



AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, April 6, 2022 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, April 6, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at <http://www.cityofbell.org/?NavID=101>

1. Call to Order:

2. Roll Call of the Planning Commission:

Commissioner Silvia Martinez
Commissioner Rodrigo Rodarte
Commissioner Denisse Viera
Vice-Chair Rihan Bedier
Chair Luis Mesa

3. Pledge of Allegiance

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. Presentation(s):

None

6. Public Hearing(s):

- a. Consideration of the Environmental Justice Element and the Health and Safety Element of the General Plan.

Recommendation: *It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-03-PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT AND THE HEALTH AND SAFETY ELEMENT OF THE GENERAL PLAN AND ADOPT THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) ADOPTED WITH THE CITY'S 2030 GENERAL PLAN

7. Regular Session:

- a. Approval of the minutes for the Planning Commission Meeting of February 2, 2022.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the February 2, 2022 meeting.*

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

9. Community Development Director's Comments:

10. City Attorney Comments:

11. Adjournment: *The next Regular Planning Commission Meeting is scheduled for Wednesday, May 4, 2022 at 7pm.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Angela Bustamante, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on April 1, 2022 at least seventy two (72) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, Planning Commission Secretary

**City of Bell
Agenda Report**

DATE: April 6, 2022

TO: Chair and Planning Commissioners

FROM: Paula Kelly, Contract Planner

APPROVED

BY: Manuel Acosta, Community Development Director

SUBJECT: Consideration Of The Environmental Justice Element And The Health And Safety Element Of The General Plan

RECOMMENDATION:

It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution No. 2022-03PC titled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL
RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ENVIRONMENTAL
JUSTICE ELEMENT AND THE HEALTH AND SAFETY ELEMENT OF THE
GENERAL PLAN AND ADOPT THE ADDENDUM TO THE FINAL
ENVIRONMENTAL IMPACT REPORT (EIR) ADOPTED WITH THE CITY'S 2030
GENERAL PLAN**

BACKGROUND:

On May, 09, 2018, the City of Bell ("City") City Council reviewed Resolution No. 2018-18 to certify the Final Environmental Impact Report, and approved the 2030 Comprehensive General Plan Update and Bicycle Master Plan.

The purpose of the 2030 Comprehensive General Plan Update and Bicycle Master Plan was to conform with mandates implemented by the California State Law. The State requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the City and any land outside of the City boundaries that bears a relationship to its planning activities.

A General Plan is the foundation for local land use planning and provides a vision for a City's foreseeable planning period. The 2030 General Plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private, within the City. The City's General Plan serves as a "blueprint" for future growth and development. The plan includes policies and programs designed to provide decision makers with a strong foundation to guide land use related decisions. To date, the 2030 General Plan is the official statement of policy governing the City Council, Planning Commission, and administrative decisions regarding zoning, subdivisions, and public improvements.

California Government Code section 65302 et seq. requires a general plan to contain eight elements to address land use, circulation, housing, conservation, open space, noise, safety, and

environmental justice.

The City was required to update its 6th Cycle Housing Element as mandated by State law for the housing planning period between 2021-2029 and receive certification by the State Department of Housing and Community Development (“HCD”) by no later than February 12, 2022. The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It incorporates policies for providing adequate housing and includes programs for that purpose. The City’s 2021-2029 Housing Element is a blueprint for how the City can promote better, more secure, and affordable housing in keeping with the City’s General Plan and all the legal requirements from the State of California.

Because the Housing Element was being reviewed and revised, it was necessary to also review and revise the City’s Health and Safety Element (Gov’t Code, §65302(g)(2)-(5)), and if necessary, identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies not available during the previous revision of the safety element. (Gov’t Code, §65302(g)(6).)

In addition to updating the Housing Element and Health and Safety Element, a new element, the Environmental Justice Element was required to be created.

In 2016, the Legislature passed Senate Bill (SB) 1000. This law requires local governments to identify environmental justice communities (called “disadvantaged communities”) in their jurisdictions and address Environmental Justice in their general plans. The Environmental Justice Element is required to be included the General Plan where a lead agency is updating two or more General Plan elements. The City was updating its Housing Element and Health & Safety Element, thus it was required to add an Environmental Justice Element.

On November 13, 2019, the City Council approved an expenditure of \$33,285 for consulting services to prepare the Environmental Justice Element and update the Health and Safety Element and Housing Element of the General Plan. The source of these funds is the SB2 Grant funds. A Request for Proposals was uploaded on Planet Bids, as well as emailed directly to various firms with experience preparing General Plans. The deadline to submit proposals was December 14, 2020. One bid was received from The Arroyo Group in the amount of \$68,285.

DISCUSSION:

On January 27, 2021, the City Council selected The Arroyo Group (TAG) to prepare updates to the Housing and Health and Safety Elements of the General Plan and prepare a new Environmental Justice Element for the General Plan. The Housing Element update was adopted on February 9, 2022. The purpose of this staff report is to advise on adopting the new Environmental Justice Element and updated Health & Safety Element.

Environmental Justice Element

The Environmental Justice Element must identify any “disadvantaged communities” within the general plan area; identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities (Gov’t Code, § 65302(h)(1)(A)); identify objectives and policies to promote civic engagement in the public decision-making process (Gov’t Code, § 65302(h)(1)(A)); and identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities (Gov’t Code, § 65302(h)(1)(C)). “Disadvantaged communities” are defined as areas identified by the California Environmental

Protection Agency pursuant to Section 39711 of the Health and Safety Code, or a “low-income areas” disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. (Gov’t Code, § 65302(h)(4)(A).)

The City, similar to its neighboring communities in the Gateway Cities, is heavily impacted by environmental threats, including contaminated soil, heavy particulate emissions from diesel trucks and automobiles, and toxic emissions from nearby Vernon and other industrial areas. Much of the City is among the top 5% most impacted communities in the state of California as determined in 2017 by CalEPA.

The EJ Element of the City’s General Plan was prepared with the goal of achieving environmental protection for all communities. The EJ Element reinforces ongoing efforts to address past land use planning that enabled heavy/polluting industrial uses to operate in close proximity to residential areas through sensitive zoning and the creation of buffer zones. The intent is to enable industrial businesses to continue to thrive, but also operate in a way that minimizes adverse impacts to the community and the environment.

The major focus of the Environmental Justice Element includes:

- Reduction and mitigation of environmental hazards;
- Encouragement of active transportation; and
- Increasing access to open space and exercise facilities.

Environmental Justice Element Goals:

Goal 1: Exposure to environmental pollution is minimized through good planning and the public process.

Goal 2: Suitable and equitably distributed public facilities available to the entire community.

Goal 3: Affordable, reliable and safe active and public transportation available to all.

Goal 4: A City with safe and sanitary housing conditions and affordable housing options.

Goal 5: Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.

Environmental Justice Element Policies:

Implementing planning policies will be important in protecting the City’s disadvantaged communities as well as providing restorative justice for populations who have long suffered under adverse living conditions. Below are 23 policies to implement in order further above goals.

Policy 1: Minimize development that would expose sensitive land uses to air pollution near high-volume roadways (i.e., freeways) or reduce exposure through site planning, building design, and other measures. Particular care shall be taken to minimize exposure for developments aimed at vulnerable populations (i.e. families with children, people with disabilities, seniors).

Policy 2: Minimize siting residential development near localized concentrations of stationary sources, such as freight-handling and manufacturing facilities and other industrial air pollution sources.

Policy 3: Identify minimum standards that encourage the use of low and zero emissions technology such as zero emission vehicles, solar, and wind generation as well as low or zero emissions technologies including indoor filtration systems to mitigate air pollution where new land uses or facilities are proposed that could expose communities to additional health risks. The City shall also encourage installation of indoor air filtration systems on individual properties through education and exploration of grants and other funding incentives.

Policy 4: Preserve and enhance natural landscapes and tree canopies in and around the City to minimize air pollution impacts and heat exposure.

Policy 5: Utilize the Bell Health Center located at 6901 Atlantic Ave to expand educational services to residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Policy 6: Continue to maintain a public parks system equitably distributed throughout the community to ensure all residents have access to parks, community centers, sports fields, shared use paths, and other amenities.

Policy 7: Use the City's capital improvement program, grant funding, and other available means, to address the need for acquisition and maintenance of public facilities in the City.

Policy 8: Leverage existing underutilized property and/or City owned property to provide active and passive recreational opportunities, such as sports fields, shared use paths, and open spaces.

Policy 9: Prioritize safety in existing park spaces through environmental design, lighting, and security.

Policy 10: Encourage the incorporation of public spaces and open space in all new development. Where public open space cannot be provided, new development shall be required to pay all applicable development impact fees to ensure shared costs of public facilities and services. The City shall consider impact fees as appropriate to ensure that infrastructure needs and costs can be properly levied on development.

Policy 11. Promote transit-oriented development (TOD) and infill development near existing and planned transit corridors to encourage use of multimodal transportation.

Policy 12. Enhance safety features in and around transit stops including shelters, seating, lighting and security cameras to encourage ridership among the larger population, with specific emphasis on vulnerable populations, women, the elderly and people with disabilities.

Policy 13. Continue to build on the LA River Activation Plan⁵⁵ to improve walking and biking linkages to the LA River Bike Path, Rail to River Corridor and other existing and planned active transportation projects, partnering with other agencies as necessary.

Policy 14. Encourage the rehabilitation and preservation of substandard homes owned/occupied

by lower income households, including retrofitting for environmental sustainability.

Policy 15. Encourage developments dedicated to affordable and workforce housing, including limited-equity housing cooperatives, community land trusts, nonprofit-run housing, or city-owned lands that provide affordable housing.

Policy 16. Consult with air pollution regulators in siting and designing new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed.

Policy 17. Continue to provide translation services or have a representative from the community fluent in Spanish at meetings to communicate government policies and City services with the greater population, as well as keep the residents up to date on City and community events. Printed and web materials aimed at the general public will also be provided in Spanish.

Policy 18. Through its regular Planning Commission meetings provide updates regarding City projects and programming so that residents are aware of the progress being made to address local issues and concerns. City communication regarding decisions should be in plain language and presented in English and Spanish.

Policy 19. Partner with community-based organizations that have relationships, trust, and cultural competency with target communities to outreach on local initiatives and issues and proactively engage the community in planning decisions that affect their health and well-being.

Policy 20. Update the community on public decisions through a variety of forms of communication, including electronically through the City's website, through email blasts, mobile phone apps, and through more traditional means such as public service announcements on the radio, postings on public sites (i.e., City website, library and community center), and paper mailings. Where possible, such updates will be provided in English and Spanish.

Policy 21. Educate decision makers and the public on principles of environmental justice.

Policy 22. City's Planning Division will conduct an implementation review for the Environmental Justice Element every two years.

Policy 23. Embed environmental justice into its planning processes and practices through implementation of the policies and actions provided in this EJ Element and into the City's processes and practices.

Environmental Justice Element Programs:

To implement the City's EJ policies, several programs have been defined that will advance all the City's goals. There is one specific program from Environmental Justice Element, several from the Housing Element.

Program 1. Outreach Program

Program 17. Design Standards from the Housing Element

Program 22. Cheli Specific Plan from the Housing Element

Program 20. Local Preference Program from the Housing Element

Program 23. Atlantic Avenue Specific Plan from the Housing Element

Health and Safety Element

The General Plan Health and Safety Element exists for the protection of the community from unreasonable risks associated with the effects of various geologic hazards, flooding, and wildland and urban fires. (Gov't Code, § 65302(g)(1).) It must include mapping of known seismic and other geologic hazards, and it must address the following as they relate to identified fire and geologic hazards: evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures. Since 2017, it has also been required to include climate change reduction and adaptation strategies. The housing element was recently updated, and this requires the City review and update its safety element to identify residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes. (Gov't Code, § 65302(g)(5).)

The Health and Safety Element was sent to the California Geological Survey (CGS) for the required 30-day review period. Comments from the CGS were related to earthquake magnitudes and liquefaction. The comments were addressed in the revised draft (Attachment 2).

Health and Safety Element Goals:

Goal 1: A community well-prepared to respond in the event of an emergency.

Goal 2: Minimize injury, property damage, and other impacts caused by earthquakes and fires.

Goal 3: Residents of and visitors to Bell are safe and secure in their homes and throughout the City.

Goal 4: Noise impacts on residents and other sensitive uses are minimized through good land use planning.

Goal 5: A healthy community that promotes the wellness of its citizens.

Health and Safety Element Policies:

Policy 1: Encourage educational programs, which inform residents and businesses in the City concerning procedures to follow in the event of a major disaster. The City shall ensure that a disaster plan is in place for residents and City employees. The Plan will be identified on the City's website and in community meetings. A brochure outlining the main points of the emergency disaster preparation and additional emergency resources is available on the City's website in both English and Spanish.

Policy 2: Continue participation in community programs that train residents and workers to perform effectively after an emergency or disaster. These measures will be included in the City Hazard Response Plan that will be advertised on the City's website and Community Meetings.

Policy 3: Review and improve its disaster preparedness and emergency response capabilities. The Emergency Plan shall undergo a periodic review and update to ensure it remains current.

Policy 4. Develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake. The City Emergency Preparedness Plan outlines evacuation routes and designated emergency shelters within City limits. The City shall work with local

businesses, residents, and public agencies to advertise the Emergency Preparedness Plan through the City's website, social media, and neighborhood meetings.

Policy 5. Work to identify and improve existing buildings that do not meet fire or earthquake standards. The City shall undertake periodic inspections to identify buildings in need of retrofit and progress in retrofitting un-reinforced buildings. The City adheres to the CalFire Fire Code Title 24, Part 9 and guidelines for fire-resistant or fire-proof building for both new construction and retrofits to existing buildings as noted in the California Adaptation Planning Guide. Finally, the City shall seek funding sources to assist in the improvements to these older buildings.

Policy 6. Require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements. Information on requesting building inspections and applying for building permits is available on the City's Building and Safety website. Finally, the City shall create an informational flyer informing residents and businesses regarding building and safety requirements.

Policy 7. Continue to require pre-1933 structures to meet current seismic building codes. The City shall notify property owners of these buildings and the need for any seismic retrofitting and the correction of health and safety code violations shall be discussed.

Policy 8. Strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.

Policy 9. Identify areas of high risk (high densities, older structures, fire hazards) so that disaster response may be prioritized.

Policy 10. Host a periodic "wellness fair" on an "as needed" basis that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Policy 11. Establish and enforce standards that are designed to reduce the level of risk. The City shall work with the Los Angeles County Fire Department and other public agencies to discuss both risk and emergency preparation for fires, earthquake preparedness, and survival guides. Finally, the City shall work with the Fire Department and the larger community to review, and if necessary, develop new standards and action plans.

Policy 12. Work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education. Building codes updates include California Fire Code Title 24, Part 9.

Policy 13. Require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.

Policy 14. Incorporate defensible space, lighting and safety design principles, and other security measures into new development in the City. These principles will be required and discussed as part of the review of new development projects.

Policy 15. Cooperate with law enforcement agencies to suppress crime. The City shall continue to support the efforts of the Neighborhood Watch.

Policy 16. Support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police. The City shall promote Neighborhood Watch programs on the City's websites and social media.

Policy 17. Consider planning guidelines, which include noise control for new residential developments. During review of new development projects, the City shall promote design measures that will be effective in reducing noise.

Policy 18. Limit unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc. The City shall enforce the existing noise control regulations such as those included in the Bell Municipal Code.

Policy 19. Promote the development of a compatible noise environment throughout the City. The City shall consider noise and land use compatibility in the review of new development projects. Health and Safety Element

Policy 20. Implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards. The City shall ensure Code Enforcement and the Police Department will continue to enforce noise control regulations. Health and Safety Element

Policy 21. Cooperate with all public agencies so as to minimize transportation related noise. Applicable City, State, and Federal noise control regulations shall be enforced. Health and Safety Element

Policy 22. Strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise. The City shall ensure that appropriate noise attenuation is provided during the development review process.

Policy 23. Ensure that the design and improvement of any future master planned roadway links in the City is accomplished in a manner that will minimize noise impacts on adjacent noise sensitive land uses. These measures may involve the use of sound walls and other architectural features that promote noise reduction.

Policy 24. Continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic. The City shall make every effort to inform developers, businesses, and residents of noise control measures. Noise studies must be performed new noise sensitive projects that are located near arterial roadways and freeways.

Policy 25. Strive to continue the development of youth programs to promote community health. The Parks and Recreation Department shall aggressively support the establishment and implementation of the programs for all segments of the community (youth, seniors, etc.).

Policy 26. Promote quality nutritional standards at all City sponsored events and functions.

Policy 27. Require that all new commercial and employment development provide restrooms and breastfeeding accommodations and worksite activity rest areas for breaks.

Policy 28. Support initiatives that promote healthy work environments and personal wellness.

Policy 29. Support a healthy lifestyle for all persons living or working in the City. This may be accomplished by promoting healthy activities as part of recreational programs and supporting the establishment of a farmer's market.

Policy 30. Work with the Los Angeles County Health Department to assess chronic health-related problems in the City and will work to provide medical information, outreach programs, and health fairs.

Policy 31. Be proactive in the prevention of the spread of disease and illnesses linked to climate change that have the potential to appear throughout California, such as Lyme disease, West Nile Virus, Zika, dengue, and chikungunya. The City will promote education, outreach, and emergency alert systems to help educate the public and combat these illnesses.

Policy 32. Be proactive in considering human health in future land use decision-making. The City will promote uses and activities that will contribute to a healthy lifestyle.

Implementation Measures:

Measures to implement the stated goals and policies include: Disaster Response Database, Emergency Preparedness Plan, Seismic Safety Program, Design Standards, Noise Reduction in New Development, Noise Control Ordinance and Enforcement, Community Hazardous Waste Education Program, and Communicable Disease Prevention.

ENVIRONMENTAL REVIEW:

An environmental analysis shows the impacts of the proposed Health and Safety Element and Environmental Justice Element would be less than the impacts analyzed in the 2030 General Plan and Bicycle Master Plan Environmental Impact Report (EIR) that was certified on May 09, 2018. The preparation of a subsequent or supplemental EIR under California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163 will not be required. Therefore, the City determined that an Addendum to the to the previous General Plan Environmental Impact Report is the appropriate CEQA document to address the Health and Safety Element Update and New Environmental Justice Element in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164(c) provides that an addendum need not be circulated for public review. Refer to Attachment 1 (Addendum to the City of Bell 2030 Comprehensive General Plan Update and Bicycle Master Plan) to review the full environmental document.

FISCAL IMPACT:

No fiscal impact. The source of funds is the SB2 Grant.

ATTACHMENT(S):

1. Draft Environmental Justice Element
2. Draft Health and Safety Element
3. Addendum To The Final Environmental Impact Report (EIR) Adopted With The City's 2030 General Plan
4. Resolution 2022-03PC

City of Bell
**Environmental
Justice Element**



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INTRODUCTION TO THE ENVIRONMENTAL JUSTICE ELEMENT

To address health effects in low-income communities and communities of color, the California State Legislature passed Senate Bill (SB) 1000 into law in 2016, requiring local governments to identify environmental justice communities (called “disadvantaged communities”) in their jurisdictions and address Environmental Justice (EJ) in their general plans. This law requires the inclusion of an EJ Element when a lead agency is updating two or more General Plan elements.

The purpose of the EJ Element is to address public health risks and environmental concerns for vulnerable populations in disadvantaged communities which have long suffered public health effects from geographical inequities. Environmental Justice is guided by Government Code Section 65040.12, which aims to minimize the adverse effects of environmental hazards in order to create a healthy environment for all people, especially those groups, populations, and communities who had been impacted by pollution. The aim of EJ is to reduce burdens for communities experiencing adverse effects, promote meaningful participation of those communities in all phases of the environmental and land use decision making process, and providing meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Relationship to the General Plan

This City of Bell General Plan is a long-range comprehensive plan to control and regulate land uses and development in the City. The individual Elements of this General Plan contain policies and programs that will guide future development in the City. Section 65302 et seq. of the California Government Code requires that a general plan contain seven elements to address land use, circulation, housing, conservation, open space, noise, and safety. State law requires every city and county to prepare and adopt a comprehensive general plan to serve as a guide for land uses and development.

In the 2030 Comprehensive General Plan (adopted in 2018), Environmental Justice is identified as a key issue. The General Plan states EJ is a concept that calls for the impacts of plans, initiatives, and developments which are critical to the shared economic wellbeing of the region. For instance, lower income or minority communities are often located near less desirable areas that have higher rates of pollution than elsewhere (i.e., transportation corridors and industrial yards). The 2030 Bell General Plan aims for an open, transparent, and collaborative process to promote the full participation of the residents, business owners, and the property owners into the planning process.

The Environmental Justice Element is consistent with other Elements of the General Plan. As provided by Senate Bill 1000, if two or more sections of the General Plan are being updated, then the jurisdiction must prepare an Environmental Justice (EJ) element. The EJ Element of the City of Bell General Plan is prepared in accordance with

the Office of Planning and Research's (OPR) General Plan Guidelines for Environmental Justice. This EJ element identifies gaps in policies related to the following topics:

- (1) Pollution Exposure and Land Use Compatibility;
- (2) Public Facilities;
- (3) Accessibility to Public Transit, Employment and Services;
- (4) Safe and Sanitary Homes; and
- (5) Civic and Community Engagement

Environmental Setting

The City of Bell is located in the southeastern Los Angeles metropolitan area, about five and a half miles south of downtown Los Angeles. The southeast region is an urbanized area characterized by industrial development and bedroom communities consisting of single-family dwellings and low-rise multi-family residential housing. This region, including the City of Bell, has one of the highest population densities in the United States. The City of Bell, along with other cities in the southeast, are considered "Gateway Cities" due to the proximity in between Los Angeles and Orange Counties.¹

The City of Bell is split between two communities connected along the I-710 Freeway and the Los Angeles River. The northern portion of the City, called the Cheli neighborhood, is predominately comprised of industrial uses with one homeless shelter, permanent supportive housing and associated services. The Central City area, located south of Cheli, is comprised of predominately single-family and low-scale multi-family housing, and commercial uses. Environmental considerations for the City include the Bandini Oil Fields located near the Cheli area, the large number of industrial uses in and around Bell, and the I-710 Freeway.

Environmental Justice History

Grassroots Movement. The EJ movement was born from economically impoverished neighborhoods that experienced environmental injustices throughout decades of institutional neglect. EJ was recognized early on as a planning issue, and in 1991 delegates who attended the First National People of Color Environmental Justice Leadership Summit came up with 17 Principles of Environmental Justice.² These principles have served as a foundational document for the growing grassroots EJ movement.

Federal. In the 1990s, a number of federally funded programs and initiatives addressing environmental injustices in underserved communities led to President Bill Clinton signing Executive Order 12898 to focus federal attention on the environmental and human health conditions of minority and low-income populations with the goal of

¹ Gateway Cities Council of Governments (gatewaycog.org)

² The Principles of Environmental Justice. First National People of Color Environmental Leadership Summit. October 24-27, 1991. Available online at: [Principles of Environmental Justice / Environmental Justice Principles \(ejnet.org\)](http://PrinciplesofEnvironmentalJustice/EnvironmentalJusticePrinciples(ejnet.org)).

achieving environmental protection for all communities.³ This Executive Order produced guidance at the federal level on how to incorporate EJ into National Environmental Protection Act (NEPA) documents.⁴ The approach identified in federal guidelines (White House CEQ 1997; USEPA 1998) focuses on income and minority status. Lower-income and ethnic minority populations in the communities are evaluated on whether they would bear disproportionate health or environmental effects in comparison to the general population.

State. In an effort to address health effects on disadvantaged communities, the California State Legislature passed Senate Bill (SB) 1000 into law in 2016, requiring local governments to identify environmental justice communities in their jurisdictions and address EJ in their general plans. SB 1000 requires local governments to take into account pollution burdens and other hazards experienced by communities within their jurisdiction that are disproportionately exposed to such hazards.

If a city or county adopts or updates two or more elements of its general plan after January 1, 2018, SB 1000 requires the local government to first identify any “disadvantaged communities” in its jurisdiction.⁵ To support this law, the California Governor’s Office of Planning and Research (OPR) has released recommendations on indicators and policies to implement in EJ communities.

³ Environmental Protection Agency. Executive Order 12898. February 11, 1994. Available online: <https://www.epa.gov/environmentaljustice>.

⁴ Environmental Protection Agency, Executive Office of the President. Environmental Justice Guidance Under the National Environmental Policy Act. December 10, 1997. Available online at: https://www.epa.gov/sites/production/files/2015-02/documents/ej_guidance_nepa_ceq1297.pdf.

⁵ (Gov. Code, § 65302, subd. (h)(1)-(2).)

PLANNING BACKGROUND FOR ENVIRONMENTAL JUSTICE ELEMENT

The role of Environmental Justice is to alleviate potential adverse effects of development against vulnerable populations. Planning policies play an instrumental role in protecting these communities as well as providing restorative justice for populations who have long suffered under adverse living conditions.

This EJ Element provides guidance to implement planning policies to improve existing communities as well as build capacity and infrastructure in the planning process. This movement, which was born out of protests in afflicted communities across the United States, is gaining momentum and recognition nationwide. As stated above, OPR has released recommendations about how to define EJ communities, as well as analyzes a host of issues to address EJ concerns.⁶ This Element discusses the environmental conditions in Bell and provides goals and policies that guide land use decision making and programming priorities that can potentially reduce the exposure to pollution experienced by these communities.

Environmental Justice: “The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.”
Government Code Section 65040.12

Prioritization of Improvements for Disadvantaged Communities

EJ communities, referred to as “disadvantaged communities”, are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code as well as OPR.⁷ Disadvantaged communities are defined as low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects through adverse environmental living conditions. Indicators for disadvantaged communities include educational attainment, lack of employment, housing burdened low-income households, linguistic isolation, poverty, race and ethnicity, single-parent households, lack of American

⁶ Office of Planning and Research. *General Plan Guidelines Environmental Justice Element*. June 2020. Available online at: https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf.

⁷ Section 39711 also states: “These communities shall be identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following:

- (1) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation.
- (2) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment.”

citizenship, violent crime rate, and inability to vote. Given Bell's demographics and close proximity to pollutants (industrial centers, and freeways), the entire City qualifies for prioritization of disadvantaged communities.

Demographics

According to the most recent estimates from the U.S. Census Bureau (July 2019), Bell has a total population of 35,521, slightly above a population count of 35,477 recorded in 2010. It has a population density of 14,357 people per square mile, among the highest densities for the region and the County. From 2000 to 2020, Bell had an annual growth rate of 0% compared to 0.7% for the region.⁸

Census data shows that Bell's population is more than 93% Hispanic with a median household income at \$44,000,⁹ which is below Los Angeles County's median of \$68,044 (see Figure 1). Homeowner occupied housing unit rate is at 29.7%, which is below the County's rate of 45.8%. Finally, about a quarter of residents in Bell live below the poverty line.¹⁰

Educational Attainment

At least 53% of residents have a high school degree, which is below Los Angeles County's average of 79.1%.¹¹ About 41% of the population is foreign born, in comparison to 34% countywide. The share of the population of Bell which is under 18 years of age is 28.6%, which is slightly higher than the regional share of 23.4%, while seniors (65 and above) are 8.3% of the population, which is lower than the regional share of 13%.¹²

Workforce

Bell has 15,752 workers living within its borders who work across 13 major industrial sectors, with the most prevalent sector being Education & Social Services (17% of the total employees) and Manufacturing (15% of the total).¹³

⁸ Pre-Certified Local Housing Data. City of Bell. August 2020.

⁹ Bell City, California. The U.S. Census Bureau. Available online at: <https://www.census.gov/quickfacts/bellcitycalifornia>, accessed April 16, 2021.

¹⁰ *Id.*

¹¹ Population estimates updated July 2019. State of California, Education. The U.S. Census Bureau. Available online at: [U.S. Census Bureau QuickFacts: United States](#)

¹² *Id.* at Bell City, U.S. Census Bureau.

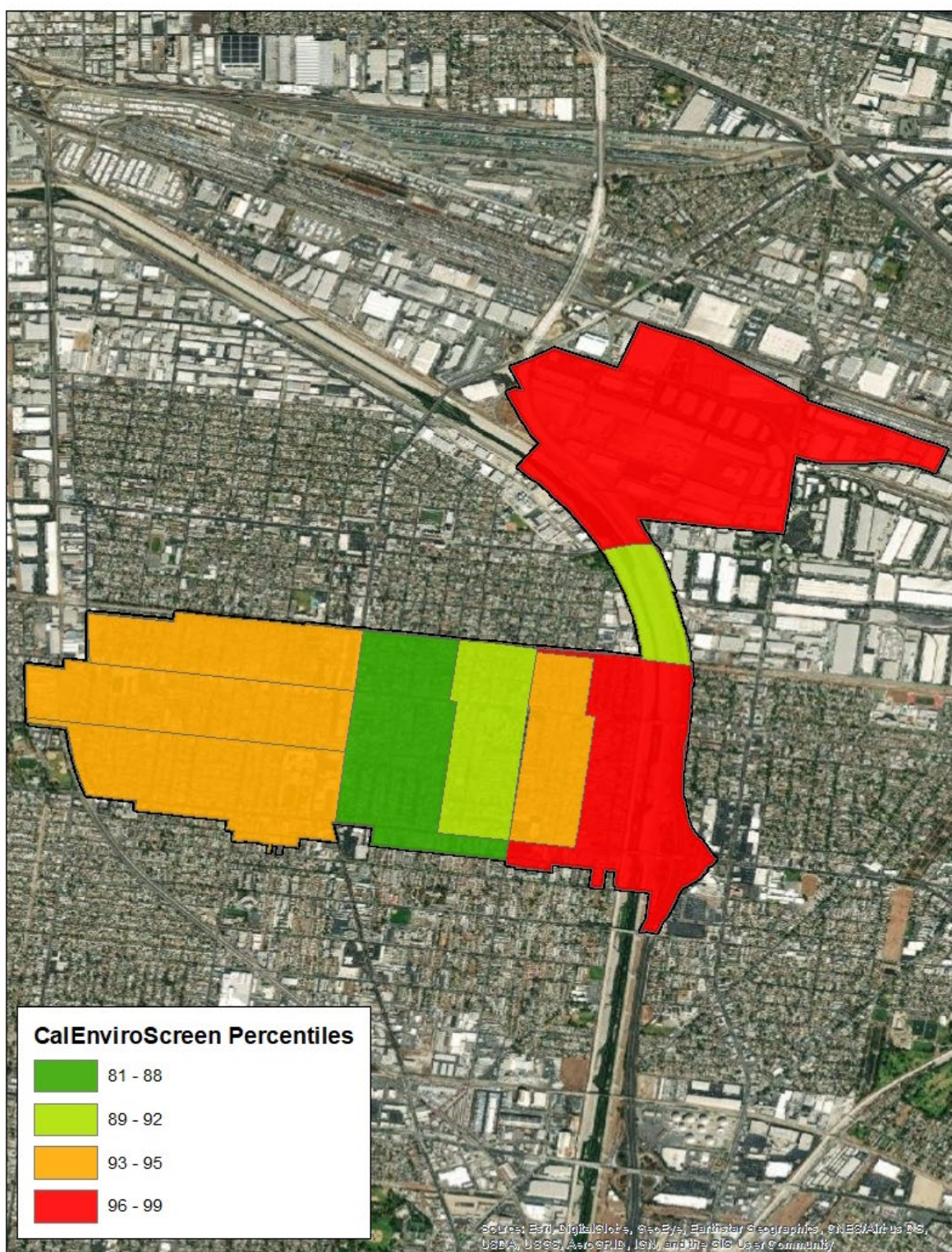
¹³ *Id.*

Pollution Exposure

The City of Bell is exposed to air quality pollution, given its proximity to industrial land uses and the I-710 Freeway. California Communities Environmental Health Screening Tool (CalEnviroScreen) is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects.¹⁴ CalEnviroScreen calculates a health score based on 20 indicators by census tract. These indicators include pollution exposure, location of toxic chemicals in or near communities, sensitive populations in a community, and socioeconomic factors. Each census tract within the state is assigned a score out of 100 based on these indicators. According to CalEnviroScreen, the pollution burden percentile assigned to census tracts within the City ranges from 82 to 99 (see Figure 2).

¹⁴ About CalEnviroScreen. California Office of Environmental Health Hazard Assessment. Available online at: <https://oehha.ca.gov/calenviroscreen/about-calenviroscreen#:~:text=CalEnviroScreen%20is%20a%20mapping%20tool,especially%20vulnerable%20to%20pollution's%20effects.&text=An%20area%20with%20a%20high,than%20areas%20with%20low%20score>

Figure 2, CalEnviroScreen Percentiles



Diesel Exhaust Exposure from the I-710 Freeway. Diesel engines provide power to many types of equipment used across industries, including transportation, mining, construction, agriculture, as well as manufacturing operations. Diesel exhaust is a mixture of gases and particulates produced during the combustion of diesel fuel. The solid material in diesel exhaust is known as diesel particulate matter (DPM), which consists primarily of solid elemental carbon (EC) cores with organic carbon (OC) compounds adhered to the surfaces. The organic carbon includes polyaromatic hydrocarbons (PAH), some of which cause cancer when tested in animals. Persons exposed to diesel exhaust face the risk of health effects ranging from irritation of the eyes and nose, headaches, and nausea, to respiratory disease and lung cancer.¹⁵ DPM has a significant impact on the population and it is estimated that about 70% of total known cancer risk related to air toxics in California are attributable to DPM.¹⁶

The California Air Resources Board (CARB) recommends avoiding siting new sensitive receptors within 500 feet of a freeway with 100,000 vehicles/day. This recommendation is based on freeway studies that show about a 70% drop off in particulate pollution levels at 500 feet.¹⁷ However, pollution from freeways, especially trucks, was shown to reduce lung function in children within 1,000 feet of the freeway.¹⁸ The homes along River Drive on the eastern portion of Center City lie closest to the I-710 freeway, across the Los Angeles River. The homes along River Drive are approximately 730 feet from the freeway and as a result will be exposed to higher levels of DPM than other areas of the City (see Figure 3).

¹⁵ Diesel Exhaust. Occupational Safety and Health Administration – U.S. Department of Labor. Available online at: <https://www.osha.gov/diesel-exhaust>.

¹⁶ California Air Resources Board. 2021. *Overview: Diesel Exhaust & Health*. Available online at: <https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health>

¹⁷ California Air Resources Board. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Available online at: <https://ww3.arb.ca.gov/ch/handbook.pdf>.

¹⁸ *Ibid.*

Figure 3, Pollution Exposure Near Freeway



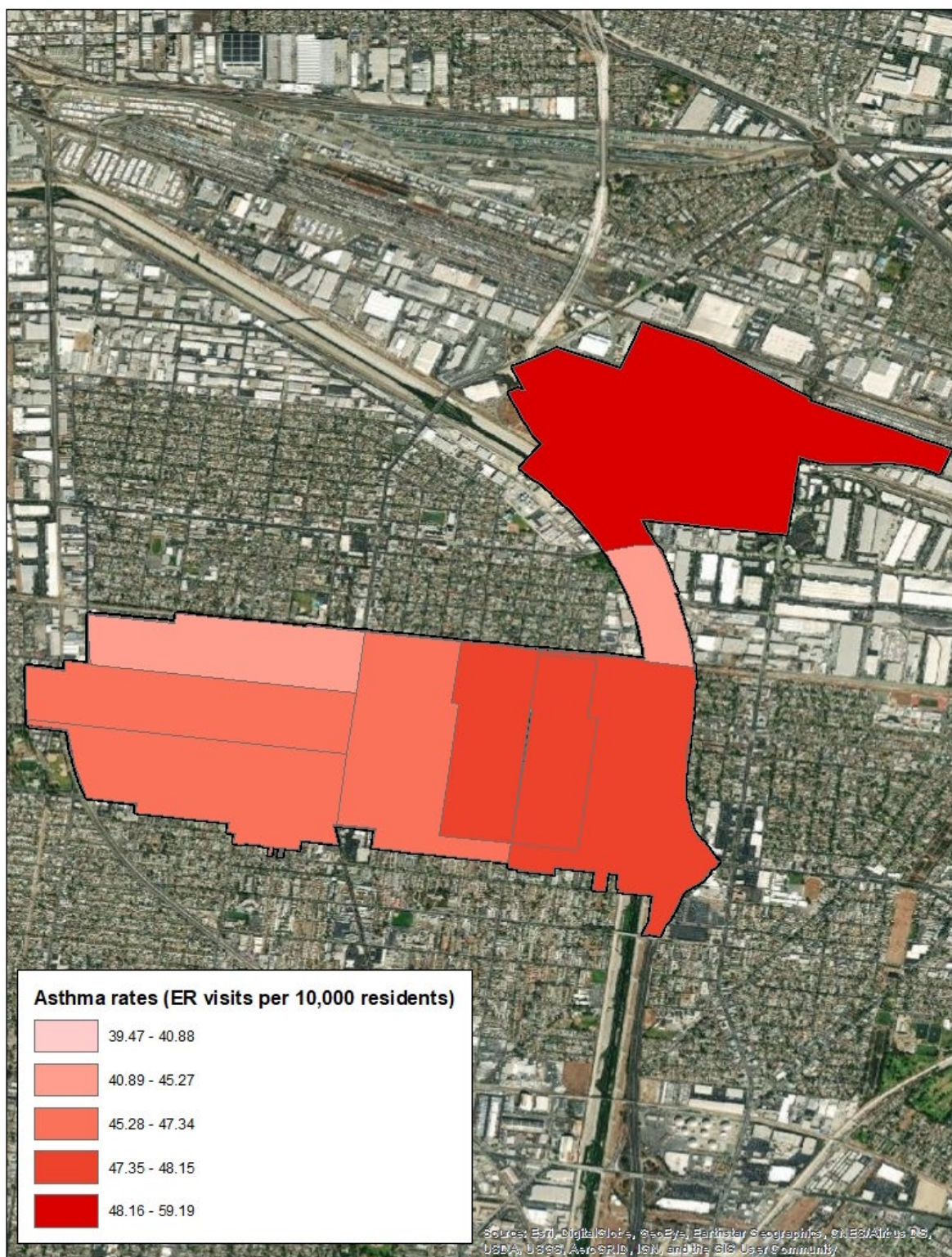
Asthma Rates. Asthma is a chronic lung disease characterized by breathlessness, wheezing, coughing, and chest tightness. The causes of asthma are both genetic and caused by environmental factors such as outdoor air pollution exposure. Asthma increases an individual's sensitivity to air pollutants and can increase susceptibility to other respiratory illnesses such as pneumonia, influenzas, and COVID-19.^{19,20} Asthma rates provide a good indicator of population sensitivity to environmental stressors because asthma is caused by and worsened by air pollution. Asthma rates within a community are measured through emergency department visits from asthma symptoms and deaths from asthma. CalEnviroScreen collects this information and spatially models asthma prevalence as the age-adjusted rate of emergency department visits for asthma per 10,000 people averaged over a two-year period.²¹ Within the City of Bell, asthma prevalence ranges from 43.01 to 56.67 per 10,000 people within the highest rates within the Cheli District (see **Figure 4**).

¹⁹ OEHHA and CalEPA. 2017. *CalEnviroScreen 3.0*. Available online at: <https://oehha.ca.gov/media/downloads/calenviroscreen/report/ces3report.pdf#page=114>, accessed May 25, 2021.

²⁰ Centers for Disease Control and Prevention. 2021. *COVID-19: People with Moderate to Severe Asthma*. Available online at: <https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/asthma.html>.

²¹ OEHHA and CalEPA. 2017. *CalEnviroScreen 3.0*. Available online at: <https://oehha.ca.gov/media/downloads/calenviroscreen/report/ces3report.pdf#page=114>, accessed May 25, 2021.

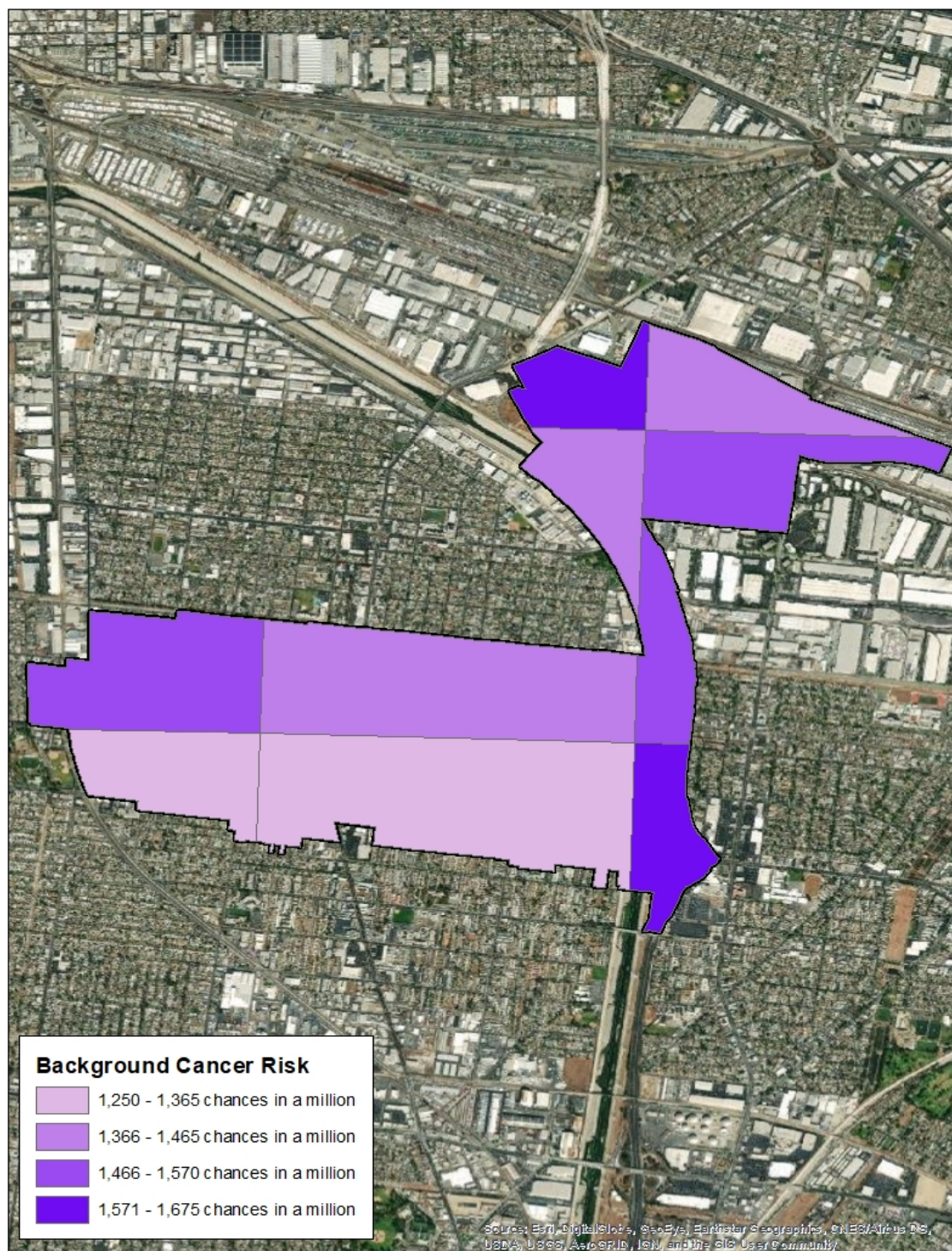
Figure4, Asthma Rates in Bell



Background Cancer Risk. The City of Bell lies within the South Coast Air Basin (SCAB) which is a highly urbanized area with approximately 17 million people, 11 million motor vehicles, and some of the highest concentrations of industrial and commercial operations in the country. This leads to some of the worst air quality within the United States. In order to evaluate the background cancer risk exposure for residents of the SCAB region, the South Coast Air Quality Management District (SCAQMD) has prepared the Multiple Air Toxics Exposure Study IV (MATES-IV). The study evaluates 40 air pollutants, including particulate matter, lead, benzene, and EC, at 10 monitoring station across SCAB over a one-year period (2012-2013). The study concluded that the average background cancer risk within SCAB is approximately 897 in one million. This risk is driven by diesel exhaust exposure which was determined to account for 68% of the total estimated air toxics risk. SCAQMD provides a spatial assessment of the risk throughout SCAB and the analysis demonstrates that the highest risks from air toxics are around the port areas and Central Los Angeles.²² Within the City of Bell, the background cancer risk ranges from 1,258 to 1,671 per one million (see Figure 5).

²² South Coast Air Quality Management District. 2015. *MATES-IV Final Report*. Available online at: <https://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf?sfvrsn=7>, accessed May 25, 2021.

