



General Plan Land Use / Zoning Map Consistency Update Initial Study/Negative Declaration

October 2022

City of Bell Gardens
Community Development Department
7100 Garfield Avenue
Bell Gardens, CA 90201

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APPENDIX A

City of Bell Gardens General Plan-Zoning Code Consistency Project Proposed Updates Matrix

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I. INTRODUCTION

A. INTRODUCTION AND REGULATORY GUIDANCE

An Initial Study (IS) is conducted by a lead agency to determine if a project may have a significant effect on the environment (CEQA Guidelines Section 15063[a]). If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064(a). However, if the lead agency determines the impacts are, or can be reduced to, less than significant, a Mitigated Negative Declaration (MND) or Negative Declaration (ND) may be prepared instead of an EIR (CEQA Guidelines Section 15070[b]). Pursuant to CEQA Guidelines Section 15070, a MND or ND is appropriate when the project's Initial Study identifies potentially significant effects, but:

- a. Revisions to the project plan were made that would avoid or reduce the effects to a point where clearly no significant effects would occur; and
- b. There is no substantial evidence that the project, as revised, may have a significant effect on the environment.

This IS prepared by the City of Bell Gardens (including an attached Environmental Checklist form) determined that the proposed project will not have a significant environmental effect, and the preparation of an EIR is not required. No mitigation measures are required; therefore, an ND can be prepared. This IS/ND has been prepared in accordance with Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines.

B. LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers." The project would be approved and carried out by the City of Bell Gardens. Therefore, based on the criteria described above, the City of Bell Gardens, Community Development Department is the lead agency for the proposed project.

C. PURPOSE AND DOCUMENT ORGANIZATION

The project includes amendments to the Zoning Map and Code required to create consistency with the General Plan Land Use Map. The amendments reflect both past zoning amendments that have occurred over time and that are needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. The purpose of this IS/ND is to evaluate the potential environmental effects and the document is divided into the following sections:

I. INTRODUCTION

This section provides an introduction and describes the purpose and organization of this document.

II. INITIAL STUDY CHECKLIST

This section includes the project background and a detailed description of the project. This section describes the environmental setting for each of the environmental subject areas; evaluates a range of impacts classified as “no impact,” “less than significant impact,” “less than significant impact with mitigation incorporated,” or “potentially significant impact” in response to the environmental checklist and provides an environmental determination for the project.

III. REFERENCES

This section identifies resources used in the preparation of the IS/ND.

II. INITIAL STUDY CHECKLIST

A. PROJECT DESCRIPTION

1. Project Title:

Bell Gardens General Plan Land Use / Zoning Map Consistency Update Project

2. Lead Agency Name and Address:

City of Bell Gardens
Community Development Department
7100 Garfield Avenue
Bell Gardens, CA 90201

3. Lead Agency Contact Person and Phone Number:

Mona Mossayeb, Associate City Planner, (562) 806-7733

4. Project Location:

Bell Gardens, California
County of Los Angeles

The Bell Gardens General Plan Land Use / Zoning Map Consistency Update Project (project) would apply to select parcels located within the boundaries of the City of Bell Gardens (City), located in the southern portion of Los Angeles County approximately 13 miles southeast of the Los Angeles Civic Center. **Figure 1, Regional Location Map** shows the boundaries of the City within the region.

