



City of Bell

6330 Pine Avenue, Bell, CA, 90201

Main: (323) 588-6211 | <https://www.cityofbell.org>

Notice of Preparation Draft Environmental Impact Report and Public Scoping Meeting for the Cheli Specific Plan

TO: Agencies, Organizations, and Interested Parties

DATE: March 17, 2023

The City of Bell (City), as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Cheli Specific Plan (Specific Plan). The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The City is also conducting a scoping meeting for the Specific Plan as further described below. The Specific Plan is intended to allow industrial and residential uses within the Cheli area in a manner that minimizes conflicts and ensure the success of industrial uses; works with the Bell Salvation Army Shelter to continue to provide supportive housing; addresses environmental hazards; and expands access to transportation options in the area.

PROJECT LOCATION

The City of Bell is bordered by the cities of Maywood, Vernon, and Commerce to the north, City of Bell Gardens to the east, City of Cudahy to the south, and the City of Huntington Park to the west.

The Plan Area includes approximately 363 acres of primarily industrial and commercial development, with transportation infrastructure, and the only residential uses are located in the southerly portion of the Plan area on the Salvation Army property. The Plan Area is located within the northeastern corner of the City of Bell, approximately 10 miles southeast of Downtown Los Angeles, as shown in **Figure 1, Regional Context**. The Plan Area roughly corresponds to a 1.75 by 1-mile area generally to bound to the north by Atlantic Boulevard and the City of Bell boundary; to the southwest by the I-710, LA River, and Atchison, Topeka, and Santa Fe (AT&SF) Railway and the eastern frontage of Pacific Boulevard; to the south by AT&SF and Mansfield Way; and to the east by Eastern Avenue, as shown in **Figure 2, Plan Area**.

Local street access is provided by Atlantic Boulevard, Eastern Avenue and Slauson Avenue, located north, east, and south of the Specific Plan Area, respectively. The southwestern portion of the Project Site is immediately adjacent to the Interstate 710 (I-710).



PROJECT DESCRIPTION

The proposed project includes the preparation of a Specific Plan for the Cheli area of the City of Bell to accommodate and allow for the existing commercial, industrial, and residential uses within the City's General Plan and Zoning Code and resolve existing land use conflicts between industrial and residential development.

The objectives of the proposed project include:

- Establish appropriate zoning to permit the existing uses within the area
- Address the current and future needs of key users in the Plan Area including the Salvation Army, LAUSD, and Cemex
- Develop strategies, actions, and commitments to decrease negative effects of uses upon each other
- Position the City to take advantage of future funding opportunities
- Address infrastructure deficiencies and ensure appropriate infrastructure for future uses
- Improve accessibility and circulation for users of the area who do not have access to a motor vehicle
- Improve availability of regular services for all users of the area

ISSUES TO BE ADDRESSED IN THE EIR

Based on the Project Description and the Lead Agency's understanding of the environmental issues associated with the Specific Plan, it is anticipated that implementation of the Specific Plan has the potential to result in significant environmental effects associated with some or all of the following topics, consistent with Appendix G of the *CEQA Guidelines* and analyzed in detail in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems



The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Specific Plan. The City does not anticipate impacts in in the following categories and as such, those impacts will not be discussed in detail in the EIR: Agricultural Resources, Biological Resources, Geology and Soils, and Wildfire. Pursuant to CEQA Guidelines Section 15060(d), no initial study was prepared.

NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (*CEQA Guidelines*) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR.

The scoping meeting is scheduled as follows:

Date: Tuesday, March 28, 2023 | **Time:** 5:00 PM

Zoom Link or Meeting Location: <https://us02web.zoom.us/j/81775956380>

ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CITY OF BELL AND CONSULTANT TEAM PREPARING THE EIR.

RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Specific Plan, in accordance with *CEQA Guidelines* Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your response to this Notice of Preparation (NOP), at a minimum, should identify: (1) significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD

In accordance with *CEQA Guidelines* Section 15082, this NOP is being circulated for a 30-day comment period. Responses to this NOP must be provided during this response period as outlined below:

March 17, 2023 – April 17, 2023



DOCUMENT AVAILABILITY

The NOP can be viewed on the City of Bell website at: <https://www.cityofbell.org/?NavID=2377>

A hardcopy of the NOP will also be available at City Hall: 6330 Pine Ave, Bell, CA 90201

For more information about the Cheli Specific Plan, please visit the project website at:

<https://www.cityofbell.org/?NavID=2717>

SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Bell requests that written comments be provided at the earliest possible date, but **no later than April 17, 2023**.