Figure 5, Background Cancer Risk in Bell



Exide Contamination. The City of Bell lies approximately 1.64 miles from the former Exide Lead-Battery Recycling Plant located in Vernon. Exide's operations resulted in the release of harmful levels of lead and arsenic into the environment in communities surrounding the former facility. Exposure to these chemicals can lead to an increased risk of cancer, respiratory diseases, and learning challenges.²³

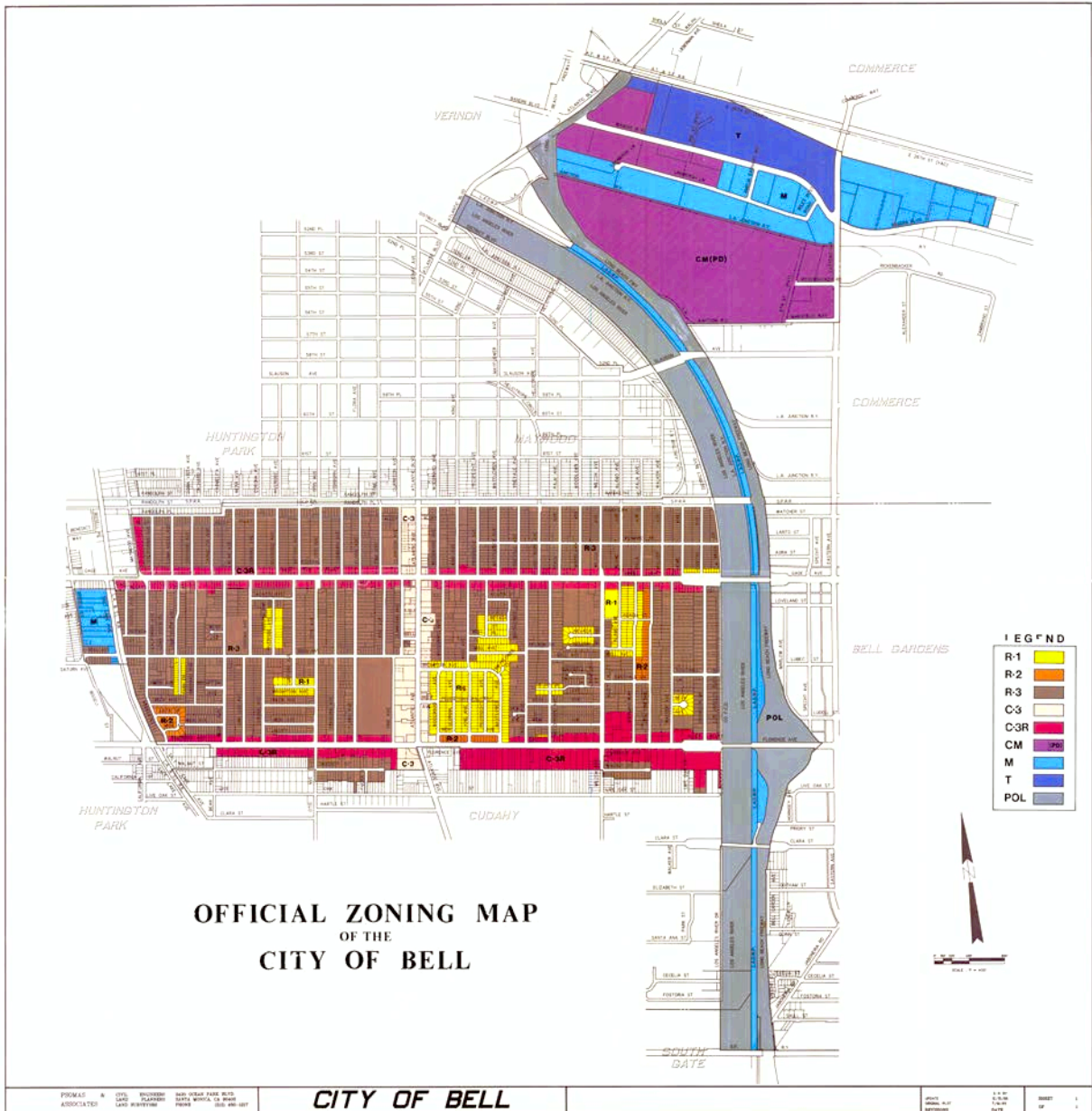
In December 2016, the California Department of Toxic Substances Control (DTSC) released a Final Closure Plan for the facility and closure implementation began in November 2017. The County of Los Angeles Public Health Department and DTSC are leading the soil contamination clean-up effort for areas within 1.7 miles of the facility. Portions of Central City and the Cheli District lie within the contamination zone. Specifically, the northern portion of Central City from Randolph Street south to Gage Avenue and from Maywood Avenue east to Atlantic Avenue and the western portion of the Cheli District to Eastern Avenue and Amelia Earheart Way and south the K Street. The Cheli District is mostly developed with industrial properties while Central City's clean-up area is residential and contains the Nueva Vista Elementary School.

Land Use Compatibility

Land use compatibility is concerned with the arrangement of uses within the City. While existing industrial businesses may be sources of pollution, they also contribute to the local economy and job base. The EJ Element reinforces ongoing efforts to address past land use planning that enabled heavy/polluting industrial uses to operate in close proximity to residential areas through sensitive zoning and the creation of buffer zones. The intent is to enable industrial businesses to continue to thrive, but also operate in a way that minimizes adverse impacts to the community and the environment. The EJ Element also seeks to protect communities from noxious uses, encourage cleaner industrial uses, support community revitalization and beautification, and improve the overall quality of life.

²³ County of Los Angeles Public Health. *Background: Exide Technologies – Battery Recycling Plant*. Available online at: <http://publichealth.lacounty.gov/eh/exide/background.htm>, accessed May 25, 2021.

Figure6 – City of Bell Zoning Map



As shown in the zoning map, Figure 6, the City is divided between commercial (C), manufacturing (M), transitional (T), and residential (R) zoning. The majority of residential zoning is located in Central City, while the Cheli neighborhood north of the I-710 freeway consists of commercial, manufacturing, and transitional uses. The T zone is meant to provide an interim transitional zone applicable to certain specific properties.²⁴

Public Facilities

The City of Bell currently has ten public facilities serving its population of 35,000 people; these facilities include six parks, two community centers, one library, and one ballfield.²⁵ The resulting parks to people ratio for the City is approximately one facility for every 3,500 persons. The Bell Community Center features a community room for celebrations, meetings, and conferences to accommodate up to 160 people.²⁶ The Bell Library, a 5,119 square foot facility located in Central City, is part of the Los Angeles County Public Library System and maintains a collection of 2.3 million resources inclusive of books, e-books, news articles, and music, as well as computers for public use.²⁷ Members of the Bell Library also have access to the Los Angeles County Library system which holds a 7.5 million volume book collection as well as magazines, newspapers, government publications and many specialized materials including online databases.²⁸

The City has six parks within its boundaries including Camp Little Bear Park, Veterans Park, Ernest Debs Park, Tredar Park, Futsal Park, and Biancini Park which range from 0.18 acres to 3.25 acres²⁹ for a total of 13.7 park acres. This translates to 0.4 park acres per 1000 people, well below the County average of 3.3 park acres per 1000 people.³⁰ The parks include tennis/volleyball courts, basketball courts, and soccer fields to accommodate outdoor recreation and play serving the residents of Bell, a third of whom are under the age of 18.³¹

Parks and recreation centers are maintained by the City of Bell Community Services Department with the goal of creating a balanced variety of high-quality recreation and related programs for the community. Specifically, the City holds senior programs as well as youth programs within the parks and

²⁴ Section 17.44.010 – Purpose. Bell Municipal Code

²⁵ City of Bell Community Services. Available online at: <https://www.cityofbell.org/?NavID=2596>

²⁶ Bell Community Center. City of Bell. Available online at: <https://www.cityofbell.org/?NavID=2641>

²⁷ LA County Library. Bell Library. Available online at: <https://lacountylibrary.org/bell-library/>

²⁸ About the Library. Los Angeles County Library. Available online at: [About the Library – LA County Library](#)

²⁹ County of Los Angeles. *Countywide Parks and Open Space*. Available online at: <https://egis-lacounty.hub.arcgis.com/datasets/countywide-parks-and-open-space-public-hosted/data?geometry=-120.350%2C33.263%2C-116.230%2C34.855&where=CITY%20%3D%20%27Bell%27>.

³⁰ City of Bell Study Area. LA County Parks Needs Assessment. Available online at: https://lacountyparkneeds.org/FinalReportAppendixA/StudyArea_071.pdf.

³¹ About Us. City of Bell. Available online at: <https://www.cityofbell.org/?NavID=2>. The City is comprised of immigrants from Latin America and a growing Lebanese American community as well.

public recreation areas including senior bingo within the Bell Community Center and Ballet for Tots at the Camp Little Bear Park.³²³³

In November 2016, Los Angeles County voters approved Measure A, also known as the Los Angeles County Safe, Clean Neighborhood Parks and Beaches Measure. Measure A authorizes dedicated local funding for parks, recreation, and open space for projects and their maintenance and make funding available for eligible recipients for projects to repair and upgrade parks and recreational facilities. The City has applied for several Measure A grants to improve city wide basketball courts, fund the maintenance of the rubber playground surface at Camp Little Bear Park Playground, and restore Ernest Deb's Park outdoor adult fitness center. In January 2021, the City was awarded a grant to begin working on a design concept for the Ernest Debs Park adult fitness center as well as Pritchard Field Improvement Project.³⁴³⁵

Accessibility to Public Transit, Employment, and Services

Accessibility to public transit is an important component of a livable and vibrant community. Public transportation connects residents to employment and other services. The nearest Metro light rail stop is at Florence Ave., located about three miles away. As part of the A Line (Blue), this route terminates north at downtown Los Angeles and south at Long Beach.³⁶ It takes an average of ten to fifteen minutes to drive to the Slauson Metro station, 30 minutes via bus. In addition, the City is serviced by three Metro bus lines including the 110, 111, and 260 lines. There is also a bus line that runs along Eastern Avenue that serves Cheli (bus line 200, 258, and 700). The 110 line runs north to south from Playa Vista to Bell and Bell Gardens.³⁷ The 111 line runs east to west from LAX through Bell to Norwalk.³⁸ The 260 line runs north to south from Compton and North Long Beach through Bell to Altadena.³⁹ The primary method of transportation within the City is through the La Campana shuttle service, which is a fixed route around the perimeter of the City.⁴⁰

The City is part of Eco-Rapid Transit, a joint powers authority consisting of eleven other members: Artesia, Paramount, Downey, South Gate, Cudahy, Maywood, Huntington Park, Bell Gardens, Cerritos, Glendale, and the Burbank Airport. Eco-Rapid Transit proposes to construction a 20-mile south

³² City of Bell. 2021. Bingo. Available online at: <https://www.cityofbell.org/?NavID=2674>.

³³ City of Bell. 2021. Ballet for Tots. Available online at: <https://www.cityofbell.org/?NavID=2622>.

³⁴ City of Bell. Measure A Park Projects. Available online at: <https://www.cityofbell.org/?NavID=2565>.

³⁵ City of Bell. Pritchard Field Improvement Project. Available online at:

<https://www.cityofbell.org/?navid=2564>.

³⁶ Bus and Rail System Map, LA Metro, http://media.metro.net/riding_metro/maps/images/4_17-3071_BLT_BusRailOverview.pdf.

³⁷ Metro. Line 110. https://media.metro.net/riding_metro/bus_overview/images/110.pdf

³⁸ Metro. Line 111. <http://media.metro.net/documents/b6f23a30-c289-4eda-bd44-2a835b4765f3.pdf>.

³⁹ Metro. Lines 260/762. http://media.metro.net/riding_metro/bus_overview/images/preview/260-762.pdf.

⁴⁰ Transit Services, City of Bell, <https://www.cityofbell.org/?NavID=276>.

line from Artesia to Union Station and a 14-mile north line from the Burbank Airport to Glendale and downtown Los Angeles.⁴¹ The proposed south, or West Santa Ana Branch, Line will run on the western side of Central City, along the existing railroad tracks with a station on Florence Ave.⁴² It will provide additional transit options to one of the highest density areas of Los Angeles County.

Safe and Sanitary Homes

Providing safe and sanitary homes is a required element of Environmental Justice under Gov. Code § 65302(h)(1)(A). The EJ Element of a General Plan evaluates the safety and sanitation of homes based on housing location, quality, and affordability.

Age of housing stock is a consideration in the evaluation of safe and sanitary homes. The housing in Bell is relatively older than the surrounding southern California region. 76.3% of all housing units in Bell was constructed prior to 1960 as compared to only 46.6% in the southern California region.⁴³ Moreover, only 1.7% of all housing units have been constructed since the year 2000, compared to 12.6% of the SCAG region.

Owner/Renter. According to the federal Department of Housing and Urban Development's (HUD) most recent analysis for the City of Bell (from 2013 – 2017), the City consists of 8,920 residential dwelling units.⁴⁴ Of those, 2,625 (29%) are mortgaged while 6,295 (71%) are rented. 65% of all units in Bell are experiencing at least one housing problem, which includes incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Housing Cost Burden. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.⁴⁵ HUD's consolidated planning and Comprehensive Housing Affordability Strategy (CHAS) data measures households by share of income spent on housing cost by less than 30% of Housing Urban Development Area Median Family Income (HAMFI), between 30-50% HAMFI and more than 50% of HAMFI to housing.⁴⁶ HUD determines the median family income for

⁴¹ Eco-Rapid Transit. *Eco-Rapid Transit Overview*. Available online at: <http://www.eco-rapid.org/Project/description.shtml>.

⁴² http://www.eco-rapid.org/Project/Maps/Full_ERT_V4-21.pdf?v=2

⁴³ Housing Units by Structure Built. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: [Pre-Certified Local Housing Data](#).

⁴⁴ City of Bell, 2013-2017. Housing and Urban Development. Accessed June 9, 2021, available at: <https://www.huduser.gov/portal/datasets/cp.html>.

⁴⁵ City of Bell. HUD User. Accessed on June 9, 2021, available at: [Consolidated Planning/CHAS Data | HUD USER](#)

⁴⁶ HAMFI – HUD Area Median Family Income. CHAS Background. Office of Policy Development and

each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Translated, that means 30% of gross income spent on housing is a threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden'.⁴⁷

Data indicates the number of households in Bell by their income relative to the surrounding area and their share of income spent on housing. For a total of 8,920 households (inclusive of renters and homeowners), Bell has a cost burden of 2,525 (28%) for all household units and 2,220 (25%) for severe cost burden, for a grand total of 4,745 (53%) of all units experiencing a housing cost burden.⁴⁸ Renters experience cost burdens at a higher rate than homeowners with 3,710 (42%) of rental units versus 1,105 (12%) of homes experiencing some sort of housing cost burden.

Overcrowding. American Community Survey (ACS) is an ongoing survey distributed by the US Census Bureau to provide vital statistics to assist public officials and planners in public service decisions.⁴⁹ In Bell, it was found that 426 owner-occupied and 1,847 renter-occupied households, or 25% of all available housing units, had more than 1.0 occupants per room, which meets the ACS's definition for overcrowding.⁵⁰ 146 owner-occupied households and 700 renter-occupied households, or 9.5% of all available units, had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Affordable Units. Affordable housing developments, including low- and moderate-income housing units, are provided by the Bell Community Housing Authority (BCHA), and is available to Bell residents and the public. BCHA is responsible for the acquisition, maintenance, financing, and day-to-day management of affordable housing. In Bell, this consists of apartment rentals and mobile home parks.

Civic and Community Engagement

Engaging the public in the decision-making process is a key principle of Environmental Justice, which should be catered to the communities the EJ Elements represent. OPR recommends that jurisdictions conduct early community engagement – particularly with low-income communities,

Research. Available online at: [CHAS: Background | HUD USER](#).

⁴⁷ Cost Burden by Income. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: [Pre-Certified Local Housing Data](#).

⁴⁸ Housing Cost Burden Overview. Consolidated Planning/CHAS Data. HUD User. Accessed on June 9, 2021, available at: <https://www.huduser.gov/portal/datasets/cp.html>

⁴⁹ <https://www.census.gov/programs-surveys/acs/about.html>

⁵⁰ American Community Survey 2014-2018 5-year estimates. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: [Pre-Certified Local Housing Data](#).

communities of color, and sensitive populations. As previously described under the Demographics section of this Element, the City of Bell is a predominately minority-majority population with low rates of homeownership and relatively high rates of poverty. Census data shows that Bell's population is more than 93% Hispanic and 89% of residents speak a different language other than English at home.⁵¹ The median household income for the City is \$44,000, well below Los Angeles County's average of \$68,044. The overwhelming majority of housing units are rented (71%) with homeowner occupied housing unit rate stands at 29%, which is below the County's rate of 45.8%. Only 7.5% of Bell residents held at least a Bachelor's degree, as opposed to nearly a third of all LA County residents. Finally, about a quarter of residents in Bell live below the poverty line.⁵²

In drafting of this Environmental Justice Element, several public meetings were held to receive community input regarding the pertinent issues that affect residents in Bell. A survey was also administered both in English and in Spanish. In response to which issues are most important for the City to address to ensure all neighborhoods have access to healthy living conditions and environments, English speaking respondents noted:

- Problems with or lack of city infrastructure and facilities that support physical activity;
- Air pollution from vehicles on streets and freeways; and
- Concerns about housing access, safe housing and healthy housing to be the top three issues in Bell.

Spanish speaking respondents indicated concerns about:

- Housing access, safe housing and healthy housing;
- Concerns about how the City engages with residents and makes decisions that affect community health and environmental issues and
- Air or chemical pollution from industrial businesses and activities as their top concerns.

⁵¹ City of Bell. US Census Bureau. Available online at: <https://www.census.gov/quickfacts/bellcitycalifornia>.

⁵² *Id.*

PLANNING VISION FOR ENVIRONMENTAL JUSTICE ELEMENT

Environmental Justice Policies

Environmental justice is the equal protection and meaningful involvement of all people with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies and the equitable distribution of environmental benefits. The City of Bell's General Plan Environmental Justice Element sets forward goals and policies for implementation to enhance the quality of life for Bell's residents, employees, and visitors.

The goals and policies to implement EJ in Bell are explained in the following topic areas:

- (1) Pollution Exposure and Land Use Compatibility;
- (2) Public Facilities;
- (3) Accessibility to Public Transit, Employment and Services;
- (4) Safe and Sanitary Homes; and
- (5) Civic and Community Engagement

Each section introduces the topic, outlines key issues, and reviews Bell's goals and policies related to that subject.

Goal 1: Exposure to environmental pollution is minimized through good planning and the public process.

A good quality of life in a community includes a clean and healthy environment with land use policies that promote sustainable living. Too often urban environments consist of adverse environmental conditions that negatively affect public health, including exposure to air pollution. EJ focuses on protecting communities at risk because traditionally disadvantaged populations bear a greater pollution burden than other communities. The City can implement planning policies to curtail community exposure to adverse environmental conditions, and plan development to improve and enhance quality of life for generations to come.

This is the City of Bell's first Environmental Justice Element. The 2030

General Plan - adopted in 2018 - acknowledged the importance of incorporating EJ concepts in the public participation process. It also listed it as a land use and sustainability policy for considering planning in the for future and private developments. This Element is meant to be revised and updated regularly.

The City of Bell conducted community outreach in preparation for the Housing Element update. Outreach activities include a community survey, business outreach, pop up events and canvassing, virtual workshops and more. A summary of the outreach conducted is provided in the Housing Element. It should be noted that due to COVID-19 both in-person and virtual events were conducted. Further, COVID-19 likely impacted the overall participation of residents in the EJ Element development. Additional outreach will be undertaken with each iteration of the EJ Element.

In the community survey conducted as a part of the development of this Element, 63% of English-speaking respondents and 64% of Spanish speaking respondents identified air chemical pollution from industrial businesses and activities as a leading environmental concern.⁵³ 52% of English-speaking respondents and 55% of Spanish speaking respondents also indicated air pollution from streets and freeways is a leading concern. As mentioned, the I-710 freeway runs parallel directly adjacent to the City of Bell, and the Cheli neighborhood in the north of the City consists of industrial uses and distribution. Therefore, policies contained within this Element reflect minimizing residents' and visitors' exposure to areas of high air pollution.

Policies

Environmental Justice Element Policy 1. The City of Bell shall minimize development that would expose sensitive land uses to air pollution near high-volume roadways (i.e., freeways) or reduce exposure through site planning, building design, and other measures. Particular care shall be taken to minimize exposure for developments aimed at vulnerable populations (i.e. families with children, people with disabilities, seniors).

Environmental Justice Element Policy 2. The City of Bell shall minimize siting residential development near localized concentrations of stationary sources, such as freight-handling and manufacturing facilities and other industrial air pollution sources.

Environmental Justice Element Policy 3. The City of Bell shall identify minimum standards that encourage the use of use low and zero emissions technology such as zero emission vehicles, solar, and wind generation as well as low or zero emissions technologies including indoor filtration systems to

⁵³ Based on Bell General Update Plan Community Survey conducted electronically in May 2021. 96 English speaking and 20 Spanish speaking community members responded to the survey. Full results for the English survey available here: <https://www.surveymonkey.com/results/SM-WKTMQWQ89/> while Spanish speaking responses available here: <https://www.surveymonkey.com/results/SM-B7HSGWQ89/>.

mitigate air pollution where new land uses or facilities are proposed that could expose communities to additional health risks. The City shall also encourage installation of indoor air filtration systems on individual properties through education and exploration of grants and other funding incentives.

Environmental Justice Element Policy 4. The City of Bell shall preserve and enhance natural landscapes and tree canopies in and around the City to minimize air pollution impacts and heat exposure.

Environmental Justice Element Policy 5. The City of Bell shall utilize the Bell Health Center located at 6901 Atlantic Ave to expand educational services to residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Related Policies in the General Plan

Land Use & Sustainability Element:

Land Use & Sustainability Element Policy 35. The City of Bell shall emphasize environmental justice in the review and implementation of new development projects in the City.

Land Use & Sustainability Element Policy 36. The City of Bell shall collaborate with other public agencies to ensure that future development projects that are undertaken by these other entities consider environmental justice in the planning process.

Land Use & Sustainability Element Policy 37. The City of Bell shall emphasize the importance of environmental justice in the planning and implementation of future regional improvement projects.

Health and Safety Element:

Health and Safety Element Policy 10. The City of Bell shall host a periodic “wellness fair” that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Implementation Measures: Pollution Exposure and Land Use Compatibility

Reduce Sources of Air Pollution. Collaborate with industrial businesses to improve outdoor air quality through enhanced operations and other pollution reduction measures where possible, including limiting idling of diesel trucks near residential areas. Such measures can be achieved through educating industrial businesses (in-person and/or with flyers and other educational materials) and ensuring compliance through issuance of citations as necessary.

Enforce Existing Air Pollution Requirements. Implement AB 617, which requires the California Air Resources Board (CARB) to designate high priority communities to deploy community air monitoring and/or emission reduction programs. These monitoring programs measure community exposure to air pollutants and toxic air contaminants. The Community Emissions Reduction plan for Southeast Los Angeles, including Bell, was released in December 2020. In ongoing planning efforts including General Plan updates and specific plans, the City will consider applicable General Plan and/or Zoning Code Amendments to support SCAQMD in meeting the AB 617 objectives.

- *Source of Funding:* General Fund and Development Fees.
- *Objectives:* The City of Bell will consider General Plan and/or Zoning Code amendments to support SCAQMD in meeting the AB 617 objectives by 2025, and the City will implement such measures in future development projects.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* Implementation is ongoing.

Goal 2: Suitable and equitably distributed public facilities available to the entire community.

Equitable access to adequate public resources is critical to a vibrant community. Public facilities are community amenities such as libraries, parks and recreation facilities, and community centers that enhance neighborhood livability. They also include facilities and services involving active transportation infrastructure, flood control and water drainage, health care services (i.e., hospitals and health clinics), broadband/internet access, and emergency preparedness and recovery programs. It is imperative that the General Plan focus on ensuring equitable access and connections to public services, including safe drinking water and wastewater services.

At the community meetings held for this Environmental Justice Element, 66% of English-speaking respondents and 45% of Spanish speaking respondents indicated problems with or lack of city infrastructure and facilities that support physical activity, including sidewalks, bicycle lanes, parks, and recreation centers, suggesting public facilities are important issues for the City to address. In fact, this was the number one issue for English speaking respondents in the community survey. Moreover, 52% of English-speaking respondents and 75% of Spanish speaking respondents said feeling safe at

parks and recreation centers is a condition impacting their community that makes it difficult for residents to have good health and living conditions.

Environmental Justice Policies

Environmental Justice Element Policy 6. The City of Bell shall continue to maintain a public parks system equitably distributed throughout the community to ensure all residents have access to parks, community centers, sports fields, shared use paths, and other amenities.

Environmental Justice Element Policy 7. The City of Bell shall use the City's capital improvement program, grant funding, and other available means, to address the need for acquisition and maintenance of public facilities in the City.

Environmental Justice Element Policy 8. The City of Bell shall leverage existing underutilized property and/or City owned property to provide active and passive recreational opportunities, such as sports fields, shared use paths, and open spaces.

Environmental Justice Element Policy 9. The City of Bell shall prioritize safety in existing park spaces through environmental design, lighting, and security.

Environmental Justice Element Policy 10. The City of Bell shall encourage the incorporation of public spaces and open space in all new development. Where public open space cannot be provided, new development shall be required to pay all applicable development impact fees to ensure shared costs of public facilities and services. The City shall consider impact fees as appropriate to ensure that infrastructure needs and costs can be properly levied on development.

Related Policies in the General Plan

Resource Management Element

Resource Management Element Policy 3. The City of Bell shall continue to maintain a recreation program that is responsive to the interests and needs of the residents. The City shall also ensure park and staff management conducts programs deemed consistent to the General Plan.

Resource Management Element Policy 4. The City of Bell shall maintain existing joint use agreements with the Los Angeles Unified School District so that school facilities may be used for community recreation. The City shall also maintain a good working relationship with the LAUSD to maintain a good relationship to facilitate such joint use agreements.

Resource Management Element Policy 5. The City of Bell shall explore the feasibility of the joint use of the swimming pool at Bell High School for local residents.

Resource Management Element Policy 9. The City of Bell shall negotiate agreements with the Southern California Edison Company, the Los Angeles Department of Water and Power, the Pacific Electric Railway Company, and the Los Angeles County Flood Control District for the establishment of trails, recreational use, and appropriate landscaping within their respective rights-of-way. The City shall identify potential rights-of-ways, create an inventory, and hold meetings to negotiate agreements.

Resource Management Element Policy 11. The City of Bell shall seek to develop connections to park facilities and trails through the use of joint use agreements so these power line/rail line easements can be used for recreation.

Resource Management Element Policy 14. The City of Bell shall work with utility providers to examine opportunities for trails, bicycle lanes, and walking paths. These utility infrastructures must be well maintained to promote safety and visual amenities. The feasibility of under-grounding the aboveground utility poles will be investigated.

Resource Management Element Policy 21. The City of Bell shall prepare a Sustainability Climate Action Plan to address issues related to global warming and climate change.

Resource Management Element Policy 22. The City of Bell shall support the implementation of SB 379 that requires cities to develop a Climate Adaption Plan. The City shall comply with this requirement as part of the preparation of a Climate Action Plan for Bell.

Implementation Measures: Public Facilities

Park Needs Assessment. Through analysis, ongoing dialogue with the public, and partnership with non-profit organizations, the City will support efforts to identify neighborhoods and areas that lack access to public parks and identify vacant/underutilized parcels that could be used for public parks.

Park Maintenance. The City's Parks and Facilities will be tasked to maintain existing public spaces so they are free from litter, graffiti, and overgrown weeds.

Expansion of Indoor Recreational Facilities. Encourage businesses and non-profit organizations to offer indoor recreational facilities and programs compatible with existing commercial structures and zones, such as batting cages, rock climbing walls, basketball/indoor soccer courts, and studios offering martial arts, aerobics, and yoga classes.

- *Source of Funding:* General Fund
- *Objectives:* The City of Bell will maintain park maintenance service levels.

- *Agency Responsible for Implementation:* Recreation and Social Services
- *Implementation Schedule:* The program is ongoing and will be continued.

Goal 3: Affordable, reliable and safe active and public transportation available to all.

Equal access to safe and reliable active and public transportation is fundamental in a healthy and vibrant community. Active and public transportation lessen dependency on vehicles, thereby reducing transportation cost burden and having a positive effect on air quality. Residents in Bell may take advantage of the City's close proximity to downtown as well as the greater Los Angeles area through rapid transit and bike paths.

The northern part of Bell through the Cheli neighborhood is connected to the Los Angeles River Path, which currently terminates in neighboring Vernon. The Los Angeles River Path project is a proposed eight-mile shared use bicycle and pedestrian extension from Elysian Valley, through downtown Los Angeles to the City of Vernon.⁵⁴ This project was passed by voter initiative to close a gap in the LA River Bike Path and Green Trail for a 32-mile bike and pedestrian route from the San Fernando Valley to Long Beach. This path will connect Bell with other communities through to downtown Los Angeles and north to Elysian Valley.

Coming years will also bring opportunities to improve public transportation and access to transit in Bell. The planned Eco-Rapid Transit line provides an opportunity for the City to reorient itself to increase utilization of Metro buses, Metro Rail and local services such as La Campana.

Environmental Justice Policies

Environmental Justice Element Policy 11. The City of Bell shall promote transit-oriented development (TOD) and infill development near existing and planned transit corridors to encourage use of multimodal transportation.

Environmental Justice Element Policy 12. The City of Bell shall enhance safety features in and around transit stops including shelters, seating, lighting and security cameras to encourage ridership among the larger population, with specific emphasis on vulnerable populations, women, the elderly and people with disabilities.

⁵⁴ Next Stop: A More Connected River Path. Metro Los Angeles. Available online at: http://media.metro.net/projects_studies/lariverpath/factsheet_lariver_path_en_sp.pdf

Environmental Justice Element Policy 13. The City of Bell shall continue to build on the LA River Activation Plan⁵⁵ to improve walking and biking linkages to the LA River Bike Path, Rail to River Corridor and other existing and planned active transportation projects, partnering with other agencies as necessary.

Related Policies from the General Plan

Mobility & Circulation Policies

Mobility and Circulation Element Policy 19. The City of Bell shall strive to increase “walkability” and “bike-ability” through the implementation of the Bell Bicycle Master Plan.

Mobility and Circulation Element Policy 20. The City of Bell shall promote the development of pedestrian-friendly and bicycle friendly infrastructure by prioritizing such improvements in the City’s Capital Improvement Program.

Mobility and Circulation Element Policy 21. The City of Bell shall install pedestrian crosswalks complete with flashing lights and signs within segments of Gage Avenue, Atlantic Avenue, and Florence Avenue that lack intersections and/or crosswalks.

Mobility and Circulation Element Policy 22. The City of Bell shall provide covered parklets for pedestrians and bicyclists. These parklets may be installed along Randolph Street, Gage Avenue, Florence Avenue, and Atlantic Avenue.

Mobility and Circulation Element Policy 25. The City of Bell shall install Xeriscape center medians along Florence Avenue and Gage Avenue.

Implementation Measures: Accessibility to Public Transit, Employment and Services

Pedestrian Lighting. Encourage use of the City’s Capital Improvements Program of street lighting projects, particularly at parks and transit stops and along commercial corridors to focus on pedestrian-scale rather than vehicular scale lighting.

Increased Funds for Active Transportation. Pursue grants to construct active transportation linkages.

- *Source of Funding:* General Fund and Development Fees.
- *Objectives:* The City of Bell will evaluate the incorporation of street lighting projects in the Capital Improvements Program by FY 2023-24, and submit at least two active transportation funding applications by 2027.

⁵⁵ ULI-LA Building Healthy Places Initiative, City of Bell LA River Activation Plan <https://www.cityofbell.org/home/showpublisheddocument/14009/637302490623400000#:~:text=The%20Activation%20Plan%20aims%20to,not%20the%20LA%20River%20itself.>

- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

Goal 4: A City with safe and sanitary housing conditions and affordable housing options.

Access to safe and sanitary homes is a leading concern for Bell residents. At the community meetings held for this EJ Element, 62% of English-speaking respondents and 73% of Spanish speaking respondents expressed concerns about housing access, safe housing and healthy housing. It was in fact the number one issue for Spanish speaking respondents in the survey regarding access to healthy living conditions and environments.

Three major areas play an important role in safe and sanitary housing: location, quality, and affordability. By improving location of housing, many other EJ areas (such as access to public transportation and minimization of air pollution) would be improved as well. Location of housing plays a central role in how individuals and families engage with their communities and enhance accessibility to public and active transportation. Strategic location of housing also offers residents accessibility to public facilities such as green spaces and parks and can minimize exposure to toxic air pollutants.

Maintaining the quality of existing housing is also important in EJ communities. Unmaintained conditions can lead to unsafe living conditions such as pest infestation, water intrusion, mold, poor insulation, and exposure to toxins (such as lead). Such conditions can exacerbate respiratory illnesses including asthma and chronic obstructive pulmonary disease, while exposure to lead can have lifelong health consequences for young children.

Finally, housing affordability is one of the most important factors in alleviating undue stress suffered from unstable living conditions. Access to affordable housing remains of the most important issues for Los Angeles County residents. As housing prices rise, household occupancy rates often increase, which can result in overcrowded and unsafe living conditions and increase the risk of spreading infectious diseases. Rising rents can also displace residents, which would lead to lifestyle instability such as disrupting social networks for families and school attendance for youth. Given the health impacts associated with safe and affordable housing, it remains a priority in EJ communities.

The Cheli neighborhood, with warehousing facilities, nuisances from heavy industrial uses, large numbers of diesel trucks idling, and its proximity to the I-710 freeway, is particularly impacted by adverse environmental conditions. While the neighborhood provides services for unhoused populations on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. When assessing where to place additional housing to meet RHNA requirements, it is important that the City consider these issues in Cheli.

Environmental Justice Policies

Environmental Justice Element Policy 14. The City of Bell shall encourage the rehabilitation and preservation of substandard homes owned/occupied by lower income households, including retrofitting for environmental sustainability.

Environmental Justice Element Policy 15. The City of Bell shall encourage developments dedicated to affordable and workforce housing, including limited-equity housing cooperatives, community land trusts, nonprofit-run housing, or city-owned lands that provide affordable housing.

Environmental Justice Element Policy 16. The City of Bell shall consult with air pollution regulators in siting and designing new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed.

The following policies from the 2021-2029 Housing Element are incorporated into the EJ Element:

Housing Element Policy 1.1 The City shall promote the maintenance of existing housing units throughout the City. The City shall use community outreach to promote programs and code enforcement to address deferred maintenance and help beautify neighborhoods.

Housing Element Policy 1.2. The City of Bell shall encourage the investment of both public and private resources in infrastructure that beautifies residential neighborhoods and reverses neighborhood deterioration. This can include right-of-way improvements like sidewalk and street tree investments.

Housing Element Policy 1.4. The City of Bell shall require quality design and sound construction of new rental housing that promotes a secure and sustainable living environment.

Housing Element Policy 1.6. The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. These programs

will be advertised to the public using the City's website and flyers provided at the Planning Counter.

Housing Element Policy 2.1. The City of Bell shall endeavor to minimize housing displacement in new development and provide adequate protections to existing residents should units be demolished. Any public agency undertaking development that removes residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.

Housing Element Policy 2.2. The City of Bell shall encourage the development of affordable and attainable housing in the city.

Housing Element Policy 2.3. The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites and identify publicly owned land suitable for affordable and mixed-income housing.

Housing Element Policy 3.1. The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.

Housing Element Policy 4.1. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.

Housing Element Policy 4.2. The City of Bell shall cooperate with other public agencies and non-governmental organizations (NGOs) as a means to maintain, preserve and expand as necessary the existing emergency, transitional and supportive housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment, and/or seek ways to improve access to services and employment from the Cheli area of the City. Finally, the City shall cooperate with other agencies and NGOs involved in the provision of emergency, transitional, and supportive housing.

Housing Element Policy 5.2. The City shall promote sustainable and low impact development through the General Plan and zoning ordinance. This should include policies such as solar panel installations, limiting lawn watering, and promoting drought tolerant landscapes.

Housing Element Policy 5.3 The City of Bell shall encourage development of underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.

Housing Element Policy 5.5. The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.

Housing Element Policy 5.6. The City of Bell shall ensure that potential sites for residential development address and mitigate any potential health risks from previous uses. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.

Housing Element Policy 5.7. The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. Discretionary entitlement processes through the Planning Commission should be streamlined and transparent.

Implementation: Safe and Sanitary Homes

Outreach Program. As a part of the Citywide Public Outreach Strategy (Environmental Justice Element Program #1), provide education to residents about what affordable housing is and what benefits it can provide to the City. Partner with local affordable housing developers in their outreach efforts to obtain support for projects.

- *Source of Funding:* General Fund.
- *Program Objectives:* The City of Bell will develop a Citywide Outreach Strategy by 2024.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

Goal 5: Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.

In response to a community survey regarding the development of this Element, 58% of English-speaking respondents and 64% of Spanish speaking respondents indicated they had concerns about how the City engages with residents and makes decisions that affect community health and environmental issues. The City of Bell is a majority-minority city in that 93% of the City is Hispanic, and 89% speak a language other than English at home. Given these demographics and facts, it is key that the City fully engage

with the Hispanic community that comprises the majority of Bell. There are also other important ethnic communities in Bell, such as the Arabic-speaking Lebanese community. In the recent past, the City struggled with a high level of corruption by the City's previous administrators. As a response, residents demanded economic reform, greater levels of public scrutiny, and an increased level of public participation, which makes this Environmental Justice Element all the more powerful towards that change.

The core of the Environmental Justice doctrine is meaningful public participation for the decision-making process. Disadvantaged communities in particular face obstacles in fully participating in the planning and policy decisions that affect their lives. Therefore, it is critical that the City engages with its residents in planning and development. The City of Bell should consider diversity in race, ethnicity, culture, language, age, ability, housing tenure, and socioeconomic status. In hosting public events that are catered to the language and culture of the area, the City can create an inclusive environment where residents feel safe to use City services and become engaged with their community.

Environmental Justice Policies

Environmental Justice Element Policy 17. The City of Bell will continue to provide translation services or have a representative from the community fluent in Spanish at meetings to communicate government policies and City services with the greater population, as well as keep the residents up to date on City and community events. Printed and web materials aimed at the general public will also be provided in Spanish.

Environmental Justice Element Policy 18. The City of Bell through its regular Planning Commission meetings shall provide updates regarding City projects and programming so that residents are aware of the progress being made to address local issues and concerns. City communication regarding decisions should be in plain language and presented in English and Spanish.

Environmental Justice Element Policy 19. The City of Bell shall partner with community-based organizations that have relationships, trust, and cultural competency with target communities to outreach on local initiatives and issues and proactively engage the community in planning decisions that affect their health and well-being.

Environmental Justice Element Policy 20. The City of Bell shall update the community on public decisions through a variety of forms of communication, including electronically through the City's website, through email blasts, mobile phone apps, and through more traditional means such as public service announcements on the radio, postings on public sites (i.e., City website, library and community center), and paper mailings. Where possible, such updates will be provided in English and Spanish.

Environmental Justice Element Policy 21. The City of Bell shall educate decision makers and the public on principles of environmental justice.

Environmental Justice Element Policy 22. The City of Bell's Planning Division will conduct an implementation review for the Environmental Justice Element every two years.

Environmental Justice Element Policy 23. The City of Bell will embed environmental justice into its planning processes and practices through implementation of the policies and actions provided in this EJ Element and into the City's processes and practices.

Implementation Measures: Civic and Community Engagement

Community Outreach Strategy. The City shall undertake the following actions to effectively carry out the policies and actions in the Environmental Justice (EJ) Element:

- a. Biennial City-wide Stakeholder Meeting: The City through the Planning Division and the Community Services Department will provide stakeholders (i.e. nonprofit organizations and social service agencies) the opportunity to inform the City of their implementation priorities for the following year.
 - b. Outreach: The City will conduct additional outreach to the residents for the purpose of 1) informing residents of environmental justice issues and 2) gaining feedback on concerns. This outreach effort will inform additional updates to this Environmental Justice Element.
 - c. Training for City departments on incorporating environmental justice into their regular processes and practices.
- *Source of Funding: General Fund.*
 - *Program Objectives: The City of Bell will develop a Citywide Outreach Strategy by 2024.*
 - *Agency Responsible for Implementation: Community Development Department.*
 - *Implementation Schedule: The program is ongoing.*

PLANNING IMPLEMENTATION FOR ENVIRONMENTAL JUSTICE ELEMENT

To implement the City's EJ policies, twelve programs have been defined that will advance all the City's goals. These tie back to the goals and the policies that are contained in this document.

The City's EJ Goals:

- *Exposure to environmental pollution is minimized through good planning and the public process.*
- *Suitable and equitably distributed public facilities available to the entire community.*
- *Affordable, reliable and safe active and public transportation available to all.*
- *A City with safe and sanitary housing conditions and affordable housing options.*
- *Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.*

Environmental Justice Element Program 1: Community Outreach Strategy.

The City will create a comprehensive Community Outreach Strategy that serves as a framework for all departments to participate in meaningful two-way communication with the public on all aspects of City governance and delivery of services. The City of Bell has a Community Services Commission to encourage active public participation amongst the community. Residents should take advantage of such services and opportunities from the City and the Community Services Commission should be included in the development of the Outreach Strategy. In addition, as part of the Outreach Strategy, timing and format of community meetings should specifically be addressed. In scheduling community meetings, City officials should be mindful of time conflicts or access to transportation and childcare so as many people as possible can participate in the process. If hosting a meeting virtually, organizers should be aware of households' access to reliable internet as well as any language and translation needs (Spanish and Arabic as able).

Implementation Measures:

- a. Biennial City-wide Stakeholder Meeting: The City through the Planning Division and the Community Services Department will provide stakeholders (i.e. nonprofit organizations and social service agencies) the opportunity to inform the City of their implementation priorities for the following year.

b. Outreach: The City will conduct additional outreach to the residents for the purpose of 1) informing residents of environmental justice issues and 2) gaining feedback on concerns. This outreach effort will inform additional updates to this Environmental Justice Element.

c. Training for City departments on incorporating environmental justice into their regular processes and practices.

- *Source of Funding: General Fund.*
- *Program Objectives: To develop a Citywide Outreach Strategy by 2024.*
- *Agency Responsible for Implementation: Community Development Department.*
- *Implementation Schedule: The program is ongoing.*

In addition to the Environmental Justice Program outlined above, the following programs are identified from the Housing Element as means of implementing the goals within the EJ Element

Program 17: Design Standards. The State of California has increasingly promoted streamlining of projects that are consistent with its housing objectives. The City shall evaluate ways to streamline the entitlement process for desirable types of housing that meet objective criteria. This shall include the development of clear, objective, Housing Accountability Act-compliant design criteria that address compatibility with adjacent residential zones and other factors. These criteria could potentially make the City's evaluation of proposals administrative procedures that don't require the time and resources associated with discretionary entitlements requested of the Planning Commission and/or City Council.

In addition, since the City has recently increased allowable heights and densities in the C-3R and R-3 zones, these design standards will ensure that new development maintains and improves the quality of neighborhoods, which is a top priority of the community. Adding design standards related to indoor air quality and tree canopy will ensure new development reduces pollution exposure.

Program 20: Local Preference Program. Helping Bell residents remain in the City strengthens familial and neighbor relationships and communities overall. The City will explore opportunities to help local residents pursue rental and/or for-purchase city assisted affordable housing, including the option for renters to purchase their rentals that are being sold to the open market. This Local Preference Program will assign a preference to Bell residents and/or employees seeking housing in City-assisted developments. This has the potential to strengthen the City of Bell's anti-displacement efforts as well as the potential to allow low-income local residents to stay in the city. Expanding

this program to incorporate local hire and contracting will help build capacity within the community.

Program 22: Cheli Specific Plan. The Cheli district in the northern part of the City is home to the Salvation Army Bell Shelter and Bell Oasis Apartments which provide a continuum of housing options and an integrated environment of supportive services for over 500 formerly houseless individuals at any one time. In order to support the continued development of the Bell Shelter complex, in particular the provision of additional permanent supportive housing, the City of Bell will prepare a Specific Plan and Program Environmental Impact Report for the Cheli district. This Specific Plan will establish unique development standards for new housing in the area and provide program-level environmental clearance for housing projects to be built, streamlining housing development and increasing competitiveness for affordable housing financing applications.

The Cheli district is environmentally impacted from the I-710 freeway, warehousing facilities with large numbers of diesel trips, and nuisances from heavy industrial uses, among other issues. While the district provides many houseless services on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. The Specific Plan and Program EIR will provide concepts, requirements and a work plan to improve the environmental and access characteristics of the district so that quality of life is improved for current and future residents and that equity concerns are addressed (e.g., Environmental Justice, Affirmatively Furthering Fair Housing).

Program 23: Atlantic Avenue Specific Plan. The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are not permitted (with the exception of the properties at 7020-7030 Atlantic Avenue, which are part of the Mixed-Use Overlay Zone). The City will develop an Atlantic Avenue Specific Plan which will define appropriate areas, standards and densities for new housing along the corridor which will be permitted by-right, at the same time balancing against the need for the City to preserve important commercial uses. A Program Environmental Impact Report will also be prepared in order to streamline future CEQA analyses.

