

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Flower Street Specific Plan Initial Study (IS) and Mitigated Negative Declaration No. MND 25-01

Lead Agency: City of Bellflower

Contact Person: James Atkins

Mailing Address: 16600 Civic Center Drive

Phone: (562) 804-1424 ext. 2248

City: Bellflower

Zip: 90706

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Bellflower

Cross Streets: Flower Street and Civic Center Drive

Zip Code: 90706

Longitude/Latitude (degrees, minutes and seconds): 33 ° 52 ' 57.31 " N / 118 ° 7 ' 22.53 " W Total Acres: 1.99

Assessor's Parcel No.: 7109-013-032, 7109-013-033, 7109-012-003

Section: 42

Twp.: 3S

Range: 12W

Base:

Within 2 Miles: State Hwy #: CA-91, I-605

Waterways: San Gabriel River

Airports:

Railways:

Schools: Multiple

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☒ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☒ Specific Plan

☒ Rezone

☐ Annexation

☒ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☒ Land Division (Subdivision, etc.)

☐ Other:

Development Type:

☒ Residential: Units 76 Acres 1.99

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☐ Commercial: Sq.ft. Acres Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

☐ Power: Type MW

☐ Educational:

☐ Waste Treatment: Type MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type MGD

☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☒ Recreation/Parks

☒ Vegetation

☒ Agricultural Land

☒ Flood Plain/Flooding

☒ Schools/Universities

☒ Water Quality

☒ Air Quality

☒ Forest Land/Fire Hazard

☒ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☒ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☒ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☒ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other:

Present Land Use/Zoning/General Plan Designation:

Transit Oriented Development Specific Plan (TODSP, Planning Area 5)

Project Description: (please use a separate page if necessary)

The IS and MND 25-01 evaluates potential environmental impacts resulting with the Flower Street Specific Plan (FSSP), which includes three parcels totaling 1.99 acres, for future Mixed Use development. The parcel on 9903 Flower Street is proposed as a 32-unit townhome residential development. The other two parcels (9855 and 9915 Flower Street) will allow potential residential development at 50 units/acre; however, currently, actual designs have not yet been prepared for these two parcels. The 32-unit townhome project will include two design plans, garage parking for tenants, common open spaces, and private deck spaces. The overall project requires approval of: (a) a General Plan Amendment from Commercial to Mixed Use; (b) a Zone Change from Transit Oriented Development Specific Plan (TODSP) to FSSP; (c) the FSSP which provides the development and design standards for the three parcels; (d) a Development Agreement between the applicant and the City; (e) a Tentative Tract Map to allow for condominium use on 9903 Flower Street; and (f) a Development Review to approve the design of the 32-unit townhome project.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 7	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 4
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 9, 2026

Ending Date February 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Blodgett Baylosis Environmental Planning

Applicant: Bellflower 5 Investment, LLC

Address: 2211 S Hacienda Blvd

Address: 3121 Michelson Drive, Suite 150

City/State/Zip: Hacienda Heights, CA 91745

City/State/Zip: Irvine, CA 92612

Contact: Marc Blodgett

Phone: (909) 996-8585

Phone: (626) 336-0033

Signature of Lead Agency Representative: _____

Date: 1/6/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.