

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the City of Bellflower has prepared an Environmental Initial Study and Mitigated Negative Declaration for the following project:

PROJECT: Downtown Bellflower Transit Oriented Development (TOD) Mixed Use Project – MND 20-01.

LOCATION: The project site is located within the City of Bellflower (City) approximately 0.6 miles north of State Route 91 (SR-91), approximately 1.2 miles west of Interstate 605 (I-605), and approximately 1.9 miles south of Interstate 105 (I-105). The project site is located on the southwest corner of Bellflower Boulevard at Mayne Street, and north of Oak Street within the City's downtown area, at 16411 Bellflower Boulevard, 9735 Oak Street, and 9742 Mayne Street. Neighboring uses include the under-construction Bellflower parking structure and Bellflower Bike Trail to the north; residential uses to the west and southwest; parking and commercial uses to the south; and the existing Pacific Electric Train Depot, The Mayne Events Center, and Los Angeles County Fire Museum to the east.

PROJECT DESCRIPTION: The project is located within and consistent with the Downtown Bellflower TOD Specific Plan, which was approved by the City in 2019. The project proposes to provide: (a) a new 9,350 SF, four-screen theater; (b) 4,750 SF of retail commercial/restaurant uses; and (c) a five-story, mixed-use, 91-unit condominium development with at-grade parking and 650 SF of retail space.

The Initial Study/MND was prepared to evaluate potential environmental impacts resulting with the proposed project and other required applications, including: (a) a Development Agreement; (b) TOD Project Review for a mixed-use development (TOD PR 1-20-10630); (c) a Vested Tentative Map to create two lots for the condominiums (VTM No. 82987); (d) an Administrative Conditional Use Permit (CUP) for alcohol sales (ACU 20-01); (e) a CUP for the theater use (CU 20-02); and (f) a CUP for the 5-story building height (condominiums) (CU 20-02).

APPLICANT: Serrano Development Group

Based on the environmental information gathered and analyzed for the project during the Initial Study process, the City of Bellflower has determined, in light of the whole record, that the project will not have a significant effect on the environment with mitigation measures. Therefore, a Mitigated Negative Declaration for the project has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA).

The 20-day public review period for this document begins on May 7, 2020 and ends on May 27, 2020.

The Initial Study, and Mitigated Negative Declaration are available online (https://www.bellflower.org/depts/planning/division/environmental_documents_and_information.asp) and may be reviewed by the public, by appointment, at the City of Bellflower, Planning Division located at 16600 Civic Center Drive, Bellflower, CA.

The City Council of the City of Bellflower will conduct a public hearing to consider the Initial Study and Mitigated Negative Declaration in conjunction with project applications. The public hearing is tentatively scheduled on June 22, 2020, at 7:00 pm or as soon thereafter as possible. The place of the hearing is to be determined and will be posted when the agenda is made available.

Please provide any comments on the Initial Study and Mitigated Negative Declaration before the close of the environmental review period noted above to: City of Bellflower, Attn: Jason P. Clarke, Senior Planner, 16600 Civic Center Drive, Bellflower, CA 90706, (562) 804-1424, ext. 2248, jclarke@bellflower.org.