EJ Element Goal	EJ Element Policy	Implementation Measures and Programs
1. Exposure to environmental pollution is minimized through good planning and the public process.	1. The City of Bell shall minimize development that would expose sensitive land uses to air pollution near high-volume roadways (i.e., freeways) or reduce exposure through site planning, building design, and other measures. Particular care shall be taken to minimize exposure for developments aimed at vulnerable populations (i.e. families with children, people with disabilities, seniors).	Environmental Justice (EJ) Element Program 1. Outreach Strategy Housing Element (HE) Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution Enforce Existing Air Pollution Requirements
	2. The City of Bell shall minimize siting residential development near localized concentrations of stationary sources, such as freight-handling and manufacturing facilities and other industrial air pollution sources.	EJ Element Program 1. Outreach Strategy HE Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution
	3. The City of Bell shall identify minimum standards that encourage the use of use low and zero emissions technology such as zero emission vehicles, solar, and wind generation as well as low or zero emissions technologies including indoor filtration systems to mitigate air pollution where new land uses or facilities are proposed that could expose communities to additional health risks. The City shall also encourage installation of such technologies of indoor air filtration systems on individual properties through education and exploration of grants and other funding incentives.	HE Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution Enforce Existing Air Pollution Requirements
	4. The City of Bell shall preserve and enhance natural landscapes and tree canopies in and around the City to minimize air pollution impacts and heat exposure.	HE Program 17. Design Standards
	5. The City of Bell shall utilize the Bell Health Center located at 6901 Atlantic Ave to expand educational services to residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.	EJ Element Program 1. Outreach Strategy

2. Suitable and equitably distributed public facilities available to the entire community.	6. The City of Bell shall continue to maintain a public parks system equitably distributed throughout the community to ensure all residents have access to parks, community centers, sports fields, shared use paths, and other amenities.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Expansion of Indoor Recreational Facilities
	7. The City of Bell shall use the City's capital improvement program, grant funding, and other available means, to address the need for acquisition and maintenance of public facilities in the City.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	8. The City of Bell shall leverage existing underutilized property and/or City owned property to provide active and passive recreational opportunities, such as sports fields, shared use paths, and open spaces.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	9. The City of Bell shall prioritize safety in existing park spaces through environmental design, lighting, and security.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	10. The City of Bell shall encourage the incorporation of public spaces and open space in all new development. Where public open space cannot be provided, new development shall be required to pay all applicable development impact fees to ensure shared costs of public facilities and services. The City shall consider impact fees as appropriate to ensure that infrastructure needs, and costs can be properly levied on development.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
3. Affordable, reliable and safe active and public transportation available to all.	11. The City of Bell shall promote transit-oriented development (TOD) and infill development near existing and planned transit corridors to encourage use of multimodal transportation.	EJ Element Program 1. Outreach HE Program 20. Local Preference Program HE Program 23. Atlantic Avenue Specific Plan Implementation Measures Increased Funds for Active Transportation

	12. The City of Bell shall enhance safety features in and around transit stops including shelters, seating, lighting and security cameras to encourage ridership among the larger population, with specific emphasis on vulnerable populations, women, the elderly and people with disabilities.	HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan Implementation Measures Safety Plans Improved Pedestrian Amenities
	13. The City of Bell shall develop walking and biking linkages to the LA River Bike Path, Rail to River Corridor and other existing and planned active transportation projects, partnering with other agencies as necessary.	EJ Element Program 1. Outreach Implementation Measures Increased Funds for Active Transportation Improved Pedestrian Amenities Safety Plans
4. A City with safe and sanitary housing conditions and affordable housing options.	14. The City of Bell shall encourage the rehabilitation and preservation of substandard homes owned/occupied by lower income households, including retrofitting for environmental sustainability.	HE Program 5. Housing Rehabilitation Program
	15. The City of Bell shall encourage developments dedicated to affordable and workforce housing, including limited-equity housing cooperatives, community land trusts, nonprofit-run housing, or city-owned lands that provide affordable housing.	HE Program 12. Reasonable Accommodation Housing Program HE Program 16. Preservation of At-Risk Housing HE Program 17. Low Income Housing Program
	16. The City of Bell shall consult with air pollution regulators in siting and designing new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed.	EJ Element Program 1. Outreach Program HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan

5. Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.	17. The City of Bell will continue to provide translation services or have a representative from the community fluent in Spanish to communicate government policies and City services with the greater population, as well as keep the residents up to date on City and community events.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	18. The City of Bell through its regular Planning Commission meetings shall provide updates regarding City projects and programming so that residents are aware of the progress being made to address local issues and concerns. City communication regarding decisions should be in plain language and presented in English and Spanish.	HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	19. The City of Bell shall partner with community-based organizations that have relationships, trust, and cultural competency with target communities to outreach on local initiatives and issues and proactively engage the community in planning decisions that affect their health and well-being.	EJ Element Program 1. Outreach Program
	20. The City of Bell shall update the community on public decisions through a variety of forms of communication, including electronically through the City's website, through email blasts, mobile phone apps, and in through more traditional means such as public service announcements on the radio, postings on public sites (i.e., City website, library and community center), and paper mailings. Where possible, such updates will be provided in English and Spanish.	EJ Element Program 1. Outreach Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	21. The City of Bell shall educate decision makers and the public on principles of environmental justice.	EJ Element Program 1. Outreach Program Implementation Measures Annual Stakeholder Meeting Outreach Training
	22. The City of Bell's Planning Division will conduct an implementation review for the Environmental Justice Element every two years.	EJ Element Program 1. Outreach Program Implementation Measures Annual Stakeholder Meeting Outreach Training

	23. The City of Bell will embed environmental justice into its planning processes and practices through implementation of the policies and actions provided in this EJ element.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
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City of Bell
**Health & Safety
Element**



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INTRODUCTION TO THE HEALTH & SAFETY ELEMENT

This Health and Safety Element of the City of Bell General Plan focuses on public safety through prevention and preparedness. The implementation of the programs outlined in this Element will assist in preventing or reducing the potential for injury, damage, and disruption resulting from natural or manmade catastrophes. Public safety programs identify procedures that will be effective in eliminating or avoiding hazards through emergency preparedness, and emergency response. This Element also provides the framework for emergency preparedness planning that may be undertaken in the future. The Health and Safety Element outlines the public safety issues that will need to be considered as part of the implementation of land use and development policy provided for in this General Plan. Finally, the Health and Safety Element discusses the impacts of climate change on the City and identifies adaptation and resiliency approaches aimed at reducing climate strain on the City and residents.

The Health and Safety Element also establishes specific standards related to public safety and human health. These standards serve as guidelines for future planning and land use decisions. The Health and Safety Element maps the location of known hazards, evacuation routes, and indicates peak water supply requirements, minimum road widths, clearances around structures, and other safety procedures.

Relationship to the General Plan

The Health and Safety Element is consistent with other Elements of this General Plan. The Mobility and Circulation Element addresses transportation issues that relate to the Health and Safety Element, which promotes efficient traffic flow related to emergency response and evacuation objectives. Concerns related to public safety must also be considered in planning for future development in the City which, in turn, is the focus of the Land Use and Sustainability Element. The Land Use and Sustainability Element is often referred to as the “most important general plan element.” The Health and Safety Element, however, is concerned with the health, safety, and welfare of those persons living, working, or visiting the City. The successful implementation of the Health and Safety Element may result in a significant reduction in loss of life and injury.

According to the State's planning laws, a Health and Safety Element is required for the protection of the community from any unreasonable risks associated with the effect of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mud slides and landslides, subsidence, and other geologic hazards known to the legislative body; flooding and wild land and urban fires. The Health and Safety Element shall identify known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. The City of Bell Health and Safety Element fulfills the aforementioned requirements. While the State law focuses on seismic risk, fire risk, flood risk, and impacts of climate change, the Health and Safety Element has a broader scope that considers a wide range of natural and manmade hazards that could affect the City in the future.

State law requires the City of Bell to address GHG emissions sources and reductions in local planning and environmental review processes and climate adaptation in local long-range planning processes, such as general plans (or acceptable alternative). Climate change is already impacting most California cities and will continue to impact weather and temperatures in the future. For the City of Bell, the average temperature is already roughly 1°F higher than historical levels. The effects of a changing climate vary based on location; however, the City of Bell and its residents are already experiencing the primary climate change effects including:

- Increases in temperatures and heat waves
- Increases in extreme storms and weather events
- Changes in precipitation and droughts
- Increases in poor air quality from wildfires

There are a number of strategies and policies the City of Bell can undertake to mitigate the City's risk to climate change. The state of California recognizes eleven areas for climate adaptation: 1) energy management, 2) energy, 3) land use and community development, 4) public health, 5) transportation, 6) agriculture, 7) biodiversity and habitat, 8) forests, 9) oceans and coast, 10) water, and 11) parks, recreation and culture.¹ The City of Bell recognizes the importance of

¹ "California's Fourth Climate Change Assessment Report: Statewide Summary Report," (2019) State of California Office of Planning and Research, State of California Energy Commission, and California Natural Resources Agency.

"California Adaptation Planning Guide" (2020) Governor's Office of Emergency Services, Adaptation Planning Guide Interagency Planning Workgroup, June 2020.

all these sectors but will focus on the adaptation areas that are most relevant for its region.

The City of Bell also considered strategies to be more proactive in the prevention of the spread of disease and illnesses linked to climate change that have the potential to appear throughout California, such as Lyme disease, West Nile Virus, Zika, dengue, and chikungunya. The City will promote education, outreach, and emergency alert systems to help educate the public and combat these illnesses.

The City of Bell 2015 Inventory of Community Greenhouse Gas Emissions report found that the largest contributor of GHG emissions was in transportation with 32% of emissions. The next largest contributor is residential energy with 30% of GHG emissions. Commercial energy use and solid waste were responsible for the remainder of significantly influenced emissions. The City of Bell has already implemented programs that will lead to ancillary benefits in the form of energy conservation and greenhouse gas mitigation. Implementing alternative work schedules and remote working, which enables staff to improve their work/life balance while at the same time reducing commuting vehicles miles. The City is investigating a community choice aggregate program to increase the amount of renewable energy used by residents and businesses. The City is also seeking funding sources and partners to facilitate the implementation of its Bike Master Plan and signed onto the Eco-Rapid Transit Development which will reduce transportation emissions while revitalizing the City's commercial corridors. As the City considers developing and implementing new emission reduction strategies, the City should continue to identify and quantify the emission reduction benefits of climate and sustainability strategies. Strategies for climate mitigation and sustainability include energy efficiency, renewable energy, vehicle fuel efficiency, alternative transportation, vehicle trip reduction, land use and transit planning, and waste reduction, among other strategies. The City of Bell implements these policies and strategies for the health and resiliency of the City as well as improving the economic vitality and its quality of life for its residents.

As stated previously, this Health and Safety Element emphasizes the importance of emergency preparedness in reducing the potential for loss of life, injury and property damage. An additional objective of the Health and Safety Element is to implement programs that will help to avoid the creation of hazardous conditions. Finally, the Health and Safety Element underscores the City's commitment to provide the

logistical, material, and human resources needed to deal with future emergencies.

PLANNING BACKGROUND FOR HEALTH & SAFETY

Seismic Hazards



The City is located within a seismically active region and is subject to ground shaking hazards associated with earthquake events in the region.

The City of Bell is located on the northeastern portion of the Los Angeles Basin. This basin is an alluvial plain bounded on the north by the Santa Monica Mountains and the San Gabriel Mountains; on the northeast by Repetto Hills, and Puente Hills; on the southeast by the Santa Ana Mountains and San Joaquin Hills; and on the south and west by the Pacific Ocean. Earthquakes are normally classified as to severity according to their magnitude or intensity. Because the amount of destruction generally decreases with increasing distance away from the epicenter, earthquakes are assigned several intensities, but only one magnitude. The destructiveness of an earthquake at a particular location is commonly reported using the Richter scale (magnitude) or Mercalli scale (intensity).

The Modified Mercalli Scale (MM) employs a subjective classification system based on observations of damage caused by past earthquakes. The scale has 12 levels of damage, the higher the number, the greater the damage. For example, the City of Bell is predicted to experience the ground shaking with a MM intensity of 6.0 to 6.5 during a Magnitude 8.3 earthquake along the San Andreas fault; with a maximum shaking experience for this level of earthquake would be approximately MM intensity 6.5 to 7.0. The intensity of seismic ground shaking at any given location is a function of several factors, but primarily the magnitude of the earthquake, the distance from the epicenter to the planning area, and the local geologic and topographic conditions.

The amount of damage is also controlled to a certain extent by the size, shape, age, and engineering characteristics of the affected structures. Most structures in Bell consist of one- or two-story, wood-frame construction. This building type, although not immune to structural damage, is notably resilient to earthquake shaking. The recent Elysian Park and Northridge earthquakes did demonstrate, however, that the ground intensities from these previously unknown blind thrust faults could generate significant damage to both low-rise and high-rise structures, which were previously considered to be capable of withstanding the effects of strong ground motion.

Significant Faults in the Area

The State of California, under the guidelines of the Alquist-Priolo Special Studies Act, classifies earthquake faults according to the following criteria:

- **Active faults** exhibit proven displacement of the ground surface within the last 11,000 years (Holocene);
- **Potentially active** faults exhibit evidence of movement within the last 750,000 to two million years; and
- **Inactive faults** have not moved in the last 11,000 years, as determined from direct geologic evidence, are presumed to be inactive.

There are no active or potentially active earthquake faults known to traverse the City of Bell, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground shaking hazards associated with earthquake events in the region. Seismicity in the Los Angeles area historically has been defined by earthquake events along the Newport-Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault, as shown in **Figure1**.

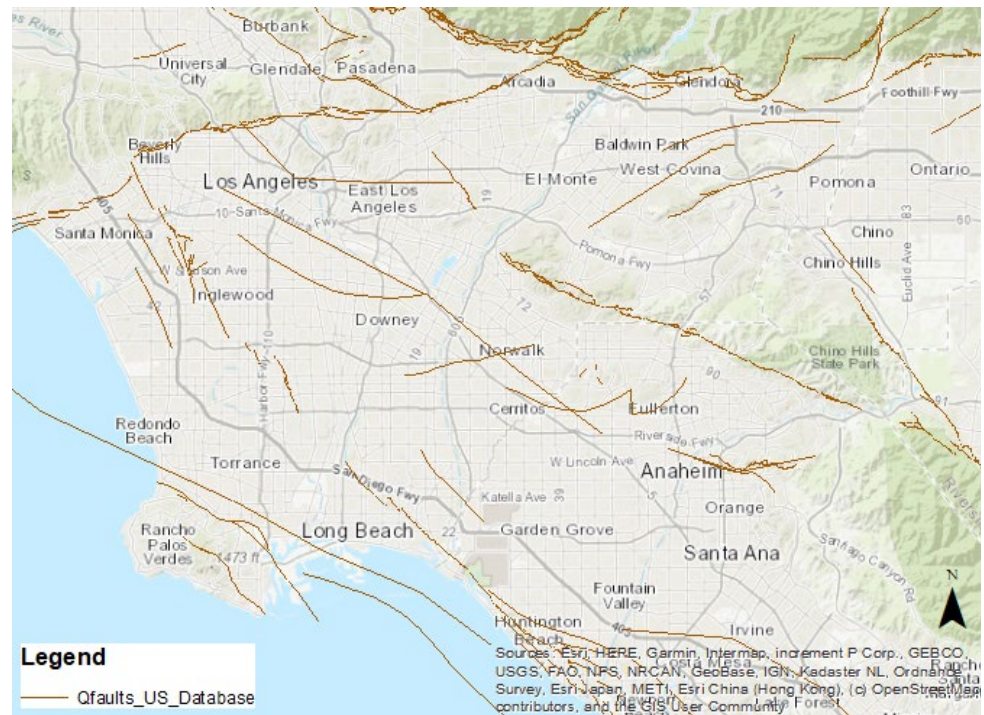


Figure1
Significant Faults In The Los Angeles Region

The effect of an earthquake on an area is called the intensity. The intensity scale measures the strength of an earthquake based on a few key factors such as people awakening, movement of furniture, damage to chimneys, and finally - total destruction. The Modified Mercalli (MM) Intensity Scale, as noted above, is a scale composed of increasing levels of intensity that range from imperceptible shaking to catastrophic destruction, is designated by Roman numerals. **Figure 2** displays the ranking of the earthquake from Not Felt - I to Extreme X, which is based on observed effects.

Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest, especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Figure 2
Modified Mercalli Intensity Scale, USGS

The maximum credible earthquake is the largest magnitude event that appears capable of occurring under the presently known tectonic framework. The maximum probable earthquake is the maximum earthquake likely to occur during a 100-year interval. The major faults in the Southern California region are described below.

- The **Newport-Inglewood Fault Zone** is located approximately nine miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The **Palos Verdes Hills Fault**, located 20 miles to the southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along

offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas fault due to its proximity.

- The **Sierra Madre Fault Zone** is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.
- The **Whittier-Elsinore Fault Zone** is located along the southern base of the Puente Hills approximately nine miles east of the City of Bell. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The **Santa Monica-Malibu Coast Fault System** is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles to the west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about five thousand years ago.
- The **San Andreas Fault Zone** is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0).
- The **San Jacinto Fault Zone**, located approximately 44 miles to the northeast of the City, is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground shaking from this earthquake would last about 25 seconds, with MM intensity

values in the VIII to IX range.

- The **Elysian Park Blind Thrust Fault** is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally 5 to 15 kilometers below the ground surface which have no surface manifestation.) The Elysian Blind Thrust is located approximately five miles from the City of Bell at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.
- The **Torrance-Wilmington Fault** is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of Magnitude 5.0 to 7.5, would occur.
- The **Puente Hills Thrust Fault** is located approximately a third of a mile northeast of the City of Bell and runs through a highly populated area from northern Orange County under downtown Los Angeles and into Hollywood. Accelerating slip rates on the Puente Hills fault could cause an earthquake of Magnitude 6.7 to 7.5, which would be particularly damaging to the densely populated and built-out Southern California region.

Table 1 summarizes the major faults within the Southern California region, their distance and direction relative to the City of Bell, the maximum credible earthquake postulated for each fault, and the maximum probable earthquake for the faults identified in **Table 1**.

Table 1 Major Faults		
Fault	Distance	Max.
Whittier	9 miles E	7
Santa Monica-Hollywood	10 miles NW	7
Raymond Hill	10 miles NE	6.5
Sierra Madre	15 miles NE	6.5
San Fernando	25 miles NW	6.5
Elysian Park	5 miles N	7.6
San Jacinto	44 miles NE	7.5
Palos Verdes	20 miles SW	7
San Andreas	37 miles NE	8.25
Malibu Coast	22 miles W	7
Puente Hills	.35 miles NE	7.5
Source: Los Angeles County Health and Safety Element, 1990 and the California Geological Survey California fault model UCERF3.		

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994.

Liquefaction Risk

Liquefaction may occur when loose, unconsolidated, and saturated fine-to-medium-grained sandy soils are subjected to ground vibrations during an earthquake. Liquefaction related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures, or slumping. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength. A study of earthquake hazards by the United States Geological Survey (USGS) indicates that the Bell area has moderate to high potential for liquefaction. This is due to the fact that the City of Bell is located in an area that contains shallow groundwater within 30 feet or less of the ground surface (see **Figure2**). These areas are susceptible to liquefaction hazards during seismic shaking.

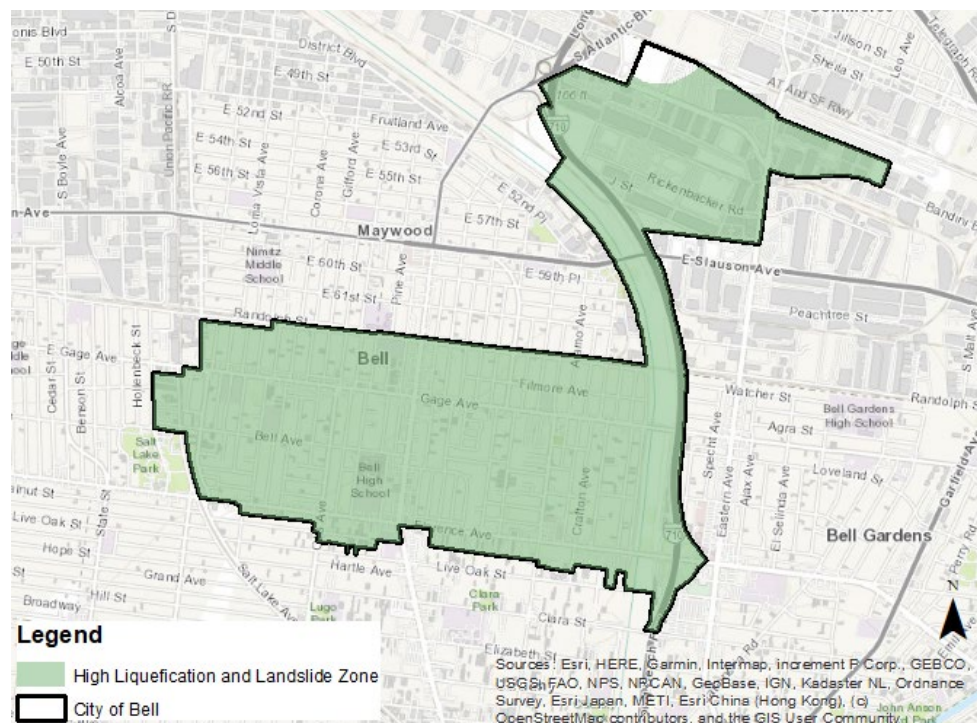


*Figure3
Areas in the City of Bell Subject to Potential Liquefaction*

Though the City of Bell is a high liquefaction area it is not considered a high risk of landslides; it has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Because of the City's level topography, there are no landslide hazards in the City or the surrounding area. The Bandini oil field is located under the Cheli Industrial Area and could present subsidence hazards due to extensive oil pumping and withdrawal to this area. Subsidence occurs via soil shrinkage and is triggered by a reduction in an underlying groundwater table, thus causing the earth on top to sink.

Seismic Hazard Zone

The City of Bell is located in the South Gate 7.5-minute Quadrangle in eastern Los Angeles County. The liquefaction zone covers nearly the entire South Gate Quadrangle due to a shallow water table and young alluvial sediments that characterize the region, with more than 75 percent of the quadrangle covered with alluvial deposits of the Downey Plain. The main drainage courses within the quadrangle are the Los Angeles River, the Rio Hondo, and Compton Creek. Within the South Gate Quadrangle, no areas have been designated as “zones of required investigation for earthquake induced landslides.” However, the potential for landslides may exist locally, particularly along streambanks, margins of drainage channels, and similar settings where steep banks or slopes occur. Such occurrences are of limited lateral extent or are too small and discontinuous to be depicted at the scale of Seismic Hazard Zone Maps provided by the California Geological Survey. Within the liquefaction zones, some geological settings may be susceptible to lateral-spreading (a condition where low-angle land sliding is associated with liquefaction). Also, landslide hazards can be created during excavation and grading unless appropriate techniques are used.

Potential for Seismic-Related Damage

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of 8.0 in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. The anticipated damage for various types of structures is outlined below:

- **Residential Uses.** Single-family residences constructed prior to when the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.
- **Commercial and Industrial Uses.** Commercial and industrial buildings using tilt-up concrete walls are found in the newer commercial developments along Bandini Boulevard in the Cheli industrial area. Roof collapse has been observed in some pre-1971 commercial buildings using this type of construction. Concrete and steel-framed buildings are more earthquake resistant and should be encouraged. A number of unreinforced masonry structures in the City have been retrofitted. These buildings include commercial structures along Gage Avenue and other major arterials.
- **Critical Facilities.** Critical facilities are structures and parts of a community's development that must remain operational after an earthquake. In addition, those facilities that pose unacceptable risks

to public safety if severely damaged are also of critical concern. Essential facilities such as medical centers, fire and police stations, emergency operations centers, schools, and communication centers are also considered to be critical facilities.

- **High-Occupancy Facilities.** High-occupancy facilities have the potential of resulting in a large number of casualties or crowd control problems. This category includes the Senior Center, churches, a mosque and large multi-family residential complexes. Dependent care facilities that house populations with special evacuation considerations, such as pre-schools and schools, group care homes, and nursing and convalescent homes are also considered critical facilities. The State, with the passage of the Garrison Act of 1969, has jurisdictional responsibility to ensure that public schools are adequately constructed to seismic standards. The Los Angeles County Fire Department is responsible for inspections of deficient electrical, plumbing, mechanical, or fire safety fixtures in high-occupancy residential and commercial facilities. The California Department of Conservation, Oil, Gas, and Geothermal Division has prepared Planning Scenarios for a major earthquake on the Newport-Inglewood and San Andreas faults to assist in emergency response and recovery efforts. These reports show the City of Bell as having seismic intensities of over 8.0 and liquefaction hazards. The Long Beach Freeway and other infrastructure and utility lines in the area would be subject to localized damage.

Flooding & Inundation Hazards



Los Angeles River

There is no potential for seiche or tsunami in Bell since no large surface water bodies (lakes, reservoirs, etc.) are located nearby. In addition, the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program designates the City of Bell within Zone X. The Zone X flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.² The California Department of Water Resources provides an interactive map of areas of 100-, 200-, and 500-year floodplain locations throughout California, these "Best Available Maps" outlines possible flood hazards in various areas.³

The City of Bell is located within the inundation paths of the Hansen and Sepulveda Dams. The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation areas within Bell from these regional dams are summarized below:

²FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

³ "Flood Risk Notification," (2022) California Department of Water Resources
<https://water.ca.gov/Programs/Flood-Management/Community-Resources/Flood-Risk>

- **Hansen Dam Inundation.** The inundation area of the Hansen Dam includes areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Bell is located approximately 25 miles south of the dam, but dam failure would affect the entire City of Bell. Flood waters would arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure (see **Figure3**).
- **Sepulveda Dam Inundation.** The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood would affect areas along the Los Angeles River and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Bell, and Bell Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure (see **Figure3**).
- **Garvey Reservoir Inundation.** The Cheli Industrial Area is within the inundation area of the Garvey Reservoir in Monterey Park, as shown in Exhibit 4-3. The Garvey Reservoir is located two miles southeast of the intersection of Garfield Avenue and Graves Avenue. Flows from the dam are expected to affect areas south of the dam, including the cities of Montebello, Bell, and Bell Gardens. Floodwaters are estimated to reach the Cheli area within 30 minutes of failure. Emergency response and evacuation plans for the affected areas have been established by the County Sheriff's Department and the U.S. Corps of Engineers, to facilitate emergency operations in the event of dam failure or river overflow.
- **Whittier Narrows Dam Inundation Area.** The inundation area of the Whittier Narrows Dam is confined to the area east of the I-710 freeway but does not include the Cheli Industrial Area. Dam waters flow south and southwest toward the Florence Avenue/I-710 freeway and the Los Angeles River but will not affect existing development in the Central City area.

Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

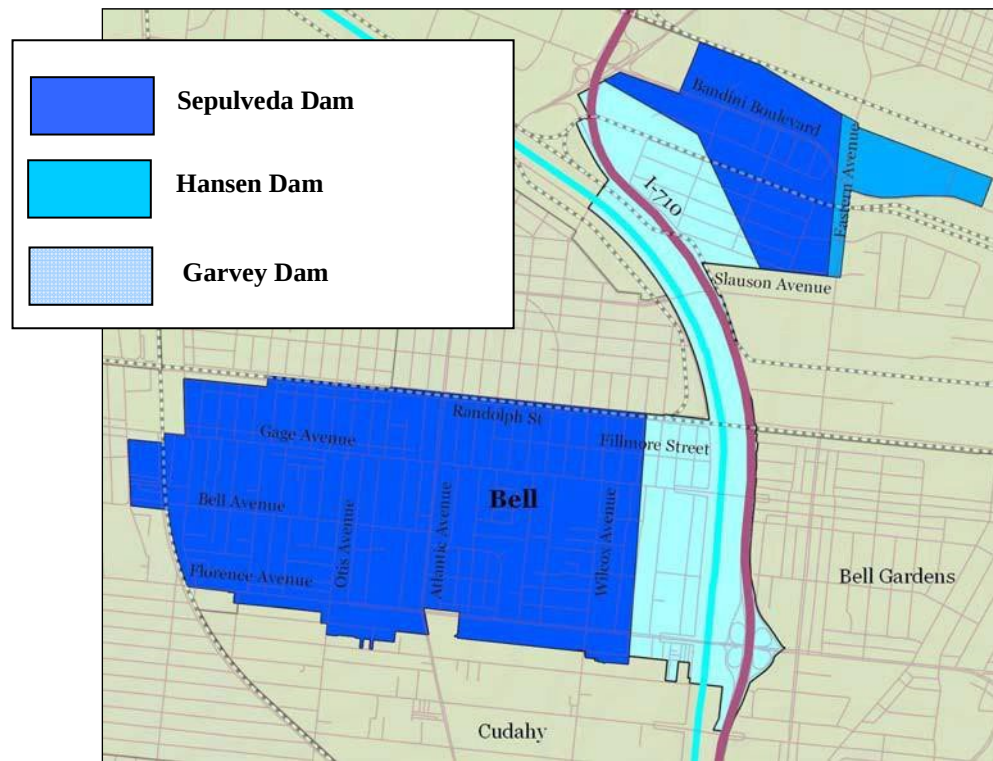


*Figure3
Potential Dam Inundation Areas in the City of Bell*

Emergency and Disaster Routes

In the rare event of a dam failure, areas of Bell may become flooded resulting in property and structural damage and may threaten the lives of residents. The City of Bell coordinates its evacuation plans and information for emergency response with the Los Angeles County Sheriff's Department and the U.S. Army Corps of Engineers to facilitate emergency operations in the event of dam failure or river overflow. In the event of an emergency, the County of Los Angeles' Emergency Response Webpage will be activated that will provide a resource to citizens in order to identify emergency evacuation routes and evacuation shelters. The following link provides access to the webpage: <https://lacounty.gov/emergency/map/>. During an emergency, residents can dial 2-1-1 for specific emergency information, such as road closures and evacuations.

Map of Emergency Routes. The Los Angeles County's Department of Public Works has also identified disaster routes throughout the County. Disaster routes are freeways, highways or arterial routes pre-identified for use during times of crisis. These routes are used to bring in emergency personnel,

equipment, and supplies to impacted areas in order to save lives, protect property and minimize impact to the environment. During a disaster, these routes have priority for clearing, repairing and restoration over all other roads. Disaster routes are not evacuation routes, as disaster routes are used to bring resources to an affected area while evacuation routes are used to move the affected population outside of an emergency area. During an emergency, these routes may be used as both a disaster and evacuation route. The Department of Public Works has identified Florence Avenue on the southern portion of Central City and Interstate 710 that separates Central City from the Cheli District as both disaster and emergency routes. Additional evacuation routes through the City of Bell include the major arterials in the City, such as Florence Avenue as shown in **Figure 4**. Florence Avenue extends in an east-west direction and would serve as a collector for evacuating residents on the City's north-south local streets. Evacuees may then proceed on Atlantic Avenue which runs in a north-south direction or remain on Gage and Florence Avenues, depending on the site of the disaster or the nature of the emergency.

Emergency Preparedness Program

The City originally adopted a Civil Defense and Disaster Plan in 1972 and this Plan was updated in February 1983. The Bell Police Department has adopted procedures for dealing with hazardous spills on the I-710 Freeway. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistive), building height, presence of sprinkler systems, distance between buildings, and type of use.



Figure4
Disaster Routes

Fire Hazards

The California Department of Forestry and Fire Protection (CAL FIRE) maps the state by significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones are known as Fire Hazard Severity Zones (FHSZ) and influence building construction and local wildfire policies. The City of Bell is not located within a FHSZ. The closest FHSZs are located 10 miles east in the City of Whittier and 11 miles west in the City of Inglewood. CAL FIRE also maps the state into responsibility areas. State responsibility areas (SRAs) are areas where the State of California is financially responsible for the prevention and suppression of wildfires. SRAs do not include any land within city boundaries or any federally owned land. Consequentially, the City is located within a Local Responsibility Area (LRA) and is financially responsible for wildfires within its boundaries. Since the City is not located within a FHSZ and there are no open grass areas in or around the City which present brush fire or wildfire hazards, the risk of wildland fires in the City of Bell is low. However, climate change is creating warmer, drier conditions leading to increased droughts and fire seasons that are increasing the chance of fire within an urban setting.

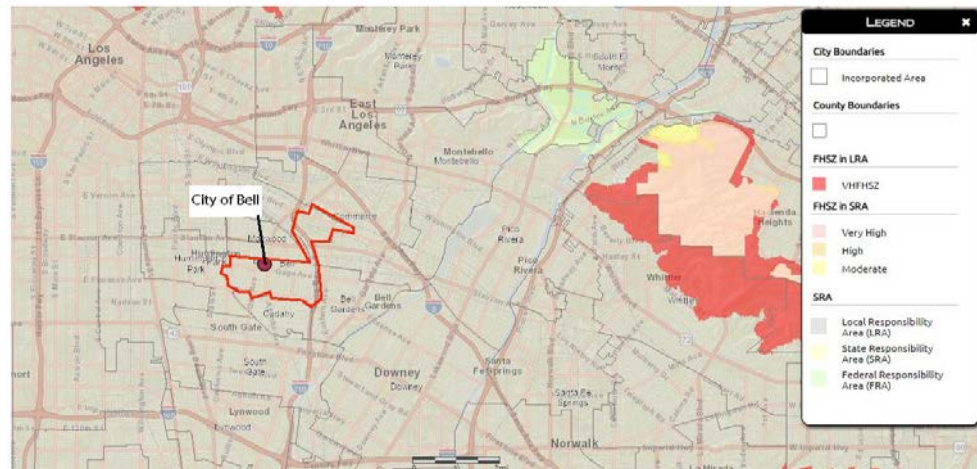


Figure 5
SRA and FHSZ

The major risk involves structural fires associated with older buildings in the City which may not be in compliance with the more recent and stringent fire safety codes and regulations. Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Bell are located within the Cheli Industrial Area and separated from the commercial and residential uses in the Central City.

The City of Bell adheres to the CalFire Fire Code Title 24, Part 9 including section 901.4.1 Required Fire Protection Systems; wherein the fire protection systems are required by this code or the California Building Code to repair, operate, maintenance, and tested. Retrofitting buildings may include hardening of structures with fire-resistant or fire-proof building materials, for both new construction and retrofits to existing buildings as noted in the California Adaptation Planning Guide.

Fire Protection



The City of Bell contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services.

The City of Bell contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Bell and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering more than 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Bell has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Bell, if the need arises. The County Fire Station No. 163 is located at the Civic Center of Bell and provides first response to the Central City. Fire Station No. 27 on Rickenbacker Road in Bell serves the Cheli Industrial Area. There are also a number of other fire stations in the surrounding area that may also serve the City of Bell when needed. Response time county-wide is under five minutes.

Fire Protection Standards Fire Flow. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is available to meet fire emergency needs of all developments. The City of Bell follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square-inch of residual pressure for a duration of two to five hours are needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy.

The fire standards outlined above are subject to the following conditions:

- Fire flow increases with building size (square feet) and/or lot coverage 20 psi and 600 feet hydrant spacing is required for single-family dwelling 20 psi and 300 feet hydrant spacing is required for all other occupancies.
- Road width increases where parallel parking allowances, hydrant requirements, or serial fire suppression requirements, or aerial fire suppression requirements indicate the need.
- Minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.
- A paved access is required if any portion of the first-floor building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).
- Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction. **Table 2** summarizes the minimum fire flow and access standards for development projects in Bell.

Table 2 Fire Standards				
Development	Fire Flow (gpm)	Road Width (feet)	Access' (Feet)	Turn Radius (Feet)
Single-Family (Fire Zone 4)	1000-1250	20-26	150	32
Single-Family (Fire Zone 3)	750-1250	20-26	150	32
Two-Family (Duplex)	1500	26-36	150	32
Mobile Home (Fire Zone 4)	1250	26-36	150	32
Multi-Family & Hotel	1000-5000	26-36	150	32

Table 2
Fire Standards

Development	Fire Flow (gpm)	Road Width (feet)	Access' (Feet)	Turn Radius (Feet)
Schools	1000-5000	26-36	150	32
Commercial & Industrial	1000-5000	26-42	150	32
High-Rise (5-stories/ 75')	5000	N/A	N/A	32
Source: Los Angeles County Fire Department Fire Code				

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area. The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for fire-fighting equipment to all areas of the City.

Fire Protection Standards Peak Load Water Supply. The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire-flow requirements. Generally, peak day supply is twice the average day demand and total fire-flow requirements are estimated by the population of the area. Water systems shall adhere to the standards for additional fire protection systems, appearance of equipment, pumps, riser, sprinklers, and other equipment need for fire protection under the California Fire Code, Title 24, Part 9.

Fire Protection Standards Emergency Access. The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City.

Hazardous Materials

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more of a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).



The primary concern associated with the release of a hazardous material relates to the public health risks of exposure

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Bell Police Department and the County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. Businesses that are classified as Hazardous Materials Users in the City of Bell General Plan, including the Raymond Jefferies property located at 5412 Gage Ave. I-710 Freeway and LA Riverbed, must adhere to local, state, and federal regulations regarding handling, storage, and disposal of all hazardous materials (California Code of Regulations, Title 22). A total of 138 sites in Bell are listed in the U.S. Environmental Protection Agency's (EPA's) *Envirofacts Database* as being handlers and/or users of hazardous materials. Most of these land uses are concentrated in the Cheli District or along Gage, Florence, and Atlantic Avenues. In addition, according to the California Department of Toxic Substance's *Envirostor* 5 sites are identified as undergoing cleanup and remediation. Finally, there is one "superfund" site located in the City that is included on the State's *Cortese Sites* listing.

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill, and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly-stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

The I-710 Freeway is a major truck route from Los Angeles and Long Beach and presents a potential for hazardous material accidents and spills during transport. In addition, the railroad lines that serve the area occasionally transport hazardous materials. Trains on the SPRR railroad line parallel to Randolph Street, in the northern section of the Central City, on the UPRR line along the west side and on the AT&SF railroad in the Cheli industrial area and eastern side of the Central Area also carry hazardous cargo. The City has no jurisdiction or control over the transport of hazardous materials on freeways

and railroads. The Bell Police Department adheres to procedures for dealing with hazardous spills on major streets. These procedures are based on the California Highway Patrol's and the Federal Department of Transportation's Emergency Response Materials. The California Highway Patrol is in charge of spills that occur on the local freeways and highways along with Caltrans.

A Chevron high pressure crude oil pipeline extends along River Drive in the City. This line transports crude oil from Montebello to El Segundo. Transmission lines also extend along the Los Angeles River (east of the Central City) and west of the UPRR tracks (west of the Central City). A natural gas transmission line and Arco pipelines also extend along the UPRR tracks on the western end of the City.

Health Care Services & Emergency Shelters

Primary health care is provided by the St. Francis Medical Center in Lynwood; Downey Community Hospital, U.S.C. Medical Center, and the Los Angeles Community Hospital in East Los Angeles; Martin Luther King, Jr. Hospital in Los Angeles; Rio Hondo Memorial Hospital in Downey; Rancho Los Amigos Medical Center in Downey; and Community Hospital of Huntington Park. A number of structures have been designated as emergency shelters by the City's Emergency Operations Plan (EOP). These shelters are listed in **Table 4**.

Table 4 Emergency Shelters& Facilities		
Structure	Address	Capacity
Bell City Hall	6330 Pine Avenue	100
Bell High School	4328 Bell Avenue	4,280
Magnolia Science Acad.	6411 Orchard Avenue	3,000
Martha Escutia Primary	6401 Bear Avenue	500
Corona Avenue School	3825 Bell Avenue	61
Total Occupancy		7,941
Source: City of Bell, 2018		

Characteristics of Noise

Community noise levels are typically measured in terms of the A-weighted decibel (dBA). A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. Representative noise sources and sound levels are shown in **Figure 6**. Additional units of measurement have been developed to evaluate the longer-

term characteristics of sound. One of the more common noise measurements uses statistical samples in terms of percentile noise levels. For example, the L_{10} noise level represents the noise level that is exceeded 10% of the time. The L_{50} noise level represents the median noise level; half the time, noise exceeds this level, and half the time noise is less than this level. The L_{90} noise level represents the background noise level experienced during 90% of the time. The equivalent noise level (L_{eq}) is a single-number representation of the fluctuating sound level in decibels over a specified period of time.

Community Noise Equivalent Level (CNEL) is the noise measurement that represents an average of all measured noise levels obtained over a specified period of time. The CNEL scale includes an additional 5.0 dB adjustment to sounds occurring in the evening (7:00 PM to 10:00 PM) in addition to the 10.0 dB adjustment to sounds occurring in the late evening and early morning hours (between 10:00 PM and 7:00 AM).

Noise Sources in the City

The major sources of noise in the City consist of vehicular traffic on the Long Beach Freeway (I-710) and on major arterial roadways which pass through the city. Noise from trains using the Atchison Topeka and Santa Fe (AT&SF), Union Pacific (UPRR), and Southern Pacific (SPRR) rail lines are a secondary source of mobile noise. The AT&SF line extends through the Cheli Industrial area and along the eastern side of the Central City area and does not affect any residential area. The UPRR line along the western section of the City, the noise from the trains and the crossing on Bell Ave. affects residential uses at the western end of the City. The SPRR along Randolph Street also affects residential uses, although the SPRR line along Ardmore is not located near any residential use. A future source of noise is the proposed Eco-Rapid Transit line that runs along the western edge of Central City and may affect nearby residential uses along Salt Lake Avenue.

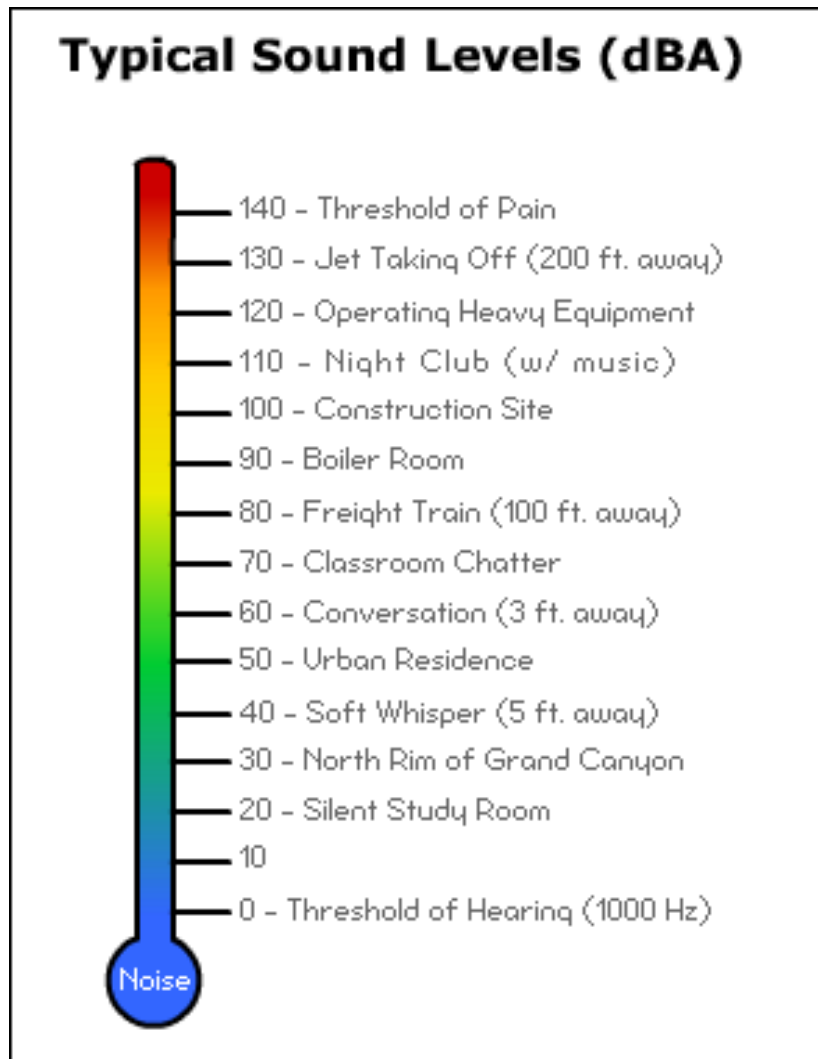


*Figure 6
Characteristics of Noise*

Stationary noise sources in Bell are concentrated in the Cheli area and the commercial areas along Gage, Florence, and Atlantic Avenues. Industrial activities may result in high noise levels when machinery is in operation. The Cheli Industrial area, where the majority of the City's industrial uses are located, is separated from most of the City's residential areas by the I-710 and the Los Angeles River. As a result, noise from the industrial operations do not affect the majority of residents, schools, or parks in Bell or adjacent communities. Residential areas contribute gatherings and activities, vehicles, and operating household equipment to the ambient noise environment.

Noise Sensitive Land Uses

Noise sensitive receptors are shown in **Figure 7**. A community noise survey was conducted as part of the Noise Element's update to document the existing noise environment. Twelve locations were selected for the surveys

corresponding to the locations visited during the preparation of the previous Noise Element. A summary of the noise measurements taken during an average weekday are shown in **Table 5**. **Table 5** indicates the noise levels that were recorded 90% (L_{90}) of the measurement period, 66% of the measurement periods (L_{66}), 33% (L_{33}), and 10% (L_{10}) of the measurement period. The L_{90} is a statistical descriptor of the sound level exceeded 90% of the time of the measurement period. This is considered to represent the background noise without a specific source in question.⁴ **Figure 7** shows the 12 study locations.

