



NOTICE OF PREPARATION

CITY OF BELL 2030 COMPREHENSIVE GENERAL PLAN UPDATE & BICYCLE MASTER PLAN BELL, CALIFORNIA

LEAD AGENCY

**CITY OF BELL DEPARTMENT OF COMMUNITY DEVELOPMENT
6330 PINE AVENUE
BELL, CALIFORNIA 90201**



SEPTEMBER 2, 2016



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1. INTRODUCTION

The City of Bell, acting as Lead Agency for the draft City of Bell 2030 Comprehensive General Plan and Bicycle Master Plan (referred to herein collectively as the “General Plan”), determined that an environmental impact report (EIR) is required to assess the draft General Plan’s effects on the environment. This Notice of Preparation serves as a formal notice that the City of Bell Department of Community Development, acting as Lead Agency for the draft General Plan, intends to oversee the preparation of an EIR pursuant to the California Environmental Quality Act (CEQA) of 1970, as amended, and the CEQA Guidelines.

The preliminary environmental analysis of the potential impacts associated with the adoption and subsequent implementation of the draft General Plan indicates that the scope and extent of the EIR’s analysis will need to encompass all issues identified in the CEQA checklist (refer to the table on the following pages).

2. PLANNING AREA LOCATION

The City of Bell is located within the Greater Los Angeles Metropolitan Area, approximately ten miles southeast of downtown Los Angeles. The City of Bell is bounded on the north by the cities of Maywood, Vernon, Huntington Park and Commerce; on the south by the cities of Cudahy and South Gate; on the east by the cities of Bell Gardens and Commerce; and on the west by the cities of Vernon, Maywood, and Huntington Park.

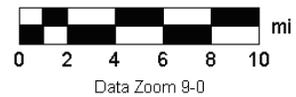
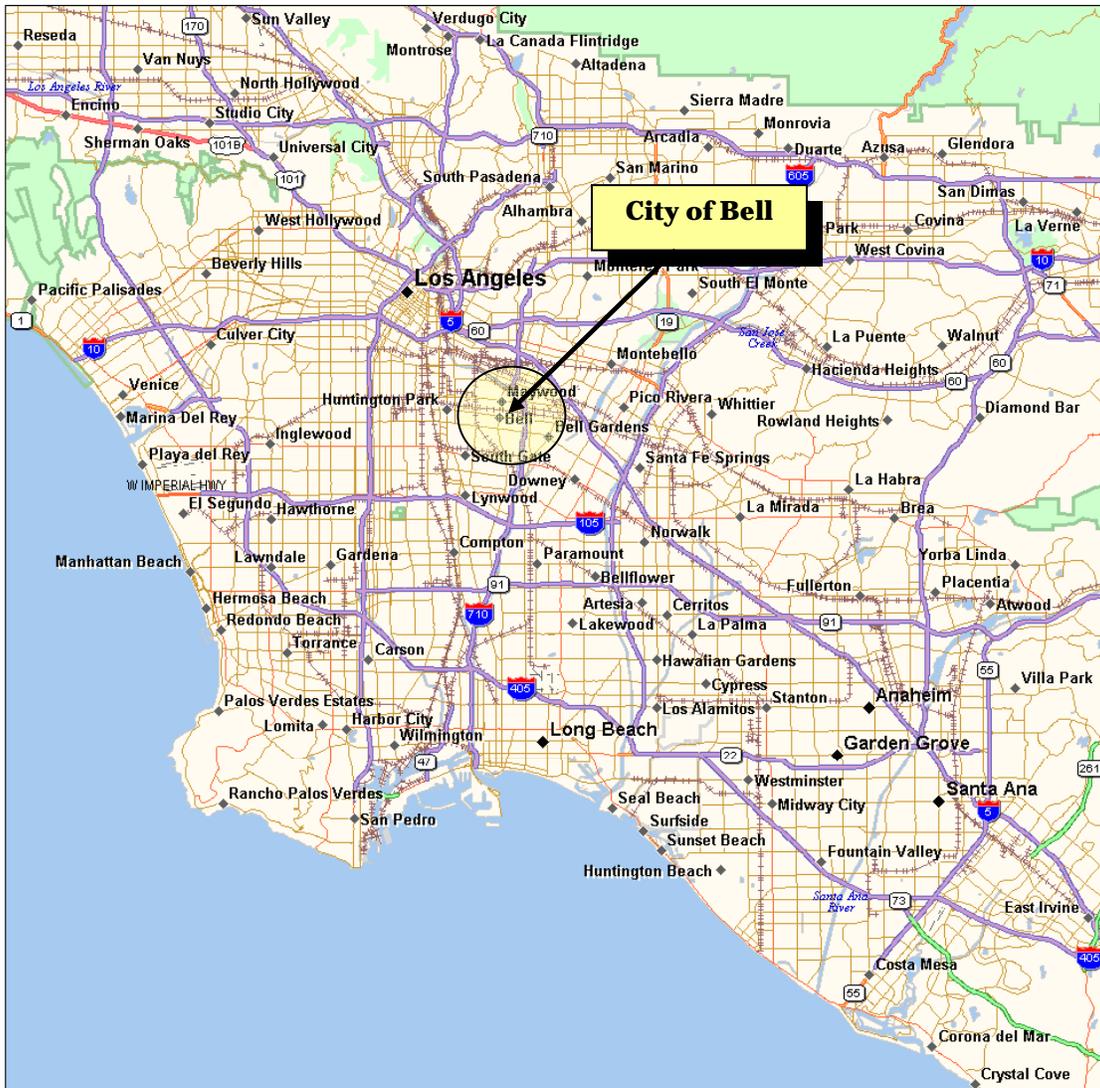
The City of Bell consists of two district geographic areas connected by the Los Angeles River and the Long Beach Freeway (I-710). The southern portion of the City is commonly known as the *Central City* and contains the residential and supporting commercial areas. The Central City area is generally bounded by Randolph Street on the north and Florence Avenue on the south. The northern portion of the Bell is largely industrial and includes that portion of the City located to the east of the Los Angeles River and the Long Beach Freeway. Exhibit 1 indicates the location of the City in a regional context. A map of Bell is provided in Exhibit 2.