5. Applicant's Name and Address:

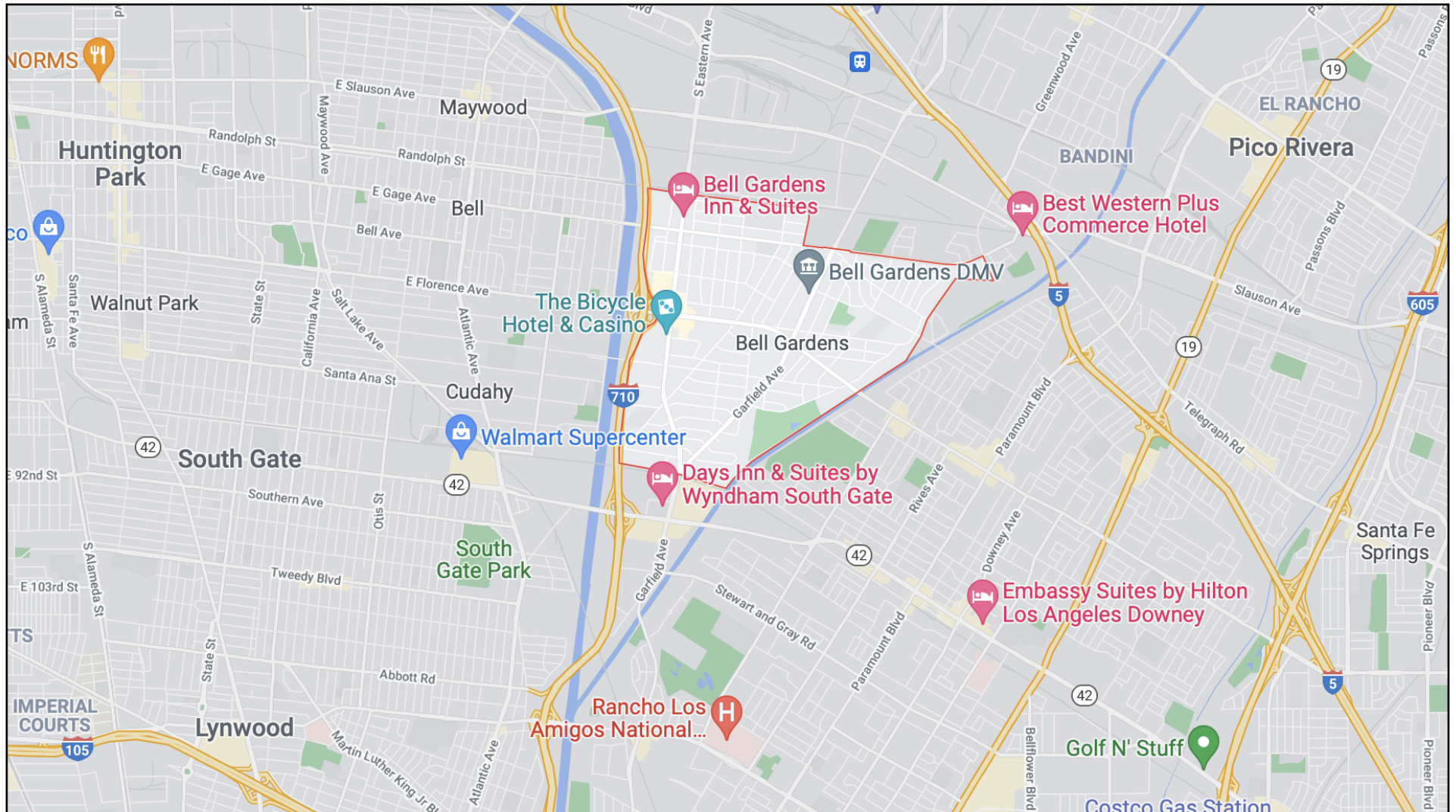
City of Bell Gardens
Community Development Department
7100 Garfield Avenue
Bell Gardens, CA 90201

6. General Plan Land Use Designations:

Project parcels are currently designated either as Regional Commercial, General Commercial, Mixed-Use, Open Space/Parks, Industrial, Medium Density Residential, and High Density Residential in the City of Bell Gardens General Plan.

7. Zoning Designation:

Project parcels are currently zoned as Medium Density Residential (R-3), Single Family Residential (R-1), Light Manufacturing (M-1), Commercial Manufacturing (C-M), Commercial Service (C-S), Light Agriculture (A-1), Heavy Commercial (C-4), and Manufacturing Planned Development (M-PD).