Table 5 Noise Measurement Results				
Location	L_{10}	L_{33}	L_{66}	L_{90}
1	75.6	71.8	65.2	60.2
2	63.3	58.0	53.5	48.4
3	75.9	72.1	63.5	59.9
4	75.4	69.5	64.1	60.7
5	78.0	75.2	70.7	67.0
6	75.4	71.3	67.0	64.3
7	61.3	57.2	54.2	49.9
8	74.8	72.0	67.1	62.3
9	63.5	61.8	58.8	55.7
10	77.5	74.1	70.8	67.9
11	81.0	77.2	73.0	68.6
12	79.2	75.5	71.1	67.7
Site locations are provided in Figure 7. Source: Impact Sciences, Inc., 2021				

Hospitals and convalescent homes, churches, libraries, schools, senior centers, parks and child care facilities are considered noise sensitive receptors and are best located away from noise sources. Noise sensitive land uses in the City include Woodlawn School and other schools, Bell Convalescent Hospital, the library, parks, and residential areas. These uses are subject to vehicular and stationary noise in the surrounding area. The residential areas along the eastern portion of the City are separated from the I-710 by the Los Angeles River. The freeway, as it passes through the City, is also below grade relative to surrounding development. Thus, the effects of freeway noise are reduced. Other noise sensitive uses such as schools and childcare facilities, churches, etc. are not found near the I-710 freeway and thus, no significant exposure to vehicular noise from the freeway occurs on

⁴ Federal Highway Administration. Sound Level Descriptors. Available at: <https://www.fhwa.dot.gov/Environment/noise/resources/fhwahep17053.pdf>

these land uses. Residential development and mobile home parks are located along the City's major thoroughfares and may be subject to vehicular noise throughout the day. Some residences are also located near the railroad tracks and are exposed to train noise during certain times of the day and night.

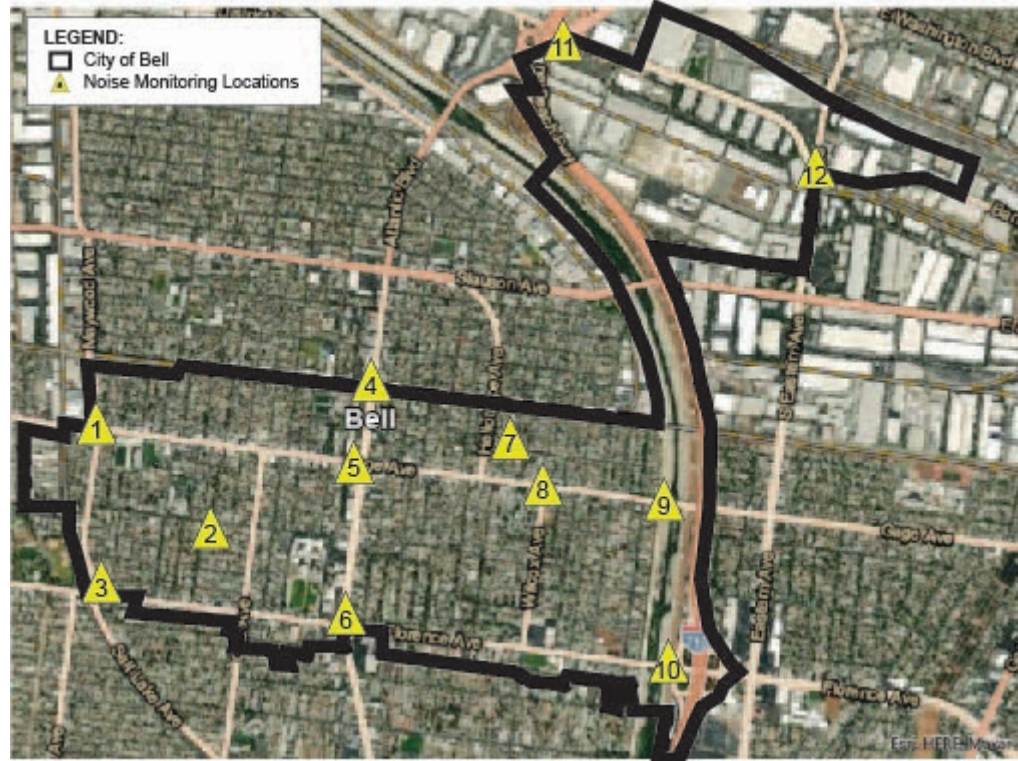


*Figure 7
Noise Measurement Locations in the City of Bell*

Train Noise

Trains create individual noise impacts lasting several minutes during each pass. Noise from passing trains is dependent on the number of trains, speed, type of tracks, grade crossings, track curves, crossing bells and train horns, and the type of trains.

- The Southern Pacific Railway Company (SPRR) currently maintains a double track right-of-way adjacent to northern end of the City, with their tracks extending west to east along Randolph Street.
- The AT&SF tracks along the northern end of the Cheli Industrial area handles an average of 20 trains per day. The L.A. Junction Railroad operates tracks and spurs within the Cheli Industrial Area.
- The UPRR tracks along Salt Lake Avenue on the western end of the Central City are used by approximately seven trains daily, with the majority of train trips occurring between 7:00 AM and 7:00 PM.

The Eco-Rapid Transit line is a light rail line scheduled to be built by 2027 and

will run from Artesia to Downtown Los Angeles. The line will run on the existing UPRR tracks along Salt Lake Avenue on the western end of the Central City. While the transit operations will likely occur during daytime, evening, and overnight hours, the additional noise impacts along the rail line will can be mitigated by certain factors that can be coordinated with Metro.

Airport Noise

The City of Bell is not located within the Runway Protection Zones (RPZs) or the 65 CNEL noise boundaries of any airport though there are several commercial airports serving the Bell area: the Long Beach Airport, the Compton Airport, and the Los Angeles International Airport in Los Angeles. Over flights from these airports are sources of aircraft noise affecting the City of Bell.

Climate Adaptation and Resiliency

Global climate change is caused by a mix of natural processes and man-made hazards. Climate variability is natural and changes over time due to the sun's intensity, volcanic eruptions, and naturally occurring variances in greenhouse gas (GHG) concentrations. However, the leading cause of global climate change is a result of man-made GHG emissions driven by global industry and transportation. In Southern California, global climate change has caused an average increase in temperature, more common heat days, changing precipitation patterns, and an elongated wildfire season.

The City of Bell is responsible for ensuring that municipal sources of GHG emissions meet or exceed statewide GHG reduction targets set forth in AB 32 and SB 32. Municipal GHG sources include mobile-source emissions from the government-owned vehicle fleet; waste-source emissions from the transport and storage of solid waste generated within the City; energy-source emissions from government buildings, traffic lights, and streetlights; and water-source emissions associated with the energy required to transport, clean, and pump water to the City. Local reductions in GHG emissions will reduce the amount of carbon dioxide (CO₂) and other GHG released into the atmosphere. However, climate change is not a localized effort. Therefore, despite reductions in GHG emissions at the City-level, the City will still be impacted by the effects of global climate change.

Extreme Heat Events and Heat Waves. From 1950 to 2020, Southern California has experienced more frequent, intense, and longer-lasting heatwaves with the most intense heatwaves occurring during the 2012 to 2016 California drought. During extreme droughts, heatwaves become more intense and longer lasting as compared to normal conditions.⁵ Intense

⁵ NASA. 2020. *California Heatwave Fits a Trend*. Available online at: <https://earthobservatory.nasa.gov/images/147256/california-heatwave-fits-a-trend#:~:text=On%20September%206%2C%202020%2C%20around,Palmdale%2C%20also%20hit%20record%20highs>.

heatwaves without air conditioning or other cooling options can lead to death, increased emergency room visits, and increased hospitalizations as well as effects on the energy and water sectors. In September 2020, Los Angeles County recorded its highest ever temperature of 121°F in Woodland Hills. The number of hot days and heat waves is expected to increase by the end of the century. The level of increase will depend on the rate of GHG emissions.⁶

During extreme heat events local cities and counties may open cooling centers to provide relief and protection to the community. Cooling centers are places where residents can cool down during hot weather, especially for those without access to air conditioning. Cooling centers such as Bell Community Center, Veterans Memorial Park and the Lodge Room at Camp Little Bear Park, include indoor air-conditioned government owned facilities such as libraries, community, and senior centers. Los Angeles County and local cities opens cooling centers during extreme heat events. Residents of Bell are welcome to use the facilities provided by the County or other local jurisdictions.

Average Temperature Changes. Within the City of Bell, the warm season lasts three months from July to October with an average high of 84°F and low of 66°F. The cool season lasts 3.9 months from November to March with an average high of 67°F and low of 48°F.⁷ Under a high emissions scenario, by 2100 the average high temperature in August around the Los Angeles area will increase by approximately 6°F.⁸ As a result, the City of Bell can be expected to experience higher average temperatures throughout the century.

The City of Bell is highly urbanized with few green spaces. Asphalt and concrete surfaces absorb and hold heat creating a warmer temperature within a city known as the urban heat island effect. Tree canopy and green spaces reflect sunlight better than hardscape and reduce the effect within an urbanized area. Approximately 26% of the City's land coverage is developed with buildings and 40% covered with other paved surfaces. Tree canopy represents 9.4% of the City's land cover, approximately 8.6% lower than the County average. **Table 6** shows the land use cover.

Table 6 Land Cover	
Type	Percentage
Other Paved Surfaces	40.01
Building	25.71
Rail	14.29
Tree Canopy	9.40

⁶ California-Nevada Climate Applications Program. Available online at: <https://www.swcasc.arizona.edu/sites/default/files/HeatWaves.pdf>.

⁷ Weather Spark. *Average Weather in Bell*. Available online at: <https://weatherspark.com/y/1615/Average-Weather-in-Bell-California-United-States-Year-Round>.

⁸ Cal Adapt. Temperature: Degrees of Change Map. Available online at: <http://v1.cal-adapt.org/temperature/century/>, accessed April 22, 2021.

Table 6 Land Cover	
Type	Percentage
Grass	9.10
Bare Soil	1.04
Water	0.44
Source: Los Angeles County Tree Canopy Advanced Viewer	

Drought. Droughts have been a recurring feature of California’s climate and can occur at the local, regional, or statewide level. Historically, California statewide droughts have been commonly recognized as consecutive dry years. During the 20th century, California experienced three significant droughts: the six-year event of 1929 to 1934; the two-year event of 1976 to 1977; and the six-year event of 1987 to 1992. Within the 21st century, California has already experienced two statewide droughts that have both led to statewide emergency proclamations. The first drought occurred from 2007 to 2009. The most recent drought (2012 to 2016) occurred during record warmth and saw the driest four consecutive years on record.⁹

Drought conditions reduce state water supply reliability and can lead to water shortages. Most of the state’s water supplies are stored in reservoirs from snow melt, imported surface water, and groundwater. During drought conditions, the reservoirs are not refilled, and water supply is greatly reduced. During the 2012 to 2016 drought, state reservoirs reached historic lows and surface and groundwater withdrawals were used to mitigate water supply impacts. Community drought resiliency is often determined based on the diversity of the water supply. The City of Bell is serviced by the Golden State Water Company, the Maywood Mutual Water Company No. 3, the California Water Services, Tract 349 Water Company, and Tract 180 Water Company. **Figure 8** demonstrates which areas of Bell are serviced by each water company.

⁹ California Department of Water Resources. 2020. *California’s Most Significant Droughts: Comparing Historical and Recent Conditions*. Available online at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/What-We-Do/Drought-Mitigation/Files/Publications-And-Reports/CalSigDroughts19_v9_ay11.pdf.

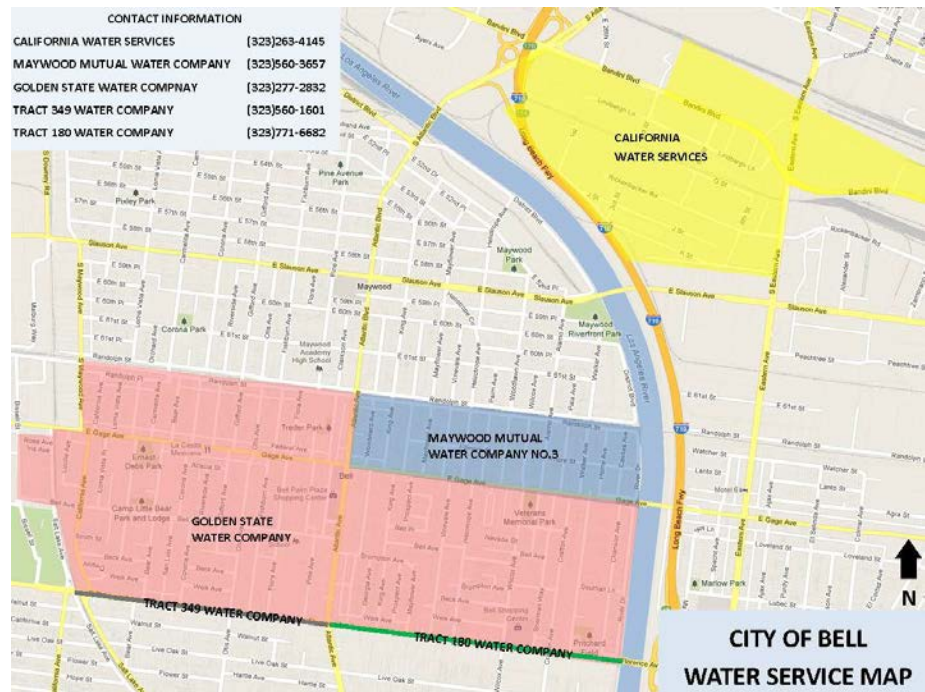


*Figure 8
Map of Water Providers*

Each water company is required to prepare an Urban Water Management Plan (UWMP) every five years to support the supplier's long-term resource planning to ensure that adequate water supplies are available to meet existing and future water needs and plans for multiple dry years in the event of droughts. Furthermore, the California Department of Water created the Water Shortage Contingency Plan (WSCP) that includes Mandatory Staged Restrictions of Water Use and allows Cal Water to request Schedule 14.1 that provides more stringent measures to conserve water in the event of a severe drought.

PLANNING VISION FOR HEALTH & SAFETY

Health & Safety Policies

The City of Bell, with the implementation of the Health and Safety Element, seeks to protect the health and safety of those persons living and working in the City. The goals and policies to implement Health and Safety in Bell are explained in the following topic areas:

- Emergency preparedness;
- Safety hazards (earthquakes and fires);
- Resource management (fire and police);
- Land use and noise compatibility; and
- Community health and wellness.

The City's health and safety goals, policies, and implementation measures are outlined in the section that follows. The policies are arranged with goals and policies, which addresses each of the issue areas discussed above. The following policies and subsequent implementation measures or projects will establish the policy framework for this Health and Safety Element.

Goal 1: A community well-prepared to respond in the event of an emergency.

Health and Safety Element Policy 1.The City of Bell shall encourage educational programs, which inform residents and businesses in the City concerning procedures to follow in the event of a major disaster. The City shall ensure that a disaster plan is in place for residents and City employees. The Plan will be identified on the City's website and in community meetings. A brochure outlining the main points of the emergency disaster preparation and additional emergency resources is available on the City's website in both English and Spanish.

Health and Safety Element Policy 2.The City of Bell shall continue participation in community programs that train residents and workers to perform effectively after an emergency or disaster. These measures will be included in the City Hazard Response Plan that will be advertised on the City's website and Community Meetings.

Health and Safety Element Policy 3.The City Bell shall review and improve its disaster preparedness and emergency response capabilities. The Emergency Plan shall undergo a periodic review and update to ensure it remains current.

Health and Safety Element Policy 4. The City of Bell shall develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake. The City Emergency Preparedness Plan outlines evacuation routes and designated emergency shelters within City limits. The City shall work with local businesses, residents, and public agencies to advertise the Emergency Preparedness Plan through the City's website, social media, and neighborhood meetings.

Implementation Measures:

Disaster Response Database. In the event of a major earthquake or other major disaster, persons living or working in the City may need to be self-sufficient for up to 72 hours before the results of any major relief efforts are realized. Under this program, a database will be created to identify medical professionals, heavy equipment operators, and volunteers trained in first aid and search-and-rescue. The database would identify other volunteers that would staff emergency collection centers, distribution centers, and otherwise assist in the recovery efforts. This information, and the appropriate procedures, would then be incorporated into the City's emergency multi-hazard mitigation plan.

- Source of Funding: General Fund
- 2022 - 2027 Program Objectives: To establish a new database.
- Agency Responsible for Implementation: Community Development Department and Bell Police Department.
- Implementation Schedule: The program will be ongoing.

Emergency Preparedness Plan. The City currently maintains a Multi-Hazard Functional Plan that outlines responsibilities and procedures the City will follow in the event of an emergency or citywide disaster. Specific emergency functions and operations, available resources (fire stations, emergency shelters, hospitals and clinics, resource persons, etc.), and mutual aid agreements are described in the Plan. The City shall regularly update its Multi-Hazard Functional Plan for Emergency Operations.

- Source of Funding: General Fund.
- 2022 – 2027 Program Objectives: To update the existing Multi-Hazard Functional Plan.
- Agency Responsible for Implementation: Community Development Department.

- **Implementation Schedule:** The program is ongoing and will be continued.

Goal 2: Minimize injury, property damage, and other impacts caused by earthquakes and fires.

Health and Safety Element Policy 5. The City of Bell shall work to identify and improve existing buildings that do not meet fire or earthquake standards. The City shall undertake periodic inspections to identify buildings in need of retrofit and progress in retrofitting un-reinforced buildings. The City of Bell adheres to the CalFire Fire Code Title 24, Part 9 and guidelines for fire-resistant or fire-proof building for both new construction and retrofits to existing buildings as noted in the California Adaptation Planning Guide. Finally, the City shall seek funding sources to assist in the improvements to these older buildings.

Health and Safety Element Policy 6. The City of Bell shall require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements. Information on requesting building inspections and applying for building permits is available on the City of Bell Building and Safety website.¹⁰ Finally, the City shall create an informational flyer informing residents and businesses regarding building and safety requirements.

Health and Safety Element Policy 7. The City of Bell shall continue to require pre-1933 structures to meet current seismic building codes. The City shall notify property owners of these buildings and the need for any seismic retrofitting and the correction of health and safety code violations shall be discussed.

Health and Safety Element Policy 8. The City of Bell shall strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.

Health and Safety Element Policy 9. The City of Bell shall identify areas of high risk (high densities, older structures, fire hazards) so that disaster response may be prioritized.

Health and Safety Element Policy 10. The City of Bell shall host a periodic “wellness fair” on an “as needed” basis that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Health and Safety Element Policy 11. The City of Bell shall establish and enforce standards that are designed to reduce the level of risk. The City shall

¹⁰ City of Bell Building and Safety website: <https://www.cityofbell.org/?NavID=80>

work with the Los Angeles County Fire Department and other public agencies to discuss both risk and emergency preparation for fires, earthquake preparedness, and survival guides. Finally, the City shall work with the Fire Department and the larger community to review, and if necessary, develop new standards and action plans.

Health and Safety Element Policy 12. The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education. Building codes updates include California Fire Code Title 24, Part 9.

Health and Safety Element Policy 13. The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.

Implementation Measures

Seismic Safety Program. The City enforces the seismic retrofit requirements of the State of California Uniform Building Code. These standards apply to bracing systems, wall anchorage to roof and floors and the filling in of excess openings. Department personnel are trained to use the Emergency Response Handbook.

- Source of Funding: General Fund and Development Fees.
- 2022 - 2027 Program Objectives: To maintain the existing service level.
- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.
- Implementation Schedule: The program is ongoing and will be continued.

Hazardous Materials Control. The City shall continue to cooperate with county, State, and Federal agencies involved in the regulation of hazardous materials' storage, use, and disposal. The City shall work with the Fire Department in requiring hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The LACFD shall also work with local law enforcement officials in regulating the transport of hazardous materials through the City. The City will continue to collect and maintain up-to-date records concerning the type, location, owners, and responsible persons for properties, which involve the handling of hazardous materials and wastes.

- Source of Funding: General Fund and Development Fees.
- 2017-2021 Program Objectives: To maintain the existing service level.

- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.
- Implementation Schedule: The program is ongoing and will be continued.

Fire Safety Development Review Program. Design standards have been established by the City of Bell and the LACFD to ensure that site planning and building design consider public safety and fire prevention. These standards include requirements governing emergency access, roadway widths, clearance around structures, location of fire hydrants, etc.

- Source of Funding: General Fund and Development Fees.
- 2022 - 2027 Program Objectives: To maintain the existing service level.
- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.
- Implementation Schedule: The program is ongoing and will be continued.

Goal 3: Residents of and visitors to Bell are safe and secure in their homes and throughout the City.

Health and Safety Element Policy 14. The City of Bell shall within reason incorporate defensible space, lighting and safety design principles, and other security measures into new development in the City. These principles will be required and discussed as part of the review of new development projects.

Health and Safety Element Policy 15. The City of Bell shall within reason cooperate with law enforcement agencies to suppress crime. The City shall continue to support the efforts of the Neighborhood Watch.

Health and Safety Element Policy 16. The City of Bell shall within reason support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police. The City shall promote Neighborhood Watch programs on the City's websites and social media.

Implementation Measure

Design Standards. The State of California has increasingly promoted streamlining of projects that are consistent with its housing objectives. The City shall evaluate ways to streamline the entitlement process for desirable types of housing that meet objective criteria. This shall include the development of clear, objective, Housing Accountability Act-compliant design criteria that address compatibility with adjacent residential zones and other

factors. These criteria could potentially make the City's evaluation of proposals administrative procedures that don't require the time and resources associated with discretionary entitlements requested of the Planning Commission and/or City Council.

In addition, since the City has recently increased allowable heights and densities in the C-3R and R-3 zones, these design standards will ensure that new development maintains and improves the quality of neighborhoods, which is a top priority of the community.

- Source of Funding: Development Fees.
- 2017-2021 Program Objectives: To maintain the existing service level.
- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.
- Implementation Schedule: The program is ongoing and will be continued.

Goal 4: Noise impacts on residents and other sensitive uses are minimized through good land use planning

Health and Safety Element Policy 17. The City of Bell shall within reason consider planning guidelines, which include noise control for new residential developments. During review of new development projects, the City shall promote design measures that will be effective in reducing noise.

Health and Safety Element Policy 18. The City of Bell shall within reason limit unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc. The City shall enforce the existing noise control regulations such as those included in the Bell Municipal Code.

Health and Safety Element Policy 19. The City of Bell shall within reason promote the development of a compatible noise environment throughout the City. The City shall consider noise and land use compatibility in the review of new development projects.

Health and Safety Element Policy 20. The City shall within reason implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards. The City shall ensure Code Enforcement and the Police Department will continue to enforce noise control regulations.

Health and Safety Element Policy 21. The City of Bell shall within reason cooperate with all public agencies so as to minimize transportation related noise. Applicable City, State, and Federal noise control regulations shall be enforced.

Health and Safety Element Policy 22. The City of Bell shall within reason strive to ensure that public buildings (city hall, community centers, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise. The City shall ensure that appropriate noise attenuation is provided during the development review process.

Health and Safety Element Policy 23. The City of Bell shall within reason ensure that the design and improvement of any future master planned street and roadway links in the City is accomplished in a manner that will minimize noise impacts on adjacent noise sensitive land uses. These measures may involve the use of sound walls and other architectural features that promote noise reduction.

Health and Safety Element Policy 24. The City of Bell shall within reason continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic. The City shall make every effort to inform developers, businesses, and residents of noise control measures. Noise studies must be performed new noise sensitive projects that are located near arterial roadways and freeways.

Implementation Measures

Noise Reduction in New Development. Noise should be considered early in the development of new residential or noise-sensitive construction. The location and orientation of the residential buildings may be configured to minimize or eliminate a noise problem for a site adjacent to the freeway, arterials, or rail lines. Other effective noise reduction tools include the use of berms, sound reducing walls, and generous setbacks. The City will promote the reduction of noise in new development in the project approval and design review processes.

- Source of Funding: General Fund.
- 2022 - 2027 Program Objectives: To continue to reduce noise land use incompatibility.
- Agency Responsible for Implementation: Community Development Department.
- Implementation Schedule: The program will continue as new development occurs.

Noise Control Ordinance and Enforcement. The City will consider the adoption of an appropriate ordinance which will place a limit on the level of noise produced by residential, commercial and industrial activities that may intrude on adjacent properties. Noise emanating from residential, commercial, and industrial uses is regulated by the City's Municipal Code. However, acceptable dBA ranges have not been designated for these uses. The City will implement a review process concerning its policies and regulations affecting noise every five years or as new technological developments warrant, per State guideline

requirements. The City will also support the enforcement of regulations (such as the State Vehicle Code noise standards) for all privately owned, City-owned, and City-operated automobiles, trucks, and motorcycles operating within Bell.

- Source of Funding: General Fund.
- 2022 – 2027 Program Objectives: To update the Zoning Ordinance (Noise Control) within 12 months of the General Plan’s adoption.
- Agency Responsible for Implementation: Community Development Department.
- Implementation Schedule: The program will commence following the General Plan’s adoption.

Goal 5: A healthy community that promotes the wellness of its citizens

Health and Safety Element Policy 25.The City of Bell shall within reason strive to continue the development of youth programs to promote community health. The Parks and Recreation Department shall aggressively support the establishment and implementation of the programs for all segments of the community (youth, seniors, etc.).

Health and Safety Element Policy 26.The City of Bell shall within reason promote quality nutritional standards at all City sponsored events and functions.

Health and Safety Element Policy 27.The City of Bell shall within reason require that all new commercial and employment development provide restrooms and breastfeeding accommodations and worksite activity rest areas for breaks. This policy will support health work environments for all employees and women returning to work after maternity leave.

Health and Safety Element Policy 28.The City of Bell shall within reason support initiatives that promote healthy work environments and personal wellness.

Health and Safety Element Policy 29.The City of Bell shall within reason support a healthy lifestyle for all persons living or working in the City. This may be accomplished by promoting healthy activities as part of recreational programs and supporting the establishment of a farmer’s market.

Health and Safety Element Policy 30.The City of Bell shall within reason work with the Los Angeles County Health Department to assess chronic health-related problems in the City and will work to provide medical information, outreach programs, and health fairs.

Health and Safety Element Policy 31.The City of Bell shall within reason be proactive in the prevention of the spread of disease and illnesses linked to

climate change that have the potential to appear throughout California, such as Lyme disease, West Nile Virus, Zika, dengue, and chikungunya. The City will promote education, outreach, and emergency alert systems to help educate the public and combat these illnesses.

Health and Safety Element Policy 32. The City of Bell shall within reason be proactive in considering human health in future land use decision-making. The City will promote uses and activities that will contribute to a healthy lifestyle.

Health and Safety Element Policy 33. The City of Bell shall within reason encourage the development of more tree canopy and green spaces throughout the City. Currently, the percentage of tree canopy in the City is below the County average. Additionally, the City will adopt other green building measures such as cool / green roofs, permeable pavement to in order address the urban heat island effect from buildings.

Implementation Measures

Community Hazardous Waste Education Program. The City will implement an education program for households and small businesses regarding identification and disposal of potential hazardous wastes, including machine oils, pesticides, etc.

- Source of Funding: General Fund
- 2022 -2027 Program Objectives: To maintain the existing service level.
- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.
- Implementation Schedule: The program is ongoing and will be continued.

Communicable Disease Prevention. The City shall develop a plan for the education and outreach to the public and be proactive in the prevention of the spread of disease and illnesses, including those linked to climate change, that have the potential to appear throughout California, such as Lyme disease, West Nile Virus, Zika, dengue, and chikungunya. The City will coordinate with the County Department of Public Health to promote education, outreach, and emergency alert systems to help educate the public and combat these illnesses.

- Source of Funding: General Fund
- 2022 - 2027 Program Objectives: To maintain the existing service level.
- Agency Responsible for Implementation: Community Development Department and Los Angeles County Fire Department.

- Implementation Schedule: The program is ongoing and will be continued.

Goals	Policies	Implementation Measures
Goal 1: A community well-prepared to respond in the event of an emergency	Policy 1. Encourage educational programs which inform residents and businesses in the City concerning procedures to follow in the event of a major disaster.	Emergency Preparedness Plan
	Policy 2. Train local residents and workers to perform effectively after an emergency or disaster	Disaster Response Database
	Policy 3. Review and improve Bell's disaster preparedness and emergency response capabilities.	Emergency Preparedness Plan
	Policy 4. Develop an information program to familiarize citizens with emergency preparedness for earthquake	Emergency Preparedness Plan
Goal 2: Minimize injury, property damage, and other impacts caused by earthquakes and fires	Policy 5. Identify and improve existing buildings that do not meet fire or earthquake standards	Fire Safety Development Review Program Seismic Safety Program
	Policy 6. Require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements	Seismic Safety Program
	Policy 7. Continue to require pre-1933 structures to meet current seismic building codes.	Seismic Safety Program
	Policy 8. Building Code Enforcement inspections.	Seismic Safety Program
	Policy 9. Identify areas of high risk for disaster response priority	Hazardous Materials Control

Goals	Policies	Implementation Measures
	Policy 10. City of Bell Wellness Fair to educate residents regarding safety risks and hazards in the community	Seismic Safety Program
	Policy 11. The City of Bell shall establish and enforce standards that are designed to reduce the level of risk.	Fire Safety Development Review Program
	Policy 12. The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue.	Fire Safety Development Review Program
	Policy 13. The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.	Fire Safety Development Review Program
Goal 3: Residents of, and visitors to Bell, are safe and secure in their homes and throughout the City.	Policy 14: The City of Bell shall incorporate defensible space, lighting and safety design principles, and other security measures into new development in the City.	Design Standards
	Policy 15. The City of Bell shall cooperate with law enforcement agencies to suppress crime.	Design Standards
	Policy 16. The City of Bell shall support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police.	Design Standards
Goal 4: Noise impacts on residents and other sensitive uses are minimized through good land use planning	Policy 17. The City of Bell shall consider planning guidelines, which include noise control for new residential developments.	Noise Reduction in New Development.

Goals	Policies	Implementation Measures
	Policy 18. The City of Bell shall limit unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc.	Noise Control Ordinance and Enforcement
	Policy 19. The City of Bell shall promote the development of a compatible noise environment throughout the City.	Noise Control Ordinance and Enforcement
	Policy 20: The City shall implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards.	Noise Control Ordinance and Enforcement
	Policy 21. The City of Bell shall cooperate with all public agencies so as to minimize transportation related noise.	Noise Control Ordinance and Enforcement
	Policy 22. The City of Bell shall strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise	Noise Control Ordinance and Enforcement
	Policy 23. The City of Bell shall ensure that the design and improvement of any future master planned roadway links in the City is accomplished in a manner that will minimize noise impacts on adjacent noise sensitive land uses.	Noise Reduction in New Development
	Policy 24. The City of Bell shall continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway	Noise Reduction in New Development

Goals	Policies	Implementation Measures
	traffic.	
Goal 5: A healthy community that promotes the wellness of its citizens	Policy 25. The City of Bell shall strive to continue the development of youth programs to promote community health.	
	Policy 26. The City of Bell shall promote quality nutritional standards at all City sponsored events and functions.	
	Policy 27. The City of Bell shall require that all new commercial and employment development provide restrooms and breastfeeding accommodations and worksite activity rest areas for breaks.	
	Policy 28. The City of Bell shall support initiatives that promote healthy work environments and personal wellness.	
	Policy 29. The City of Bell shall support a healthy lifestyle for all persons living or working in the City.	
	Policy 30. The City of Bell shall work with the Los Angeles County Health Department to assess chronic health-related problems in the City and will work to provide medical information, outreach programs, and health fairs.	Communicable Disease Prevention
	Policy 31. The City of Bell shall be proactive in the prevention of the spread of disease and illnesses linked to climate change that have the potential to appear throughout California	Communicable Disease Prevention

Goals	Policies	Implementation Measures
	Health and Safety Element Policy 32. The City of Bell shall within reason be proactive in considering human health in future land use decision-making. The City will promote uses and activities that will contribute to a healthy lifestyle.	
	Health and Safety Element Policy 33. The City of Bell shall within reason encourage the development of more tree canopy and green spaces throughout the City. Currently, the percentage of tree canopy in the City is below the County average. Additionally, the City will adopt other green building measures such as cool / green roofs, permeable pavement to in order address the urban heat island effect from buildings.	

City of Bell

**Environmental Justice Element, Housing Element,
Health & Safety Element**

**Addendum to the Certified Environmental Impact
Report for the City of Bell 2030 Comprehensive
General Plan Update and Bicycle Master Plan**

State Clearinghouse No. 201712022

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Prepared for:

City of Bell
Department of Community Development
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Bell, California 90201

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1.0 INTRODUCTION

1.1 OVERVIEW

This Addendum, to the previously certified Environmental Impact Report for the City of Bell 2030 Comprehensive General Plan Update and Bicycle Master Plan (State Clearinghouse No. 201712022; hereinafter "General Plan EIR"), is prepared in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.; hereinafter "CEQA") and the Guidelines for the Implementation of CEQA (Cal. Code Regs., tit. 14, § 15000, et seq.; hereinafter "Guidelines"). The purpose of this Addendum is to assess any environmental impact differences between the proposed General Plan Elements, also referred to as the "Proposed Elements", and the adopted 2030 City of Bell General Plan, herein referred to as the "2030 General Plan." More specifically, this Addendum is designed to determine whether and to what extent the General Plan EIR is sufficient for addressing the potential environmental impacts and mitigation measures for the Proposed Elements.

Based on substantial evidence provided in this Addendum, the General Plan EIR and other materials in the record, the City of Bell (City) determines that the Proposed Elements fall within the General Plan EIR as the proposed Housing, Health and Safety, and Environmental Justice Elements have no new significant environmental impacts; no substantial increase in the severity of previously identified significant effects; no mitigation measures or alternatives previously found infeasible and now feasible; and no mitigation measures or alternatives which are considerably different from those in the General Plan EIR. Thus, neither a subsequent nor supplemental environmental impact report (EIR) is required (Pub. Resources Code, § 21166; Guidelines §§ 15162, 15163). However, some changes or additions are necessary to the General Plan EIR, making this Addendum the appropriate CEQA document for the Proposed Project (Pub. Resources Code, §21166; Guidelines, §§ 15162 – 15164).

This Addendum is organized into the following sections:

Chapter 1.0, Introduction. Chapter 1.0 describes the purpose and organization of this document. The introduction includes applicable statutory sections of the Public Resources Code and Guidelines, a brief planning history, and identification of the General Plan EIR findings.

Chapter 2.0, Project Description. Chapter 2.0 describes the Proposed Elements, including its characteristics and objectives. The Proposed Elements' characteristics are discussed in the context of the current requirements and the changes to these requirements that would be implemented with the Proposed Elements.

Chapter 3.0, Environmental Analysis. Chapter 3.0 provides an environmental analysis of the Proposed Elements compared to the adopted General Plan. It presents an analysis of the environmental factors identified in Appendix G of the Guidelines, determining for each factor whether the circumstances set forth in Public Resources Code section 21166 and its implementing Guidelines sections 15162 and 15163, governing when preparation of a subsequent EIR or supplemental EIR is required, respectively, are present with respect to the Proposed Project or the situation surrounding the Proposed Project.

Chapter 4.0, References and Preparers. Chapter 4.0 provides a list of references used in the preparation of this Addendum and identifies the people involved in its preparation and review.

1.2 PROJECT LOCATION

The Proposed Elements' location includes all unincorporated areas in the County. **Figure 2-2 in Chapter 2.0, Project Description**, of this Addendum depicts the aforementioned.

1.3 LEAD AGENCY AND ADDRESS

City of Bell
Department of Community Development
6330 Pine Avenue
Bell, California 90201

1.4 CONTACT PERSON AND PHONE NUMBER

Paula Kelly, Planner
City of Bell
Department of Community Development
Phone: (323) 588-2609
Email: pkelly@cityofbell.org

1.5 STATUTORY AUTHORITY

CEQA recognizes that between the date an environmental document for a project is completed and the date that a project is fully implemented, one or more of the following changes may occur: 1) the project may change, 2) the environmental setting in which the project is set may change, and/or 3) previously unknown information can arise. Before proceeding with a project within the scope of a previously certified EIR, CEQA requires the lead agency to evaluate these changes to determine whether they affect the conclusions in the prior environmental document.

When an EIR has been certified and a project within the scope of that evaluated in a previous EIR is modified or otherwise changed after certification, additional CEQA review may be necessary. The key

considerations in determining the need for the appropriate type of additional CEQA review are outlined in Public Resources Code section 21166 and Guidelines sections 15162 through 15164. Guidelines section 15162, subdivision a, provides that a subsequent EIR is not required unless any of the following occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; and/or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If a subsequent EIR is required pursuant to Guidelines section 15162, subdivision a, a supplemental EIR may be prepared instead if "only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation" (Guidelines, § 15163, subd. (a)).

If a subsequent EIR is not required pursuant to Guidelines section 15162, subdivision a, then the lead agency shall determine the appropriate further CEQA documentation, including no further documentation at all (Guidelines, § 15162, subd. (a)).

However, if a subsequent EIR is not required pursuant to Guidelines section 15162, subdivision a, but some changes or additions to the certified EIR have become necessary, an addendum is required (Guidelines, § 15164, subd. (a)). An addendum must include a brief explanation of the agency's decision not to prepare a subsequent EIR, supported by substantial evidence in the record (Guidelines, §15164, subd. (e)). The addendum to the EIR need not be circulated for public review, but it may be included in or attached to the final EIR (Guidelines, § 15164, subd. (c)). The decision-making body must consider the addendum and the final EIR prior to making a decision on the project (Guidelines, § 15164, subd. (d)).

1.6 CEQA GUIDELINES UPDATES

Since adoption of the General Plan and certification of the General Plan EIR, the *CEQA Guidelines* were revised to include separate analysis of impacts to Energy, Tribal Cultural Resources and Wildfire. Impacts to Energy, including impacts to electricity and natural gas, are analyzed in **Section 3.17, Utilities and Service Systems**, of the General Plan EIR. **Section 3.12, Cultural Resources**, of the General Plan EIR included discussion and analysis of tribal cultural resources. Wildfire is discussed in the General Plan EIR **Section 3.8, Hazards and Hazardous Materials**. These impacts are discussed in the same sections within this Addendum as they were discussed in the General Plan EIR.

In January 2018, the California Office of Planning and Research transmitted its proposal for the comprehensive updates to the Guidelines to the California Natural Resources Agency. Among other things, this package included proposed updates related to analyzing transportation impacts pursuant to Senate Bill 743, proposed updates to the analysis of greenhouse gas emissions, and revised Guidelines section 15126.2, subdivision a, in response to the California Supreme Court's decision in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369. The updated Guidelines became effective in December 2018. The revised Guidelines only apply to a CEQA document if the revised Guidelines are in effect when the document is sent out for public review (Guidelines, § 15007, subd. (c)).

1.7 BACKGROUND AND PLANNING HISTORY

On May 9, 2018, the City certified the General Plan EIR and adopted the General Plan for the City. The General Plan was a comprehensive update of the City of Bell's General Plan (General Plan) and associated actions. The General Plan includes goals, policies, implementation programs, ordinances and zone changes. The General Plan covers the entire City of Bell and accommodates new housing and employment opportunities in anticipation of population growth. The General Plan responded to California State (State) laws current at the time it was written. The General Plan included revisions to the land use map and new text, proposing progressive, innovative programs and policies. The General Plan Update focuses growth in the areas with access to services and infrastructure and reduces the potential for growth in

environmentally sensitive and hazardous areas. The General Plan EIR evaluates housing unit growth based on land use designations.

The established objectives of the General Plan, as cited in the General Plan EIR, are as follows:

- Provide a comprehensive update to the General Plan that establishes the goals and policies to create a built environment that fosters the enjoyment, financial stability, and well-being of the City.
- Improve the job-housing balance and fiscal sustainability by planning for a diversified employment base, providing a variety of commercial, industrial, and mixed-use land uses.
- Promote sustainability by locating new development near existing infrastructure, services, and jobs.
- Maintain environmentally sustainable communities and reduce greenhouse gas (GHG) emissions that contribute to climate change.
- Support a reasonable share of projected regional population growth.
- Reinforce the vitality, local economy, and individual character of existing communities while balancing housing, employment, and recreational opportunities.
- Provide policy guidance to protect and conserve natural resources and to improve the quality of air, water, and biological resources.
- Coordinate equitable sharing of public and private costs associated with providing appropriate community services and infrastructure, and in a context-sensitive manner that addresses community character.
- Ensure that development accounts for physical constraints and the natural hazards of the land.
- Recognize community and stakeholder interests while striving for consensus.
- Protect and enhance recreational opportunities and public access to open space and natural resources.

The General Plan EIR provides a programmatic analysis of the potential impacts of the buildout of the General Plan. In conjunction with the certification of the Final EIR in May 2018, the City Council also adopted the findings of fact and approved the updated General Plan and Bicycle Master Plan. Staff Report, Minutes, other records of proceedings. The CEQA Findings adopted by the City indicate the General Plan would result in certain significant environmental impacts that could not be fully avoided by implementation of the feasible mitigation measures. These include impacts to land use and development,

population and housing, earth and geology, air quality, hazards, noise, public services, recreation, and traffic and circulation. Information and technical analyses from the General Plan EIR are summarized throughout this Addendum. The entire General Plan EIR is available for review at the City's Department of Community Development located 6330 Pine Avenue, Bell, CA 90201, and online at: <https://www.cityofbell.org/home/showpublisheddocument/14770/637490821578330000>

1.8 MITIGATION REQUIREMENTS

The FEIR included 2030 General Plan goals and policies to mitigate environmental impacts associated with the implementation of the General Plan. These goals and policies would be applicable to future development either undertaken by the City or project-level measures to be undertaken by future project applicants where potential significant impacts could occur. **Table 1-1** shows these applicable goals and policies discussed in the FEIR for each pertinent topic area.

Table 1-1
General Plan EIR Mitigation Measures

Aesthetics
Land Use and Sustainability Element Policy 1. The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.
Land Use and Sustainability Element Policy 2. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.
Land Use and Sustainability Element Policy 3. The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.
Land Use and Sustainability Element Policy 4. The City of Bell shall strive to minimize expansion of non-conforming uses and ensure that those presenting a health and safety hazard are brought into code compliance. The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility.
Land Use and Sustainability Element Policy 5. The City of Bell shall encourage a high level of quality in construction and site design features. The City shall create and implement specific design guidelines to promote higher quality in construction.
Land Use and Sustainability Element Policy 6. The City of Bell shall promote design and development strategies (landscaping, shared parking, mixed-use development, etc.) to address the strip commercial development found along arterial roadways. The City shall ensure that new development is compatible with style and design of the surrounding environment through new development standards and design guidelines.
Land Use and Sustainability Element Policy 16. The City of Bell shall continue to support the ongoing improvements to the local roadway system while protecting local neighborhoods and businesses. The City shall be proactive in ensuring that adequate public services continue to be provided and will include periodic surveys of street lighting, roadway conditions, and other utilities.
Land Use and Sustainability Element Policy 17. The City of Bell shall encourage quality residential development to achieve neighborhood stability through site inspections of new development.
Land Use and Sustainability Element Policy 18. The City of Bell shall promote a range of residential land uses (single-family, multiple-family, etc.) to accommodate existing and future housing needs. The City shall also

review and update the Zoning Code to ensure that it promotes a range of housing densities to meet the diverse needs and lifestyles of residents.

Land Use and Sustainability Element Policy 19. The City of Bell shall actively solicit and facilitate development that will benefit the City in terms of quality design, employment, and revenue. As part of this process, the City shall oversee the preparation of a feasibility analysis and/or study.

Land Use and Sustainability Element Policy 24. The City of Bell shall require all new industrial and commercial development to prepare a specific plan when the land area of such development is four acres or more. The City shall ensure that all specific plans are consistent with the policies of the General Plan and adhere to the Zoning Code and other pertinent development requirements.

Housing Element Policy 1. The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.

Air Quality

Land Use and Sustainability Element Policy 9. The City of Bell shall require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources. As part of this policy, new development must conform to current low-impact development requirements and Leadership in Energy and Environmental Design protocols.

Land Use and Sustainability Element Policy 10. The City of Bell shall ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community. As part of this process, the City shall be proactive in its review of CEQA documents provided by other public agencies in the vicinity of the City.

Land Use and Sustainability Element Policy 34. The City of Bell shall permit land uses and development that involve the use of alternative fuels and related technology.

Resource Management Element Policy 21. The City of Bell shall prepare a Sustainability Climate Action Plan to address issues related to global warming and climate change.

Resource Management Element Policy 22. The City of Bell shall support the implementation of the Federal SB 379 that requires cities to develop Climate Adaption Plan. The City shall comply with this requirement as part of the preparation of a Climate Action Plan for Bell.

Biological Resources

Resource Management Element Policy 8. The City of Bell shall require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need through the use of innovative site planning techniques in the planning of such developments.

Resource Management Element Policy 10. The City of Bell shall recognize the social, economic, and aesthetics benefits that will result from the preservation of open space.

Resource Management Element Policy 12. The City of Bell shall pursue a landscape program to improve the open space areas located next to the Los Angeles River. Such landscaping must be drought tolerant.

Resource Management Element Policy 13. The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic corridors.

Cultural Resources & Tribal Cultural Resources

Resource Management Element Policy 15. The City of Bell shall initiate a cultural arts and facilities program to enhance the City's image. These programs will be promoted through the use of fliers and the City's website. The City shall also seek active participation from students, students, seniors, or local artists.

Resource Management Element Policy 16. The City of Bell shall explore the feasibility of establishing a Public Art Committee as part of the review of new development projects. The City shall seek participation from local schools and local artists.

Resource Management Element Policy 17. The City of Bell shall explore the feasibility of a public art program for larger development (for example, commercial and industrial projects over 50,000 square feet in floor area or residential development containing 20 or more units) will be examined by the City.

Resource Management Element Policy 18. The City of Bell shall identify and preserve those sites/buildings that are important to the community for the benefit of the future generations that will reside or work in the City. The City shall actively pursue funding and grants to finance preservation. Finally, the City shall create an inventory of important sites/buildings and develop a preservation program.

