

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Transit Oriented Community Specific Plan

Lead Agency: City of Bell Gardens Contact Person: Alfonso Hernandez
 Mailing Address: 7100 Garfield Ave. Phone: (62) 806-7722
 City: Bell Gardens Zip: 90201 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Bell Gardens
 Cross Streets: Florence Ave., Garfield Ave., Florence Pl., Toler Ave., Granger Ave., and Perry Rd. Zip Code: 90201
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 55.126 " N / 118 ° 9 ' 5.539 " W Total Acres: 23
 Assessor's Parcel No.: [Grid] Section: 00 Twp.: 2S Range: 12W Base: SBPM
 Within 2 Miles: State Hwy #: I-710, I-5 Waterways: Rio Hondo River, Los Angeles River
 Airports: _____ Railways: Southrn Pacific Schools: BO HS, Cesar Chavez ES, BO ES, Suva ES

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Programmatic Specific Plan
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

General Plan: OPen Space, General Commercial, High Density Residential. Zoning: OS, R-3, C-4
 Project Description: *(please use a separate page if necessary)*

The proposed TOC Specific Plan (Project) is a comprehensive plan that represents an initiative by the City to foster affordable, transit-supportive, and safe neighborhoods for its residents. The TOC Specific Plan addresses connectivity challenges within the City's disadvantaged communities between affordable housing and transit centers, schools, parks, and commercial centers, while improving safety for residents and active transportation users. The Project would introduce five development opportunity districts which would provide new housing (maximum of 402 units throughout Specific Plan Area), commercial uses, parks and various safety and public realm improvements, while improving regional connectivity into nearby communities of Huntington Park, South Gate, Downey, Commerce, and Bell, and cultivating the active transportation network within local low-income neighborhoods. The Project establishes goals, infrastructure improvements, and zoning updates to direct future development in the TOC Specific Plan area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2/5/2026 Ending Date 3/9/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley Horn and Associates, Inc.</u>	Applicant: _____
Address: <u>660 South Figueroa Street, Suite 2100</u>	Address: _____
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: _____
Contact: <u>Adam Maleitzke</u>	Phone: _____
Phone: <u>213-261-4095</u>	

Signature of Lead Agency Representative:  Date: 2-5-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.