Source: Google Maps, 2021



City of Bell Gardens Boundary

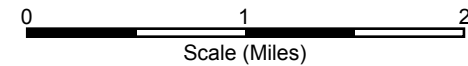


Figure 1
Regional Location Map

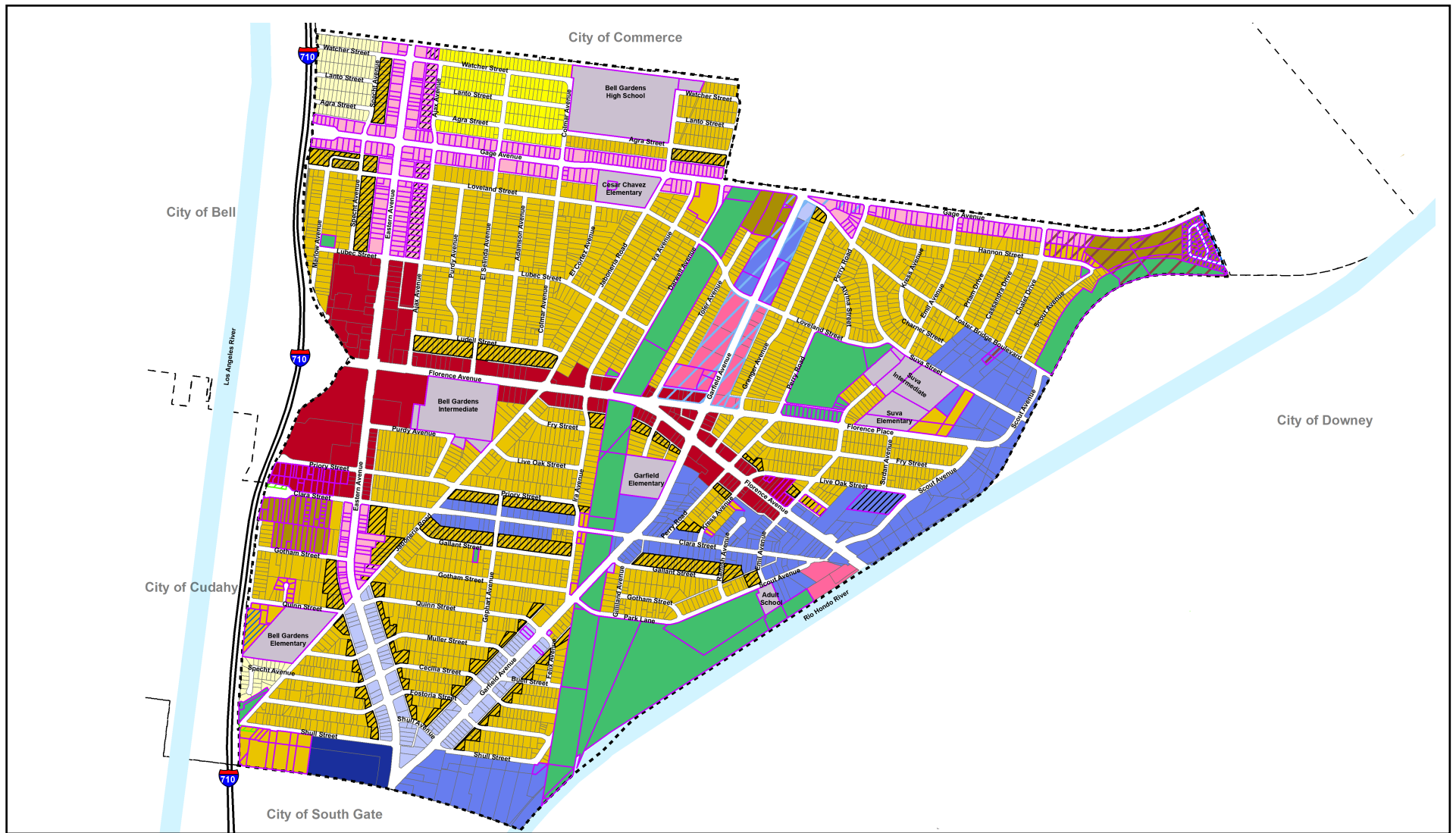
8. Description of Project:

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

The project parcels are shown in the General Plan-Zoning Code Consistency Project Proposed Updates Matrix in the Appendix. This Matrix shows the sites Assessor Parcel Number (APN), address, existing General Plan land use designation, existing zoning designation, proposed changes, and whether updates are needed to the Zoning Map or General Plan Land Use Map. The updates and amendments would apply to 811 parcels in the City. In some cases, only a Zoning Map change is proposed (no General Plan Land Use Map change needed) or only a General Plan Land Use Map change is proposed. For other parcels, both a Zoning Map and General Plan Land Use Map changes are proposed.