Geology & Soils

Health and Safety Element Policy 6. The City of Bell shall require special soils and structural investigations for all larger structures or development involving large groups of people pursuant to State requirements. Finally, the City shall create an informational flyer informing residents and businesses regarding building and safety requirements.

Health and Safety Element Policy 7. The City of Bell shall continue to require pre-1933 structures to meet current seismic building codes. The City shall notify property owners of these buildings and the need for any seismic retrofitting and the correction of health and safety code violations shall be discussed.

Health and Safety Element Policy 8. The City of Bell shall strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.

Health and Safety Element Policy 11. The City of Bell shall establish and enforce standards that are designed to reduce the level of risk. The City shall work with the Los Angeles County Fire Department and other public agencies to discuss both risk and emergency preparation. Finally, the City shall work with the Fire Department and the larger community to review, and if necessary, develop new standards.

Health and Safety Element Policy 12. The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education.

Health and Safety Element Policy 18. The City of Bell shall consider planning guidelines which include noise control for all new residential developments and condominium conversion projects. The City shall promote design measures that will be effective in reducing noise reduction in the review of new development projects.

Hazards & Hazardous Materials

Land Use and Sustainability Element Policy 1. The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.

Land Use and Sustainability Element Policy 2. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.

Land Use and Sustainability Element Policy 3. The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.

Land Use and Sustainability Element Policy 4. The City of Bell shall strive to minimize expansion of non-conforming uses and ensure that those presenting a health and safety hazard are brought into code compliance. The City shall establish a Planning Commission as a means to ensure that all projects comply with current codes and to facilitate land use compatibility.

Land Use and Sustainability Element Policy 25. The City of Bell shall protect existing industrial areas from intrusion of dissimilar uses through the implementation of the General Plan's land use policy. The City shall implement the General Plan and Zoning Code to ensure that industrial uses are protected where appropriate.

Health and Safety Element Policy 33. The City of Bell shall be proactive in considering human health in future land use decision-making. The City will promote uses and activities that will contribute to a healthy lifestyle.

Hydrology & Water Quality

Resource Management Element Policy 12. The City of Bell shall pursue a landscape program to improve the open space areas located next to the Los Angeles River. Such landscaping must be drought tolerant.

Resource Management Element Policy 13. The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic corridors.

Resource Management Element Policy 24. The City of Bell shall support the use of reclaimed and recycled water to reduce water consumption. The City of Bell shall support the development of new landscaping requirements that are more water conservation friendly and discourage large turf areas that will require increased water consumption.

Resource Management Element Policy 25. The City of Bell shall review its zoning ordinance and make appropriate changes that support drought tolerant planting over traditional landscape planted areas. The new regulations shall provide guidance with hardscape landscaping that has less impact to the environment.

Health and Safety Element Policy 3. The City Bell shall review and improve its disaster preparedness and emergency response capabilities. The Emergency Plan shall undergo a periodic review and update to ensure it remains current.

Health and Safety Element Policy 4. The City of Bell shall develop an information program to familiarize citizens with emergency preparedness in the event of a major earthquake. The City shall work with local businesses, residents, and public agencies to advertise the Emergency Preparedness Plan through the City's website, social media, and neighborhood meetings.

Land Use & Planning

Land Use and Sustainability Element Policy 1. The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.

Land Use and Sustainability Element Policy 2. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.

Land Use and Sustainability Element Policy 3. The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.

Noise

Health and Safety Element Policy 18. The City of Bell shall consider planning guidelines which include noise control for all new residential developments and condominium conversion projects. The City shall promote design measures that will be effective in reducing noise reduction in the review of new development projects.

Health and Safety Element Policy 19. The City of Bell shall require that future development projects and existing land uses reduce unnecessary noise near noise-sensitive areas such as residences, parks, hospitals, libraries, convalescent homes, etc. The City shall enforce the existing noise control regulations such as those included in the Bell Municipal Code.

Health and Safety Element Policy 20. The City of Bell shall encourage the reduction of noise throughout the City in the review of new development. New development projects will undergo review to ensure that noise impacts from such developments are reduced as much as possible.

Health and Safety Element Policy 21. The City of Bell shall promote the development of a compatible noise environment throughout the City. The City shall consider noise and land use compatibility is the review of new development project.

Health and Safety Element Policy 22. The City shall implement noise regulations that will lower excessive and intrusive noise to levels that conform to acceptable standards. The City shall ensure Code Enforcement and the Police Department will continue to enforce noise control regulations.

Health and Safety Element Policy 23. The City of Bell shall cooperate with all public agencies so as to minimize transportation related noise. Applicable City, State, and Federal noise control regulations shall be enforced.

Health and Safety Element Policy 24. The City of Bell shall strive to ensure that public buildings (schools, libraries, etc.) are sufficiently noise insulated to permit their intended function to be uninterrupted by exterior noise. The City shall ensure that appropriate noise attenuation is provided during the development review process.

Health and Safety Element Policy 25. The City of Bell shall ensure that the design and improvement of future master planned roadway links in the City is accomplished in a manner that minimizes noise impacts on adjacent noise sensitive land uses. These measures may involve the use of sound walls and other architectural features that promote noise reduction.

Health and Safety Element Policy 26. The City of Bell shall continue to require noise attenuation in new residential developments that are exposed to significant noise levels from freeway and arterial roadway traffic. The City shall make every effort to inform developers, businesses, and residents of noise control measures. Noise studies must be performed new noise sensitive projects that are located near arterial roadways and freeways.

Population and Housing

Land Use and Sustainability Element Policy 17. The City of Bell shall encourage quality residential development to achieve neighborhood stability through site inspections of new development.

Land Use and Sustainability Element Policy 18. The City of Bell shall promote a range of residential land uses (single-family, multiple-family, etc.) to accommodate existing and future housing needs. The City shall also review and update the Zoning Code to ensure that it promotes a range of housing densities to meet the diverse needs and lifestyles of residents.

Housing Element Policy 1. The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.

Housing Element Policy 2. The City of Bell shall encourage property owners to maintain their housing so the units are maintained in a safe, healthful, and aesthetically pleasing condition. The Community Development Department staff shall encourage residents to maintain their properties and or/residences in good condition through Code Enforcement and Community outreach and education.

Housing Element Policy 3. The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and to prevent the unnecessary demolition of housing units. The City shall accomplish this by using existing housing program(s) and encouraging reinvestment into the community. In addition, housing rehabilitation, instead of demolition, should be encouraged.

Housing Element Policy 4. The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished. A Housing Relocation Plan must be established prior to any demolition of housing.

Housing Element Policy 5. The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.

Housing Element Policy 7. The City of Bell shall minimize displacement in future development activities, while at the same time, promote the expeditious and equitable housing replacement. New residential projects involving displacement must assist in the relocation of displaced residents.

Housing Element Policy 8. The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing. Any agency looking into development with removal of residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.

Housing Element Policy 9. The City of Bell shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.

Housing Element Policy 10. The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.

Housing Element Policy 11. The City of Bell shall continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and non-governmental organizations (NGO's) involved in the provision of emergency, transitional, and supportive housing.

Housing Element Policy 13. The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).

Housing Element Policy 14. The City of Bell shall encourage the development of new housing for all households including lower-income households. The City shall promote Bell as a friendly place for all income levels through the City's website, media, etc.

Housing Element Policy 18. The City of Bell shall seek to develop underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.

Housing Element Policy 19. The City of Bell shall ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the development of affordable housing throughout the City of Bell.

Housing Element Policy 20. The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses. The City shall undertake a comprehensive citywide survey to identify such sites.

Housing Element Policy 21. The City of Bell shall work to ensure that potential sites for residential development, located in those areas that were previously occupied by non-residential land uses, are investigated to determine whether or not previous onsite uses present potential health risks. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.

Housing Element Policy 24. The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the City's Design Review Board, through the Building and Planning Department's plan reviews, and through Plan Checks.

Public Services/Utilities

Land Use and Sustainability Element Policy 1. The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map shall also be updated to ensure conformity with the General Plan.

Land Use and Sustainability Element Policy 2. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.

Land Use and Sustainability Element Policy 8. The City of Bell shall continue to promote recycling as a means of reducing solid waste. The City shall continue to inform and educate residents and businesses regarding the best practices to follow in waste recycling and reduction.

Land Use and Sustainability Element Policy 9. The City of Bell shall require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources. As part of this policy, new development must conform to current low-impact development requirements and Leadership in Energy and Environmental Design protocols.

Land Use and Sustainability Element Policy 10. The City of Bell shall ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community. As part of this process, the City shall be proactive in its review of CEQA documents provided by other public agencies in the vicinity of the City.

Land Use and Sustainability Element Policy 13. The City of Bell shall periodically review City services, programs, and facilities to ensure that service to new land uses and development can be provided. As part of this review, City staff will ensure that the Capital Improvement Program (CIP) is consistent with the policies of the General Plan. In addition, the City shall review the General Plan on an annual basis to indicate the Plan's progress in being implemented.

Land Use and Sustainability Element Policy 14. The City of Bell shall strive to provide adequate public facilities through capital improvement strategies, grants, and other funding programs.

Health and Safety Element Policy 8. The City of Bell shall strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.

Health and Safety Element Policy 10. The City of Bell shall host a periodic "wellness fair" that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Health and Safety Element Policy 12. The City of Bell shall work to reduce fire hazards associated with older buildings including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education.

Health and Safety Element Policy 13. The City of Bell shall establish an inventory of alternative emergency resources in the City (portable water, water delivery systems, communication, security, waste collection, and emergency power for critical facilities). This inventory shall be identified in the City's Emergency Preparedness Plan.

Health and Safety Element Policy 14. The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.

Health and Safety Element Policy 15. The City of Bell shall incorporate defensible space design principles and other security measures into new development in the City. These principals will be required and discussed as part of the review of new development projects.

Health and Safety Element Policy 16. The City of Bell shall cooperate with law enforcement agencies to suppress crime. The City shall continue to support the efforts of the Neighborhood Watch.

Health and Safety Element Policy 17. The City of Bell shall support "neighborhood watch" programs in conjunction with neighborhood improvement associations to encourage cooperation between citizens and police. The City shall promote Neighborhood Watch programs on the City's websites and social media.

Recreation

Resource Management Element Policy 2. The City of Bell shall promote the scheduling of maintenance activities for all public recreational facilities.

Resource Management Element Policy 3. The City of Bell shall continue to maintain a recreation program that is responsive to the interests and needs consistent with the General Plan. The City shall also ensure park and staff management conducts programs deemed consistent to the General Plan.

Resource Management Element Policy 4. The City of Bell shall maintain existing joint use agreements with the Los Angeles Unified School District so that school facilities may be used for community recreation. The City shall

also maintain a good working relationship with the LAUSD to maintain a good relationship to facilitate such joint use agreements.

Resource Management Element Policy 5. The City of Bell shall explore the feasibility of the joint-use of the swimming pool at Bell High School for local residents.

Resource Management Element Policy 6. The City of Bell shall evaluate parkland requirements (land dedication or in-lieu fees) for new developments. The DRC will introduce parkland in lieu of fees and time of initial meeting. Finally, the City shall develop and adopt a fee schedule for park development fees.

Resource Management Element Policy 7. The City of Bell shall work with utility companies to enter into the joint use of utility easements for recreational open space.

Resource Management Element Policy 8. The City of Bell shall require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need through the use of innovative site planning techniques in the planning of such developments.

Resource Management Element Policy 9. The City of Bell shall negotiate agreements with the Southern California Edison Company, the Los Angeles Department of Water and Power, the Pacific Electric Railway Company, and the Los Angeles County Flood Control District for the establishment of trails, recreational use, and appropriate landscaping within their respective rights-of way. The City shall identify potential rights-of-ways, create an inventory, and hold meetings to negotiate agreements.

Resource Management Element Policy 10. The City of Bell shall recognize the social, economic, and aesthetics benefits that will result from the preservation of open space.

Resource Management Element Policy 11. The City of Bell shall seek to develop connections to park facilities and trails through the use of joint use agreements so these power line/rail line easements can be used for recreation.

Transportation/Traffic

Mobility and Circulation Element Policy 1. The City of Bell shall continue to participate in regional transportation planning efforts. The City shall participate in all regional transportation planning and development initiatives including those hosted by SCAG, Caltrans, Los Angeles County MTA, and ECO Rapid Transit.

Mobility and Circulation Element Policy 2. The City of Bell shall continue to work with adjacent cities to improve area-wide circulation. These will include area plans related to transit routes and stops, development of bus turnouts and shelters, signal synchronization, and arterial roadway improvement projects.

Mobility and Circulation Element Policy 4. The City of Bell shall continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan. The Engineering Department shall continue to pursue grants to rehabilitate City roadways and will strive to manage these projects so they are completed on schedule and budget. Finally, the City shall continue to implement the pavement management plan and the City's CIP program.

Mobility and Circulation Element Policy 5. The City of Bell shall continue to pursue and access State, Federal, and County funding sources for improving the circulation system.

Mobility and Circulation Element Policy 7. The City of Bell shall require new developments to include design features to mitigate adverse impacts upon the local circulation system. All new development projects must promote and facilitate walkable streets, bus transit, bicycling, parking, efficient goods movement, and other components of the transportation system. Transit related improvements shall be identified as part of the conditions of approval through the design review and environmental review processes.

Mobility and Circulation Element Policy 8. The City of Bell shall monitor cumulative increases in traffic volumes in the City. Periodic monitoring of traffic shall be accomplished through periodic traffic speed surveys, average daily traffic (ADT) surveys, and project-specific traffic studies.

Mobility and Circulation Element Policy 10. The City of Bell shall continue to evaluate and improve traffic control signalization and signage throughout the City. A Traffic Control Plan (TCP) shall be required for work performed within the public right-of-way. This will be accomplished through site visits, field surveys, periodic inspections of all City traffic control signage, and the performance of regular maintenance checks with Los Angeles County.

Mobility and Circulation Element Policy 11. The City of Bell shall consider parking restriction in those residential areas that have narrow streets. These measures may include the posting of parking signs with parking restrictions during rush hour or early AM hours, and the posting of "no parking signs" on certain narrow streets. The City shall actively involve the community and affected residents and businesses in the formulation of a parking control plan.

Mobility and Circulation Element Policy 12. City of Bell shall explore the feasibility of parking districts as an option to address parking needs. The City shall survey vacant lots where there may be a potential for new parking. This survey will focus on properties that are owned by the City.

Mobility and Circulation Element Policy 13. City of Bell shall explore new and innovative ways to enhance the utility of surface parking lots and parking structures. For example, new parking structures may be signed so that the ground levels could be occupied by retain or commercial establishments.

Mobility and Circulation Element Policy 15. The City of Bell shall consider the feasibility of including Class I bikeways during the planning and construction stages of roadway improvements pursuant to the Bicycle Master Plan.

Mobility and Circulation Element Policy 16. The City of Bell shall continue to promote the separation of a multi-use path (pedestrian and bicycle) north of Randolph Street. As part of this policy, the City shall strive to create a separate Class III bicycle lane along Randolph Street.

Mobility and Circulation Element Policy 18. The City of Bell shall consider the closure or abandonment of certain streets or rights-of-way to promote the separation of commercial and residential traffic and to remove existing hazardous circulation patterns. The Planning and Public Works Departments shall conduct a citywide study of to identify hazardous circulation patterns.

Mobility and Circulation Element Policy 19. The City of Bell shall strive to increase “walk-ability” and “bike-ability” through the implementation of the Bell Bicycle Master Plan.

Mobility and Circulation Element Policy 20. The City of Bell shall promote the development of pedestrian-friendly and bicycle friendly infrastructure by prioritizing such improvements in the City’s Capital Improvement Program.

Mobility and Circulation Element Policy 22. The City of Bell shall provide covered parklets for pedestrians and bicyclists. These parklets shall include wooden benches, water fountains, trash cans, cell-phone chargers, free City sponsored wireless internet connections, and drought tolerant plants. These parklets must be installed along Randolph Street, Gage Avenue, Florence Avenue, and Atlantic Avenue.

Mobility and Circulation Element Policy 23. The City of Bell shall replace the brick facades on all crosswalks with newer brick facades.

Mobility and Circulation Element Policy 24. The City of Bell shall study the feasibility of installing a diagonal crosswalk at the intersection of Gage Avenue and Atlantic Avenue.

Mobility and Circulation Element Policy 25. The City of Bell shall install Xeriscape center medians along Florence Avenue and Gage Avenue.

Mobility and Circulation Element Policy 26. The City of Bell shall explore the feasibility of implementing a road diet for Gage Avenue to accommodate angled parking spaces, bus stop turnouts, parklets, and bicycle lanes.

Mobility and Circulation Element Policy 27. The City of Bell shall install signs at the intersections of Florence Avenue and Atlantic Avenue; Gage Avenue and Atlantic Avenue; and Randolph Street and Atlantic Avenue depicting times, routes, and other pertinent information regarding bus and light rail transportation.

1.9 SUMMARY COMPARISON OF SIGNIFICANT IMPACTS IDENTIFIED IN GENERAL PLAN EIR COMPARED TO IMPACTS OF PROPOSED ELEMENTS

This Addendum will consider whether the new housing units expected from the proposed Housing Element would result in a new significant environmental impact or more severe significant environmental impacts than previously identified in the General Plan EIR, thereby, requiring a major revision to the EIR. Below is a summary of the analysis as to whether this Addendum to the General Plan EIR identified new or more severe significant environmental impacts than those identified in the General Plan EIR related to buildout under the proposed Housing Element.

Chapter 3.0 of this Addendum includes a detailed evaluation of environmental effects associated with the proposed General Plan updates, as compared to impacts identified in the General Plan EIR for each CEQA environmental factor area, organized in the same manner as the General Plan EIR. Anticipated housing development under the proposed Housing Element represents a small fraction of the total reasonably

foreseeable development analyzed in the General Plan EIR. The General Plan EIR evaluated projected land use development (based on zoning capacity) in the County that would be constructed and implemented/occupied between 2013 (the General Plan Update EIR baseline year) and 2035. The proposed Housing Element would facilitate development of housing units, which represent a fraction of the total development anticipated in the General Plan EIR.

The proposed General Plan Elements including the proposed buildout under the Housing Element would not increase the number of housing units that was already analyzed in the General Plan. The Final General Plan EIR analyzed environmental impacts for 3,358 housing units; the proposed Housing Element recommends 365 housing units. The project buildout under the proposed Housing Element therefore would not increase the number of housing units previously studied in the 2018 General Plan nor intensify its environmental impacts.

As detailed further in **Chapter 2.0, Project Description**, the Housing Element under the proposed General Plan Elements apply to both rental and for sale units within certain submarket areas of the City. The location of housing units has been identified in the proposed Housing Element. In general, this development would be located in urbanized areas in close proximity to transit and walkable areas. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing.

The analysis in this Addendum addresses development likely to occur in urbanized areas as a result of the proposed Housing Element as well as two locations in the Cheli neighborhood in the City of Bell.

Table 1-2 below provides a summary of impacts as identified in the General Plan and analyzed in this Addendum.

Table 1-2
Summary of Impacts
General Plan EIR Impacts Compared to proposed General Plan Elements Impacts

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Aesthetics		
Adverse effect on a scenic vista.	No Impact. A scenic vista is generally defined as an expansive view of highly valued landscape or other important scenic features as observable from a publicly accessible	No Impact. The location of housing units has been identified in the proposed Housing Element. In general, this development would be located in urbanized areas in close proximity to transit and walkable areas.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	vantage point. The 2018 General Plan EIR states the proposed General Plan's potential to affect a scenic vista was identified as a potential aesthetic impact in the preliminary environmental analysis. However, the EIR did not analyze potential impacts of scenic vistas. The General Plan EIR identifies Resource Management Element Policy 13 which states that The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic corridors, the City of Bell's 2030 General Plan does not describe any scenic resources nor scenic corridors that exist in the City.	Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. Bell is located in a highly urban area near the I- 710 freeway. It is not located near any natural landscapes or scenic vistas. Due to an absence of scenic vistas in Bell, the proposed General Plan Elements would not create any impacts to scenic vistas. Therefore, no new or greater impacts would occur.
Substantially damage scenic resources within a state scenic highway.	No Impact. The 2018 General Plan EIR states 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, as identified as a potential aesthetic impact in the preliminary environmental analysis. The 2018 General Plan EIR identifies Resource Management Element Policy 13 which states that The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic corridors, the City of Bell's 2030 General Plan does not describe any scenic resources nor scenic corridors that exist in the City.	No Impact. The nearest scenic highway to the City of Bell is the Arroyo Seco Historic Parkway Scenic Byway on the 110 Freeway in Los Angeles. The proposed Housing Element contains policies and programs related to the future production of housing in the City, however, no specific projects are proposed at this time. Therefore, details such as design, height, building materials, and massing are not known. As there are no scenic highways within the City, no new or greater impacts would occur.
Degradation of visual character.	Less than Significant with Mitigation Incorporated. Visual character within the City of Bell is urban, industrial, and residential. There is little to no natural terrain in Bell, with the exception of the Los Angeles River than borders the City. As concluded in the General Plan FEIR, changes in land use would generally be limited to areas that feature existing urban development. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. As the City of Bell is a highly urbanized area, individual projects are anticipated to be developed within urbanized areas and would be consistent	Less than Significant with Mitigation Incorporated. The General Plan updates would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	with urban/suburban visual character. General Plan goals and policies would remain in effect to lessen and mitigate any potential impacts.	
Increase in light and glare.	Less than Significant. The General Plan EIR concluded that buildout under the General Plan would result in the construction of additional development throughout the City, which would generate additional sources of light and glare that could adversely affect day or nighttime views. However, since development would generally occur in urbanized areas where existing lighting and light pollution are already high, these increases in light and glare would not be substantial. The analysis contained herein determined that potential light and glare impacts would be less than significant. The EIR concluded the General Plan would not have the potential for creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area and concluded impacts would be less than significant.	Less than Significant. Buildout as detailed in the proposed Housing Element would result in approximately 365 units which is well below the additional 3,358 units analyzed in the General Plan. Therefore, no new or greater impacts would occur.
Air Quality		
Conflict with or the potential to obstruct implementation of the applicable air quality plan.	Less Than Significant. The 2030 General Plan FEIR found the General Plan update would conform to Consistency Criteria 2 in that it would not exceed the assumptions included in the Air Quality Management Plan (AQMP) or other regional growth projections relevant to the AQMP's implementation. General Plan's implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out possible under the General Plan's implementation is an additional 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.	Less Than Significant. The proposed General Plan updates include the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the City of Bell needs a total of 365 units of housing. According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37%). Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by four percent, which would still be within the scope of impacts analyzed in the General Plan EIR. Therefore, the proposed Housing Element is updates would not result in new or greater impacts as compared to those identified for the 2030 General Plan, and no new or greater impacts would occur.
Violate any air quality standard or contribute substantially to existing or projected air violation.	Less Than Significant. The 2030 General Plan FEIR found the General Plan update would not conform to Consistency Criteria 1 in that the General Plan would result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation. The General Plan found potential	Less Than Significant. Development under the proposed Housing Element would minimally increase the number of projects analyzed in the 2030 General Plan. The General Plan FEIR found that while the 2030 General Plan in conjunction with other identified cumulative development will result in an overall intensification of land uses and continued urbanization of the City, each individual "related

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	“build-out” long-term (operational) airborne emissions will likely exceed levels that the SCAQMD considers as a significant adverse impact (refer to the discussion included in the next section that includes an analysis of the long-term stationary and mobile emissions). However, the FEIR states that the long-term emissions projected for the 2030 General Plan will be less than significant since this potential future development could occur in the absence of the General Plan. In addition, adherence to the standard conditions identified in SCAQMD Rule 403 will reduce air quality impacts to nearby sensitive receptors. Therefore, the General Plan FEIR concludes that impacts would be less than significant without mitigation needed.	project” constructed would mean more land in Bell will be committed to urban development. Land use impacts are generally not considered significant as long as development is in accordance with the land use policies and standards of the local jurisdiction. Therefore, the proposed Housing Element updates would not create additional impacts to those analyzed in the General Plan FEIR and no new or greater impacts would occur.
Cumulatively considerable net increase of any criteria pollutant	Less Than Significant. The General Plan FEIR concluded that the 2030 General Plan would not result in any new cumulatively significant air quality impact that, in turn, would result in a considerable net increase of any criteria pollutant. However, the General Plan’s implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out possible under the general plan’s implementation is 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.	Less Than Significant. The proposed Housing Element would not substantially increase growth and development beyond what is anticipated from buildout of the adopted General Plan. Development related to the adopted General Plan would likely be within urbanized areas and would incentivize transit and active transportation. The proposed updates would not substantially change cumulative air quality impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.
Expose sensitive receptors to substantial pollutant concentrations.	Less than Significant. The General Plan Update EIR Future development supported as part of the General Plan’s implementation would incorporate design features that are consistent with the California Office of the Attorney General’s recommended policies and measures to reduce GHG emissions. The FEIR concludes that the 2030 General Plan will not result in the exposure of sensitive receptors to significant pollutant concentrations.	Less than Significant. In 2015, the California Supreme Court in California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD), held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. However, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze the impact of that exacerbated condition on future residents and users of a project, as well as other impacted individuals. The proposed Housing Element would not exacerbate impacts analyzed in the 2030 FEIR and impacts would remain less than significant.
Biological Resources		
Effect on candidate, sensitive, or special status species.	Less Than Significant. The General Plan FEIR concluded that the General Plan would not create nor result in any substantial adverse effects, either directly or indirectly, or through habitat modifications on any species identified as a candidate, sensitive, or special status	Less Than Significant. Keeping in line with the originally approved EIR, the proposed Housing Element would not contribute to additional significant impacts on biological resources in the City of Bell. Development under the Housing Element would not intensify construction analyzed in the General

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	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. As a result, the General Plan would not result in any significant cumulative impacts with respect to biological resources.	Plan EIR. The General Plan EIR encompasses 3,358 housing units whereas the Housing Element proposes 365, well within the number analyzed in the General Plan. Moreover, implementation of existing General Plan policies would be applicable to future development that may be directly or indirectly supported through the Plan. Therefore, the proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan Update and no new or greater impacts would occur.
Effect on riparian habitats, other sensitive natural communities.	Less than Significant. The potential development sites within the City do not contain, nor are they located adjacent to, any suitable habitat for any of the sensitive and/or protected species. The habitat on the undeveloped vacant properties in the planning area is disturbed and is dominated primarily by ruderal vegetation. Therefore, the General Plan EIR found there would be little impact to riparian habitat or sensitive natural communities.	Less than Significant. Buildout for the proposed Housing Element is less than the amount analyzed in the General Plan EIR; therefore, the proposed Element would not exacerbate impacts to riparian habitat nor sensitive natural communities. No additional impacts would occur.
Effect on protected wetlands.	Less than Significant. The City of Bell is urbanized and plant life is limited to non-native, introduced, and ornamental species, which are used for landscaping. The City is completely surrounded by established commercial and industrial development. Animal life in Bell and nearby urban areas consists of domesticated species commonly found in an urban setting. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals.	Less than Significant. The proposed General Plan updates would not exacerbate impacts to wetlands as defined by Section 404 of the Clean Water Act. Although the Housing Element may increase the amount of development to accommodate mandated housing, it would not have a substantial adverse effect on federally protected wetlands. Therefore, no additional impacts would occur.
Potential to interfere with movement of wildlife species.	Less Than Significant. The General Plan FEIR found no sensitive or special interest animal species (i.e., listed species, species proposed for listing, or candidate species) were observed or otherwise detected in the urban portions of the City. The potential development sites within the City do not contain, nor are they located adjacent to, any suitable habitat for any of the sensitive and/or protected species. The habitat on the undeveloped vacant properties in the planning area is disturbed and is dominated primarily by ruderal vegetation. Therefore, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.	Less than Significant. Animal life in Bell and nearby urban areas consist of domesticated species commonly found in an urban setting. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals. Development as proposed under the Housing Element would not increase that already analyzed in the General Plan EIR. There are a number of policies included in the General Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan. Therefore, there would be no additional impacts.
Potential to conflict with any local policies protecting biological resources, such as a tree preservation ordinance.	No Impact. The General Plan FEIR found that the General Plan would not involve the creation of a substantial adverse effect by conflicting with any local policies or	No Impact. The proposed Housing Element involves housing build out not greater than that previously analyzed in the General Plan EIR. The General Plan EIR encompasses 3,358 housing units whereas the

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there were no impacts.	Housing Element proposes 365, well within the number analyzed in the General Plan. Therefore, construction would not intensify nor increase under the Housing Element, and subsequently not conflict with local policies or ordinances protecting biological resources. Therefore, no new or greater impacts would occur.
Potential to conflict with the provisions of an adopted habitat conservation plan.	No Impact. As previously indicated, the City is located within an urbanized setting and no natural habitats are found within the City or in adjacent areas. The General Plan's jurisdiction does not include areas governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.	No Impact. Because the City of Bell is not located within an identified sensitive habitat area with a governing conservation plan, the proposed Housing Element would not make any changes to local, regional, or State habitat conservation plans. Therefore, no impacts would occur.
Cultural Resources		
Significant historical resources.	Less than Significant. The General Plan FEIR found that no significant impacts on historic resources were identified in this analysis. The 2030 General Plan would not result in a disturbance of any historic resources as defined in §15064.5 and designated on a list of qualified historic structures as approved by the City.	Less than Significant with Mitigation. The analysis of cultural resources indicated that no significant adverse impacts to historic resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.
Archaeological resources.	Less than Significant. A records search conducted at the UCLA Archaeology Center also show that no prehistoric sites have been identified in Bell. The General Plan FEIR found that no significant impacts on archeological resources were identified in this analysis. The 2030 General Plan would not result in substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines.	Less than Significant. The analysis of cultural resources indicated that no significant adverse impacts on archeological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.

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Unique Paleontological Resources.	Less than Significant. A record search at the Los Angeles County Museum of Natural History indicates that no paleontological resources have been found in the City of Bell or the surrounding area. Thus, the City has a low sensitivity for paleontological resources and the potential for the discovery of paleontological resources is unlikely. Therefore, the General Plan FEIR found that there are no significant impacts on paleontological resources.	Less than Significant. The analysis of cultural resources indicated that no significant adverse impacts on paleontological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.
Human remains.	No Impact. There are no cemeteries nor known burial grounds in the City of Bell. Therefore, there would be no impacts.	No Impact. The analysis of cultural resources indicated that no significant adverse impacts on historic, archeological and paleontological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.
Geology and Soils		
Earthquake faults, ground shaking, ground-failure, liquefaction, landslides.	Less than Significant. Compliance with existing state and county regulations, as well as the goals and policies included as part of the General Plan would ensure that impacts associated with exposure to strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides are reduced to a less than significant level.	Less than Significant. Development under the proposed Housing Element would not exacerbate existing conditions. The proposed elements would not substantially change impacts as compared to those identified for the General Plan Update; no new or greater impacts would occur.
Soil erosion and loss of topsoil	Less than Significant. The General Plan FEIR found that future development arising as part of the General Plan's implementation would not result in any additional soil erosion or loss of topsoil following development.	Less than Significant. Development under the proposed Housing Element would remain consistent with the findings of the FEIR. It would not exacerbate existing soil conditions nor have the potential to expose structures or persons to hazards due to unstable geologic units or soils. Moreover, compliance with existing state and county regulations, as well as relevant General Plan Update goals and policies, would ensure that no new or greater impacts would occur.
Septic tanks or alternative waste water disposal systems	Less than significant. The 2030 General Plan FEIR stated that no septic tanks will be used as part of any future development within the City. The FIER also found that existing development generates an estimated 270,900 gallons of effluent on a daily basis. Future development and land uses analyzed in the General Plan are projected to generate 595,800 gallons of effluent on a daily basis.	Less than Significant. The proposed Housing Element would not increase impacts to septic tanks nor intensify wastewater treatment facilities. The General Plan FEIR analyzed maximum residential buildout of 3,358 units, whereas the Housing Element is proposing 365 units – far below that of the General Plan EIR. All future development projects will be required to conform to applicable regulations and policies that would ensure future development does not result

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	This translates into a net increased effluent generation of 324,900 gallons per day. As is the case with water consumption, the majority of this additional generation is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. Despite this, the 2030 General Plan FEIR found no significant impacts to wastewater treatment facilities.	in any significant adverse impact. The proposed Housing Element therefore would not substantially change impacts as compared to those identified in the FEIR; no new or greater impacts would occur.
Greenhouse Gas Emissions		
GHG emissions	Less than Significant. The General Plan FEIR concluded that future development supported as part of the General Plan's FEIR implementation would incorporate design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions to a less than significant level.	Less than Significant Implementation of the proposed Housing Element would not increase cumulative GHG emissions beyond what has been evaluated within the General Plan FEIR. The General Plan will be consistent with the California Environmental Protection Agency Climate Action Team's proposed early action measures that are designed to mitigate climate change. These early action measures are designed to ensure that projects meet the Governor's climate reduction targets and are documented in the Climate Action Team Report to Governor Schwarzenegger at the Legislature in March 2006. The early action measures are also included in the CARB Scoping Plan and are mandated under Assembly Bill 32. There are a number of policies included in the General Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan. Therefore, the proposed Housing Element would remain less than significant and no new or greater impacts would occur.
Conflict with applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHGs.	Less than Significant. The 2030 General Plan FEIR found the General Plan update would conform to Consistency Criteria 2 in that it would not exceed the assumptions included in the Air Quality Management Plan (AQMP) or other regional growth projections relevant to the AQMP's implementation. General Plan's implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out possible under the general plan's implementation is 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.	Less than Significant. The proposed General Plan updates include the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the City of Bell needs a total of 365 units of housing. According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by four percent. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37%). When combined with density bonus there is the potential for larger (in term of units) projects to be constructed. Density bonus projects tend to be multifamily and located in infill areas. Therefore, the proposed General

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
		Plan elements are not anticipated to result in a substantial increase in population, and the effects of the General Plan updates on their own would be minimal and well within the assumptions of the General Plan FEIR. The General Plan updates would not substantially change impacts as compared to those identified for the 2030 General Plan, and no new or greater impacts would occur.
Hazards and Hazardous Materials		
Routine transport, use, or disposal of hazardous materials; Accidental or reasonably foreseeable release of hazardous materials into the environment; Emit hazardous materials in proximity to schools.	Less than Significant. Numerous federal, state and local regulations exist that require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Implementation of the General Plan would involve an increase in the transport, use, and disposal of hazardous materials. However, any future development and use of land uses would be required to comply with applicable federal, state and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.	Less than Significant. Projects subject to the proposed Housing Element are residential projects which do not typically involve the use, storage, disposal, and transportation of hazardous materials other than typical household cleaning products. Therefore, the proposed updates would not substantially change impacts as compared to those identified for the General Plan FEIR and no new or greater impacts would occur.
Project that is on a list of hazardous materials site.	Less than Significant. Compliance with applicable existing regulations and processes would ensure that the General Plan would not result in a significant hazard to the public or the environment from future development on existing hazardous materials sites.	Less than Significant. Federal and state regulations as well as policies within the Land Use Element of the General Plan would reduce the potential for the public and the environmental to be exposed to hazardous materials from existing site conditions. The proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.
Hazards from airports and airstrips.	No Impact. There are no airports within or near the City of Bell. The nearest airport to Bell is the Compton/Woodley Airport, a public airport located approximately five miles southwest of the City. The two most busy commercial public airports in the area are the Los Angeles International Airport that serves domestic and international flights located approximately 13 miles west of the City, and the Long Beach Airport is located 10 miles south of Bell. Because the City is not located within two miles of a public airport nor within the vicinity of a private airstrip, there would be no impacts.	No Impact. Development under the proposed Housing Element would not create any impacts..
Impair implementation of emergency response plan.	No Impact. The 2030 General Plan FEIR found the General Plan would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.	No Impact. Under the proposed General Plan updates, the Health and Safety Element examines emergency response and evacuation plans and how they pertain to the overall General Plan. The Housing and Environmental Justice elements would not

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
		substantially increase population or the number of total housing units significantly impacting emergency access routes. Projects subject to the General Plan updates would be required to implement applicable regulations as well as General Plan goals and policies to reduce the risk of impaired implementation or physical interference of an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed General Plan updates would not interfere with such plans but rather enhance them for the City of Bell; no new or greater impacts would occur.
Wildfire risk.	No Impact. The City of Bell is located in an urbanized, built out community south of Los Angeles and not within a wildland area. The nearest wildland urban interface area is at Puente Hills located approximately 9.5 miles east of Bell. Therefore, there would be no impacts in respect to exposing people or structures to a significant risk of loss, injury, or death involving wildland fires.	No Impact. Potential build out in the proposed Housing Element is less than what was analyzed in the General Plan EIR. Therefore, no new or greater impacts would occur.
Hydrology and Water Quality		
Violate water quality standards or waste discharge requirements.	Less than Significant. Certain sites within the County are required to treat the first 0.75 inches of runoff pursuant to the Los Angeles County Standard Urban Stormwater Management Plan (SUSUMP). Future development that may arise indirectly as part of the General Plan's implementation will be required to comply with all pertinent SUSUMP requirements. It is anticipated that major developments will be required to install storm water treatment devices (including clarifiers) to treat the storm flows. As a result, the potential impacts are considered to be less than significant.	Less than Significant. The proposed Housing Element would not exacerbate impacts already analyzed in the adopted FEIR. Proposed projects would be subject to the SUSUMP and be required to install storm water treatment devices (including clarifiers) to treat the storm flows. The proposed plan updates would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.
Groundwater depletion, interfere with recharge.	Less than Significant. The General Plan FEIR concluded that water supply in the City will continue to be derived from local groundwater wells operated and maintained by the local waste purveyors imported water from the Metropolitan Water District (MWD). The FEIR found the General Plan would not result in any development that would result in a significant increase in water consumption over that contemplated under the previously adopted (2021-2029) General Plan. Any future development, including the excavation required to accommodate building footings, infrastructure, and other improvements, will not extend into the local aquifers. As a result, no significant adverse impacts are anticipated as part of	Less than Significant. The proposed Housing Element proposes 365 residential units whereas the General Plan EIR analyzed environmental impacts for 3,358 units. Therefore, any increase in impervious surface as a result of the proposed Housing Element in combination with density bonus would be within the increases analyzed in the General Plan FEIR. The proposed elements would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

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	the General Plan's approval and subsequent implementation.	
Alter drainage patterns resulting in substantial erosion or siltation.	Less than Significant. The General Plan FEIR found that according to maps produced by the United States Geological Survey (USGS), no blue-line streams or other bodies of water are located within the potential development sites. No surface water bodies will be affected by future development. All development will be required to conform to applicable water quality regulations and to obtain wastewater discharge permits in accordance with any applicable clean water act requirements. Adherence to applicable regulations and policies will ensure future development does not impact the local hydrological system and that water quality within the City is maintained. However, these impacts could occur in the absence of the implementation of the 2030 General Plan. The analysis of water and hydrology impacts resulting from implementation of the General Plan determined that there would not be any significant unavoidable adverse impacts with the adoption/incorporation of the Plan's goals, policies, and implementing programs. Impacts would be less than significant.	Less than Significant. Similar to the General Plan, projects subject to the proposed Housing Element are required to obtain the necessary hydrology permits as well as adhere to local policies. The proposed General Plan updates would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.
Alter drainage patterns resulting in substantial increase in surface runoff.	Less than Significant. Developments pursuant to the General Plan would not substantially increase runoff rates or volumes and substantial consequent flood hazards would not occur. The General Plan EIR found impacts would be less than significant.	Less than Significant. The General Plan FEIR stated that all development will be required to conform to applicable water quality regulations and to obtain waste-water discharge permits in accordance with any applicable clean water act requirements. Adherence to applicable regulations and policies will ensure future development does not impact the local hydrological system and that water quality within the City is maintained. However, these impacts could occur in the absence of the implementation of the General Plan. The proposed updates would not substantially change impacts to those already analyzed in the FEIR. Therefore, no new or greater impacts would occur.
Housing in 100-year flood hazard area; Placing structures to 100-year flood hazard area that could impede flood flows.	Less than Significant. The Federal Emergency Management Agency's (FEMA) National Flood Insurance Program designates the City of Bell within Zone X. The Zone X flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain and impacts would be less than significant.	Less than Significant. Both the Land Use Element and the Safety Element must indicate those areas of the City where there is a potential for flooding. Where flooding has been identified, special policies, programs, or other mechanisms must be considered as a means to reduce the damaging effects of flooding. Therefore, development under proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Flooding.	Less than Significant. The City of Bell is located within the inundation paths of the Hansen and Sepulveda Dams. The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams. However, the 2030 General Plan FEIR found future development will be exposed to the potential inundation risk from the Whittier, Hansen, and Sepulveda Dams though the level of risk would not increase from either the existing levels or those that are associated with the previously adopted General Plan. Impacts would be less than significant.	Less than Significant. Build out under the proposed Housing Element would not increase the number of residents and workers that had not already been analyzed by the General Plan EIR. The Housing Element proposes 365 units of housing to meet RHNA requirements, well below the 3,358 units analyzed in the General Plan. Additionally, most of the dams are flood control dams subject to the safety requirements and inspections by the Division of Safety of Dams. Therefore, no new or greater impacts would occur.
Seiche, tsunami, mudflow.	No Impact. As analyzed in the General Plan FEIR, there is no potential for seiche or tsunami in Bell since no large surface water bodies (lakes, reservoirs, etc.) are located nearby. The City of Bell is relatively flat with no hilly nor natural terrain that would contribute to a mudslide. Therefore, there would be no impacts to inundation by seiche, tsunami, or mudflow.	No Impact. As there is no potential for seiche or tsunami in Bell due to its proximity away from large surface bodies of water, the proposed Housing Element and other General Plan updates would not create additional impacts. Therefore, no new or greater impacts would occur.
Land Use and Planning		
Potential to physically divide a community.	Less than Significant. The City of Bell is a well-established community consisting of a residential center and industrial neighborhood. The General Plan FEIR found the 2030 General Plan would not result in the disruption or division of the physical arrangement of an established residential community. As a result, the adopted General Plan's land use impacts are less than significant.	Less than Significant. The proposed Housing Element applies to residential and mixed-use projects and, as a result, would not incentivize the construction of transportation or other types of projects that have the ability to physically divide an area as most development is anticipated to be infill development. Projects subject to the Housing Element would be consistent with the existing zoning and the allowable densities specified in the General Plan Land Use Element; any proposed zone change would require discretionary action. Any projects that are not consistent with zoning or the General Plan land use designation (and therefore with the potential to disrupt an existing neighborhood) would be subject to the City's process for zone changes or General Plan amendments. The Housing Element would not change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Conflict with any applicable land use plan, policy, or regulation.	Less than Significant. The General Plan FEIR found that in general, the General Plan's implementation will not involve any changes in the existing land use policy. The land use plan's major change in land use will involve potential infill mixed-use development within the areas of the City designated as the Mixed-Use Overlay Zone. As indicated previously, this overlay designation applies to those areas located along the Florence Avenue, Atlantic Avenue, and the Gage Avenue corridors. The purpose of this overlay zone is to expand the range of land uses and development to include mixed-use residential development, senior housing development, and multiple-family development on infill parcels. The General Plan's land use policy provides for a number of "area plans" for key areas of the City. The analysis of land use and planning impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the General Plan.	Less than Significant. Development in accordance with the proposed Housing Element would occur primarily in residential and urbanized areas. The Housing Element is consistent with local land use plans, goals, and policies mandating more affordable housing, transit serving development, and mixed-use development served by high-quality transit. The General Plan updates would also further accomplish the goals, objectives, policies and programs of the existing Housing Element of the General Plan by expanding the supply of affordable housing. It would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.
Conflict with any applicable habitat conservation plan.	No Impact. As described in Section 3.7 Biological Resources, the General Plan FEIR stated the City of Bell is urbanized and plant life is limited to non-native, introduced, and ornamental species, which are used for landscaping. The City is completely surrounded by established commercial and industrial development. Animal life in Bell and nearby urban areas consists of domesticated species commonly found in an urban setting. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals. The area governed by the General Plan does not include areas governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.	No Impact. The City is located within an urbanized setting, and no natural habitats are found within the City or in adjacent areas. Development through the proposed Housing Element would not make any changes to local, regional, or State habitat conservation plans. It would not substantially change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Mineral Resources		
Loss of availability of mineral resource of value to region or state.	No Impact. Under the Surface Mining and Reclamation Act (SMARA), the California Division of Oil, Gas, and Geothermal has identified significant sources of aggregate materials in the State. No significant sources of sand or gravel resources have been identified in the City of Bell or the adjacent areas. Also, the map showing significant aggregate resources indicate the City of Bell is in an area where no significant mineral deposits are present and there is little likelihood for their presence. The Tujunga-Soboba association, found on the eastern section of the Central City along the Los Angeles River, is a good source of sand though the Los Angeles River has been completely channelized and sand mining activity is no longer possible. A portion of the Bandini oil field underlies the Cheli industrial area of the City of Bell. Records concerning oil production indicate there are 14 wells located in the Bandini oil field with an annual production of 45,600 barrels. The remaining reserves in the Bandini oil field are estimated at 100 million barrels. The wells tapping the Bandini oil field are not located within the City of Bell though they are located in adjacent cities. There are no active oil wells within the City and the exploratory wells at the Cheli industrial area have long since been abandoned and plugged. Therefore, there would be no impacts to mineral resources.	No Impact. As there are no mineral resources in Bell, development under the proposed Housing Element would not contribute to the loss of a known mineral resources. Therefore, no newer or greater impacts would occur.
Loss of availability of locally important mineral resource recovery site.	No Impact. As described above, the City of Bell has no known mineral resources; therefore, there would be no impacts to the loss of availability of a locally important mineral resource recovery site delineated on a general plan, specific plan, or other land use plan.	No Impact. The proposed General Plan updates will also not affect mineral resource zones or otherwise result in the loss of locally important mineral resources. It would not substantially change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.
Noise and Vibration		
Generation of noise levels in excess of standards	Less than Significant. The General Plan EIR found that the potential stationary noise impacts are site specific. The impacts of the future development projects will require evaluation on a project specific basis. Furthermore, the analysis herein concluded that the implementation of the General Plan would not result in any significant environmental impacts. As a result, the 2030 General Plan would not result in any significant cumulative noise impacts.	Less than Significant. Construction as a result of development due to the proposed Housing Element would likely not create significant impact outside of those examined in the 2030 adopted General Plan. The analysis contained in the FEIR determined that short-term construction impacts would be less than significant through the implementation of the City's Noise Ordinance and any impact would be temporary and cease once the construction phases are completed. The potential long-term impacts would not be any different from that anticipated for any common development project. Therefore, the