3. ENVIRONMENTAL SETTING

The City of Bell is located to the south of an industrial district located southeast of downtown Los Angeles that includes the cities of Vernon, and Commerce. Adjacent communities, including Bell, Cudahy, Bell Gardens and Maywood provide housing for those working in the nearby industrial areas. The City’s total land area is 2.81 square miles. The City’s population as of January 2016, according to the most recent State of California Department of Finance estimates, was 36,716 persons.

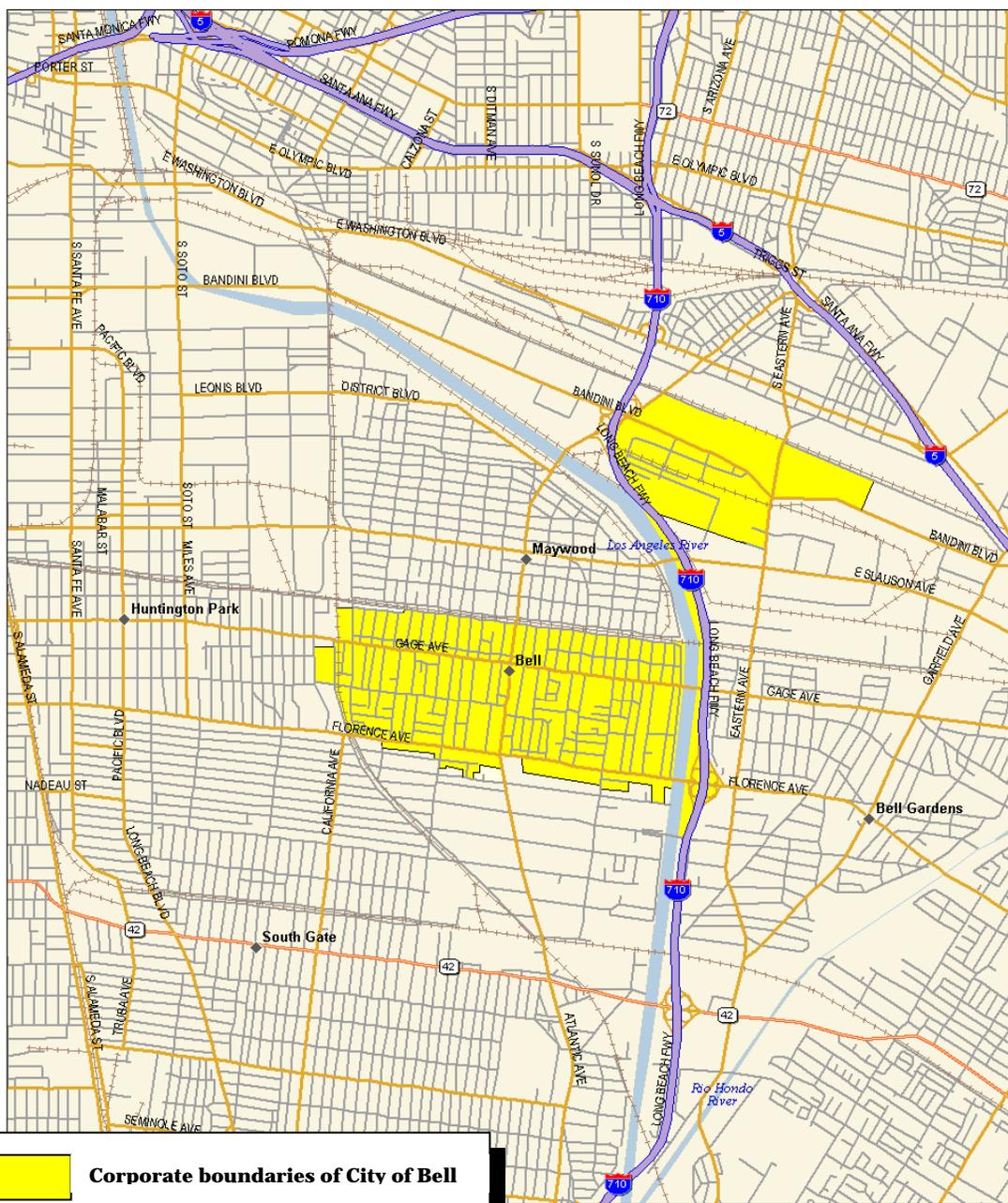
Commercial development is generally found along the major arterial roadways that include Florence Avenue, Gage Avenue and Atlantic Avenue. The major commercial district in the City is located along Atlantic Avenue, although the City’s traditional downtown is situated along Gage Avenue between Atlantic Avenue and Otis Avenue. Mixed commercial-residential uses are located along Gage Avenue and Florence Avenue. A small industrial area is located along Salt Lake Avenue at the western edge of the Central City. Institutional and other public uses are scattered throughout the Central City. These include the Bell High School, the Bell Library, the Bell Civic Center, six City parks, three elementary schools, and a number of churches.

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**EXHIBIT 1
REGIONAL LOCATION OF BELL**
Source: Blodgett Baylosis Environmental Planning

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 **Corporate boundaries of City of Bell**



**EXHIBIT 2
MAP OF THE CITY**
Source: Blodgett Baylosis Environmental Planning

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Many of the residential neighborhoods within the City are zoned for higher densities and over time, these areas have transitioned to higher densities. Most neighborhoods exhibit a range of housing styles at varying development densities. A residential block typically contains a mix of housing styles with higher density apartments intermingled among lower density development consisting of single-family.

The northern section of the City is developed exclusively with industrial uses and is known as the Cheli Industrial Area. This portion of the City is bounded by East 26th Street on the north, Mansfield Way on the south, the Los Angeles River and Atlantic Avenue on the west, and Eastern Avenue on the east. A large portion of this industrial area is owned by the Federal government. A newer industrial park is located south of Bandini Boulevard.

4. PROJECT DESCRIPTION

The proposed “project” involves the comprehensive update of the City of 2030 Comprehensive Bell General Plan. The draft General Plan will address the seven issue areas that the State requires local general plans to consider: land use, circulation, housing, noise, safety, conservation, open space, and air quality.