There are no specific development plans proposed for any of the parcels. The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map.

Figure 2, Proposed Zoning Map Changes shows the proposed Zoning map and changes. **Figure 3, Proposed General Plan Land Use Map Changes** shows the proposed General Plan Land Use map and changes.



- R-1 (Low Density Residential)
- R-2 (Medium Density Residential)
- R-3 (High Density Residential)
- R-4 (Very High Density Residential)
- M-U (Mixed Use Commercial/Residential)
- C-S (Commercial Service and Professional)

- C-4 (Heavy Commercial)
- C-M (Commercial/Manufacturing)
- M-1 (Light Industrial)
- MPD (Manufacturing Plan Development)
- O-S (Open Space/Parks)
- P-I (Public/Institutional)

- Civic Center Distirct (CCOD)
- Electronic Billboard Overlay District
- Historical Preservation District (HPD)
- Parking and Buffer District (PBD)
- Residential Planned Development District (RPDD)

- City Boundary
- Parcels with Zone Map Update

0 500 1,000 2,000
Scale (Feet)



Figure 2
Proposed Zoning Map Changes

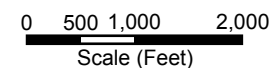
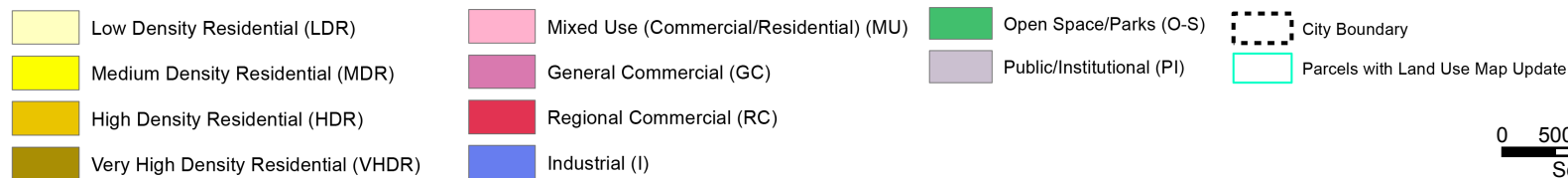
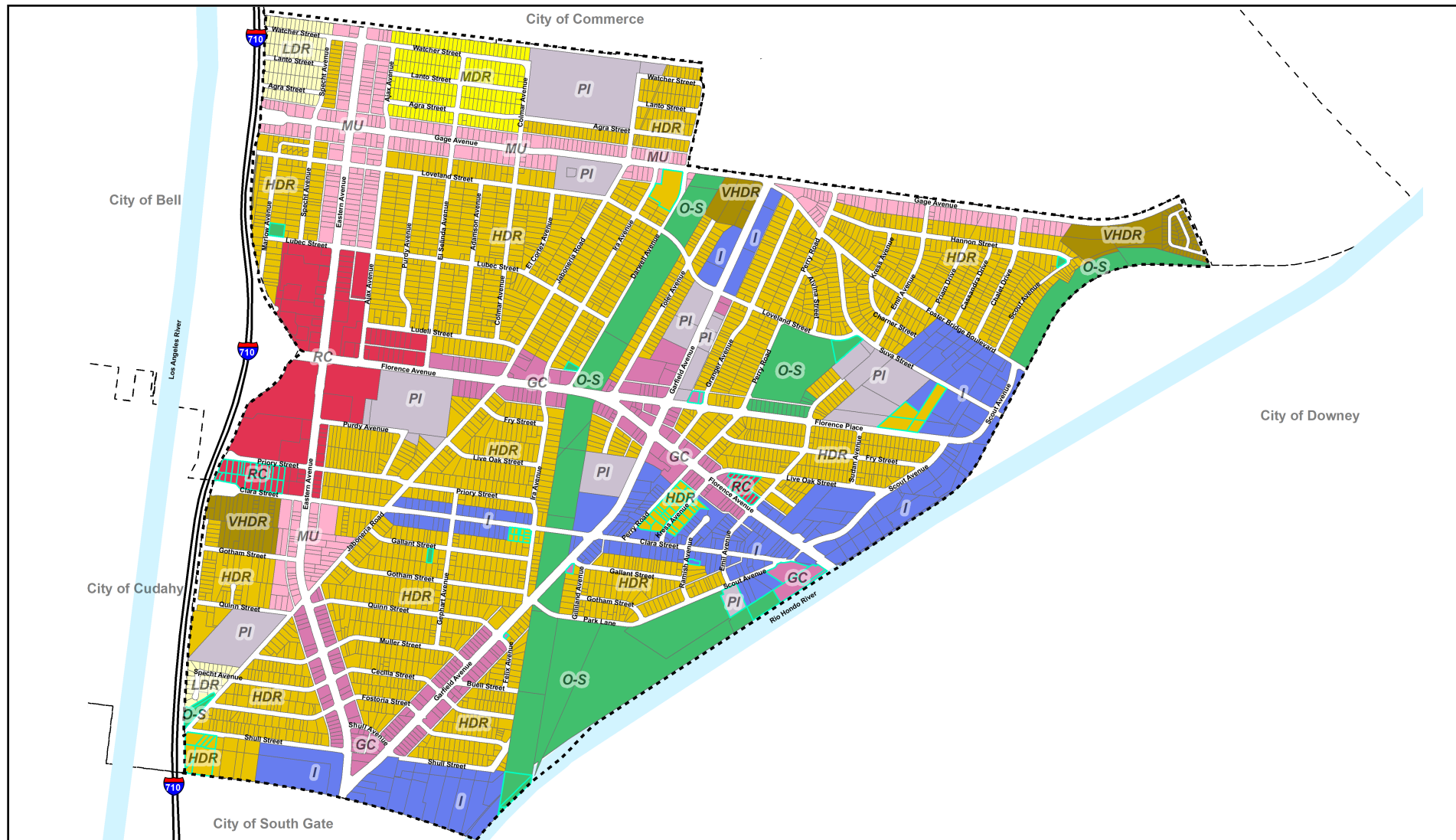