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
		proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan, and no new or greater impacts would occur.
Exposure of persons to or generation of excessive groundborne vibration or noise levels	Less than Significant. The analysis of noise impacts indicated that no significant adverse impacts would result from the implementation of the proposed General Plan FEIR. There are a number of policies included in the General Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan	Less than Significant. Construction through the proposed Housing Element is not anticipated to result in significant generation of groundborne vibration or groundborne noise levels in excess of City standards. Development projects subject to the Housing Element would likely be residential or mixed-use projects and would not include the development of industrial land uses typical of excessive groundborne vibration or groundborne noise levels. Therefore, development through the proposed Housing Element would not intensify impacts as compared to those identified for the General Plan; no new or greater impacts would occur.
Permanent increase in ambient noise levels	Less than Significant. The General Plan EIR found that adherence to City Code requirements will ensure that any potential future construction noise impacts will be less than significant.	Less than Significant. Projects developed under the proposed Housing Element could generate traffic that could contribute to elevated noise levels from mobile sources along roadways. However, such projects would be required to implement General Policies to mitigate potential impacts that would result in a less than significant contribution to traffic and consequently noise. Moreover, the Housing Element proposes 365 units in comparison to the 3,358 units analyzed in the General Plan EIR. Therefore, buildout under the proposed element would not substantially change impacts as compared to those identified for the General Plan FEIR. No new or greater impacts would occur.
Temporary or periodic increase in ambient noise levels	Less than Significant. The General Plan EIR found that adherence to City Code requirements will ensure that any potential future construction noise impacts will be less than significant.	Less than Significant. Projects developed under the proposed Housing Plan could generate traffic that could contribute to elevated noise levels from mobile sources along roadways. However, most projects would result in a less than significant contribution to traffic and therefore noise. Projects would be required to implement General Policies that mitigate potential impacts. Because the maximum amount of development under the Housing Element is far less than that analyzed in the General Plan EIR, the Housing Element would not increase nor intensify impacts; therefore, no new or greater impacts would occur.
Proximity to public or private airport	Less than Significant. The General Plan FEIR explains that development is required to be consistent with any applicable Airport Land Use Compatibility Plan (ALUCP) constraints pertaining to nearby developments. Compliance with land use compatibility policies included in the Land Use Element and Noise Element of the General Plan	Less than Significant. Development under the proposed Housing Element would be required to comply with policies included in the Land Use Element and Noise Element of the General Plan to ensure that development would not conflict with airport land use plans. The Housing Element projects would not substantially change impacts as compared to

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	would ensure that development would not conflict with airport land use plans. Therefore, the General Plan EIR found that future development under the General Plan would be consistent with adopted ALUCPs and there would be no significant noise exposure impacts relative to airport or airstrip noise levels (and would not exacerbate existing impacts).	those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.
Population and Housing		
Induce population growth.	Less than Significant. The potential buildout under the 2030 General Plan is less than that projected for the Adopted General Plan.	Less than Significant. The potential buildout under the proposed Housing Element is less than that projected for the 2030 General Plan.
Displace housing or people.	Less than Significant. The General Plan Update EIR concluded that existing uses would continue even where new zoning and land use designations are proposed. None of the existing uses would be forced to be removed or relocated as a result of the project implementation. Compliance with the Housing Element would facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunities sites. Therefore, the General Plan EIR found no significant impacts.	Less than Significant. The proposed Housing Element along with the Environmental Justice and Health and Safety Elements would not result in the displacement of substantial numbers of existing housing units, either market rate or affordable. The purpose of the proposed Housing Element along with the Environmental Justice Element is to increase affordable housing supply in the City of Bell. Both elements would work with RHNA to help ensure there is no net loss of affordable housing. Therefore, the General Plan updates would not increase impacts as compared to those identified for the 2030 General Plan; no new or greater impacts would occur.
Public Services		
Impact to environment based on new government facilities such as fire/emergency stations, police stations, and schools, parks and other public facilities	Less than Significant with Mitigation. The General Plan EIR found that no significant unavoidable adverse impacts on public services were identified in this analysis. The analysis herein focused both on the existing state of City of Bell Public Services and proposed potential for generating impacts on local public services and utilities serving the city. The Draft General Plan's implementation would not result in significant adverse impacts on law enforcement services, fire services, and schools. In addition, the Draft General Plan would not result in an exceedance of waste-water treatment requirements of the applicable Regional Water Quality Control Board. Finally, the Draft General Plan would not result in a need for new water or waste-water treatment facilities or expansion of existing facilities or involve the construction of which could cause significant environmental impacts.	Less than Significant with Mitigation. Projects subject to the General Plan updates are not expected to increase population beyond what is already anticipated under the General Plan. Implementation of the General Plan policies on future development would reduce impacts to a less than significant level.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Recreation		
Substantial physical deterioration of recreational facilities.	Less than Significant. The 2030 General Plan found that it would not involve 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. The General Plan would not require the construction and expansion of recreational facilities to accommodate projected demand. Therefore, impacts would be less than significant.	Less than Significant. The proposed Housing Element would not intensify population increases beyond what was analyzed in the General Plan FEIR, and consequently impact on local parks. The existing General Plan policies would require future development to provide additional parkland or in lieu fees that would reduce the severity of the parkland deficiency to mitigate impacts. Therefore, no new or greater impacts would occur.
Require construction of recreational facilities that might have an adverse effect on the environment.	Less than Significant. There are a number of policies in the Draft General Plan that will require future development to provide additional parkland or in lieu fees that will reduce the severity of the parkland deficiency. Therefore, impacts would be less than significant.	Less than Significant. The proposed Housing Element may lead to some population growth although it would not be substantial enough to create additional impacts analyzed in the adopted General Plan FEIR. Projects subject to development would comply with existing federal, state, and local regulations regarding parks and recreational facilities. They would also be required to adhere to the existing General Plan policies would require future development to provide additional parkland or in lieu fees that would reduce the severity of the parkland deficiency to mitigate impacts. Therefore, no new or greater impacts would occur.
Transportation and Traffic		
Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system; Conflict with an applicable congestion management program.	Less than Significant with Mitigation. The General Plan FEIR concludes that it will not result in a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). There are a number of goals and policies included in the draft City of Bell General Plan that will also be applicable to future development that may be directly or indirectly supported through the general plan update.	Less than Significant with Mitigation. Development under the proposed Housing Element would require increased housing principally in the residential community of Bell. The General Plan EIR analyzed impacts for 3,358 residential units whereas the Housing Element update proposes 365 units, well below that of the General Plan. The location of units has been identified in the draft element and in general would be located in urbanized areas in close proximity to transit and walkable areas. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. The General Plan updates would not substantially change traffic impacts as compared to those identified for the 2030 General Plan FEIR; therefore, no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Air Traffic.	No Impact. The adopted General Plan is not anticipated to result in the development of a new airport within the City of Bell nor will it introduce new land uses that could prevent safety hazards to air traffic. The City is located in a completely built out urban environment south of the City of Los Angeles. The entire City is 2.62 square miles and would not be able to accommodate an airport nor airstrip. Therefore, there would be no impact.	No Impact. The potential for development in the proposed Housing Element would be limited in number and therefore unlikely to significantly affect flight paths or air travel. Although the Housing Element would increase the amount of housing that would be eligible for incentives such as height increases, it is unlikely that projects would exceed 200 feet in height (a threshold for consultation with the Federal Aviation Administration). Existing FAA regulations and the ALUCPs and are intended to identify and properly address potential airport hazards prior to implementation of specific projects. The proposed General Plan updates would not substantially change impacts as compared to those identified for the 2030 General Plan; therefore, no new or greater impacts would occur.
Design feature.	Less than Significant. The General Plan FEIR found that there would not be substantially increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). General Plan Mobility and Circulation Element Policy 7 states that the City of Bell shall require new developments to include design features to mitigate adverse impacts upon the local circulation system. All new development projects must promote and facilitate walkable streets, bus transit, bicycling, parking, efficient goods movement, and other components of the transportation system. Transit related improvements shall be identified as part of the conditions of approval through the design review and environmental review processes. The General Plan FEIR found impacts to be less than significant with these mitigation policies incorporated.	No Impact. Development in accordance with proposed Housing Element is not anticipated to result in hazards due to design features or increase conflicts between incompatible uses. The General Plan updates would not result in changes being made to the local roadways or impede public access on any public right-of-way. Therefore, implementation of the proposed elements would have not create a significant impact related to design feature hazards and would not substantially change impacts as compared to those identified for the General Plan FEIR; no new or greater impact would occur.
Emergency access.	Less than Significant. The General Plan FEIR found that development would not result in inadequate emergency access. For projects of sufficient size, discretionary review of emergency access is evaluated on a project-by-project basis. Buildout will enhance the capacity of the roadway system by upgrading roadways and intersections when necessary, ensure that the future dedication and acquisitions of roadways are based on projected demand, and implement the construction of paved crossover points through medians for emergency vehicles. Impacts would be less than significant.	Less than Significant. Under the proposed General Plan updates, the Health and Safety Element examines emergency response and evacuation plans and how they pertain to the overall General Plan. Development under the Housing Element would not substantially increase population or the number of total housing units significantly impacting emergency access routes. Projects subject to the proposed General Plan Elements would be required to implement applicable regulations as well as General Plan goals and policies to reduce the risk of impaired implementation or physical interference of an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant and no new or greater impacts would occur.

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less than Significant. The General Plan FEIR concludes that it will not result in a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). There are a number of goals and policies included in the draft City of Bell General Plan that will also be applicable to future development that may be directly or indirectly supported through the general plan update. Mobility and Circulation Element Policy 1 states that the City of Bell shall continue to participate in regional transportation planning efforts. The City shall participate in all regional transportation planning and development initiatives including those hosted by SCAG, Caltrans, Los Angeles County MTA, and ECO Rapid Transit. Mobility and Circulation Element Policy 2 states that the City of Bell shall continue to work with adjacent cities to improve area-wide circulation. These will include area plans related to transit routes and stops, development of bus turnouts and shelters, signal synchronization, and arterial roadway improvement projects. Finally, Mobility and Circulation Element Policy 4 states that the City of Bell shall continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan. The Engineering Department shall continue to pursue grants to rehabilitate City roadways and will strive to manage these projects so they are completed on schedule and budget. The City shall continue to implement the pavement management plan and the City's CIP program.	Less than Significant. The proposed Housing Element would require increased housing principally in the residential community of Bell. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. However, it would not increase the number of residential units not already analyzed in the General Plan EIR. In general, projects would likely be located in urbanized areas in close proximity to transit and walkable areas. Therefore, the development under the proposed Housing Element would not substantially change traffic impacts as compared to those identified for the 2030 General Plan FEIR; no new or greater impacts would occur.
Tribal Cultural Resources		
Substantial adverse change to: -Listed or eligible in California Register of Historic Resources? -Resource determined to be significant by PRC 5024.1?	Less than Significant. No significant impacts on cultural (archeological/paleontological) or historic resources were identified in the General Plan FEIR, and implementation of the 2030 General Plan will not result in a disturbance of any historic resources. Moreover, there are a number of policies included in the General Plan that would be applicable to future development.	Less than Significant. Development under the proposed Housing Element would not increase the number residential units analyzed in the FEIR nor intensify its impacts. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR; no new or greater impacts would occur.
Utilities and Service Systems		
Wastewater treatment requirements.	Less than Significant. The City of Bell is located within the Central Basin Municipal Water District (CBMWD) which regulates groundwater	Less than Significant. The proposed Housing Element recommends 365 units of residential housing in the City of Bell. Such an increase is well within the maximum build out

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
	pumping rights in the basin. The district charges a fee for water in excess of pumping rights, and water companies may buy or lease additional water from the CBMWD. The district's reclaimed water line extends through the City of Bell in Otis Avenue. This line was installed in 1994. The City of Bell is served by five water companies. The 2030 General Plan FEIR found existing development consumes an estimated 376,250 gallons of water on a daily basis. The future development and land uses are projected to consume 827,500 gallons of water on a daily basis. This translates into a net increased daily water consumption of 451,250 gallons. The majority of this additional consumption is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation.	of 3,358 units analyzed in the General Plan EIR. Therefore, development under the Housing Element would not exceed the residential units analyzed in the entirety of the 2030 General Plan. Hence, the proposed element would not substantially change impacts as compared to those identified for the 2030 General Plan FEIR; no new or greater impacts would occur.
New water or wastewater treatment facilities; Determination of capacity.	Less than Significant. The 2030 General Plan FIER found existing development generates an estimated 270,900 gallons of effluent on a daily basis. Future development and land uses analyzed in the General Plan are projected to generate 595,800 gallons of effluent on a daily basis. This translates into a net increased effluent generation of 324,900 gallons per day. As is the case with water consumption, the majority of this additional generation is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. Despite this, the 2030 General Plan FEIR found no significant impacts to wastewater treatment facilities.	Less than Significant. Development under the Housing Element would likely occur in urbanized areas zoned for residential development and would be expected to connect to the existing sewer lines. The size of individual projects is anticipated to be relatively small, resulting in minor impacts to the sewer system in the vicinity of each site. Moreover, buildout under the Housing Element is 365 units, well below the 3,358 units analyzed in the General Plan EIR. Regardless, development projects would be required to comply with all applicable City and General Plan policy regulations. Therefore, the proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.
Water supply.	Less than Significant. The 2030 General Plan FEIR found the 2030 General Plan's potential to exceed or not resolve ongoing problems with wastewater treatment requirements of the applicable regional water quality control board. It also found the Plan's potential to require or result in the need for upgrading/expansion of existing new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.	Less than Significant. Development under the proposed Housing Element does not increase development beyond what is already analyzed in the 2030 General Plan. It is unlikely to result in projects that would not have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Developments constructed as a result of the project are likely to be located in infill areas on land previously developed with residential and served by water systems that would provide will-serve letters verifying water supply. Projects would be subject to the General

Impact	Level of Significance General Plan EIR	Level of Significance Proposed General Plan Elements
		Plan's policies off-setting potential impacts. Therefore, development through the proposed Housing Element would not intensify impacts as compared to those identified for the 2030 General Plan; no new or greater impacts would occur.
Impacts to landfills; Comply with applicable regulations regarding solid waste.	Less than Significant. Existing development generates approximately 6,020 pounds of solid waste on a daily basis. Under the 2030 General Plan, the FEIR projected future development and land uses to generate 13,240 pounds of solid waste on a daily basis, translating into a net increase of 7,220 pounds of solid waste on a daily basis. The majority of this additional solid waste generation is again related to the increased residential development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. With the number of policies included in the City of Bell General Plan that would also be applicable to future development, the General Plan FEIR concludes that buildout would not require construction of new or expanded landfills, and impacts are found to be less than significant.	Less than Significant. Development under the proposed Housing Element would not increase that which is anticipated under buildout of the adopted General Plan. The proposed Housing Element is unlikely to result in projects that would significantly impact landfill capacity. Inclusionary housing developments are likely to be located in areas with existing residential uses that are already served by existing landfills. Projects that obtain planning and building approvals would be consistent with solid waste regulations. Therefore, the proposed Housing Element would not increase impacts in comparison to those identified in the General Plan; no new or greater impacts would occur.

As shown in the table above, development associated with the proposed General Plan Elements including development under the Housing Element would be consistent with growth assumptions in the General Plan EIR. As a result, and as demonstrated in this Addendum, all impacts would be less than those analyzed in the 2030 General Plan.

Because the proposed buildout under the Housing Element is less than the anticipated increase in development analyzed in the General Plan EIR, impacts would be less than those identified in the 2030 General Plan. Therefore, as summarized in Table 1-2 and analyzed in more detail in **Chapter 3.0**, the proposed General Plan updates would not result in 1) substantial changes that require major revisions to the General Plan EIR; 2) substantial changes to circumstances, related to significant effects, that require major revisions to the General Plan EIR; 3) new information of substantial importance which was not known and could not have been known at the time to General Plan EIR was certified. Therefore, the proposed General Plan Elements would not trigger any of the conditions that require the preparation of a subsequent or supplemental EIR under Guidelines sections 15162 and 15163, and an Addendum to the General Plan EIR is the appropriate CEQA document to address the General Plan updates.

1.10 INCORPORATION BY REFERENCE

The following documents were used in the preparation of this Addendum, and are incorporated herein by reference, consistent with Section 15150 of the Guidelines:

- Resolution 2018-18 – Resolution of the City Council of the City of Bell certifying the final environmental impact report, adopting the findings of fact, and approving the updated General Plan and Bicycle Master Plan.

The proposed General Plan Elements is available on the City's website at:

<https://www.cityofbell.org/?NavID=2703>

The General Plan EIR is available for review at the City of Bell, Department of Community Development, 6330 Pine Avenue, Bell, CA 90201, and on-line:

- EIR: <https://www.cityofbell.org/home/showpublisheddocument/10125/636522145820770000>
- City of Bell General Plan:
<https://www.cityofbell.org/home/showpublisheddocument/14770/637490821578330000>
- 2018 Resolution: [636625924628730000 \(cityofbell.org\)](https://www.cityofbell.org/home/showpublisheddocument/636625924628730000)

2.0 PROJECT DESCRIPTION

2.1 CITY OF BELL 2030 COMPREHENSIVE GENERAL PLAN UPDATE AND BICYCLE MASTER PLAN

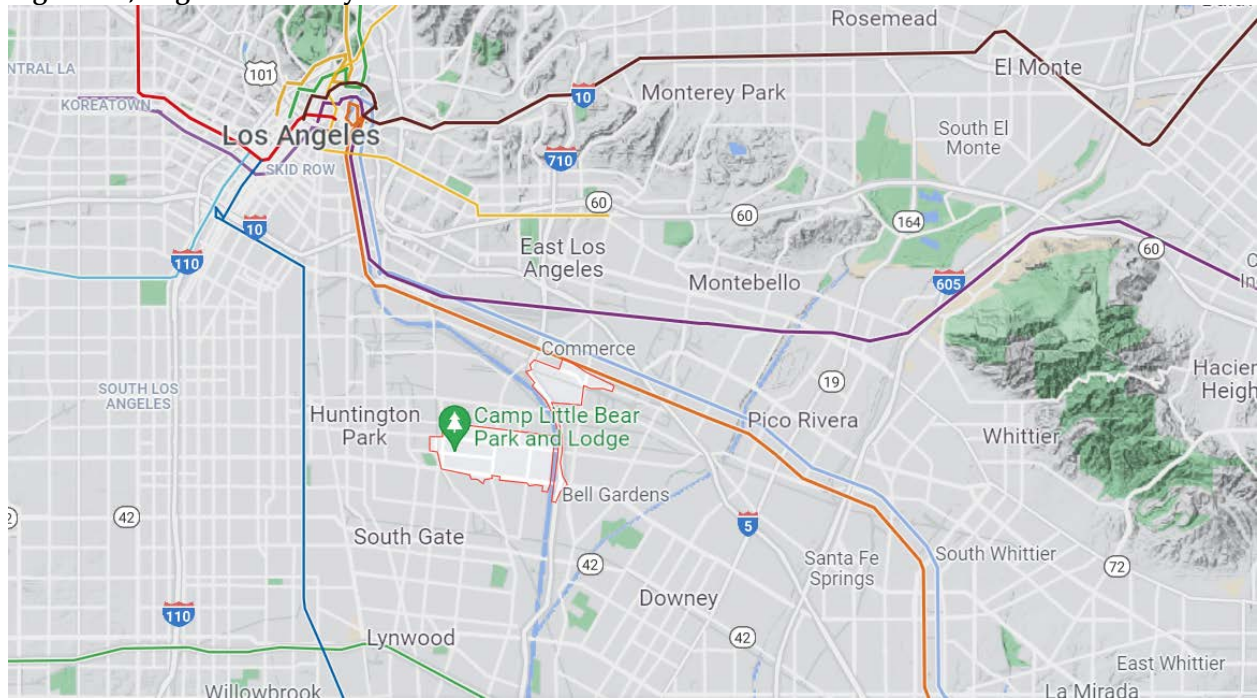
As noted in **Chapter 1.0, Introduction**, the 2030 Comprehensive General Plan Update and Bicycle Master Plan is the project analyzed in the City of Bell (City) General Plan Update EIR (General Plan Update EIR).¹

The City of Bell is centrally 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 Huntington Park, Vernon, Maywood, and Commerce; on the south by the cities of Cudahy and Huntington Park; 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 that are connected by the Los Angeles River and the Long Beach Freeway (I-710). The southerly portion of the City is commonly referred to as the Central City, which includes the residential neighborhoods and the local commercial districts. The Central City area is generally bounded by Randolph Street on the north and Florence Avenue on the south. The second portion of the City is located to the north of the Central City area and east of the Los Angeles River and the Long Beach Freeway. The regional location of the City is shown in **Figure 2-1, Regional Vicinity**.

¹ City of Bell 2030 Comprehensive General Plan Update & Bicycle Master Plan, Bell California, State Clearinghouse No. 2017121002, Certified May 9, 2018 available at: <https://www.cityofbell.org/home/showpublisheddocument/10125/636522145820770000> and <https://www.cityofbell.org/home/showpublisheddocument/11533/636625924628730000>

Figure 2-1, Regional Vicinity



Source: Google Maps, 2021

Overview of the 2030 General Plan

Zoning is the key tool used to implement land use policies related to the use of land, buildings, location and form of structures. Zoning regulations are generally intended to guide development in an orderly manner, based on the adopted general plan, to protect and enhance the quality of the natural and built environment, and to promote the public health, safety, and general welfare.

The General Plan Update was a comprehensive update to the City's General Plan. The purpose of the General Plan is to guide growth and development in the City. As part of the 2017 General Plan Update, several elements to the General Plan were revised, combined, and otherwise reorganized. The Land Use and Sustainability Element contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional. In addition to the base land use designations, two overlay designations are also provided that permits an expanded range of land use types for selected areas of the City. The first is an Emergency Housing Overlay Zone and the second is the Mixed-Use Overlay Zone. The distribution of the land uses permitted under these land use designations is indicated in **Table 2-1** and **Table 2-2**. The individual land use categories, depicted in Exhibit 2-1, are described below.

- **Residential, Low Density.** This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. This designation is limited to properties improved with existing single-family (detached) dwelling units.
- **Residential, Medium Density.** This land use designation permits higher density residential development that includes multiple-family development (townhomes, condominiums, and apartments). The maximum development density is 30 units per acre.
- **Commercial.** This land use designation applies to the commercial districts in the City located along the Atlantic Avenue, Gage Avenue, and Florence Avenue. Land uses within this category are characterized by office, retailing, commercial services, and automotive uses.
- **Industrial.** This designation applies to two distinct areas of the City. The first area is a smaller area located to the west of Salt Lake Avenue and the second applies to the Cheli district. Land uses within this land use designation are characterized by manufacturing and processing, warehousing and distribution, wholesaling and retailing, and office uses.
- **Open Space.** Open space uses include parks, recreational facilities, and other public facilities. This category of land use is permitted within any zone district in the City.

- **Institutional.** This land use designation includes public and quasi-public uses within the City of Bell and include the civic center, public and private schools, and other public and quasi-public facilities. These land uses are also permitted in all zone districts.
- **Mixed Use Overlay.** This overlay designation applies to those areas located along the Florence Avenue, Atlantic Avenue, and the Gage Avenue corridors. The purpose of this overlay zone is to expand the range of land uses and development to include mixed-use residential development, senior housing development, and multiple-family development on infill parcels.
- **Emergency Housing Overlay.** The Overlay Zone will be applicable to that portion of the Cheli District than is occupied by the Bell Salvation Army Shelter facility.

The land use designations are summarized below in **Table 2-1** and **Table 2-2**.

The land use plan's major change in land use involved potential infill mixed-use development within the areas of the City designated as the Mixed-Use Overlay Zone. This overlay designation applies to those areas located along the Florence Avenue, Atlantic Avenue, and the Gage Avenue corridors. The purpose of this overlay zone is to expand the range of land uses and development to include mixed-use residential development, senior housing development, and multiple-family development on infill parcels.

City of Bell Bicycle Master Plan The purpose of this Bicycle Master Plan is to identify improvements to the bicycling environment in the City of Bell by providing recommendations for bikeways and bicycle support facilities as well as education, encouragement, enforcement, and evaluation programs. The implementation of bicycle facilities and programs proposed in the Bicycle Master Plan will create a bicycle-friendly environment and thereby encourage people to live, work, and play in Bell.

The successful implementation of the Bicycle Master Plan will also result in numerous environmental benefits including a lowering of vehicle emissions, a reduction in greenhouse gases (GHG), and the creation of a healthier environment for residents and visitors. The bikeway recommendations that follow include a number of treatments, which are described below in greater detail. Several of the recommended bikeway facilities, such as Class III Local Street Bikeways or Class II Bike Lanes, could be implemented initially then enhanced to a neighborhood greenway or Class IV Separated Bikeway, respectively, in the long term. This Plan recommends further studies be conducted for potential bikeways that are controlled by a non-City agency and/or are not feasible within the current right-of-way configuration.

Table 2-1
Land Use Designations

Land Use Designation	Land Area		Development Intensity	Population density standard	Corresponding Zone
	Acres	% Area			
Low Density Residential	65	4	20 units/acre	78 persons/acre	R-1
Medium Density Residential	530	30	30 units/acre	117 persons/acre	R-2, R-3
Commercial	151	8	0.5:1.0 FAR	--	C-3, C-3R
Industrial	842	47	1.0:1.0 FAR	--	C-3, CM, T
Open Space	7	0.4	--	--	All zones
Institutional	10	1	1.0:1.0 FAR	--	All zones
Mixed Use Overlay	98	6	2.0 FAR	--	Overlay
Streets	289	16	--	--	--
I-710 Freeway	125	7	--	--	--
Los Angeles River	186	10	--	--	--
Total	1,796	100	--	--	--

Source: General Plan 2035 EIR, Table 2-2

The General Plan Update EIR identifies and analyzes projections for buildout of the General Plan. As shown in **Table 2-2** below, buildout of the General Plan Update would result in 12,575 units. This build out figure would permit an additional 3,358 units over the existing number (9,217 units).

Table 2-2
Land Use Designation and Build out

Land Use	Land Area		Development Intensity Standard	Potential Build Out
	Acres	% Area		
Low Density Residential	65	4%	9(8.71) units/acre	585 units
Medium Density Residential	530	30%	22 (21.78) units/acre	11,660 units
Commercial Residential	151	8%	22 (21.78) units/acre	330 units
Total	1,796	100	--	12,575 units

Source: Draft Environmental Impact Report 2030 Comprehensive General Plan/Bicycle Master Plan, 2017

2.2 BACKGROUND

Unlike many of the other cities in Southern California, Bell is an older community that was largely developed prior to the Second World War. The land area that is included within the corporate boundaries of the City was once part of the James Bell ranch that was first settled in the late 1800s. Portions of the ranch were sold in the early 1900s and soon after, the town-site was recorded and early development began. Bell was incorporated as a general law city in 1927. More recently, the City became a charter city.

Residential Development. The dominant land use in the City of Bell is residential development that accounts for 410 acres of land or approximately 33% of the City's total land area. According to the most recent (2021) California Department of Finance estimates, there are 9,305 housing units in Bell. Of this total, 4,771 units are single-family detached units, 827 units are single-family attached, 989 units are multiple-family units in structures containing between two to four units, and 2,330 units are multiple-family units in structures containing five or more units. There are a significant number of mobile home units in the City, totaling 388 units. The majority of the residential neighborhoods are zoned for higher densities and over time, these neighborhoods have been developed accordingly.

Commercial Development. Commercial development is located along the major roadways (Atlantic Avenue, Gage Avenue, and Florence Avenue). The Atlantic Avenue corridor functions as the City's major north/south arterial. Other commercial-strip corridors are found along Florence Avenue and Gage Avenue. The original "downtown" commercial district is located along Gage Avenue, west of Atlantic Avenue. Approximately 148 acres of the City (6.2%) are commercial.

Industrial Development. The northernmost section of the City is developed exclusively with industrial uses and is referred to 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 the I-710 on the west and Eastern Avenue on the east. A large portion of this area is owned by government related uses.² A smaller industrial area is located in the westernmost portion of the City along Salt Lake Avenue. Land devoted to industrial uses account for approximately 390 acres or 21.7% of the City's total land area. The portion of the Los Angeles River located within the City is 500 feet wide and accounts for approximately 186 acres. The I-710 Freeway occupies approximately 125.2 acres of land and extends parallel and immediately east of the Los Angeles River channel. Both the river and freeway extend in a north-south direction and provides the geographic link between the Central City to the southwest and the Cheli area to the northeast.

² This area is occupied by a California National Guard Armory. The Los Angeles Air Base first occupied the area during World War II.

As identified in the Los Angeles County Affordable Housing Action Plan, the County is confronting a housing crisis.³ Residents are experiencing a shortage of 551,807 affordable homes for households earning less than \$41,500 for a four-person household.⁴ The County's lowest-income renters spend about 70% of their income on rent, which leaves only 30% of their income for daily essentials such as food, transportation, health expenses, and other needs.⁵

Housing need in the County is expected to continue to rise with projected population growth. According to SCAG's Technical Report, "Current Context: Demographics and Growth Forecast" published in September 2020, the Los Angeles County population is slated to increase by 16% from 2016 to 2045. The same report projects that Bell's population will increase by 2% during the same period. In Bell, this is an increase of only 700 people over approximately three decades, or roughly 233 people per decade. Compared to other jurisdictions within Los Angeles County, Bell is not expected to experience a substantial influx of new residents and this is reflected in the City's Regional Housing Needs Assessment (RHNA). Bell's RHNA is 229 units, which is composed of 89 units to meet the need of projected population growth and 139 units to meet the need of the existing population.

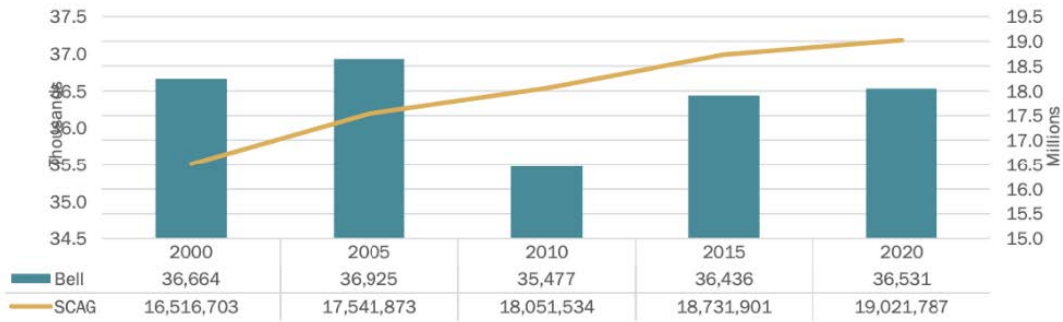
The City of Bell is the 48th largest city in Los Angeles County and the 216th largest in the state of California with a population of 36,319 people, according to a January 2021 estimate from the State of California's Department of Finance. Over the twenty-year period from 2000 to 2020 Bell's annual growth was 0% compared to 0.7% in the Southern California Association of Governments (SCAG) region. See **Figure 2-2**, which illustrates the population trends over this twenty-year period in the City of Bell compared to the SCAG region. From 2020 to 2021, the Department of Finance estimated that the population of Bell decreased by 156 people, a 0.43% loss.

³ Los Angeles County Department of Regional Planning (January 2018) Los Angeles County Affordable Housing Action Plan. http://planning.lacounty.gov/assets/upl/project/housing_la_ahap_action-plan.pdf

⁴ Maxwell, C. (February 24, 2017). New Study Finds Los Angeles County Needs 551,807 Affordable Homes. <https://chpc.net/resources/newsletter-new-study-finds-los-angeles-county-needs-551807-affordable-homes/>

⁵ Los Angeles County Rents in Crisis: A Call for Action, California Housing Partnership Corporation (May 2017) <http://1p08d91kd0c03rlxhmhtydpr.wpengine.netdna-cdn.com/wp-content/uploads/2017/05/Los-Angeles-County-2017.pdf>

Figure 2-2, Population Trend, 2000-2020
Population Trend, 2000-2020



CA DOF E-5 Population and Housing Unit Estimates

Demographic Trends

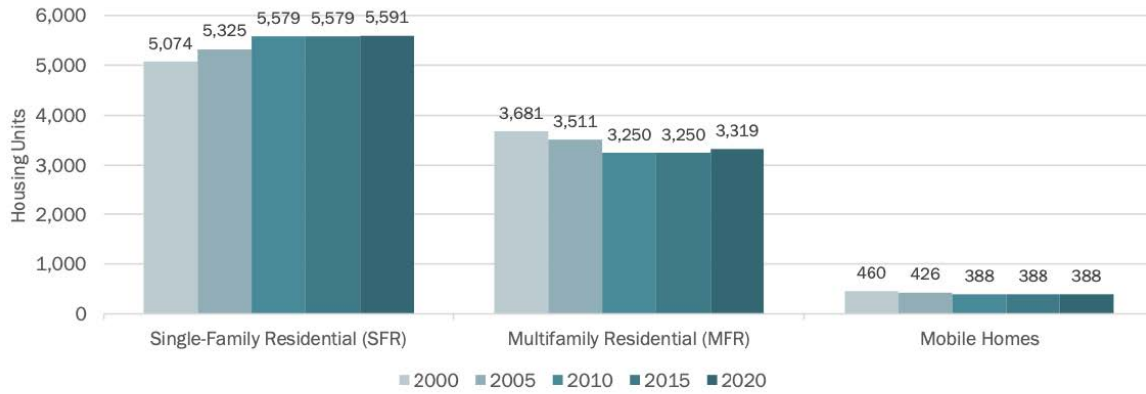
Population. While Bell has not experienced recent population growth, the city's population has increased by approximately 14,000 people over the last 50 years. Much of this growth occurred from 1970 to 2000, a period in which large-scale immigration from Latin America to the Los Angeles region was taking place. See **Figure 2-2** for the City of Bell's population trend from 1970 to 2020.

Household Income. Household income predicts the types and price of housing that residents can afford. According to ACS 2006 2010 5-year data, the City of Bell's median household income was \$38,473. According to ACS 2015-2019 5-year data, the City of Bell's median household income increased by \$5,854 over the last decade, to \$44,327. Using the same data, Bell's median household income is extremely low compared to the 2019 Los Angeles County median household income, which is \$68,044. In addition to a low median household income, rates of poverty in Bell are high and trends suggest these rates become higher when certain family characteristics are considered. According to 2015-2019 ACS 5- year data, the overall poverty rate was 24%.

Housing Trends. Housing Composition According to 2020 California Department of Finance data, there are 9,305 housing units in the City of Bell. The most prevalent housing type in the city is single-family detached homes, at 4,771 units or 51% of the city's housing stock. (**Figure 2-3**) The second most prevalent housing type in the city is multi-family 5+ units, at 2,330 units. The city's housing stock is approximately 36% multifamily. Compared to the SCAG region, Bell's share of single-family detached housing along with their share of multifamily 5+ units are slightly lower than the regional average, while single-family attached, multifamily 2 to 4 units, and mobile homes are slightly higher than the regional average.

Figure 2-3, Housing Trends

Housing Type Trend



CA DOF E-5 Population and Housing Unit Estimates

According to California Department of Finance data over 50% of the housing stock in Bell is single-family detached and 36% is multi-family. During the past 20 years, the City of Bell has seen much more construction of single-family homes than of multi-family homes (see **Figure 2-3**). In fact, from 2000 to 2020, the stock of single-family homes in Bell increased by 517 units while the stock of multi-family homes decreased by 362 units. During the same time period, the mobile home stock in Bell decreased by 72 homes. The reduction in the number of multi-family housing units is due to the significant school construction that occurred, as well as a new park and water reservoir complex that is yet to be constructed. These projects involved the demolition of multifamily housing units.

According to 2015-2019 ACS 5-year data Bell has an overall vacancy rate of 3%, which is lower than the Los Angeles County overall vacancy rate of 6%. A healthy residential vacancy rate in the United States hovers around 5 to 6%. Bell's low vacancy rate does not indicate a healthy housing market.

Overcrowding. 2015-2019 ACS 5-year data found that the City of Bell's average household size for an owner-occupied household is 4.33 people per household and 3.71 people per renter-occupied household. These vacancy rates are much higher than in Los Angeles County where the average household size for an owner-occupied household is 3.17 people per unit and 2.83 for a renter-occupied household. Bell is significantly overcrowded. Overcrowding is the result of a lack of large family units and high housing costs that force families to share housing. Additionally, many households in Bell are multigenerational, meaning multiple generations of one family lives under one roof.

Overcrowding conditions are known to be harmful, and unfortunately the situation is severe in the City of Bell. Families that live in overcrowded conditions suffer from negative impacts to their mental and physical health. Overcrowding increases exposure to diseases and to the daily stressors that come with living with multiple people in a crowded space. During the height of the COVID-19 pandemic, communities in Los Angeles County with the highest overcrowding were hit the hardest as coronavirus is spread through close contact with infected individuals. In addition, overcrowding often accelerates the deterioration of a city's housing stock.

2.3 APPROACH TO ANALYSIS

A review of recent housing permit data was conducted to determine the overall development trend in the City over a longer period of time. Development is generally subject to a typical boom and bust cycle (2018-2019 representing a relative boom year), the overall trend has been does not show a measurable increase since the 2008 recession.

Table 2-3 Total Residential Units Permitted 2000-2018 shows the City's progress in meeting its RHNA through residential building permit activity. As shown in **Table 2-2**, the City traditionally is not producing enough housing to adequately serve the need.

Table 2-3
Total Residential Units Permitted 2000-2018

Year	Number of Permits
2000	0
2002	66
2004	13
2006	17
2008	2
2010	0
2012	0
2014	0
2016	2
2018	4

Source: SCAG local profile, 2019

Table 2-4 shows the City's RHNA allocation.

Table 2-4
6th Cycle Regional Housing Needs Allocation (RHNA) for Bell

Type	Units
Very-Low Income (<50% of AMI)	43
Low-Income (50-80% of AMI)	24
Moderate-Income (80 to 120% of AMI)	29
Above Moderate Income (>120% of AMI)	133
Total	229

Although the permitted numbers have not increased substantially since 2008, over the course of five previous cycles of Housing Elements the City has set goals and advanced its housing vision. Since the adoption of the 5th Cycle Housing Element, the City has implemented a number of plans and programs from the start of the planning period in October 2013. In total, a number of accomplishments have highlighted the City's progress since 2013 including:

- Constructed 191 new residences, meeting and exceeding the RHNA requirement of 47.

The production of ADUs in Bell has increased since the implementation of these new laws and it remains a popular program with residents. The City of Bell saw 11 ADU applications in 2018, 18 applications in 2019, 21 applications in 2020, and 17 applications in the first five and a half months of 2021.

As of June 21, 2021, a total of 296 units were at various stages of review and approval. This includes 82 very low-income units, 0 low-income units, 25 moderate income units, and 189 above moderate-income units. 246 of these units are multi-family while 60 are townhomes. The Housing Element identifies a total of 494 units that could be developed over the eight-year planning period. Some of these sites are under development or have active proposals and are undergoing separate environmental review. **Table 2-5** shows the anticipated RHNA sites and units.

Table 2-5
RHNA Site Inventory

	Unit Type	Very Low	Low	Moderate	Above Moderate	Total
RHNA		43	24	29	133	229
Units Pending Approval with Developer Intent						
5209 Florence Ave	MF			25	127	
4500 Gage Avenue	Townhome				24	
4375 Gage Avenue	Townhome				36	
5600 Rickenbacker Ave	MF	34				
5600 K Street	MF	48				
Units Anticipated						
4570 Gage Avenue	MF	22	22			
4333 Florence Ave	MF	13	14			
ADUs	ADU	13	68	4	44	
Total		130	104	29	231	494

Due to the uncertainty around whether or not the identified sites will be developed, this Addendum, rather than basing the analysis on the potential number of units that could be developed based on past trends, follows the approach used in the analysis of the General Plan Update in the General Plan Update EIR. The General Plan Update EIR identifies housing development based on zoning use capacity as identified within the Housing Element.

This Addendum provides that the Proposed Project (as a result of policies and programs included in the Housing Element), would result in some fraction of the development identified and evaluated in the

General Plan Update EIR. It is not anticipated that the Housing Element would add to the number of units already evaluated in the General Plan Update EIR since the General Plan Update forecast growth based on capacity, and far exceeds the SCAG growth forecast, and the Housing Element does not change the population forecast or zoning capacity as analyzed in the General Plan Update. As to the zoning capacity, the Housing Element does not directly add units rather identifies potential locations and types (i.e., ADU) for affordable units and contains policies to achieve those units.

Given the complexity associated with housing development at the present time, the precise number and location of units anticipated to result from implementation of the Proposed Project is not possible to forecast with any reasonable approach. Such an exercise would be entirely speculative. Therefore, this addendum takes a comparative qualitative approach to the analysis of the Proposed Project.

Total development in the City would represent a small component of the total anticipated forecast development analyzed in the General Plan Update EIR (a total increase of 3,358 housing units – see **Table 2-1**).

2.4 PROJECT CHARACTERISTICS

The Bell Housing Element is an element of the General Plan that is required by State law to address current and future housing needs in the City (Government Code Section 65583). State law requires that Housing Elements address the following issues:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.
- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts to provide opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

The previous Housing Element covers the period from October 15, 2013, through October 15, 2021, and is part of the State's fifth cycle of Housing Element updates. A Mid-Cycle Housing Element was adopted in June 2020 that updated policies and programs for the 2017-2021 planning period.

This 6th Cycle Housing Element sets housing policy from October 15, 2021, through October 15, 2029, defining how the city will meet requirements from the Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG). Specifically, the RHNA calls for 229 units to be added during the 2021-2029 planning period.

The California Department of Housing and Community Development (HCD) is the State Agency responsible for ensuring that State housing law is being implemented at the local level. This includes review and approval of this Housing Element.

The Housing Element is anchored by six overarching goals that represent the ideal housing outcomes for Bell over the next eight years (6th Cycle) and beyond. These goals are informed by the challenges identified in the previous section. These ambitious goals will guide the City's decisions and investments and move the City closer to achieving its housing vision.

Goal 1: Quality housing that is safe, uncrowded, and enhances neighborhood character and public health.

Goal 2: Diverse housing solutions that provide affordable options for all income groups while avoiding displacement of low-income households.

Goal 3: Fair and non-discriminatory housing programs that protect low-income households from undue eviction, foreclosure, or economic displacement.

Goal 4: Housing options and support services for seniors, people with disabilities, young adults, and those needing emergency, transitional, or supportive housing.

Goal 5: Land use planning that promotes more balanced, mixed se neighborhoods that improve quality of life.

Goal 6: A path to homeownership for Bell residents.

To implement the City's Housing policies, 26 programs have been defined that will advance all the City's housing goals. These represent where the "rubber hits the road" and tie back to the goals and the policies that provide the backbone of the City's housing strategy. An overview of each of the 26 programs is given below; detailed descriptions of each program, with action plans, are given in **Appendix E** of the Housing Element.

Program 1: Bell Code Enforcement Program. The City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use, development of properties, and habitability of housing units throughout the City.

Program 2: Emergency Shelter Program. As required by SB-2, the City will continue to provide for an Emergency Shelter Program.

Program 3: Low Barrier Housing Program. Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the houseless per Government Code 65660-65668.

Program 4: Equal Housing Program. The City shall take meaningful actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Program 5: Housing Rehabilitation Program. The Community Development Department will continue this CDBG-funded program which provides grants to low-and moderate-income homeowners to assist with their property maintenance.

Program 6: General Plan and Zoning Conformity Program. The City of Bell will continue to review the Zoning Ordinance over the course of the 6th Cycle to ensure that the development standards are consistent with changes in State law or new local policies that govern housing.

Program 7: Review and Removal of Governmental and Nongovernmental Constraints. This program is an existing program that will be continued through the 2021-2029 Planning Period. This program involves the continued comprehensive review of the City's Zoning Ordinance to identify undue constraints to the production of housing.

Program 8: Transitional and Supportive Housing Program. Transitional housing is a type of supportive housing used to facilitate the movement of houseless individuals and families to permanent housing.