The Bell General Plan consists of an integrated and internally consistent set of policies and programs that address the seven issue areas that the state requires local general plans to consider: land use, circulation, housing, noise, safety, conservation, and open space.¹ In addition, the general plan addresses other issues of concern to the community, including economic development, urban design, and recreation. The Bell General Plan will consist of seven elements that comply with the requirements of California Government Code Section 65300, et. seq. The elements that comprise the City of Bel General Plan Update include the following:

- ❑ The *Land Use and Sustainability Element* indicates the general location and distribution of the existing and permitted land uses in the City. This Element also includes standards for population density and development intensity for each category of land use. The Land Use and Sustainability Element also considered issues related to urban design and economic development.
- ❑ The *Resource Management Element* meets the State-mandated requirements for the conservation and open space elements. The Resource Management Element provides for the conservation, development, and use of natural resources. This Element also addresses air quality, water quality, and parks and recreation.
- ❑ The *Health and Health and Safety Element* provides for the protection of the community from a variety of man-made and natural hazards. Other related issues addressed in the Health and Health and Safety Element include environmental hazards and noise.
- ❑ The *Mobility and Mobility and Circulation* indicates the general location and the extent of existing and proposed roadway improvements and infrastructure. This Element also provides standards for roadway design and level of service standards.

¹ State of California Government Code. Section 65302.

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- ❑ The *Housing Element* evaluates the existing and projected housing needs of the City and establishes policies and programs that will be effective in the preservation, improvement, and development of housing that will accommodate the City’s future housing need.

5. SCOPE OF EIR ANALYSIS

Section 15082 of the CEQA Guidelines indicates the NOP must indicate the probable environmental effects of the proposed project. It was determined as part of the preliminary review that the EIR will address all issues identified in the CEQA checklist. This determination is based on the preliminary assessment as well public input received during the community workshops held to consider the draft General Plan. The potential environmental effects that will undergo analysis in the EIR include those issues identified in the following table.

Table 1 Potential Environmental Impacts – Scope of EIR Analysis
1. Aesthetics Impacts
A. The proposed General Plan’s potential to affect a scenic vista.
B. The proposed General Plan’s potential to substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
C. The proposed General Plan’s potential to create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.
D. The proposed General Plan’s potential to substantially degrade the existing visual character or quality of the site and its surroundings.
2. Agricultural & Forestry Resources Impacts
A. The proposed General Plan’s potential to convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
B. The proposed General Plan’s potential to conflict with existing zoning for agricultural use, or a Williamson Act contract.
C. The proposed General Plan’s potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g]).
D. The proposed General Plan’s potential to result in the loss of forest land or conversion of forest land to a non-forest use.
E. The proposed General Plan’s potential to involve other changes in the existing environment which, due to their location or nature, may result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.



Table 1 Potential Environmental Impacts – Scope of EIR Analysis	
3. Air Quality Impacts	
A.	The proposed General Plan’s potential to conflict with or obstruct implementation of the applicable air quality plan.
B.	The proposed General Plan’s potential to violate any air quality standard or contribute substantially to an existing or projected air quality violation.
C.	The proposed General Plan’s potential to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
D.	The proposed General Plan’s potential to expose sensitive receptors to substantial pollutant concentrations.
E.	The proposed General Plan’s potential to create objectionable odors affecting a substantial number of people.
4. Biological Resources Impacts	
A.	The proposed General Plan’s potential to directly, or indirectly, affect through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
B.	The proposed General Plan’s potential to affect any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
C.	The proposed General Plan’s potential to affect federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
D.	The proposed General Plan’s potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites. The proposed project’s potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
E.	The proposed General Plan’s potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.
5. Cultural Resources Impacts	
A.	The proposed General Plan’s potential to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines.
B.	The proposed General Plan’s potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines.
C.	The proposed General Plan’s potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.



Table 1 Potential Environmental Impacts – Scope of EIR Analysis
D. The proposed General Plan’s potential to disturb any human remains, including those interred outside of formal cemeteries.
6. Earth & Geology Impacts
A. The proposed General Plan’s potential to expose people to the risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture.
B. The proposed General Plan’s potential to expose people to substantial soil erosion or the loss of topsoil.
C. The proposed General Plan’s potential to be located on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.
D. The proposed General Plan’s potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.
E. The proposed General Plan’s potential to be located soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
7. Greenhouse Gas Emissions Impacts
A. The proposed General Plan’s potential to result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
B. The proposed General Plan’s potential to increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.
8. Hazards and Hazardous Materials Impacts
A. The proposed General Plan’s potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
B. The proposed General Plan’s potential to create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
C. The proposed General Plan’s potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
D. The proposed General Plan’s potential to be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, the proposed project’s potential to result in a safety hazard for people residing or working in the project area.