Please submit comments electronically via email or send a hard copy via mail (including name and contact information) to the following:

Email: MAcosta@cityofbell.org

Mail:

ATTN: Manuel Acosta, Community Development Director
Community Development Department
City of Bell
Case No: General Plan Amendment (GPA 2023-01), Zone Change (ZC 2023-01), and Zone Text Amendment (ZTA 2023-02)
6330 Pine Ave
Bell, CA 90201

<p>30-DAY NOP COMMENT PERIOD: March 17, 2023-April 17, 2023</p>	<p>SCOPING MEETING: Date: March 28, 2023 Time: 5:00 PM Zoom Link: https://us02web.zoom.us/j/81775956380</p>
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Manuel Acosta

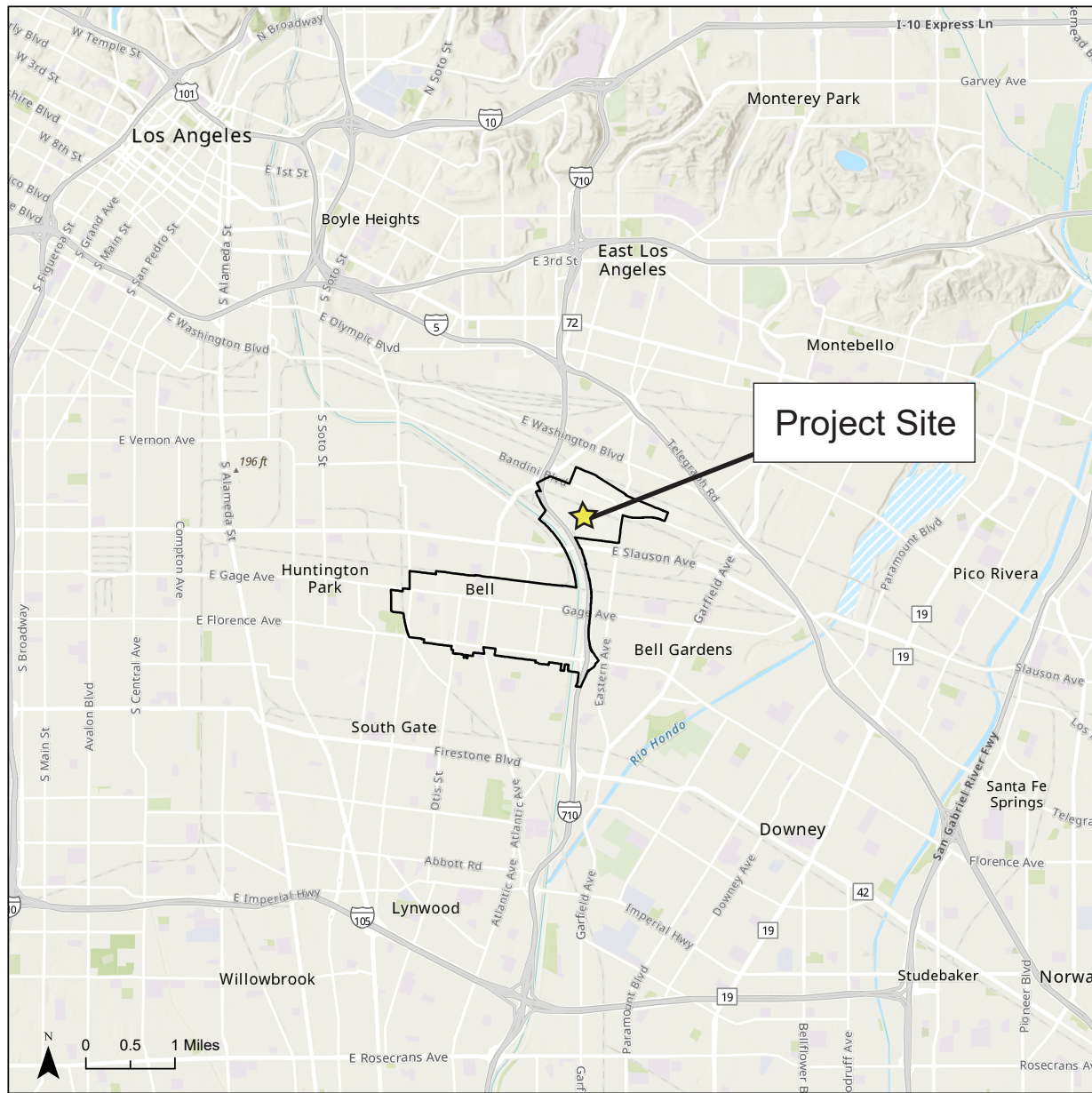
Manuel Acosta, Community Development Director
City of Bell