Program 9: Accessory Dwelling Unit Program. The City's Zoning Ordinance was amended in 2018 and 2020 to ensure the City's ADU Ordinance was in conformance with State law and encourage accessory dwelling unit construction.

Program 10: Density Bonus Program. This program provides for the incorporation of density bonuses and other incentives in the City's Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units.

Program 11: Reasonable Accommodation Housing Program. The State requires all cities to maintain a "reasonable accommodation ordinance" to ensure that a city's zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons.

Program 12: Energy Conservation Program. The City will review the City's Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing.

Program 13: Single Room Occupancy Housing Program. The State requires all cities to update their zoning ordinances to provide for SRO housing.

Program 14: Mobile Home Program. The Mobile Home Program relates to the 122-space Bell Mobile Home Park (4874 Gage Avenue) and the 152-space Florence Village Mobile Home Park (5162 Florence Avenue), both of which are owned and operated by the City.

Program 15: Preservation of At-Risk Housing. There are two affordable housing developments that are Low-Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years.

Program 16: Extremely Low-Income, Very Low-Income, and Low-Income Housing Program. This program targets both "for-profit" and "non-profit" developers so they may play a larger role in the provision of affordable housing in Bell.

Program 17: Design Standards. The State of California has increasingly promoted streamlining of projects that are consistent with its housing objectives. The City shall evaluate ways to streamline the entitlement process for desirable types of housing that meet objective criteria.

Program 18: Housing Development on Public Land. Public agencies such as the City of Bell often own land that is underutilized and could be developed to a higher and better use that advances the community's housing goals.

Program 19: First-Time Homebuyers Initiative. Home ownership strengthens local investment in residences and neighborhoods and provides stability to residents.

Program 20: Local Preference Program. Helping Bell residents remain in the City strengthens familial and neighbor relationships and communities overall.

Program 21: Support for Unsubsidized Housing. The vast majority of Bell renters live in unsubsidized market-rate housing that is nevertheless significantly cheaper than new construction housing.

Program 22: Cheli Specific Plan. The Cheli district in the northern part of the City is home to the Salvation Army Bell Shelter and Bell Oasis Apartments which provide a continuum of housing options and an integrated environment of supportive services for over 500 formerly houseless individuals at any one time

Program 23: Atlantic Avenue Specific Plan. The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are not permitted (with the exception of the properties at 7020-7030 Atlantic Avenue, which are part of the Mixed-Use Overlay Zone).

Program 24: Tenants' Rights Program. Renters are often unaware of their rights under federal, State, and local housing law, making them vulnerable to unscrupulous property owners. These vulnerabilities have been magnified with the COVID-19 pandemic that has threatened the ability of many renters to pay for housing.

Program 25: BCHA Strategic Plan. While the City holds real estate assets that generate revenue and other benefits, they also present challenges for the BCHA that include property management.

Program 26: Local Housing Trust Fund. The City of Bell will explore opportunities to create a local housing trust fund or other locally generated funds available to support the housing programs outlined in this Housing Element.

2.6 PROJECT OBJECTIVE

The objective of the Project is to promote better, more secure, and affordable housing in keeping with the City's General Plan and all the legal requirements from the State of California.

2.7 DISCRETIONARY ACTIONS AND APPROVALS

The following actions by the City will be required in order to implement the General Plan Element updates:

- Approval of this Addendum
- Adopting the Housing Element and Health and Safety Element update, and the Environmental Justice Element

3.0 ENVIRONMENTAL ANALYSIS

This Section of the Addendum provides an analysis of each environmental factor identified in the General Plan FEIR to determine whether new or more severe environmental effects could occur from development through implementation of the Housing Element. No development is proposed under the Environmental Justice nor Health and Safety Elements, therefore no impacts to the environment would occur. However, the Environmental Justice Element aims to alleviate the adverse effects of hazards and hazardous materials to the City of Bell and is discussed in that section, and the Health and Safety Element Health and Safety Element examines emergency response and evacuation plans and how they pertain to the overall General Plan. This Addendum analyzes whether mitigation measures identified in the General Plan FEIR would be needed and/or if additional mitigation could be necessary.

In the following evaluation, each topic section includes the following sub-sections:

- **Environmental Checklist.** Contains a modified form of the Appendix G Initial Study environmental checklist. The checklist follows the topic areas as addressed in the General Plan FEIR. In addition, each checklist question has been modified to address Guidelines section 15162 to allow for yes or no answers to the following questions with respect to each Appendix G factor:
 - Would there be a new significant environmental effect caused by a change in the project or circumstances?
 - Would there be a substantial increase in the severity of a previously identified significant effect caused by a change in the project or circumstances?
 - Is there the potential for substantially more severe significant impacts as a result of new information?
 - Is there the ability to substantially reduce a significant effect as a result of new information but declined by the proponent (the City)?
- The analysis presented for each Appendix G factor identifies the level of impact identified for the General Plan FEIR and the level of impact anticipated for the Environmental Justice, Health and Safety, and Housing Elements.
- Any change in circumstances or new information relevant to each factor is identified as applicable.

- For each factor, the analysis indicates that impacts would be similar to or less than those identified in the General Plan FEIR and therefore a Subsequent or Supplemental EIR is not required, and an Addendum is appropriate based on the analysis contained in this Addendum.

3.1 AESTHETICS

(a) Do the General Plan Elements Require Subsequent or Supplemental CEQA Documentation with respect to impacts on scenic vistas?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

A scenic vista is generally defined as an expansive view of highly valued landscape or other important scenic features as observable from a publicly accessible vantage point. The nearest scenic highway to the City of Bell is the Arroyo Seco Historic Parkway Scenic Byway on the 110 Freeway, located 8.5 miles north of Bell in Los Angeles.¹ As there are no scenic highways within the City, the 2018 General Plan EIR did not analyze potential impacts of scenic vistas. Therefore, there are no impacts.

Due to an absence of scenic vistas in Bell, development under the proposed Housing Element would not create any impacts to scenic vistas. Therefore, no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2018 General Plan EIR states 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

¹ California State Scenic Highway System Map. California Department of Transportation. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed November 17, 2021.

highway, as identified as a potential aesthetic impact in the preliminary environmental analysis. The 2018 General Plan EIR identifies Resource Management Element Policy 13 which states that The City of Bell shall require special design and drought landscaping treatments along major roadways and other scenic vistas, the City of Bell's 2030 General Plan does not describe any scenic resources nor scenic vistas that exist in the City.

The nearest scenic highway to the City of Bell is the Arroyo Seco Historic Parkway Scenic Byway on the 110 Freeway in Los Angeles.² The proposed Housing Element contains policies and programs related to the future production of housing in the City, however, no specific projects are proposed at this time. Therefore, details such as design, height, building materials, and massing are not known. As there are no scenic highways within the City, no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to degradation of existing visual character or quality of the site and its surroundings?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Visual character within the City of Bell is urban, industrial, and residential. There is little to no natural terrain in Bell, with the exception of the Los Angeles River than borders the City. As concluded in the General Plan FEIR, changes in land use would generally be limited to areas that feature existing urban development. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. As the City of Bell is a highly urbanized area, individual projects are anticipated to be developed within urbanized areas and would be consistent with urban/suburban visual character. General Plan goals and policies would remain in effect to lessen and mitigate any potential impacts.

The General Plan updates would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

² California State Scenic Highway System Map. California Department of Transportation. Available online at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed November 17, 2021.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan EIR indicated that future development may result in some increases in light and glare from residential, commercial, and public lighting sources. Individual commercial and industrial projects may also include lighting for parking, security, exteriors and interiors and spillover from these sources may impact adjacent residential land uses. The City's environmental review process would facilitate future review of light and glare generated by individual projects. The development that is associated with the implementation of the General Plan would generally replace the existing uses with new development. As a result, older security lighting in the smaller manufacturing-related businesses would be replaced with newer lighting fixtures that are less likely to contribute to light trespass.

The General Plan EIR concluded that buildout under the General Plan would result in the construction of additional development throughout the City, which would generate additional sources of light and glare that could adversely affect day or nighttime views. However, since development would generally occur in urbanized areas where existing lighting and light pollution are already high, these increases in light and glare would not be substantial. The analysis contained herein determined that potential light and glare impacts would be less than significant. The EIR concluded the General Plan would not have the potential for creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area and concluded impacts would be less than significant.

Buildout as detailed in the proposed Housing Element would result in approximately 365 units which is well below the additional 3,358 units analyzed in the General Plan. Therefore, no new or greater impacts would occur.

3.2 AIR QUALITY

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to conflict with or the potential to obstruct implementation of the applicable air quality plan?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found the General Plan update would conform to *Consistency Criteria 2* in that it would not exceed the assumptions included in the Air Quality Management Plan (AQMP) or other regional growth projections relevant to the AQMP's implementation. General Plan's implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out possible under the General Plan's implementation is an additional 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.

The proposed General Plan updates include the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the City of Bell needs a total of 365 units of housing.³ According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37 percent). Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by 4%, which would still be within the scope of impacts analyzed in the General Plan EIR. Therefore, the proposed Housing Element is updates would not result in new or greater impacts as compared to those identified for the 2030 General Plan, and no new or greater impacts would occur.

³ SCAG 6th Cycle Final RHNA Allocation Plan. Southern California Association of Governments. March 4, 2021. Available online at: <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614023284>.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the potential to violate any air quality standard or contribute substantially to existing or projected air violation?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found the General Plan update would not conform to *Consistency Criteria 1* in that the General Plan would result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation. The General Plan found potential “build-out” long-term (operational) airborne emissions will likely exceed levels that the SCAQMD considers as a significant adverse impact (refer to the discussion included in the next section that includes an analysis of the long-term stationary and mobile emissions). However, the FEIR states that the long-term emissions projected for the 2030 General Plan will be less than significant since this potential future development could occur in the absence of the General Plan. In addition, adherence to the standard conditions identified in SCAQMD Rule 403 will reduce air quality impacts to nearby sensitive receptors. Therefore, the General Plan FEIR concludes that impacts would be less than significant without mitigation needed.

Under the proposed Housing Element update, individual projects have the potential to violate air quality standards or contribute substantially to an air quality violation. While overall total emissions in the future are expected to be less than today (as a result of emissions controls), there is the potential for violations of standards adjacent to individual construction sites. As with development under the 2030 General Plan, it is not possible to determine the scale or phasing of individual projects. An evaluation of the construction emissions would be undertaken on a project-by project basis. The proposed Housing Element would minimally increase the number of projects analyzed in the 2030 General Plan. The General Plan FEIR found that while the 2030 General Plan in conjunction with other identified cumulative development will result in an overall intensification of land uses and continued urbanization of the City, each individual “related project” constructed would mean more land in Bell will be committed to urban development. Land use impacts are generally not considered significant as long as development is in accordance with the land use policies and standards of the local jurisdiction. Therefore, the proposed Housing Element updates would not create additional impacts to those analyzed in the General Plan FEIR and no new or greater impacts would occur.

- (c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concluded that the 2030 General Plan would not result in any new cumulatively significant air quality impact that, in turn, would result in a considerable net increase of any criteria pollutant. The City of Bell is located within the South Coast Air Basin (SCAB). The basin extends over a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the SCAQMD at various monitoring stations located throughout the area.⁴ The Final 2012 AQMP was jointly prepared with the CARB and the SCAG. The SCAB has experienced poor air quality due in large part to the area's topography as well as metrological influences that often lead to the creation of inversion layers that prevented the dispersal of pollutants. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook, which refers to the following criteria as a means to determine a project's conformity with the AQMP.

- Consistency Criteria 1. Will the proposed project result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation?
- Consistency Criteria 2. Will the proposed project exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation?

In terms of Criteria 1, the potential "build-out" long-term (operational) airborne emissions will likely exceed levels that the SCAQMD considers as a significant adverse impact (refer to the discussion included in the next section that includes an analysis of the long-term stationary and mobile emissions). The proposed project will conform to Consistency Criteria 2 since the project is a General Plan update. However, the General Plan's implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out

⁴ South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993.

possible under the general plan's implementation is 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.

The proposed Housing Element would not substantially increase growth and development beyond what is anticipated from buildout of the adopted General Plan. Development related to the adopted General Plan would likely be within urbanized areas and would incentivize transit and active transportation. The proposed updates would not substantially change cumulative air quality impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the potential to expose sensitive receptors to substantial pollutant concentrations?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. There is potential for sensitive receptors to be exposed to emissions from both existing and future development as part of the proposed project's implementation. However, the long-term emissions projected for the General Plan will be less than significant since this potential future development could occur in the absence of the General Plan. In addition, adherence to the standard conditions identified in SCAQMD Rule 403 will reduce air quality impacts to nearby sensitive receptors. The State of California requires CEQA documents include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion by humans have elevated the concentrations of GHG in the atmosphere to above natural levels. Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. Future development supported as part of the General Plan's implementation would incorporate design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions. The FEIR concludes

that the 2030 General Plan will not result in the exposure of sensitive receptors to significant pollutant concentrations.

As discussed above, the proposed Housing Element would not substantially increase the growth and development beyond what is anticipated in the General Plan FEIR. As a result, no greater impacts would occur.

In 2015, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD)*, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. However, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze the impact of that exacerbated condition on future residents and users of a project, as well as other impacted individuals. The proposed Housing Element would not exacerbate impacts analyzed in the 2030 FEIR and impacts would remain less than significant.

3.3 BIOLOGICAL RESOURCES

- (a) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to having a substantial adverse effect, either directly or 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 (USFWS)?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concluded that the General Plan would not create nor result in any substantial adverse effects, either directly or indirectly, or 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. As a result, the General Plan would not result in any significant cumulative impacts with respect to biological resources.

Keeping in line with the originally approved EIR, the proposed Housing Element would not contribute to additional significant impacts on biological resources in the City of Bell. Development under the Housing Element would not intensify construction analyzed in the General Plan EIR. The General Plan EIR encompasses 3,358 housing units whereas the Housing Element proposes 365, well within the number analyzed in the General Plan. Moreover, implementation of existing General Plan policies would be

applicable to future development that may be directly or indirectly supported through the Plan. Therefore, the proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan Update and no new or greater impacts would occur.

(b) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to having a substantial adverse effect on any riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Due to its proximity to the Los Angeles River, the City of Bell is located by a ravine. However, the channelization of the Los Angeles River has also resulted in the loss of riparian habitats. Studies and surveys in the City of Bell have not identified the presence of any endangered, rare, or threatened plants or animals. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDDB) Bios Viewer for the South Gate Quadrangle indicated that there are five threatened or endangered species located within the aforementioned Quadrangle (the City of Bell is located within the South Gate Quadrangle).⁵ No sensitive or special interest animal species (i.e., listed species, species proposed for listing, or candidate species) were observed or otherwise detected in the urban portions of the City. The potential development sites within the City do not contain, nor are they located adjacent to, any suitable habitat for any of the sensitive and/or protected species. The habitat on the undeveloped vacant properties in the planning area is disturbed and is dominated primarily by ruderal vegetation. Therefore, the General Plan EIR found there would be little impact to riparian habitat or sensitive natural communities.

Buildout for the proposed Housing Element is less than the amount analyzed in the General Plan EIR; therefore, the proposed Element would not exacerbate impacts to riparian habitat nor sensitive natural communities. No additional impacts would occur.

⁵ California Department of Fish and Wildlife. Bios Viewer. <https://apps.wildlife.ca.gov/bios/>

- (c) Does the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to having a substantial adverse effect on 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?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Due to its proximity to the Los Angeles River, the City of Bell is located by a ravine but not within a federally protected wetlands as defined by Section 404 of the Clean Water Act.⁶ According to the National Wetlands Inventory for surface waters and wetlands, the Los Angeles River is considered a riverine habitat. However, as indicated previously in the FEIR, the City of Bell is urbanized and plant life is limited to non-native, introduced, and ornamental species, which are used for landscaping. The City is completely surrounded by established commercial and industrial development. Animal life in Bell and nearby urban areas consists of domesticated species commonly found in an urban setting. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals.

The proposed General Plan updates would not exacerbate impacts to wetlands as defined by Section 404 of the Clean Water Act. Although the Housing Element may increase the amount of development to accommodate mandated housing, it would not have a substantial adverse effect on federally protected wetlands. Therefore, no additional impacts would occur.

- (d) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

⁶ U.S. Fish and Wildlife Service. Data Mapper. Available online at: <https://www.fws.gov/wetlands/data/mapper.html>, accessed on August 3, 2021.

The General Plan FEIR found no sensitive or special interest animal species (i.e., listed species, species proposed for listing, or candidate species) were observed or otherwise detected in the urban portions of the City. The potential development sites within the City do not contain, nor are they located adjacent to, any suitable habitat for any of the sensitive and/or protected species. The habitat on the undeveloped vacant properties in the planning area is disturbed and is dominated primarily by ruderal vegetation. Therefore, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.

Animal life in Bell and nearby urban areas consist of domesticated species commonly found in an urban setting. Other animals, such as coyotes, raccoons, rats, and opossums are known to inhabit cities, however they are not considered protected species. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals. Development as proposed under the Housing Element would not increase that already analyzed in the General Plan EIR. There are a number of policies included in the General Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan. Therefore, there would be no additional impacts.

(e) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to conflicts with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that the General Plan would not involve the creation of a substantial adverse effect by conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there were no impacts.

The proposed Housing Element involves housing build out not greater than that previously analyzed in the General Plan EIR. The General Plan EIR encompasses 3,358 housing units whereas the Housing Element proposes 365, well within the number analyzed in the General Plan. Therefore, construction would not intensify nor increase under the Housing Element, and subsequently not conflict with local policies or ordinances protecting biological resources. Therefore, no new or greater impacts would occur.

- (f) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to compliance with adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

As previously indicated, the City is located within an urbanized setting and no natural habitats are found within the City or in adjacent areas. The General Plan's jurisdiction does not include areas governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.

Because the City of Bell is not located within an identified sensitive habitat area with a governing conservation plan, the proposed Housing Element would not make any changes to local, regional, or State habitat conservation plans. Therefore, no impacts would occur.

3.4 CULTURAL RESOURCES

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to causing a substantial adverse change in the significance of a historical resource as defined in §15064.5?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that no significant impacts on historic resources were identified in this analysis. The 2030 General Plan would not result in a disturbance of any historic resources as defined in §15064.5⁷ and designated on a list of qualified historic structures as approved by the City.

The analysis of cultural resources indicated that no significant adverse impacts to historic resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may

⁷ CEQA Guidelines section 15064 defines "substantial adverse change" as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to causing a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The greater Los Angeles Basin was previously inhabited by the Gabrielino people, named after the San Gabriel Mission. The Gabrielino tribe has lived in this region for approximately 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrielino people lived in villages throughout the Los Angeles Basin. Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. A records search conducted at the UCLA Archaeology Center also show that no prehistoric sites have been identified in Bell. The General Plan FEIR found that no significant impacts on archeological resources were identified in this analysis. The 2030 General Plan would not result in substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the *CEQA Guidelines*.

The analysis of cultural resources indicated that no significant adverse impacts on archeological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to directly or indirectly destroying a unique paleontological resource or site or unique geologic feature?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

A record search at the Los Angeles County Museum of Natural History indicates that no paleontological resources have been found in the City of Bell or the surrounding area. Thus, the City has a low sensitivity for paleontological resources and the potential for the discovery of paleontological resources is unlikely. Therefore, the General Plan FEIR found that there are no significant impacts on paleontological resources.

The analysis of cultural resources indicated that no significant adverse impacts on paleontological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to disturb any human remains, including those interred outside of formal cemeteries?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

There are no cemeteries nor known burial grounds in the City of Bell. Therefore, there would be no impacts.

The analysis of cultural resources indicated that no significant adverse impacts on historic, archeological and paleontological resources would result from the implementation of the 2030 General Plan. There are a number of policies included in the adopted General Plan that will also be applicable to future development. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR.

Tribal Cultural Resources

Assembly Bill 52 (Chapter 532, Statutes 2014) required an update to Appendix G of the *CEQA Guidelines* to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. However, at the time of the General Plan Update and per Senate Bill 18, lead agencies must consult with the NAHC and any appropriate Native American tribe before the adoption, revision, amendment, or update of a county's general plan. While the *CEQA Guidelines* have since been updated, the General Plan FEIR did analyze impacts on tribal cultural

resources in **Section 3.12, Cultural & Tribal Cultural Resources**. Discussion of the General Plan FEIR findings and analysis of General Plan updates impact to tribal cultural resources are discussed below.

- (e) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to use a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- (e) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?
- (f) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

No significant impacts on cultural (archeological/paleontological) or historic resources were identified in the General Plan FEIR, and implementation of the 2030 General Plan will not result in a disturbance of any historic resources. Moreover, there are a number of policies included in the General Plan that would be applicable to future development.

Development under the proposed Housing Element would not increase the number residential units analyzed in the FEIR nor intensify its impacts. The specific mitigation that may be required for future development will need to be evaluated at such time a specific development scheme is considered by the City. Therefore, the proposed Housing Element would not increase impacts analyzed in the 2030 General Plan FEIR; no new or greater impacts would occur.

3.5 GEOLOGY AND SOILS

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:
- (a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i) 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? Refer to Division of Mines and Geology Special Publication 42.
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction?
 - iv) Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found the adopted General Plan would not result in any new development being placed within an area that is known to exhibit fault rupture hazards. The General Plan's implementation would not result in any increased ground-shaking hazards over that which presently exists. In addition, it would not introduce any land uses and development not otherwise permitted under the former (2021-2029) General Plan. Future development that would occur as part of the General Plan's implementation will be required to conform to all pertinent protocols governing liquefaction risk and fault rupture. In addition, this new development will largely consist of infill development that will involve the demolition of older buildings and structures that were constructed pursuant to older Building Code requirements. All future development will be constructed according to the latest seismic code standards. As a result, the potential impacts are considered to be less than significant.

Development under the proposed Housing Element would remain consistent with the findings under the FEIR. Just like in the adopted General Plan, all proposed development would comply with pertinent protocols governing liquefaction risk and fault rupture. Moreover, new development would largely consist of infill development that would involve the demolition of older buildings and structures that were constructed pursuant to older Building Code requirements. Finally, the Housing Element does not propose additional housing units beyond what is analyzed in the General Plan EIR. Therefore, the proposed

Housing Element would not substantially change impacts as compared to those identified for the General Plan and no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

(b) Result in substantial soil erosion or the loss of topsoil?

(c) Be located on a geologic unit or 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) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The majority of the City is located in an area that has been identified as having a potential for liquefaction. The General Plan FEIR found that future development contemplated as part of the General Plan's implementation will be required to comply with all of the most recent building code requirements with respect to seismic design and construction. Additionally, all new development will be constructed according to the most recent seismic code requirements related to liquefaction and fault rupture. Furthermore, the City requires liquefaction studies for new development that is located within a State-designated liquefaction zone. Given the requirements that must be adhered to in the design and construction of any new development, the potential liquefaction impacts were found to be less than significant.

The FEIR also found that future development would involve the continued coverage of those parcels undergoing development with impervious materials (buildings and parking areas). The balance of any future development site not covered by impervious surfaces will be landscaped. As a result, the future development arising as part of the General Plan's implementation would not result in any additional soil erosion or loss of topsoil following development. All of these soils found within the planning area are generally well drained, have low soil permeability, and their inherent fertility is relatively low. Thus, no unusual soil constraints to future development in the City are anticipated. Future development will also maintain the current generally level topography of the City.

Development under the proposed Housing Element would remain consistent with the findings of the FEIR. It would not exacerbate existing soil conditions nor have the potential to expose structures or persons to

hazards due to unstable geologic units or soils. Moreover, compliance with existing state and county regulations, as well as relevant General Plan Update goals and policies, would ensure that no new or greater impacts would occur.

- (c) **Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to soils incapable of adequately supporting the use of septic tanks or alternative waste-water disposal systems where sewers are not available for the disposal of waste water?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR stated that no septic tanks will be used as part of any future development within the City. The FIER also found that existing development generates an estimated 270,900 gallons of effluent on a daily basis. Future development and land uses analyzed in the General Plan are projected to generate 595,800 gallons of effluent on a daily basis. This translates into a net increased effluent generation of 324,900 gallons per day. As is the case with water consumption, the majority of this additional generation is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. Despite this, the 2030 General Plan FEIR found no significant impacts to wastewater treatment facilities.

The proposed Housing Element would not increase impacts to septic tanks nor intensify wastewater treatment facilities. The General Plan FEIR analyzed maximum residential buildout of 3,358 units, whereas the Housing Element is proposing 365 units – far below that of the General Plan EIR. All future development projects will be required to conform to applicable regulations and policies that would ensure future development does not result in any significant adverse impact. The proposed Housing Element therefore would not substantially change impacts as compared to those identified in the FEIR; no new or greater impacts would occur.

3.6 GREENHOUSE GAS EMISSIONS

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to generating GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concluded that future development supported as part of the General Plan's FEIR implementation would incorporate design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions to a less than significant level.

Implementation of the proposed Housing Element would not increase cumulative GHG emissions beyond what has been evaluated within the General Plan FEIR. The General Plan will be consistent with the California Environmental Protection Agency Climate Action Team's proposed early action measures that are designed to mitigate climate change. These early action measures are designed to ensure that projects meet the Governor's climate reduction targets and are documented in the Climate Action Team Report to Governor Schwarzenegger at the Legislature in March 2006. The early action measures are also included in the CARB Scoping Plan and are mandated under Assembly Bill 32. There are a number of policies included in the General Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan. Therefore, the proposed Housing Element would remain less than significant and no new or greater impacts would occur.

- (b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found the General Plan update would conform to *Consistency Criteria 2* in that it would not exceed the assumptions included in the Air Quality Management Plan (AQMP) or other regional growth projections relevant to the AQMP's implementation. General Plan's implementation will not significantly affect any regional population, housing, and employment projections prepared for the City of Bell by SCAG. The potential residential build-out possible under the general plan's implementation is 3,358 units. As a result, no significant impacts related to the implementation of the AQMP are anticipated.

The proposed General Plan updates include the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the City of Bell needs a total of 365 units of housing.⁸ According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by four percent. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37 percent). When combined with density bonus there is the potential for larger (in term of units) projects to be constructed. Density bonus projects tend to be multifamily and located in infill areas. Therefore, the proposed General Plan elements are not anticipated to result in a substantial increase in population, and the effects of the General Plan updates on their own would be minimal and well within the assumptions of the General Plan FEIR. The General Plan updates would not substantially change impacts as compared to those identified for the 2030 General Plan, and no new or greater impacts would occur.

3.7 HAZARDS AND HAZARDOUS MATERIALS

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:
- (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
 - (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
 - (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

⁸ SCAG 6th Cycle Final RHNA Allocation Plan. Southern California Association of Governments. March 4, 2021. Available online at: <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614023284>.

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure, which leads to environmental justice issues for residents and communities. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill, and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more of a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance). Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Bell Police Department and the Los Angeles County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. A total of 27 sites are listed in the U.S. Environmental Protection Agency's (EPA's) Envirofacts Database as being handlers and/or users of hazardous materials. In addition, 13 sites are identified as undergoing cleanup and remediation in the EPA's Database. Finally, there are two "superfund" sites located in the City that are included on the State's Cortese Sites listing.

The General Plan FEIR found the potential risks from hazards and hazardous materials are site specific. The impacts of the future development projects would require evaluation on a project specific basis. The potential impacts on Bell residents are also site-specific. That noted, the General Plan FEIR stated that implementation of the General Plan would not result in any significant unmitigable environmental impacts. As a result, the proposed General Plan would not result in any new significant cumulative hazards and hazardous materials.

The proposed Environmental Justice Element is mandated by state law to protect vulnerable communities and residents from the adverse effects of pollution and development. From identifying environmental

factors, adopting the Environmental Justice Element would improve the livelihood of the community by implementing the Element's goals and policies which are aimed to enhance Bell's quality of life. Like the Environmental Justice Element, the Health and Safety Element identifies concerns and public health risks in areas exposed to high levels of pollution. It provides guidance on the handling of hazardous materials in the course of construction, as would be regulated by must adhere to local, state, and federal regulations regarding handling, storage, and disposal of all hazardous materials (California Code of Regulations, Title 22). In some cases, a project level environmental assessment would determine the potential for impacts as well as any required mitigation.

Furthermore, much like the findings in the General Plan FEIR, the proposed General Plan's updates would not involve the creation or need to routinely transport, use, or dispose of hazardous materials and would not involve the creation of a hazard by a reasonably foreseeable upset and accident condition(s) involving the release of hazardous materials into the environment. Each project is site specific and would adhere to local laws and regulations as well as the adopted General Plan's policies to offset any potential impacts. Construction of new housing could require the demolition of existing buildings which could contain hazardous materials such as asbestos or lead paint.

Further, projects subject to the proposed Housing Element are residential projects which do not typically involve the use, storage, disposal, and transportation of hazardous materials other than typical household cleaning products. Therefore, the proposed updates would not substantially change impacts as compared to those identified for the General Plan FEIR and no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more of a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance). Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Bell Police Department and the Los Angeles County Fire Department

on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. A total of 27 sites are listed in the U.S. Environmental Protection Agency's (EPA's) Envirofacts Database as being handlers and/or users of hazardous materials. In addition, 13 sites are identified as undergoing cleanup and remediation in the EPA's Database. Finally, there are two "superfund" sites located in the City that are included on the State's Cortese Sites listing.

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill, and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials, and include secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shutoff equipment, and treatment requirements for toxic gas releases.

The General Plan FEIR found the potential risks from hazards and hazardous materials are site specific. The impacts of the future development projects would require evaluation on a project specific basis. The potential impacts on Bell residents are also site-specific. That noted, the General Plan FEIR stated that implementation of the General Plan would not result in any significant unmitigable environmental impacts. As a result, the proposed General Plan would not result in any new significant cumulative hazards and hazardous materials impacts.

As found in the General Plan FEIR, development under the proposed updates would continue to be evaluated site specifically. Prior to the commencement of any new development, a thorough investigation of building interiors must be undertaken to ascertain whether ACMs or other residual contaminants are present. Should these contaminants be identified as part of the site investigation, remediation and disposal must be undertaken pursuant to CALEPA, DTSC, and EPA requirements. The future development may also involve the removal of the existing, older structures and their replacement with newer structures and improvements that will be constructed in conformance to more current codes. This replacement of older, obsolete, and blighted structures with new structures constructed to current building, health, and safety

codes is considered a beneficial impact. Therefore, impacts would remain less than significant and no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

(e) For a project located within 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, would result in a safety hazard for people residing or working in the County?

(f) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the County?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

There are no airports within or near the City of Bell. The nearest airport to Bell is the Compton/Woodley Airport, a public airport located approximately five miles southwest of the City. The two most busy commercial public airports in the area are the Los Angeles International Airport that serves domestic and international flights located approximately 13 miles west of the City, and the Long Beach Airport is located 10 miles south of Bell. Because the City is not located within two miles of a public airport nor within the vicinity of a private airstrip, there would be no impacts. Development under the proposed Housing Element would not create additional impacts as well.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to impairing implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found the General Plan would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

Under the proposed General Plan updates, the Health and Safety Element examines emergency response and evacuation plans and how they pertain to the overall General Plan. The Housing and Environmental

Justice elements would not substantially increase population or the number of total housing units significantly impacting emergency access routes. Projects subject to the General Plan updates would be required to implement applicable regulations as well as General Plan goals and policies to reduce the risk of impaired implementation or physical interference of an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed General Plan updates would not interfere with such plans but rather enhance them for the City of Bell; no new or greater impacts would occur.

- (e) Does the General Plan updates require subsequent or supplemental CEQA documentation with respect to expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell is located in an urbanized, built out community south of Los Angeles and not within a wildland area. The nearest wildland urban interface area is at Puente Hills located approximately 9.5 miles east of Bell. Therefore, there would be no impacts in respect to exposing people or structures to a significant risk of loss, injury, or death involving wildland fires.

Potential build out in the proposed Housing Element is less than what was analyzed in the General Plan EIR. Therefore, no new or greater impacts would occur.

3.8 HYDROLOGY AND WATER QUALITY

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the violation of any water quality standards or waste discharge requirements?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Certain sites within the County are required to treat the first 0.75 inches of runoff pursuant to the Los Angeles County Standard Urban Stormwater Management Plan (SUSUMP). Future development that may arise indirectly as part of the General Plan's implementation will be required to comply with all pertinent

SUSUMP requirements. It is anticipated that major developments will be required to install storm water treatment devices (including clarifiers) to treat the storm flows. As a result, the potential impacts are considered to be less than significant.

The proposed Housing Element would not exacerbate impacts already analyzed in the adopted FEIR. Proposed projects would be subject to the SUSUMP and be required to install storm water treatment devices (including clarifiers) to treat the storm flows. The proposed plan updates would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

- (b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?)**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concluded that water supply in the City will continue to be derived from local groundwater wells operated and maintained by the local waste purveyors imported water from the Metropolitan Water District (MWD).⁹ The FEIR found the General Plan would not result in any development that would result in a significant increase in water consumption over that contemplated under the previously adopted (2021-2029) General Plan. Any future development, including the excavation required to accommodate building footings, infrastructure, and other improvements, will not extend into the local aquifers. As a result, no significant adverse impacts are anticipated as part of the General Plan's approval and subsequent implementation. The analysis of water and hydrology impacts resulting from implementation of the Draft General Plan determined that there would not be any significant unavoidable adverse impacts with the adoption and incorporation of the Plan's goals, policies, and implementing programs.

The proposed Housing Element proposes 365 residential units whereas the General Plan EIR analyzed environmental impacts for 3,358 units. Therefore, any increase in impervious surface as a result of the

⁹ Bell, City of. Draft Bell General Plan. Section 5. Conservation, Open Space, and Recreation Element. Administrative Draft, June 24, 2009.

proposed Housing Element in combination with density bonus would be within the increases analyzed in the General Plan FEIR. The proposed elements would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that according to maps produced by the United States Geological Survey (USGS), no blue-line streams or other bodies of water are located within the potential development sites. No surface water bodies will be affected by future development. All development will be required to conform to applicable water quality regulations and to obtain wastewater discharge permits in accordance with any applicable clean water act requirements. Adherence to applicable regulations and policies will ensure future development does not impact the local hydrological system and that water quality within the City is maintained. However, these impacts could occur in the absence of the implementation of the 2030 General Plan. The analysis of water and hydrology impacts resulting from implementation of the General Plan determined that there would not be any significant unavoidable adverse impacts with the adoption/incorporation of the Plan's goals, policies, and implementing programs.

Similar to the General Plan, projects subject to the proposed Housing Element are required to obtain the necessary hydrology permits as well as adhere to local policies. The proposed General Plan updates would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

- (d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Groundwater resources in the Central Basin consists of a body of shallow, unconfined, and semi-perched water on the upper part of the alluvial deposits; the principal body of fresh groundwater within the Recent and Pleistocene deposits; and salt water under the freshwater resources. Groundwater basins are recharged by surface and subsurface flows from the bordering hills and mountains; by downward percolation of waters from major streams; and by direct percolation of rain and artificial recharge at spreading basins or injection wells. The discharge of the groundwater is through pumping for domestic use and flows to the ocean through sewers and drainage channels. Water-bearing deposits are unconsolidated and semi-consolidated alluvial sediments that hold water and allow water to pass through and are referred to as aquifers. Non-water-bearing deposits are consolidated rocks and ground layers which provide limited water and form the boundaries between aquifers. The geologic structure underlying the Bell area consists of a topmost layer of deposition from recent time (15,000 years ago), consisting of alluvium and the Gaspar Aquifer. Alluvium found on or near the surface of the City is 60 inches thick or less and contains poor quality water in small quantities. The Gaspar Aquifer consists of cobbles and pebbles from the San Gabriel Mountains. The upper layer of the Gaspar aquifer contains medium to coarse textured sand and the lower layer contains sand, gravel, and cobbles. The Gaspar Aquifer is 120 feet thick at the most and yields large amounts of water. The Gaspar aquifer merges with the surface at the Montebello Forebay and in the Los Angeles Narrows area. It also merges with deeper aquifers at Whittier Narrows, south of the Los Angeles Narrows area and along the Los Angeles River. The Pleistocene period (one million years ago) resulted in the deposition of Older Dune Sand, the Lakewood Formation, and the San Pedro Formation within the coastal plain. The Lakewood Formation contains the Exposition, Gage, and Gardena aquifers and aquicludes (fine sand, silt, and clay that transmit water slowly).

The General Plan FEIR stated that all development will be required to conform to applicable water quality regulations and to obtain waste-water discharge permits in accordance with any applicable clean water act requirements. Adherence to applicable regulations and policies will ensure future development does not impact the local hydrological system and that water quality within the City is maintained. However, these impacts could occur in the absence of the implementation of the General Plan. The proposed updates would

not substantially change impacts to those already analyzed in the FEIR. Therefore, no new or greater impacts would occur.

(e) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to alter the following:

(e) 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?

(f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams. The Federal Emergency Management Agency (FEMA) oversees the preparation of maps that indicates those areas where there is a potential for inundation resulting from a 100-year flood and a 500-year flood. The maps serve as the basis as to whether flood insurance is required for homeowners. The mapping program also serves an additional purpose in designating those areas of the City where flood-related mitigation may be required. The 2030 General Plan FEIR found there is no potential for seiche or tsunami in Bell since no large surface water bodies (lakes, reservoirs, etc.) are located nearby. In addition, the Federal Emergency, Management Agency's (FEMA) National Flood Insurance Program designates the City of Bell within Zone X. The Zone X flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.¹⁰

Both the Land Use Element and the Safety Element must indicate those areas of the City where there is a potential for flooding. Where flooding has been identified, special policies, programs, or other mechanisms must be considered as a means to reduce the damaging effects of flooding. Therefore, development under proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

¹⁰ FEMA. Flood Zones, Definition/Description. <http://www.fema.gov/floodplain-management/flood-zones>

- (f) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell is located within the inundation paths of the Hansen and Sepulveda Dams. The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams. However, the 2030 General Plan FEIR found future development will be exposed to the potential inundation risk from the Whittier, Hansen, and Sepulveda Dams though the level of risk would not increase from either the existing levels or those that are associated with the previously adopted General Plan.

Build out under the proposed Housing Element would not increase the number of residents and workers that had not already been analyzed by the General Plan EIR. The Housing Element proposes 365 units of housing to meet RHNA requirements, well below the 3,358 units analyzed in the General Plan. Additionally, most of the dams are flood control dams subject to the safety requirements and inspections by the Division of Safety of Dams. Therefore, no new or greater impacts would occur.

- (g) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to inundation by seiche, tsunami, or mudflow?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

As analyzed in the General Plan FEIR, there is no potential for seiche or tsunami in Bell since no large surface water bodies (lakes, reservoirs, etc.) are located nearby. The City of Bell is relatively flat with no hilly nor natural terrain that would contribute to a mudslide. Therefore, there would be no impacts to inundation by seiche, tsunami, or mudflow.

As there is no potential for seiche or tsunami in Bell due to its proximity away from large surface bodies of water, the proposed Housing Element and other General Plan updates would not create additional impacts. Therefore, no new or greater impacts would occur.

3.9 LAND USE AND PLANNING

(a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the potential to physically divide an existing community?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell is a well-established community consisting of a residential center and industrial neighborhood. The General Plan FEIR found the 2030 General Plan would not result in the disruption or division of the physical arrangement of an established residential community. As a result, the adopted General Plan's land use impacts are less than significant.

The proposed Housing Element applies to residential and mixed-use projects and, as a result, would not incentivize the construction of transportation or other types of projects that have the ability to physically divide an area as most development is anticipated to be infill development. Projects subject to the Housing Element would be consistent with the existing zoning and the allowable densities specified in the General Plan Land Use Element; any proposed zone change would require discretionary action. Any projects that are not consistent with zoning or the General Plan land use designation (and therefore with the potential to disrupt an existing neighborhood) would be subject to the City's process for zone changes or General Plan amendments. The Housing Element would not change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

- (b) Do the proposed General Plan updates require subsequent or supplemental CEQA documentation with respect to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that in general, the General Plan's implementation will not involve any changes in the existing land use policy. The land use plan's major change in land use will involve potential infill mixed-use development within the areas of the City designated as the Mixed-Use Overlay Zone. As indicated previously, this overlay designation applies to those areas located along the Florence Avenue, Atlantic Avenue, and the Gage Avenue corridors. The purpose of this overlay zone is to expand the range of land uses and development to include mixed-use residential development, senior housing development, and multiple-family development on infill parcels. The General Plan's land use policy provides for a number of "area plans" for key areas of the City. The analysis of land use and planning impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the General Plan.

Development in accordance with the proposed Housing Element would occur primarily in residential and urbanized areas. The Housing Element is consistent with local land use plans, goals, and policies mandating more affordable housing, transit serving development, and mixed-use development served by high-quality transit. The General Plan updates would also further accomplish the goals, objectives, policies and programs of the existing Housing Element of the General Plan by expanding the supply of affordable housing. It would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to conflict with any applicable habitat conservation plan or natural community conservation plan?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

As described in **Section 3.7, Biological Resources**, the General Plan FEIR stated the City of Bell is urbanized and plant life is limited to non-native, introduced, and ornamental species, which are used for landscaping. The City is completely surrounded by established commercial and industrial development. Animal life in Bell and nearby urban areas consists of domesticated species commonly found in an urban setting. Thus, future development within the City would not have any adverse impacts on sensitive plants or animals. The area governed by the General Plan does not include areas governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or State habitat conservation plans would result from the General Plan's implementation.

The City is located within an urbanized setting, and no natural habitats are found within the City or in adjacent areas. Development through the proposed Housing Element would not make any changes to local, regional, or State habitat conservation plans. It would not substantially change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

3.10 MINERAL RESOURCES

(a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Under the Surface Mining and Reclamation Act (SMARA), the California Division of Oil, Gas, and Geothermal has identified significant sources of aggregate materials in the State. No significant sources of sand or gravel resources have been identified in the City of Bell or the adjacent areas. Also, the map

showing significant aggregate resources indicate the City of Bell is in an area where no significant mineral deposits are present and there is little likelihood for their presence.¹¹ The Tujunga-Soboba association, found on the eastern section of the Central City along the Los Angeles River, is a good source of sand though the Los Angeles River has been completely channelized and sand mining activity is no longer possible. A portion of the Bandini oil field underlies the Cheli industrial area of the City of Bell. Records concerning oil production indicate there are 14 wells located in the Bandini oil field with an annual production of 45,600 barrels. The remaining reserves in the Bandini oil field are estimated at 100 million barrels. The wells tapping the Bandini oil field are not located within the City of Bell though they are located in adjacent cities. There are no active oil wells within the City and the exploratory wells at the Cheli industrial area have long since been abandoned and plugged. Therefore, there would be no impacts to mineral resources.

As there are no mineral resources in Bell, development under the proposed Housing Element would not contribute to the loss of a known mineral resources. Therefore, no newer or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to 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?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

As described above, the City of Bell has no known mineral resources; therefore, there would be no impacts to the loss of availability of a locally important mineral resource recovery site delineated on a general plan, specific plan, or other land use plan.

The proposed General Plan updates will also not affect mineral resource zones or otherwise result in the loss of locally important mineral resources. It would not substantially change impacts as compared to those identified for the General Plan; therefore, no new or greater impacts would occur.

¹¹ California Department of Conservation Division of Mines and Geology Mineral Resources Program SMARA Mineral Land Classification Project. Publications of the SMARA Mineral Land Classification Project Dealing with Mineral Resources in California. May 14, 2001.

3.11 NOISE AND VIBRATION

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to exposure of 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?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

To determine the existing and future noise levels along major roadways and transportation facilities, future traffic noise levels were again determined using on-site surveys and the California Department of Transportation (CALTRANS) Traffic Noise Prediction Model. Traffic generated by future development envisioned under the General Plan would result in an incremental increase in traffic noise along local streets. Generally, a change in the ambient noise levels of between 3.0 dB to 5.0 dB is required for it to be perceptible under normal conditions. Because of the logarithmic character related to noise propagation, a doubling in traffic volumes is generally required to result in such a change. For larger projects, additional environmental analysis may be required to determine the nature and scope of noise-related mitigation. Traffic generated by future development supported by the General Plan would not represent a doubling of existing traffic volumes. Furthermore, any new development would not result in any significant noise impacts not already envisioned under the existing Adopted General Plan. As a result, the future noise impacts from future development in the planning area would be less than significant.

The potential stationary noise impacts are site specific. The impacts of the future development projects will require evaluation on a project specific basis. Furthermore, the analysis herein concluded that the implementation of the General Plan would not result in any significant environmental impacts. As a result, the 2030 General Plan would not result in any significant cumulative noise impacts.

Construction as a result of development due to the proposed Housing Element would likely not create significant impact outside of those examined in the 2030 adopted General Plan. The analysis contained in the FEIR determined that short-term construction impacts would be less than significant through the implementation of the City's Noise Ordinance and any impact would be temporary and cease once the construction phases are completed. The potential long-term impacts would not be any different from that anticipated for any common development project. Therefore, the proposed Housing Element would not

substantially change impacts as compared to those identified for the General Plan, and no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found that future development would result in short-term construction impacts. However, the construction noise would subside once construction of a particular project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along local roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than 1.0 dBA when averaged over a 24-hour period.¹²

Composite construction noise is best characterized by a study prepared by the Environmental Protection Agency (Bolt, Beranek, and Newman). In this study, the noisiest phases of construction for commercial development are presented as 89 dBA while residential development are presented as 88 dBA Leq, both as measured at a distance of 50 feet from the construction effort. These values take into account both the number of pieces and spacing of the heavy equipment used in the construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worst-case scenario, the 89 dBA value should be used as an average noise level for any future construction effort. All construction activities will be subject to the City of Bell Municipal Code and regulated between the hours of 7:00 A.M. and 7:00 P.M. As such, no construction activities shall be permitted outside of these hours. Adherence to City Code requirements will ensure that any potential future construction noise impacts will be less than significant.

