NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Bell Gardens has completed an Initial Study for the following project in accordance with City and State of California Environmental Quality Act Guidelines:

Project Title: The City of Bell Gardens Transit Oriented Communities (TOC) Specific Plan

Applications: Specific Plan, General Plan Amendment, No applications have been filed for physical construction.

Project Location: The Project Site is an approximately 23-acre district located at the center of the City and is anchored by Florence Avenue, Garfield Avenue, and Florence Place.

(Map: https://www.bellgardens.org/government/city-departments/community-development/planning/transit-oriented-community-toc-specific-plan-zoning-code-update)

Project Description: 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 406 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.

Lead Agency: City of Bell Gardens

Contact Person: Alfonso Hernandez, City Planner
(562) 806-7722
ahernandez@bellgardens.org

Review Period: **February 5, 2026, and ends on March 9, 2026 (32 days)**

Mitigated Negative Declaration: An initial study of environmental impacts was prepared pursuant to California Code of Regulations, Title 14 ("CEQA Guidelines"), Section 15063. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines Section 15367.

The Initial Study and Mitigated Negative Declaration will be circulated for a minimum of a 30-day review period. Written comments must be received by the City of Bell Gardens Planning Division prior to 12:00 PM on the last date of the public review period. **The public review and comment period for the Negative Declaration begins on February 5, 2026, and ends on March 9, 2026.**

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter-proposals pursuant to CEQA Guidelines Section 15200 (Purpose of Review).

IS/MND Materials Available: Copies of the Initial Study / Mitigated Negative Declaration and related documents are on file and available for public review at various City facilities listed below. The files are also available on the Community Development Department website at the following web address: https://www.bellgardens.org/government/city-departments/community-development/planning/transit-oriented-community-toc-specific-plan-zoning-code-update

Persons wishing to obtain copies of the proposed Initial Study / Mitigated Negative Declaration may contact Alfonso Hernandez, City Planner, via in-person at Bell Gardens City Hall, 7100 Garfield Avenue, Bell Gardens, CA 90201, via phone at (562) 806-7722, or via email at ahernandez@bellgardens.org.

Send Comments to:

City of Bell Gardens, Planning Division
Alfonso Hernandez, City Planner
7100 Garfield Avenue
Bell Gardens, CA 90201
ahernandez@bellgardens.org

Documents are available for review at:

Bell Gardens City Hall **7100 Garfield Avenue** **Bell Gardens, CA 90201**	**City of Bell Gardens Department of Public Works** **8327 Garfield Avenue** **Bell Gardens, CA 90201**	**Bell Gardens Veterans Park** **6662 Loveland Street** **Bell Gardens, CA 90201**

Public Hearings: A public hearing to consider the proposed Specific Plan and Mitigated Negative Declaration is scheduled before the **Planning Commission** on **Wednesday, March 18, 2026, at 5:15 PM**. The meeting will be held in the Council Chambers, 7100 Garfield Avenue, Bell Gardens, CA 90201. A public hearing regarding adoption of the Specific Plan and the Mitigated Negative Declaration will be considered by the **City Council** on **Monday, April 13, 2026, at 6:00 PM**, in the Council Chambers, 7100 Garfield Avenue, Bell Gardens, CA 90201. A separate public hearing notice will be posted at the appropriate time for each hearing. **Public Hearing dates are subject to change and shall be noticed accordingly.**

Alfonso Hernandez
City Planner
Date: 2-5-2026