Figure 3
Proposed General Plan Land Use Map Changes

9. Surrounding Land Uses and Setting:

The project sites are surrounded by a variety of land uses. Surrounding zoning includes Low (R-1), Medium (R-2), High (R-3), and Very High (R-4) Density Residential; Heavy Commercial (C-4); Commercial Manufacturing (CM); Light Industrial (M-1); Manufacturing Plan Development (MPD); Open Space (O-S); Mixed Use Commercial/Residential; and Public/Institutional (P-1) zoning. Surrounding land use designations include Open Space (O-S); Public/Institutional (P-1); Low and High Density Residential; Regional Commercial; and Industrial.

10. Other Public Agencies Whose Approval Is Required:

No other approvals by outside public agencies are required.

11. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1:

The City of Bell Gardens initiated consultation with the Fernandeno Tataviam Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Gabrieleno Tongva, San Manuel Band of Mission Indians, and Tejon Indian Tribe and their designated tribal representative and requested information regarding tribal cultural resources within the City on Bell Gardens on July 18, 2022.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors that would be potentially affected by this project and are mitigated to a less than significant impact are indicated below.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

II. INITIAL STUDY CHECKLIST

- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

2022 OCT 11
Date

Steven Jones

City Planner

D. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 5) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| 1. AESTHETICS. Except as provided in Public Resources Code Section 21099 would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Scenic Vistas and Scenic Resources

The City's General Plan does not define any designated scenic vistas or resources in the City. Therefore, the project sites are not designated as, nor do they contain, scenic vistas or resources. The General Plan includes an Open Space/Parks designation applied to areas that are public parks or private land reserved for open spaces. However, all these lands are either developed with park uses or utility infrastructure and surrounded by urbanized areas.