The analysis of noise impacts indicated that no significant adverse impacts would result from the implementation of the proposed General Plan FEIR. There are a number of policies included in the General

¹² U.S. Environmental Protection Agency, Noise from Construction Equipment Operations, Building Equipment and Home Appliances, 1971.

Plan that would also be applicable to future development that may be directly or indirectly supported through the Plan.

Construction through the proposed Housing Element is not anticipated to result in significant generation of groundborne vibration or groundborne noise levels in excess of City standards. Development projects subject to the Housing Element would likely be residential or mixed-use projects and would not include the development of industrial land uses typical of excessive groundborne vibration or groundborne noise levels. Therefore, development through the proposed Housing Element would not intensify impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Future development would result in short-term construction impacts. However, the construction noise would subside once construction of a particular project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along local roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50 feet), the increase in noise would be less than 1.0 dBA when averaged over a 24-hour period.¹³ Composite construction noise is best characterized by a study prepared by the Environmental Protection Agency (Bolt, Beranek, and Newman). In this study, the noisiest phases of construction for commercial development are presented as 89 dBA while residential development are presented as 88 dBA Leq, both as measured at a distance of 50 feet from the construction effort. These values take into account both the number of pieces and spacing of the heavy equipment used in the construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worst-case scenario, the 89 dBA value should be used as an average noise level for any future construction effort. All construction activities will be subject to the City of Bell Municipal Code and regulated between the hours of 7:00 A.M. and 7:00 P.M. As such, no construction

¹³ U.S. Environmental Protection Agency, Noise from Construction Equipment Operations, Building Equipment and Home Appliances, 1971

activities shall be permitted outside of these hours. Adherence to City Code requirements will ensure that any potential future construction noise impacts will be less than significant.

Projects developed under the proposed Housing Element could generate traffic that could contribute to elevated noise levels from mobile sources along roadways. However, such projects would be required to implement General Policies to mitigate potential impacts that would result in a less than significant contribution to traffic and consequently noise. Moreover, the Housing Element proposes 365 units in comparison to the 3,358 units analyzed in the General Plan EIR. Therefore, buildout under the proposed element would not substantially change impacts as compared to those identified for the General Plan FEIR. No new or greater impacts would occur.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell roadway noise contour data were generated with the Federal Highway Administration's Highway Traffic Noise Prediction Model, U.S. Department of Transportation (1978). Model input data included existing average daily traffic levels; day/evening/night percentages of autos, medium, and heavy trucks; vehicle speeds; ground attenuation factors; and roadway widths. The distance from the roadway centerline to the roadway's 60, 65 and 70 dB CNEL contours for the existing conditions (1996) are provided in Table 3-16. Atlantic Avenue, Florence Avenue, Eastern Avenue, Slauson Avenue, and Gage Avenue are the major generators of noise within Bell. The I-710 freeway also generates traffic noise within the City. As shown, traffic noise levels dominate the ambient noise environment along Gage, Florence, and Eastern Avenues, and the I-710 Freeway. These noises affect residences, trailer parks, a convalescent home, and other noise sensitive uses located along major roadways.

Future development would result in short-term construction impacts. However, the construction noise would subside once construction of a particular project is completed. Two types of noise impacts could occur during the construction phase. First, the transport of workers and equipment to the construction site would incrementally increase noise levels along local roadways. Even though there could be a relatively high single event noise exposure potential with passing trucks (a maximum noise level of 86 dBA at 50

feet), the increase in noise would be less than 1.0 dBA when averaged over a 24-hour period.¹⁴ Composite construction noise is best characterized by a study prepared by the Environmental Protection Agency (Bolt, Beranek, and Newman). In this study, the noisiest phases of construction for commercial development are presented as 89 dBA while residential development are presented as 88 dBA Leq, both as measured at a distance of 50 feet from the construction effort. These values take into account both the number of pieces and spacing of the heavy equipment used in the construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worst-case scenario, the 89 dBA value should be used as an average noise level for any future construction effort. All construction activities will be subject to the City of Bell Municipal Code and regulated between the hours of 7:00 A.M. and 7:00 P.M. As such, no construction activities shall be permitted outside of these hours. Adherence to City Code requirements will ensure that any potential future construction noise impacts will be less than significant.

Projects developed under the proposed Housing Plan could generate traffic that could contribute to elevated noise levels from mobile sources along roadways. However, most projects would result in a less than significant contribution to traffic and therefore noise. Projects would be required to implement General Policies that mitigate potential impacts. Because the maximum amount of development under the Housing Element is far less than that analyzed in the General Plan EIR, the Housing Element would not increase nor intensify impacts; therefore, no new or greater impacts would occur.

(e) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

- (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**
- (f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR explains that development is required to be consistent with any applicable Airport Land Use Compatibility Plan (ALUCP) constraints pertaining to nearby developments. Compliance with

¹⁴ U.S. Environmental Protection Agency, Noise from Construction Equipment Operations, Building Equipment and Home Appliances, 1971

land use compatibility policies included in the Land Use Element and Noise Element of the General Plan would ensure that development would not conflict with airport land use plans. Therefore, the General Plan EIR found that future development under the General Plan would be consistent with adopted ALUCPs and there would be no significant noise exposure impacts relative to airport or airstrip noise levels (and would not exacerbate existing impacts).

Development under the proposed Housing Element would be required to comply with policies included in the Land Use Element and Noise Element of the General Plan to ensure that development would not conflict with airport land use plans. The Housing Element projects would not substantially change impacts as compared to those identified for the General Plan FEIR; therefore, no new or greater impacts would occur.

3.12 POPULATION AND HOUSING

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Cumulative and growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The General Plan FEIR found the build-out population and housing projections for the General Plan is comparable to that projected for the then existing Adopted General Plan (2021-2029). Finally, the majority of those land use designation changes envisioned as part of the 2030 General Plan's implementation are designed to promote conformity with the underlying land uses. As a result, the General Plan will result in growth in population and housing over the current 2014 condition, though it will result in a reduction in the attendant impacts as compared to the 2021-2029 General Plan. The analysis of land use and planning impacts indicated that no significant impacts on housing and population would result from the implementation of the General Plan.

The proposed General Plan updates include the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the

City of Bell needs a total of 365 units of housing,¹⁵ but the proposed Housing Element recommends 365 residential units. According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by four percent. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37 percent). Therefore, the proposed Housing Element is not anticipated to result in a substantial increase in population, and the effects of the proposed Housing Element on its own would be minimal and well within the assumptions of the General Plan FEIR. The General Plan updates would not substantially change impacts as compared to those identified for the 2030 General Plan; therefore, no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan Update EIR concluded that existing uses would continue even where new zoning and land use designations are proposed. None of the existing uses would be forced to be removed or relocated as a result of the project implementation. Compliance with the Housing Element would facilitate the development of a variety of housing types by providing a supply of land that is adequate to accommodate the RHNA and maintain an inventory of housing opportunities sites. Therefore, the General Plan EIR found no significant impacts.

Development under the proposed Housing would not result in the displacement of substantial numbers of existing housing units, either market rate or affordable. The purpose of the proposed Housing Element along with the Environmental Justice Element is to increase affordable housing supply in the City of Bell. Both elements would work with RHNA to help ensure there is no net loss of affordable housing. Therefore,

¹⁵ SCAG 6th Cycle Final RHNA Allocation Plan. Southern California Association of Governments. March 4, 2021. Available online at: <https://scag.ca.gov/sites/main/files/file-attachments/6th-cycle-rhna-proposed-final-allocation-plan.pdf?1614023284>.

the General Plan updates would not increase impacts as compared to those identified for the 2030 General Plan; no new or greater impacts would occur.

3.13 PUBLIC SERVICES

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- Fire protection and emergency response
- Police Protection
- Schools
- Parks
- Other Public Facilities

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Fire Protection and Emergency Response

The City of Bell contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Bell and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering over 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Bell has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Bell if the need arises. The County Fire Station No. 163 is located at the Civic Center of Bell and provides first response to the Central City. Fire Station No. 27 on Rickenbacker Road in Bell serves the Cheli industrial area. There are also a number of other fire stations in the surrounding area that may also serve the City of Bell when needed. Response time county-wide is under five minutes.

To ensure emergency water supply throughout the City, new construction is required to meet specific fire flow standards. Fire flows for individual structures are calculated according to size of the structure (floor area), type of construction (wood, non-combustible, fire-resistant), building height, presence of sprinkler systems, distance between buildings, and type of use. The Los Angeles County Fire Department's Fire Prevention Bureau determines the minimum flows for new construction based on building plans and developers are responsible for providing adequate fire flows. This ensures that hydrant capacity is

available to meet fire emergency needs of all developments. The City of Bell follows the County Fire Department Fire Code standards for fire flows and emergency access roads. Fire flows of 1,000 gallons per minute (gpm) to 5,000 gpm at 20 pounds per square-inch of residual pressure for a duration of two to five hours is needed at residential and commercial uses, with hydrants every 300 to 600 feet, based on the type of occupancy. The fire standards outlined above are subject to the following conditions:

- Fire flow increases with building size (square feet) and/or lot coverage. Twenty pounds per square inch (psi) and 600 feet hydrant spacing is required for single-family dwelling. Twenty psi and 300 feet hydrant spacing is required for all other occupancies.
- Road width increases where parallel parking allowances, hydrant requirements, serial fire suppression requirements, or aerial fire suppression requirements indicate the need.
- A minimum 20 feet private road width is permitted only if life safety is not jeopardized, topography, or lot shape/dimensions are constraints, and the Fire Department grants discretionary approval.
- A paved access is required if any portion of the first floor, building exterior is more than 150 feet from a public vehicle access (private driveway, bridge, alley).
- Final fire flow will be based on the size of the building, its relationship to adjacent structures and the type of construction.

The water system must be capable of supplying adequate quantities of water for firefighting purposes, in addition to the daily supply for domestic demand in the area. Adequate reservoir capacity is determined by the availability of water for peak day supply plus fire flow requirements. Generally, peak day supply is twice the average day demand and total fire flow requirements are estimated by the population of the area. The provision of adequate roadway widths will facilitate emergency response during a disaster. The City supports fire access standards that have been established by the County Fire Department to ensure access for firefighting equipment to all areas of the City. The adopted General Plan would not introduce any new significant adverse impacts on fire department services not already anticipated in the adopted City of Bell General Plan. All future development supported in whole or part within the planning area would reflect the development contemplated to occur under the City's General Plan. Any future development within the planning area may occur in the absence of the General Plan's implementation. Given that the newer construction would lessen the likelihood for structural fires, the greatest potential increase in service demands would be related to paramedic calls. The removal over older substandard structures and blighted properties would have a beneficial impact in terms of reducing structural hazards and risk.

The projects subject to the proposed Housing Element are not expected to substantially increase the local population while assisting the increase in stock of affordable housing in the City. The General Plan EIR examined potential buildout of 3,358 residential units whereas the Housing Element proposes a maximum buildout of 365 units, far less than the General Plan. Therefore, the proposed Housing Element would not intensify nor increase impacts as compared to those identified for the adopted General Plan; no new or greater impacts would occur.

Law Enforcement

The General Plan FEIR found that the intensification of land use within the City may also result in an increase in the demand for police services related to general calls for service. As part of the Sheriff Department's annual review, demand shall be evaluated, and resources allocated as necessary. For larger projects, additional environmental analysis may be required to determine the nature and scope of potential impacts on law enforcement services. The anticipated net increase in demand associated with the General Plan's adoption would not be significantly different from the existing levels.

The proposed Housing Element would require additional housing units to comply with RHNA and accommodate Bell's population. Similar to fire services, the projects subject to the proposed Housing Element that increase the stock of housing in the City are not expected to substantially increase the local population because such increases have been anticipated and analyzed in the General Plan EIR. The Housing Element would not substantially change impacts as compared to those identified for the adopted General Plan; therefore, no new or greater impacts would occur.

School Services

The Los Angeles Unified School District (LAUSD) serves the residential neighborhoods located in Bell. The City is home to a new primary school (Escutia Primary Center), three elementary schools (Corona Avenue Elementary School, Nueva Vista Elementary School, and Woodlawn Avenue Elementary School), and a high school (Bell High School). The Magnolia Science Academy was established in the fall of 2010. Orchard Academy 2B/2C shares the same site as the Magnolia Science Academy. Bell is also within the service boundaries of the Los Angeles Community College District.

The General Plan EIR described the 2000 U. S. Census breakdown of the number of residents by age group as well as the number attending school to project future enrollments. To provide a maximum case, all of the prospective school aged students were assumed to be attending school. Of the total number citywide residents, approximately 10.5% were grade school-aged, 15.5% were middle school-aged, and 11.7% were high school-aged. All new development, including potential residential development within the planning

area would be required to pay the mandatory school district development fees. As a result, the proposed project's impacts on school facilities are not considered to be significant or adverse.

Development under the Housing Element is meant to increase housing units in the City though not to a level exceeding the analysis in the General Plan FEIR. Therefore, the Housing Element would not increase the population beyond what was anticipated in the General Plan. Projects subject to the proposed element would be required to pay established impact fees at the time of building permit issuance, which would adequately mitigate any impacts generated to school service. Henceforth, development under the Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

Library Services

The Bell Library is located on 4411 East Gage Avenue and is part of the Los Angeles County Library System. The library was first established in 1913 as the 29th branch of the County of Los Angeles Public Library System. After having been relocated several times, a new library was constructed at the present location in 1960. The library building has 4,863 square feet of floor area. Due to the rapid growth of the community, the building was expanded in 1973. The current collection includes books in Arabic, Spanish, and English. Other resources include computer work-stations, free wi-fi, and computers for smaller children. The FEIR found that the analysis of public services and utilities indicated that no significant adverse impacts would result from the implementation of the General Plan taking into account the number of policies included in the General Plan that would be applicable to future development.

The General Plan FEIR examined a maximum buildout of 3,358 residential units; however, the proposed Housing Element recommends 365 residential units, well below the amount analyzed in the General Plan. Given impacts were found to be less than significant in the FEIR and there would not be a substantial increase in population, it is unlikely additional libraries would need to be constructed as a result of the Housing Element. Regardless, consistent with the adopted General Plan, projects subject to the Housing Element would be required to pay the County's established library facility fee at the time of building permit issuance, which would adequately mitigate any impacts generated to libraries. Therefore, the proposed element would not substantially change impacts as compared to those identified for the 2030 General Plan; no new or greater impacts would occur.

3.14 RECREATION

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect 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?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Because of the urban and developed character of the city, open space land is limited. Virtually all of the parcels in the City have been developed with the remaining vacant parcels limited to infill properties likely to be developed in the near term. A large number of vacant parcels in the westerly portion of the City have been cleared to accommodate the construction of a new school. Other open space areas have been set aside as easements for utilities, landscaped yard areas, and for flood control. The City of Bell Department of Parks and Recreation maintains and operates nine parks totaling 14.5 acres. The 2030 General Plan found there are two areas that are geographically underserved by parks. The first area is the Cheli area that is developed as industrial. At the time of the FEIR, no neighborhoods are found within this area and, as a result, no park facilities are required.¹⁶ A second area is located in the south-central portion of the Central City area roughly bounded by Gage Avenue on the north, Florence Avenue on the south, Otis Avenue on the west, and Heliotrope Avenue on the east. It is significant that the Bell High School campus is centrally located within this underserved area. As indicated in a preceding section, a joint use agreement has been initiated between the LAUSD and the City to use certain campus facilities for community recreation. When the Bell High School is identified as having a 0.5 service area, virtually all of the City's neighborhoods are located within a 0.5-mile distance of a park. More significantly, all of the City neighborhoods are located within a maximum 15-minute walking distance of a park. The FEIR concluded that there are a number of policies in the adopted 2030 General Plan that will require future development to provide additional parkland or in lieu fees that will reduce the severity of the parkland deficiency to mitigate impacts.

The 2030 General Plan found that it would not involve the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be

¹⁶ The City has since developed the Salvation Army Oasis Apartments which offers 64 affordable studio apartment units as permanent supportive dwellings for the homeless, including those facing chronic mental illness or disability and chronic homelessness. The community also has an on-site health clinic, employment services, gym, and community room.

accelerated. The General Plan would not require the construction and expansion of recreational facilities to accommodate projected demand. Therefore, impacts would be less than significant. There are a number of policies in the General Plan that will require future development to provide additional parkland or in lieu fees that will reduce the severity of the parkland deficiency to mitigate impacts.

The proposed Housing Element includes the need for additional housing, specifically affordable housing set asides in applicable zones and submarket areas. The 2029 6th Cycle RHNA indicates that the City of Bell needs a total of 229 units of housing, and the proposed Housing Element recommends 365 residential units. According to the US Census Bureau, the City of Bell has 3.90 persons per household. Therefore, 365 units of housing would lead to a population increase of approximately 1,424 people. Considering the total population of the City is 35,521, the proposed Housing Element would increase the population by four percent. The General Plan EIR analyzes environmental impacts for 3,358 units of housing for a population increase of 13,096 people (37 percent). Hence, the proposed Housing Element would not intensify population increases beyond what was analyzed in the General Plan FEIR, and consequently impact on local parks. The existing General Plan policies would require future development to provide additional parkland or in lieu fees that would reduce the severity of the parkland deficiency to mitigate impacts. Therefore, no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to including recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

According to most conventional park and open space standards, between 2.5 acres and 5.0 acres of park land for every 1,000 persons is considered to be optimal. Assuming a standard of 2.5 acres of open space land per 1,000 persons, the City would need to provide more than 95 acres of open space to meet this standard. The City's total land area is 1,796 acres and the 95 acres standard would represent approximately 5% of the total land area of Bell. As a result, this standard's application to the City is not feasible. A significant portion of the City's land area consists of the Los Angeles River (186-acres) and the Cheli area (approximately 400-acres which is developed entirely industrial and has little need for parks). The Central City portion of Bell that contains all of the residential neighborhoods has an approximate land area of 1,200 acres. Bell is not typical of many communities in that all of its 36,716 residents live within the Central

City area that has an east-to-west distance of approximately 1.85 miles and a north-to-south distance of approximately 0.75 mile. This compact configuration enables the City to more efficiently utilize its existing facilities to meet the recreation and open space needs of local residents. This is borne out by Exhibit 3-11 that indicates the theoretical service areas of the local parks. The light green circles represent a park service radius of 0.5 mile. In other words, the areas that are adequately served by the existing facilities are located within the green-shaded circles.

There are two areas that are geographically underserved by parks. The first area is the Cheli area that is developed as industrial. No neighborhoods are found within this area and, as a result, no park facilities are required. A second area is located in the south-central portion of the Central City area roughly bounded by Gage Avenue on the north, Florence Avenue on the south, Otis Avenue on the west, and Heliotrope Avenue on the east. It is significant that the Bell High School campus is centrally located within this underserved area. As indicated in a preceding section, a joint use agreement has been initiated between the LAUSD and the City to use certain campus facilities for community recreation. When the Bell High School is identified as having a 0.5 service area, virtually all of the City's neighborhoods are located within a 0.5-mile distance of a park. More significantly, all of the City neighborhoods are located within a maximum 15-minute walking distance of a park. There are a number of policies in the Draft General Plan that will require future development to provide additional parkland or in lieu fees that will reduce the severity of the parkland deficiency. Therefore, impacts would be less than significant.

As discussed above, buildout through the proposed Housing Element may lead to some population growth although it would not be substantial enough to create additional impacts analyzed in the adopted General Plan FEIR. Projects subject to development would comply with existing federal, state, and local regulations regarding parks and recreational facilities. They would also be required to adhere to the existing General Plan policies would require future development to provide additional parkland or in lieu fees that would reduce the severity of the parkland deficiency to mitigate impacts. Therefore, no new or greater impacts would occur.

3.15 TRANSPORTATION AND TRAFFIC

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:
- (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) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concludes that it will not result in a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). There are a number of goals and policies included in the draft City of Bell General Plan that will also be applicable to future development that may be directly or indirectly supported through the general plan update. *Mobility and Circulation Element Policy 1* states that the City of Bell shall continue to participate in regional transportation planning efforts. The City shall participate in all regional transportation planning and development initiatives including those hosted by SCAG, Caltrans, Los Angeles County MTA, and ECO Rapid Transit. *Mobility and Circulation Element Policy 2* states that the City of Bell shall continue to work with adjacent cities to improve area-wide circulation. These will include area plans related to transit routes and stops, development of bus turnouts and shelters, signal synchronization, and arterial roadway improvement projects. Finally, *Mobility and Circulation Element Policy 4* states that the City of Bell shall continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan. The Engineering Department shall continue to pursue grants to rehabilitate City roadways and will strive to manage these projects so they are completed on schedule and budget. The City shall continue to implement the pavement management plan and the City's CIP program.

As further described below, the mitigation measures included in the General Plan FEIR would no longer be applicable, as they aim to reduce level of service impacts. Since certification of the General Plan FEIR, CEQA has been revised such that delay-based metrics including level of service (and associated mitigation measures) are no longer required. Instead CEQA now requires that vehicle miles travelled (VMT) be the primary metric for evaluating transportation impacts.

Development under the proposed Housing Element would require increased housing principally in the residential community of Bell. The General Plan EIR analyzed impacts for 3,358 residential units whereas the Housing Element update proposes 365 units, well below that of the General Plan. The location of units has been identified in the draft element and in general would be located in urbanized areas in close proximity to transit and walkable areas. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. The General Plan updates would not substantially change traffic impacts as compared to those identified for the 2030 General Plan FEIR; therefore, no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The adopted General Plan is not anticipated to result in the development of a new airport within the City of Bell nor will it introduce new land uses that could prevent safety hazards to air traffic. The City is located in a completely built out urban environment south of the City of Los Angeles. The entire City is 2.62 square miles and would not be able to accommodate an airport nor airstrip. Therefore, there would be no impact.

The potential for development in the proposed Housing Element would be limited in number and therefore unlikely to significantly affect flight paths or air travel. Although the Housing Element would increase the amount of housing that would be eligible for incentives such as height increases, it is unlikely that projects would exceed 200 feet in height (a threshold for consultation with the Federal Aviation Administration). Existing FAA regulations and the ALUCPs and are intended to identify and properly address potential airport hazards prior to implementation of specific projects. The proposed General Plan updates would not substantially change impacts as compared to those identified for the 2030 General Plan; therefore, no new or greater impacts would occur.

(c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that there would not be substantially increased hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). General Plan *Mobility and Circulation Element Policy 7* states that the City of Bell shall require new developments to include design features to mitigate adverse impacts upon the local circulation system. All new development projects must promote and facilitate walkable streets, bus transit, bicycling, parking, efficient goods movement, and other components of the transportation system. Transit related improvements shall be identified as part of the conditions of approval through the design review and environmental review processes. The General Plan FEIR found impacts to be less than significant with these mitigation policies incorporated.

Development in accordance with proposed Housing Element is not anticipated to result in hazards due to design features or increase conflicts between incompatible uses. The General Plan updates would not result in changes being made to the local roadways or impede public access on any public right-of-way. Therefore, implementation of the proposed elements would not have a significant impact related to design feature hazards and would not substantially change impacts as compared to those identified for the General Plan FEIR; no new or greater impact would occur.

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to inadequate emergency access?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR found that development would not result in inadequate emergency access. For projects of sufficient size, discretionary review of emergency access is evaluated on a project-by-project basis. Buildout will enhance the capacity of the roadway system by upgrading roadways and intersections,

when necessary, ensure that the future dedication and acquisitions of roadways are based on projected demand, and implement the construction of paved crossover points through medians for emergency vehicles. Impacts would be less than significant.

Under the proposed General Plan updates, the Health and Safety Element examines emergency response and evacuation plans and how they pertain to the overall General Plan. Development under the Housing Element would not substantially increase population or the number of total housing units significantly impacting emergency access routes. Projects subject to the proposed General Plan Elements would be required to implement applicable regulations as well as General Plan goals and policies to reduce the risk of impaired implementation or physical interference of an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant and no new or greater impacts would occur.

(e) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The General Plan FEIR concludes that it will not result in a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). There are a number of goals and policies included in the draft City of Bell General Plan that will also be applicable to future development that may be directly or indirectly supported through the general plan update. *Mobility and Circulation Element Policy 1* states that the City of Bell shall continue to participate in regional transportation planning efforts. The City shall participate in all regional transportation planning and development initiatives including those hosted by SCAG, Caltrans, Los Angeles County MTA, and ECO Rapid Transit. *Mobility and Circulation Element Policy 2* states that the City of Bell shall continue to work with adjacent cities to improve area-wide circulation. These will include area plans related to transit routes and stops, development of bus turnouts and shelters, signal synchronization, and arterial roadway improvement projects. Finally, *Mobility and Circulation Element Policy 4* states that the City of Bell shall continue to initiate the design and engineering of roadway improvement projects throughout the City as a means to implement the General Plan. The Engineering Department shall continue to pursue grants to rehabilitate City roadways and will strive to manage these projects so they are completed on schedule and budget. The City shall continue to implement the pavement management plan and the City's CIP program.

The proposed Housing Element would require increased housing principally in the residential community of Bell. Two sites have been identified in the Cheli community which is predominately industrial in nature; however, these sites are within an existing Salvation Army Oasis Gardens Apartment complex which currently has 64 units of affordable housing and could accommodate more housing. The Housing Element sees an opportunity for the City to provide more shelter for residents who want to transition to permanent housing. However, it would not increase the number of residential units not already analyzed in the General Plan EIR. In general, projects would likely be located in urbanized areas in close proximity to transit and walkable areas. Therefore, the development under the proposed Housing Element would not substantially change traffic impacts as compared to those identified for the 2030 General Plan FEIR; no new or greater impacts would occur.

3.16 UTILITIES AND SERVICE SYSTEMS

Wastewater Treatment and Collection

- (a) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell is located within the Central Basin Municipal Water District (CBMWD) which regulates groundwater pumping rights in the basin. The district charges a fee for water in excess of pumping rights, and water companies may buy or lease additional water from the CBMWD. The district's reclaimed water line extends through the City of Bell in Otis Avenue. This line was installed in 1994. The City of Bell is served by five water companies. The 2030 General Plan FEIR found existing development consumes an estimated 376,250 gallons of water on a daily basis. The future development and land uses are projected to consume 827,500 gallons of water on a daily basis. This translates into a net increased daily water consumption of 451,250 gallons. The majority of this additional consumption is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation.

The proposed Housing Element recommends 365 units of residential housing in the City of Bell. Such an increase is well within the maximum build out of 3,358 units analyzed in the General Plan EIR. Therefore,

development under the Housing Element would not exceed the residential units analyzed in the entirety of the 2030 General Plan. Hence, the proposed element would not substantially change impacts as compared to those identified for the 2030 General Plan FEIR; no new or greater impacts would occur.

(b) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

- (b) Would 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 effects?**
- (c) Would 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?**

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FIER found existing development generates an estimated 270,900 gallons of effluent on a daily basis. Future development and land uses analyzed in the General Plan are projected to generate 595,800 gallons of effluent on a daily basis. This translates into a net increased effluent generation of 324,900 gallons per day. As is the case with water consumption, the majority of this additional generation is related to the increased housing development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. Despite this, the 2030 General Plan FEIR found no significant impacts to wastewater treatment facilities.

Development under the Housing Element would likely occur in urbanized areas zoned for residential development and would be expected to connect to the existing sewer lines. The size of individual projects is anticipated to be relatively small, resulting in minor impacts to the sewer system in the vicinity of each site. Moreover, buildout under the Housing Element is 365 units, well below the 3,358 units analyzed in the General Plan EIR. Regardless, development projects would be required to comply with all applicable City and General Plan policy regulations. Therefore, the proposed Housing Element would not substantially change impacts as compared to those identified for the General Plan; no new or greater impacts would occur.

Water Supply and Distribution System

- (c) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:
- (d) Would 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 effects?
- (e) Would not have sufficient water supplies available to serve the project from existing entitlements and resources, and new and/or expanded entitlements would be needed?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The City of Bell is located within the service area of the Sanitation District's 1, 2, and 8 of Los Angeles County (Districts 1, 2, and 8). The nearest wastewater treatment plant to the City is the Joint Water Pollution Control Plant located in Carson. This wastewater treatment plant (WRP) has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. Bell participates, with other communities, in the Century and Rio Hondo Water reclamation projects which delivers 22,000 acre-feet of reclaimed water per year. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants including the San Jose Creek WRP in Whittier and Los Coyotes WPR in Cerritos.

The 2030 General Plan FEIR found the 2030 General Plan's potential to exceed or not resolve ongoing problems with wastewater treatment requirements of the applicable regional water quality control board. It also found the Plan's potential to require or result in the need for upgrading/expansion of existing new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.

Development under the proposed Housing Element does not increase development beyond what is already analyzed in the 2030 General Plan. It is unlikely to result in projects that would not have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources. Developments constructed as a result of the project are likely to be located in infill areas on land previously developed with residential and served by water systems that would provide will-serve letters verifying water supply. Projects would be subject to the General Plan's policies off-setting potential impacts.

Therefore, development through the proposed Housing Element would not intensify impacts as compared to those identified for the 2030 General Plan; no new or greater impacts would occur.

Solid Waste

(d) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

(f) Would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

(g) Would not comply with federal, state, and local statutes and regulations related to solid waste?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

Existing development generates approximately 6,020 pounds of solid waste on a daily basis. Under the 2030 General Plan, the FEIR projected future development and land uses to generate 13,240 pounds of solid waste on a daily basis, translating into a net increase of 7,220 pounds of solid waste on a daily basis. The majority of this additional solid waste generation is again related to the increased residential development envisioned for the planning area. For larger projects, additional environmental analysis may be required to determine the nature and scope of infrastructure impacts and any requisite mitigation. With the number of policies included in the City of Bell General Plan that would also be applicable to future development, the General Plan FEIR concludes that buildout would not require construction of new or expanded landfills, and impacts are found to be less than significant.

Development under the proposed Housing Element would not increase that which is anticipated under buildout of the adopted General Plan. The proposed Housing Element is unlikely to result in projects that would significantly impact landfill capacity. Inclusionary housing developments are likely to be located in areas with existing residential uses that are already served by existing landfills. Projects that obtain planning and building approvals would be consistent with solid waste regulations. Therefore, the proposed Housing Element would not increase impacts in comparison to those identified in the General Plan; no new or greater impacts would occur.

Other Utilities

(e) Do the General Plan updates require subsequent or supplemental CEQA documentation with respect to the following:

(h) Would increase demand for other public services or utilities?

	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances?	☐	☒
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances?	☐	☒
New or Substantially More Severe Significant Impacts Shown by New Information?	☐	☒
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent?	☐	☒

The 2030 General Plan FEIR found future development within the planning area would involve a commitment of nonrenewable resources associated with the construction and operation of any future development. During construction, the use of building materials (e.g., aggregate, sand, cement, steel, glass) and energy resources (e.g., gasoline, diesel fuel, electricity) would be largely irreversible and irretrievable. Energy would also be consumed in the processing of building materials and for the transport of these materials and construction workers to individual work sites. Industrial and commercial land uses generally have a life expectancy that may extend up to 50 years. The resources consumed during the normal operation of these uses will be similar to those consumed by existing development. Title 24 (Part 6 of the California Building Standards Code) energy conservation standards are mandatory and will be applied to development within the added areas. Vehicles used by workers and visitors will consume motor fuel; however, these activities are part of normal industrial and commercial operations and are not considered a significant or wasteful use of resources.

Development and construction through the proposed Housing Element would not increase development beyond what is already anticipated under buildout of the adopted General Plan. Inclusionary housing projects are likely to be located on land previously developed with residential uses and served by existing electrical utilities. The proposed updates would not intensify change impacts as compared to those identified for the adopted General Plan; therefore, no new or greater impacts would occur.

3.17 CUMULATIVE IMPACTS

Cumulative projects are described in the **Chapter 1.0, Introduction, Section 1.7, Background and Planning History**.

Section 15130 of the *CEQA Guidelines* requires that an EIR evaluate potential environmental impacts that are individually limited but cumulatively significant. CEQA defines cumulative impacts as “two or more

individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (*Guidelines* § 15355). “‘Cumulatively considerable’ means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects” (*Guidelines* § 15065(a)(3)).

The purpose of a cumulative analysis is to determine if several projects when evaluated together could result in a significant “cumulative” impact that would otherwise not be considered significant when projects are evaluated one at a time. If several projects considered together have the potential to result in a significant cumulative impact (that is not already identified as a significant project impact), the question becomes whether the project being analyzed would result in a “considerable” contribution to such a significant cumulative impact. Therefore, if a project results in a significant impact by itself, then its contribution to a cumulative impact is considerable. Mitigation measures that reduce project impacts would similarly reduce a project’s contribution to cumulative impacts.

Cumulative impacts occur in one of two ways: 1) impacts from one project overlap with impacts from another project, 2) the other way that cumulative impacts occur is when a resource is of value to a broader community than just the immediate project vicinity, for example, impacts to a cultural or biological resource that has more than local significance, for example state or even national significance, impacts to such a resource would be cumulative with impacts to other resources of similar significance wherever they occur in the state or across the entire US.

The proposed General Plan elements including the Housing Element currently prepared by the City of Bell would work to facilitate the development analyzed in the General Plan FEIR, with a focus on increasing housing options and affordability within the City. Although the housing ordinances have some common goals, they are not dependent on one another; each has independent utility.

The proposed Housing Element is expected to result in the development of new housing that would be generally consistent at a City-level with the overall development assumptions analyzed in the General Plan FEIR. As discussed throughout this addendum, the types of impacts that would generally be expected to occur are those that are common to housing projects, such as construction and population related effects. The total number of units that are anticipated to be constructed as a result of the Housing Element would be well below the number evaluated in the General Plan FEIR. The General Plan FEIR analyzes impacts for 3,358 residential units, whereas the Housing Element proposes 365. The Housing Element would result in a small subset of the overall growth evaluated in the General Plan FEIR and the impacts would be less than those identified within the adopted 2030 General Plan. As such, development under the Housing Element would not result in a cumulatively considerable contribution to the impacts identified in the General Plan

FEIR; rather they are part of the overall development anticipated in the General Plan and would facilitate that development rather than increasing it.

4.0 REFERENCES AND PREPARERS

4.1 REFERENCES

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4.2 LIST OF PREPARERS

Impact Sciences, Inc., has prepared this environmental document under contract to the City of Bell. Persons directly involved in the review and preparation of this report include:

City of Bell, Community Development (Lead Agency)

Manuel Acosta, Community Development Director
Paula Kelly, Contract Planner
Megan Covarrubias, Assistant Planner

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RESOLUTION NO. 2022-03PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL ADOPT THE ENVIRONMENTAL JUSTICE ELEMENT AND THE UPDATED HEALTH AND SAFETY ELEMENT OF THE GENERAL PLAN AND ADOPT THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) ADOPTED WITH THE CITY'S 2030 GENERAL PLAN UPDATE

WHEREAS, State Law requires that local agencies adopt General plans containing mandatory elements; and,

WHEREAS, the General Plan is the City's basic planning document; and,

WHEREAS, the City of Bell adopted a comprehensive update to the 2030 Comprehensive General Plan Update and Bicycle Master Plan and certified the Environmental Impact Report (EIR) in May 2018; and,

WHEREAS, State law also provides for periodic review, updates, and amendments of its General Plan; and,

WHEREAS, the General Plan must now contain eight (8) state-mandated elements, which are as follows: Land Use, Open Space, Conservation, Housing, Circulation, Noise, Safety, and Environmental Justice; and

WHEREAS, with the passage of Senate Bill ("SB") 1000 in 2016, jurisdictions are required to add an Environmental Justice Element to their General Plans, either as a separate element or as a theme integrated into all elements, that identifies disadvantaged communities, as defined in the Bill, within the area covered by the general plan of the city if the city has a disadvantaged community. "Disadvantaged communities" are defined in the Bill to mean an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code, or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation; and

WHEREAS, as provided by Senate Bill 1000, if two or more sections of the General Plan are being updated after January 1, 2018, then the jurisdiction must prepare an Environmental Justice ("EJ") element. The EJ Element of the City of Bell General Plan is prepared in accordance with achieving environmental protection for all communities; and

WHEREAS, the EJ Element identifies any "disadvantaged communities" within the general plan area and does all of the following:

- Identifies objectives and policies to reduce the unique or compounded health risks in disadvantaged communities (Gov't Code, §65302(h)(1)(A));
- Identifies objectives and policies to promote civic engagement in the public decision-making process (Gov't Code, §65302(h)(1)(B)); and
- Identifies objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities (Gov't Code, §65302(h)(1)(C)).

WHEREAS, the newly prepared Environmental Justice Element updates the General Plan in conformance with Government Code section 65302(h), and furthers the City's objectives to further reduce and mitigate environmental hazards, encourage active transportation, and increase access to open space and exercise facilities; and

WHEREAS, the City was required to update its Housing Element as mandated by State law for the housing planning period between 2021-2029. It was also necessary to review and revise the City's Health and Safety Element (Gov't Code, §65302(g)(2)-(5)), and if necessary, identify new information relating to flood and fire hazards and climate adaptation and resiliency strategies not available during the previous revision of the safety element. (Gov't Code, §65302(g)(6); and

WHEREAS, Health and Safety Element exists for the protection of the community from unreasonable risks associated with the effects of various geologic hazards, flooding, and wildland and urban fires. (Gov't Code, § 65302(g)(1); and

WHEREAS, the City's Health and Safety Element includes mapping of known seismic and other geologic hazards, and it addresses the following as they relate to identified fire and geologic hazards: evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures; and

WHEREAS, the City's Health and Safety Element updates the General Plan in conformance with the requirements of Government Code section 65302(g); and

WHEREAS, the City of Bell acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with preparation of the Environmental Justice Element and update of the Health and Safety Element. Therefore, the City has determined that an Addendum to the Final Environmental Impact Report (EIR) to the City's 2030 General Plan, is the appropriate CEQA document to address the newly prepared Environmental Justice Element and proposed modifications and to the Health and Safety Element in accordance with CEQA Guidelines Section 15164; and

WHEREAS, copies of the Environmental Justice Element, the Health and Safety Element and an Addendum to the EIR certified with the 2030 General Plan and Bicycle Master Plan were made available for public inspection on the City of Bell Website and at the City of Bell City Hall, 6330 Pine Avenue, Bell, CA, 90201; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. The General Plan Update includes the newly prepared Environmental Justice Element, the updated Health and Safety Element and an Addendum to the Final EIR adopted with the Bell General Plan 2030 Update.

SECTION 3. For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes, any public testimony, other records of proceedings, and all evidence in the whole record pertaining to this matter, the Planning Commission of the City of Bell hereby adopts this Resolution No. 2022-03PC, recommending the City Council approve the newly prepared Environmental Justice Element, the updated Health and Safety Element and an addendum to the 2030 General Plan EIR.

SECTION 4. This resolution is effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 6th day of April 2022.

Luis Mesa, Chair

APPROVED AS TO FORM:

Christy Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, City Clerk of the City of Bell, hereby attest to and certify that Resolution No. 2022-03PC is the original resolution adopted by the Bell Planning Commission at its regularly scheduled meeting held on the 6th day of April, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angela Bustamante, City Clerk

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, February 2, 2022 at 7:00 p.m.

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF AB 361 WHICH ALLOWS FOR THE CITY COUNCIL AND/OR CITY STAFF TO PARTICIPATE VIA TELECONFERENCE

At the January 12, 2022 City Council Meeting, the Council approved Resolution 2022-03, implementing teleconference accessibility for conducting public meetings pursuant to Assembly Bill 361. To ensure the health and safety of the public by limiting human contact that could spread COVID-19, the Bell Community Center will not be open to the public. The public is encouraged to view the meeting through the City's website at <http://www.cityofbell.org/?NavID=101>

PUBLIC COMMENT: If you wish to make a comment you may provide input electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "For Public Comment" and submit your written comment by 4pm on Wednesday, February 2, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three-minute time limitation (approximately 350 words).

Public comment could also be submitted by telephone during the meeting, by calling 1-669-900-9128 no later than 7PM. City staff will be using the Zoom audio communication platform for this meeting. Each speaker is limited to 3 minutes and will be given the opportunity to speak in the order your phone call is received. After you submit your comment, you will be disconnected but will still have access to view the meeting live on the City's website at <http://www.cityofbell.org/?NavID=101>

If participating via Zoom or phone, during the Public Comment Period, use the "raise hand" function on your computer or *9 by phone and wait for the Chair to announce your name/phone number. When you are prompted, please unmute your line.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)

Phone Number: 1-669-900-9128

Meeting ID: 873 9371 5180

Password: 819118

1. Chair Mesa called the meeting to order at 7:00 p.m.

2. Roll Call of the Planning Commission:

Commissioner Silvia Martinez
Commissioner Rodrigo Rodarte
Commissioner Denisse Viera
Vice-Chair Rihan Bedier
Chair Luis Mesa

MEMBERS PRESENT: Bedier; Mesa; Martinez and Viera (4)

MEMBER ABSENT: Rodarte (1)

Vice-Chair Bedier motioned to excuse Commissioner Rodarte from the meeting. Motion was seconded by Commissioner Martinez which carried with the following roll call vote:

Roll Call: 4-0-0-1

AYES: Commissioners Martinez, Viera, Vice-Chair Bedier and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Commissioner Rodarte

Motion Passed.

Staff Present: Community Development Director Manuel Acosta, Assistant City Attorney Christy Lopez, Associate Planner Megan Covarrubias and Planning Commission Secretary Angela Bustamante.

3. Pledge of Allegiance led by Commissioner Martinez.

Chair Mesa requested to amend the order of the agenda to consider the public hearing before the presentation.

Motion was made by Vice-Chair Bedier to approve the revisions to the agenda. Motion was seconded by Commissioner Martinez which carried with the following roll call vote:

Roll Call: 4-0-0-1

AYES: Commissioners Martinez, Viera, Vice-Chair Bedier and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Commissioner Rodarte

Motion Passed.

4. Communications from the Public:

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

City staff experienced technical difficulties in unmuting individuals who used the raise hand function. Planning Commissioner Secretary Angela Bustamante notified the Commission that she was able to get in contact with the person who used the raise hand function and the individual stated that he would call some other time.

Seeing no speakers, Chair Mesa closed the public comment period.

6. Public Hearing(s):

PUBLIC TESTIMONY can be provided electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "Public Hearing Item #___" and submit your written comment by 4pm on Wednesday, February 2, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three-minute time limitation (approximately 350 words).

Public Testimony could also be submitted by telephone by calling 1-669-900-9128 and entering the following Meeting ID: 873 9371 5180 and Password: 819118

- a. Consideration of a request to grant a one-year extension to conditional use permit No. 2020-10, which approved of a Type 41 Beer and Wine Alcohol License in conjunction with the operation of a restaurant in the C-3 zone at 6399 Atlantic Avenue.

Recommendation: *It is recommended that the Bell Planning Commission read by title*

only, waive further reading and adopt Resolution 2022-02-PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A ONE-YEAR TIME EXTENSION TO CONDITIONAL USE PERMIT 2020-10, WHICH ENTITLED THE APPROVAL OF A TYPE 41 BEER AND WINE ALCOHOL LICENSE IN CONJUNCTION WITH THE OPERATION OF A RESTAURANT IN THE C-3 ZONE AT 6399 ATLANTIC AVENUE

Associate Planner Megan Covarrubias presented a PowerPoint presentation on the item.

Chair Mesa opened the public hearing and asked if anyone from the public wanted to speak on agenda item 6a.

There being no speakers, Chair Mesa closed the public hearing.

Mr. Archee de la Rosa spoke on behalf of the applicant.

A brief discussion ensued amongst the Commission and staff.

Motion was made by Vice-Chair Bedier to approve agenda item 6a, as recommended. Motion was seconded by Chair Mesa which carried with the following roll call vote:

Roll Call: 4-0-0-1

AYES: Commissioners Martinez, Viera, Vice-Chair Bedier and Chair Mesa

NOES: None

ABSTAIN: None

ABSENT: Commissioner Rodarte

Motion Passed.

5. Presentation(s):

Eco-Rapid Transit presentation on the Pacific/Randolph & Florence/Salt Lake Station Area Plans was presented by Eco-Rapid Transit representative Walter Beaumont, Studioeleven rep Shannon Hefferman, and Arturo Nevarez from the Los Angeles Neighborhood Initiative (LANI). A brief discussion ensued amongst the Commissioners and the representatives.

7. Regular Session:

None.

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

Vice-Chair Bedier requested for assistance with parking and traffic conditions with schools in Bell.

Chair Mesa spoke and invited the commissioners to the Mayor's Clean Up.

9. Community Development Director's Comments:

Community Development Director Manuel Acosta spoke on the city receiving grants to begin and prepare specific plans for certain areas in the City.

10. City Attorney Comments:

11. Adjournment: *The next Regular Planning Commission Meeting is scheduled for Wednesday, March 2, 2022 at 7pm.*

There being no further business before the Planning Commission, Chair Mesa adjourned the meeting at 8:20 PM.

I, Angela Bustamante, Bell Planning Commission Secretary, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on April 6, 2022.

Angela Bustamante,
Planning Commission Secretary

Luis Mesa, Chair