Attachments:

- Figure 1, Regional Location

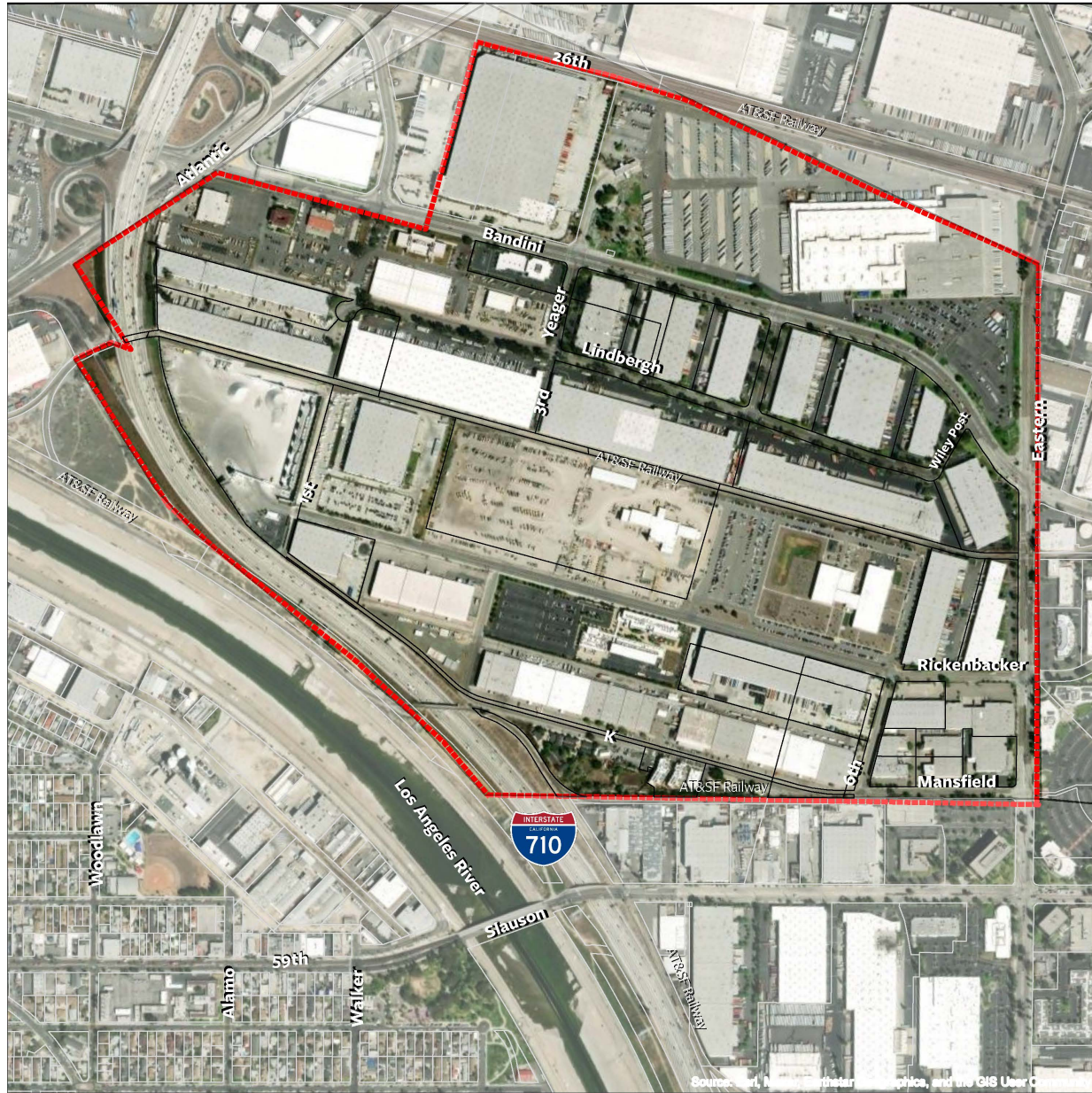


- Figure 2, Plan Area



SOURCE: Esri, 2022

FIGURE 1



SOURCE: Esri, 2022

FIGURE 2