The City is bounded by urban development to the north and south and by the Rio Hondo River, a concrete lined channel, to the east. The western edge of the City is bounded by I-710.

Visual Character

Bell Gardens is a dense and urban community with very limited vacant land. The City has been fully developed since its incorporation in 1961. Very little undeveloped land remains and is limited to scattered vacant lots. The predominate land use in the City is residential, with 58% of the land in the City designated as residential. The remainder of land is designated either commercial, industrial, public/institutional, or park uses.

The visual character of the project sites and surrounding area varies depending on the specific location of each parcel. However, all sites are developed and are surrounded by existing development typical for the City.

Light and Glare

The City is developed with established existing sources of light and glare, such as streetlights and parking lights, walkway lights, lighted recreational facilities, and light emitted from residential and nonresidential buildings. The City is surrounded by other urbanized development on all sides. Many of the City's residential neighborhoods are surrounded or flanked with commercial, light manufacturing, and highway uses which may create greater lighting effects.

All sites are developed and are surrounded by existing street and building lighting typical for the City.

Regulatory Setting

Regulations exist at state and local levels that guide development and influence the physical form and aesthetic character of the City. These include:

- California Scenic Highway Program
- Bell Gardens General Plan
- Bell Gardens Zoning Ordinance

Checklist Discussion

a) & c) No Impact.

The City's General Plan does not define any designated scenic vistas or resources in the City. Therefore, the project would not impact any scenic vistas.

The project proposes amendments to the City's Zoning and General Plan Land Use Map and does not propose or authorize specific development projects or development plans on any of the project sites. The amendments are required to create consistency between zoning and General Plan designations on the sites and the Zoning and General Plan Land Use Maps. The amendments reflect both past zoning and General Plan amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map.

If future development occurred, this development would be required to adhere to all City design guidelines and standards included in the Zoning Ordinance, General Plan policies, and any additional specific development guidelines for a particular area. The City's Zoning Ordinance contains development standards for each zoning district, consistent with the land use designations of the General Plan, to ensure quality development in the community.

All future projects would be treated as individual projects and may be subject to specific environmental analysis. Nevertheless, the project would not permit development in areas that aren't currently developed with existing uses. Therefore, a future project would not result in changes to undeveloped land or natural features. As there are no proposed projects that would directly affect scenic vistas nor any that would degrade the visual character of the City, there would be **no impact**.

b) No Impact.

There are no state scenic highways in the vicinity of Bell Gardens. Therefore, there would be **no impact**.

d) *No Impact.*

As previously stated, the project does not propose or authorize any projects or development plan. If projects are proposed on the site, this future development would occur in areas that are currently urbanized and commonly include existing light sources. Any potential future development would replace existing development on the project sites and would therefore not introduce additional light and glare impacts. If development did occur on the sites, any new development would be required to be designed and constructed in accordance with the Bell Gardens Zoning Ordinance to prevent spillover light effects or the use of materials that would create new glare. Therefore, the project would have **no impact** on light and glare.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 2. AGRICULTURE AND FORESTRY RESOURCES. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forestland or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The City of Bell Gardens is an urban environment designated for residential, commercial, and manufacturing use and is essentially built out. There is no land within the City of Bell Gardens designated as farmland, forest, or timber production nor are there any existing agricultural, farmland, forest or timber production uses. Pursuant to the Farmland Mapping and Monitoring Program, the City is designated as Urban and Built-Up Land and Non-Agricultural or Natural Vegetation (California Department of Conservation 2018).

Checklist Discussion

a), c), d), e) No Impact.