Table 1 Potential Environmental Impacts – Scope of EIR Analysis
E. The proposed General Plan’s potential to result in a safety hazard for people residing or working in the vicinity of a private air strip.
F. The proposed General Plan’s potential to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan.
G. The proposed General Plan’s potential to expose people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.
9. Hydrology & Water Quality Impacts
A. The proposed General Plan’s potential to violate any water quality standards or waste discharge requirements.
B. The proposed General Plan’s potential to substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
C. The proposed General Plan’s potential to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.
D. The proposed General Plan’s potential to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site.
E. The proposed General Plan’s potential to create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
F. The proposed General Plan’s potential to substantially degrade water quality.
G. The proposed General Plan’s potential to place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
H. The proposed General Plan’s potential to place within a 100-year flood hazard area, structures that would impede or redirect flood flows.
I. The proposed General Plan’s potential to expose people or structures to a significant risk of flooding as a result of dam or levee failure.
J. The proposed General Plan’s potential to expose people or structures to inundation by seiche, tsunami, or mudflow.
10. Land Use & Planning Impacts
A. The proposed General Plan’s potential to physically divide an established community, or otherwise result in an incompatible land use.



Table 1 Potential Environmental Impacts – Scope of EIR Analysis
B. The proposed General Plan’s potential to conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
C. The proposed General Plan’s potential to conflict with any applicable habitat conservation plan or natural community conservation plan.
11. Mineral Resources Impacts
A. The proposed General Plan’s potential to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
B. The proposed General Plan’s potential to result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.
12. Noise Impacts
A. The proposed General Plan’s potential to expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
B. The proposed General Plan’s potential to expose people to or generation of excessive ground-borne noise levels.
C. The proposed General Plan’s potential to expose persons to a substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project.
D. The proposed General Plan’s potential to expose persons to substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project.
E. The proposed General Plan’s potential for affecting an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the project potential to expose people residing or working in the project area to excessive noise levels.
F. The proposed General Plan’s potential for affecting a private airstrip and the potential to expose people residing or working in the project area to excessive noise levels.
13. Population & Housing Impacts
A. The proposed General Plan’s potential to induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure).
B. The proposed General Plan’s potential to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
C. The proposed General Plan’s potential to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.



Table 1 Potential Environmental Impacts – Scope of EIR Analysis	
14. Public Services Impacts	
A.	The proposed General Plan’s potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i> .
B.	The proposed General Plan’s potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i> .
C.	The proposed General Plan’s potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i> .
D.	The proposed General Plan’s potential to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in other <i>governmental services</i> .
15. Recreation Impacts	
A.	The proposed General Plan’s potential to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
B.	The proposed General Plan’s potential to affect existing recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.
16. Traffic & Circulation Impacts	
A.	The proposed General Plan’s potential to cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
B.	The proposed General Plan’s potential to exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways.
C.	The proposed General Plan’s potential to substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
D.	The proposed General Plan’s potential to cause a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks.
E.	The proposed General Plan’s potential to substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).



Table 1 Potential Environmental Impacts – Scope of EIR Analysis
F. The proposed General Plan’s potential to result in inadequate emergency access.
17. Utilities & Service System Impacts
A. The proposed General Plan’s potential to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
B. The proposed General Plan’s potential to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.
C. The proposed General Plan’s potential to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
D. The proposed General Plan’s potential to have sufficient water supplies available to serve the project from existing entitlements and resources, or is new or expanded entitlements needed.
E. The proposed General Plan’s potential to result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.
F. The proposed General Plan’s potential to be served by a landfill with insufficient permitted capacity to accommodate the project’s solid waste disposal needs.
G. The proposed General Plan’s potential to comply with Federal, State, and local statutes and regulations related to solid waste.

6. PUBLIC REVIEW

The City of Bell, acting as lead Agency for the proposed project, requests your input regarding the scope and content of the EIR that is to be prepared to evaluate the potential impacts anticipated to result from the adoption and subsequent implementation of the draft General Plan. This Notice of Preparation will be circulated for a period of not less than 30 days for review and to solicit comments regarding the General Plan Update and Bicycle Master Plan. Comments on the project should be directed to the following:

Mr. Derek Hull, Director of Community Development
City of Bell Department of Community Development
6330 Pine Avenue
Bell, California 90201

Comments should be submitted to the above contact person no later than October 15, 2016. Should you have any questions, please call Mr. Hull at 562- 323-588-6211562/220-2036.