction any time on Sundays and nationally recognized holidays. Regarding operational noise, the technical study determined that noise would be generated by automobiles traveling to and from the project site and from onsite heating, ventilation, and air conditioning (HVAC) equipment. Based on modeling results, the technical study found that the project would generate operational noise levels of approximately 33.5 dBA during the daytime and 31.6 dBA during nighttime at the nearest sensitive receptor, which would not exceed the exterior standards set for multi-family residences (65 dBA). Additionally, the technical study found that the project would not generate daytime operational noise increases over the ambient noise level at the closest sensitive receptor locations, and would thus, not exceed the threshold of 1.5 dBA for ambient noise levels more than 65 dBA. Therefore, the incremental project operational noise level increase would be considered less than significant at all receptor locations. Regarding traffic noise, the technical study found that the project would generate about 221 daily vehicle trips. Any noise increases to be generated by this minimal additional traffic would not exceed the 1.5 dBA threshold and therefore, any increased noise impacts would be considered insignificant. Regarding aircraft noise, the closest airport is located about 3.5 miles away, which is a great distance. There would be no opportunity to create any significant aircraft noise impacts. Regarding ground-borne vibrations, the technical study found that the closest receptor is about 205 feet away, which is a great distance from the project site. Significant vibration impacts would not result.

   - Air Quality: The technical study entitled, "Air Quality and Greenhouse Gas Impact Analysis for the Bellflower Self Storage Project Memorandum", EPD Solutions, Inc., July 31, 2025, included discussions related to construction and operational air emissions and greenhouse gas emissions. Regarding construction, the technical study estimated air emissions from demolition, site preparation, grading, building construction, paving, and architectural coatings. The nearest sensitive receptors to the project site are multi-family residences (apartments) located approximately 150 feet to the west. Another sensitive receptor includes a mobile home park located 250 feet to the east. The air technical study found that construction activities would not result in significant air impacts, given the great distance to the receptors

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and also because all construction would be required to comply with several SCAQMD Rules, including Rules 402 and 403, which prohibit discharge of air contaminants and control fugitive dust as well as particulate matter; and SCAQMD Rule 1113, which requires the use of low-volatile organic compound (VOC) content paints for architectural coating, paint, thinners, and solvents. In addition, contractors will apply water to prevent visible dust plumes, soil binders to uncovered areas, and re-establish ground cover as quickly as possible, and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site. Regarding operational air emissions, the technical study found that traffic would not be increased at significant levels and project landscaping, architectural coatings, etc. would not be excessive for the proposed project. Regarding greenhouse gas emissions, the technical study found that project construction and operations would not be of a scale or intensity that would generate significant levels of greenhouse gases. Impacts would be further reduced, when considering that the project and design will be required to comply with the City's Climate Action Plan (CAP) which targets a greenhouse gas reduction of 19 percent by 2030. Compliance with SCAQMD and CAP requirements ensure that air quality impacts would not be significant.

- Water Quality: The technical study entitled, "Preliminary Drainage Report", DRC Engineering, Inc., June 24, 2025, included discussions related to construction and operational water quality impacts. Regarding construction impacts, the technical study found that the project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would use heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters. Impacts however, are not expected to be significant. The project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which includes Best Management Practices (BMPs) to control potential water quality impacts. Regarding operational impacts, the proposed project would introduce pollutants such as trash and debris, oil and grease from vehicles, and pesticides and sediments from landscaping. These pollutants could potentially discharge into surface waters and result in degradation of water quality. To alleviate potential impacts, the project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site. Pursuant to the NPDES and City of Bellflower Municipal Code Section 13.20.130 (Control of Pollutants from New Development/Redevelopment Projects), a project specific Water Quality Management Plan (WQMP) would be prepared to specify low impact development (LID) practices and post-construction BMPs that would be incorporated into the project design to capture and treat stormwater runoff to reduce pollutants of concern before conveying the stormwater into the City's storm drain system, and ultimately to the Santa Ana River. The project would also be subject to other applicable requirements of the City of Bellflower Municipal Code Chapter 13.20, including regulations related to stormwater discharge, prohibited discharges, and requirements to implement and maintain BMPs. Adherence to these statutory requirements and long-term maintenance of BMPs would ensure that water quality and waste discharge requirements are not violated. Significant impacts would not result.

- Hazards and Hazardous Materials: Though the Class 32 Categorical Exemption does not specifically require environmental clearance relating to hazards and hazardous materials, the document entitled, "Phase I Environmental Site Assessment Report", Stantec Consulting Services, Inc., June 30, 2025, was prepared to address these issues. The aforementioned document "revealed no evidence of recognized environmental conditions (RECs), Controlled RECs (CRECs), and/or significant data gaps in connection.." to the project site. Therefore, there would be no opportunity for the project to be affected by any hazard or hazardous materials.

5. The project site is located within an urbanized area, which is already served by all utilities. The self-storage project is not proposing any land uses or activities that would significantly burden existing utiltity services and infrastructure. The project would be adquately serviced with public utilities and services.

Lead Agency
Contact Person: James Atkins, Senior Planner

Telephone #: (562) 804 - 1424, ext. 2248

Signature: _____

Date: 12/02/2025 **Title:** Director of Planning & Building Services

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State of California—Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:
19 — 12/02/2025 — 202512021250017

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF BELLFLOWER PLANNING DIVSION		12/02/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
		2025268475

PROJECT TITLE

APPROVAL OF DEVELOPMENT AGREEMENT FILE NO. 1118, ACTIVATION OF THE DEVELOPMENT AGREEMENT ZONE LAYOVER ("DAZL"), AND APPROVAL OF ZONE CHANGE ZC 25-03 TO DEVELOPM AN APPROXIMATE 152,300 SF, FOUR-STORY SELF-STORAGE FACILITY

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
JAMES ATKINS			(562)804-1424
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
16600 CIVIC CENTER DRIVE	BELLFLOWER	CA	90706

PROJECT APPLICANT *(Check appropriate box):*

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$ 0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$ 0.00
☑ Exempt from fee		
☑ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑ County documentary handling fee		$ 75.00
☐ Other		$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☑ Check ☐ Other

TOTAL RECEIVED $ 75.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	IC

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)

State of California—Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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☑ County documentary handling fee		$ 75.00
☐ Other		$ 0.00

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