The project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use as there is no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the City. As mentioned above, the City of Bell Gardens does not have any land that is designated or zoned for forest use or timber production. Additionally, there are no nearby agricultural sites that would be affected by development within Bell Gardens. The project would have **no impact** on farmland or forest resources.

b) *Less Than Significant.*

No land within the City of Bell Gardens is subject to the Williamson Act contract. The project would rezone three parcels currently zoned as Light Agriculture (A-1). However, these parcels are developed with Veterans Park and Julia Asmus Park and are not used for agricultural purposes. As there is no active agriculture in the City, the City is eliminating the A-1 zoning designation. Therefore, although the project would amend the existing Zoning Map to remove the A-1 zoning, the affected parcels are not and have not been used for agricultural purposes. There are no agricultural uses in the City and it is not planned, nor would be anticipated to restore those parcels to any agricultural use. Therefore, impacts would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| 3. AIR QUALITY. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. Ambient air quality standards are set to protect public health and are levels of pollutants which represent safe levels that avoid specific adverse health effects. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. The major criteria pollutants are ozone, carbon monoxide, nitrogen dioxide, and particulate matter. Both federal and state ambient air quality standards apply, as established by the U.S. Environmental Protection Agency (USEPA) and state air quality agencies (CALEPA for California). California air quality standards are generally more stringent than federal standards.

The City of Bell Gardens is within the South Coast Air Basin (basin). In Los Angeles County, the South Coast Air Quality Management District (SCAQMD) is the agency responsible for protecting the public health and welfare through the administration of federal and state air quality laws and policies. This regional agency regulates air quality through its permit authority over most types of stationary emission sources and through its planning and review process.

Attainment Designations

Specific geographic areas that do not meet federal air quality standards (National Ambient Air Quality Standards [NAAQS]) or state air quality standards (California Ambient Air Quality Standards [CAAQS]) for a particular air quality pollutant are in “nonattainment” areas for the pollutant. The current federal and state attainment status for the basin is provided in **Table 1, Federal and State Air Quality Designations in the South Coast Air Basin**.

Table 1
South Coast Air Basin Attainment Status

| Pollutant | Standard ¹ | Averaging Time | Designation ² | Attainment Date ³ |
|--------------------------------|-----------------------|--|--|--------------------------------------|
| 1-Hour Ozone | NAAQS | 1979 1-Hour (0.12 ppm) | Nonattainment (Extreme) | 2/6/2023 (not attained) ⁴ |
| | CAAQS | 1-Hour (0.09 ppm) | Nonattainment | N/A |
| 8-Hour Ozone ⁵ | NAAQS | 1997 8-Hour (0.08 ppm) | Nonattainment (Extreme) | 6/15/2024 |
| | NAAQS | 2008 8-Hour (0.075 ppm) | Nonattainment (Extreme) | 7/20/2032 |
| | NAAQS | 2015 8-Hour (0.070 ppm) | Nonattainment (Extreme) | 8/3/2038 |
| | CAAQS | 8-Hour (0.070 ppm) | Nonattainment | Beyond 2032 |
| CO | NAAQS | 1-Hour (35 ppm) | Attainment (Maintenance) | 6/11/2007 (attained) |
| | CAAQS | 8-Hour (9 ppm) | Attainment | 6/11/2007 (attained) |
| NO ₂ ⁶ | NAAQS | 1-Hour (0.1 ppm) | Unclassifiable/Attainment | N/A (attained) |
| | NAAQS | Annual (0.053 ppm) | Attainment (Maintenance) | 9/22/1998 (attained) |
| | CAAQS | 1-hour (0.18 ppm) Annual (0.030 ppm) | Attainment | - |
| SO ₂ ⁷ | NAAQS | 1-Hour (75 ppb) | Designations Pending (expect Uncl./Attainment) | N/A (attained) |
| | NAAQS | 24-Hour (0.14 ppm) Annual (0.03 ppm) | Unclassifiable/Attainment | 3/19/1979 (attained) |
| PM ₁₀ | NAAQS | 1987 24-Hour (150 µg/m ³) | Attainment (Maintenance) ⁸ | 7/26/2013 (attained) |
| | CAAQS | 24-Hour (50 µg/m ³) Annual (20 µg/m ³) | Nonattainment | N/A |
| PM _{2.5} ⁹ | NAAQS | 2006 24-Hour (35 µg/m ³) | Nonattainment (Serious) | 12/31/2019 |
| | NAAQS | 1997 Annual (15.0 µg/m ³) | Attainment | 8/24/2016 |
| | NAAQS | 2021 Annual (12.0 µg/m ³) | Nonattainment (Serious) | 12/31/2025 |
| | CAAQS | Annual (12.0 µg/m ³) | Nonattainment | N/A |
| Lead | NAAQS | 3-Months Rolling (0.15 µg/m ³) | Nonattainment (Partial) ¹⁰ | 12/31/2015 |

