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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Bellflower

Contact Name: James Atkins

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Project Location: Bellflower (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources Mitigation Measure No. 1. The Applicant must obtain the services of a qualified archaeologist, as determined by the City in its sole and absolute discretion, and a monitor from the Gabrielino Tongva Indians of California to conduct full-time monitoring services during grading and excavation operations. The monitor(s) shall be equipped to salvage artifacts if they are unearthed so as to avoid construction delays. The archaeologist/monitor is empowered to temporarily halt or divert equipment to allow for the removal of specimens in a timely manner. Monitoring may be reduced if the potentially culturally significant units are not present in the subsurface, or if present, are determined by the City qualified archaeologist, to have a low potential to contain or yield archeological resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

None at this time.