



City of Bell

6330 Pine Avenue, Bell, CA, 90201
Main: (323) 588-6211 | <https://www.cityofbell.org>

Recirculation of Notice of Preparation of a Draft Environmental Impact Report for the Cheli Specific Plan

TO: Agencies, Organizations, and Interested Parties

DATE: July 2, 2025

Notice to Reviewers: This Recirculated Notice of Preparation (NOP) has been prepared to include additional Project components and information that was not included in the original NOP that was published for the proposed Project on March 17, 2023. Following publication of the original NOP, changes were made to the proposed Project that consist of an increase in project acreage. Please refer to the updated Project Description herein. This Recirculated NOP will supersede the original NOP, therefore the City is requesting that individuals and agencies provide comment letters and/or input on the Recirculated NOP.

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

PROJECT LOCATION

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

The Plan Area consists of primarily industrial and commercial development, with transportation infrastructure. The only residential uses are located in the southeast portion of the Plan area on the Salvation Army property. The Plan Area is located within the northeastern corner of the City of Bell, approximately 10 miles southeast of Downtown Los Angeles, as shown in **Figure 1, Regional Context**. The Plan Area roughly corresponds to a 1.5 by 0.75-mile area generally bound to the north by Atlantic Boulevard and Bandini Boulevard; to the southwest by the I-710, LA River, and Atchison, Topeka, and Santa Fe (AT&SF) Railway and the eastern frontage of Pacific Boulevard; to the south by AT&SF and



Mansfield Way; and to the east by Eastern Avenue and Bandini Boulevard, as shown in **Figure 2, Plan Area**.

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

PROJECT DESCRIPTION

The previous Specific Plan Area was 250 acres but has since been expanded to 381.79 acres. The proposed project includes the preparation of a Specific Plan for the Cheli area to accommodate and allow for the existing commercial, industrial, and permanent transitional and supporting residential uses within the City's General Plan and Zoning Code, and to resolve existing land use conflicts between industrial and residential development.

The objectives of the proposed project include:

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

ISSUES TO BE ADDRESSED IN THE EIR

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



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

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

RESPONSIBLE AND TRUSTEE AGENCIES

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

REVIEW AND RESPONSE PERIOD

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

July 2, 2025 – July 31, 2025

DOCUMENT AVAILABILITY

The NOP can be viewed on the City of Bell website at: <https://www.cityofbell.org/?NavID=2717>.

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

For more information about the Cheli Specific Plan, please visit the project website at: <https://www.cityofbell.org/?NavID=2717>.



SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Bell requests that written comments be provided at the earliest possible date, but **no later than July 31, 2025.**

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

Email: GARreola@cityofbell.org

Mail:

ATTN: Guillermo Arreola, Interim Community Development Director
Community Development Department
City of Bell
6330 Pine Ave
Bell, CA 90201

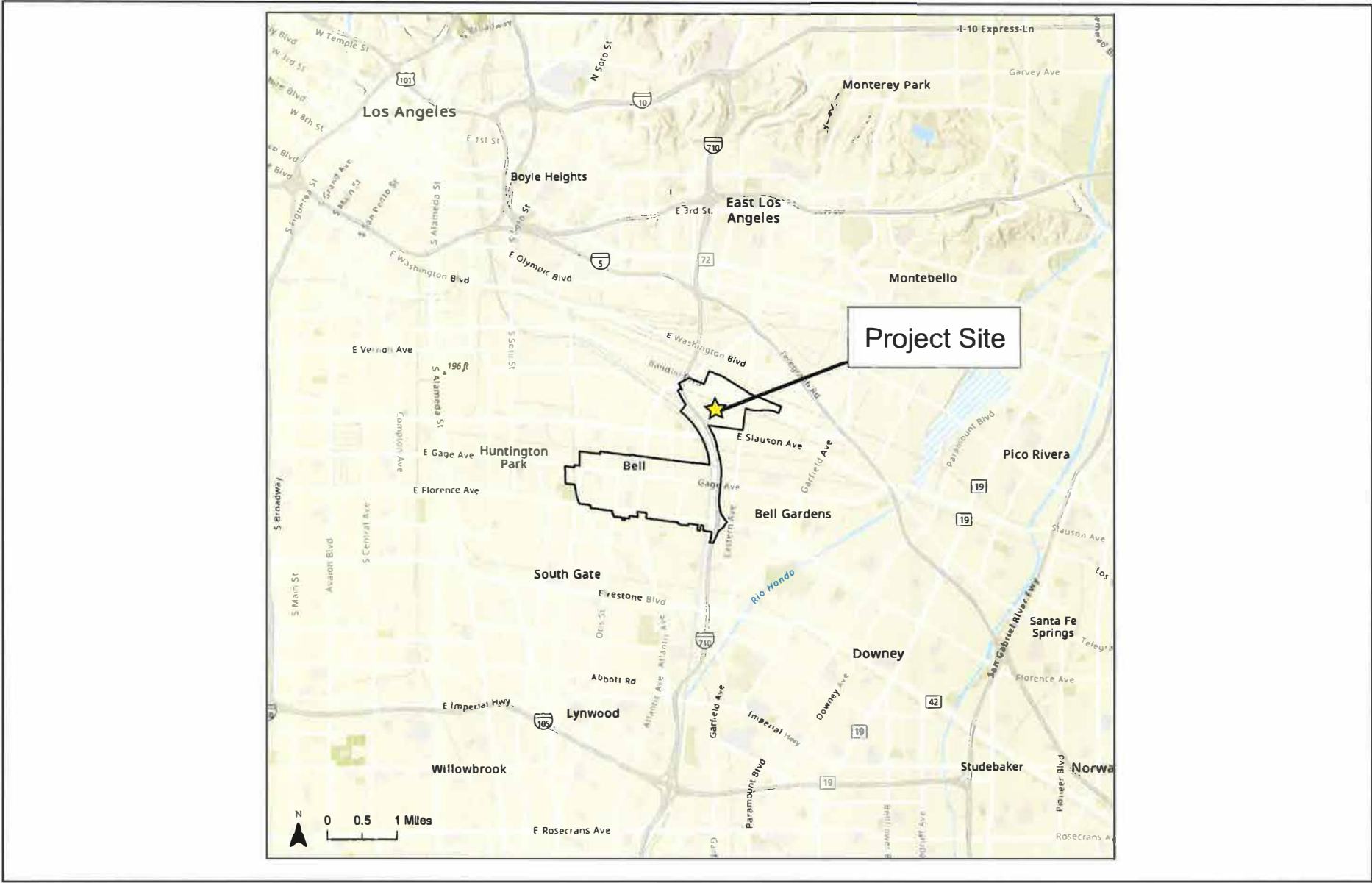
30-DAY NOP COMMENT PERIOD:
July 2, 2025 – July 31, 2025

Comments received during the previous March 17, 2023, through April 17, 2023 scoping public review period will be considered in the environmental analysis, as appropriate. If your organization previously submitted an NOP comment letter, there is no need to submit a new comment letter. In accordance with CEQA Section 15082, this Notice of Preparation is being circulated for a 30-day comment period. The City of Bell requests that written comments be provided at the earliest possible date, but no later than 5:00 p.m. on, July 31, 2025.

Guillermo Arreola, Interim Community Development Director
City of Bell

Attachments:

- Figure 1, Regional Location
- Figure 2, Plan Area



SOURCE: Esri, 2022

FIGURE 1

Regional Location



SOURCE: City of Bell, 2025

FIGURE 2

Site Plan