Notes:

Source: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>¹ NAAQS = National Ambient Air Quality Standards, CAAQS = California Ambient Air Quality Standards² U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable.³ A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.⁴ 1-hour O₃ standard (0.12 ppm) was revoked, effective June 15, 2005 ; however, the Basin has not attained this standard based on 2008-2010 data and is still subject to anti-backsliding requirements.

Table 1
South Coast Air Basin Attainment Status

| |
|--|
| <p>⁵ 1997 8-hour O3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the revoked 1997 O3 standard is still subject to anti-backsliding requirements.</p> <p>⁶ New NO2 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO2 standard retained.</p> <p>⁷ The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations are still pending, with Basin expected to be designated Unclassifiable /Attainment.</p> <p>⁸ Annual PM10 standard was revoked, effective December 18, 2006; 24-hour PM10 NAAQS deadline was 12/31/2006; SCAQMD request for attainment redesignation and PM10 maintenance plan was approved by U.S. EPA on June 26, 2013, effective July 26, 2013.</p> <p>⁹ Attainment deadline for the 2006 24-Hour PM2.5 NAAQS (designation effective December 14, 2009) is December 31, 2019 (end of the 10th calendar year after effective date of designations for Serious nonattainment areas). Annual PM2.5 standard was revised on January 15, 2013, effective March 18, 2013, from 15 to 12 µg/m3. Designations effective April 15, 2015, so Serious area attainment deadline is December 31, 2025.</p> <p>¹⁰ Partial Nonattainment designation – Los Angeles County portion of Basin only for near-source monitors. Expect redesignation to attainment based on current monitoring data.</p> |
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Air Quality Management Plan

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.¹ On March 23, 2017 CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time.

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project would be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

Sensitive Receptors

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers.

¹ SCAQMD is in the process of adopting the 2022 AQMP; however, it has not been adopted at this time and the 2016 AQMP is the operating plan.

Regulatory Setting

Regulations exist at federal, state, and local levels with regard to air quality and include:

- a) Federal Clean Air Act
- b) California Clean Air Act
- c) State Implementation Plan
- d) California Energy Code
- e) Regional Air Quality Strategy
- f) South Coast Air Quality Management District Rules and Regulations:

Checklist Discussion

a) *Less Than Significant Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

The City adopted the Housing Element 2021-2029 on February 14, 2022 to meet SCAG's Regional Housing Needs Allocation (RHNA) for the City for the 2021-2029 planning period. Although the Housing Element would result in slightly higher population than estimated in the General Plan, the increased residential density of the future development of the Housing Element is in response to SCAG forecasts in relation to the City's RHNA and SCAG's Regional Council recently approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS]). Although the 2016 AQMP does not include the emissions of the additional population growth associated with the Housing Element, as the AQMP is based on population, employment, and VMT in the South Coast Air Basin region as projected by SCAG and operation of the new land uses associated with the Housing Element would not cumulatively contribute to the nonattainment designations of the South Coast Air Basin, the Housing Element would be consistent with the AQMP.

Therefore, the project would have a **less than significant** impact on implementation of the applicable air quality plan.

b), c) *Less Than Significant Impact.*

Short-Term (Construction) Emissions

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map and no specific development is proposed by the project. However, future development consistent with the Zoning Map and General Plan Land Use Map could result in an increase in criteria pollutants during construction activities, such as excavation and grading, exhaust emissions of construction equipment, and the use of typical construction materials such as asphalt and other construction materials that tend to volatilize into the atmosphere.

Although no specific development is proposed, any potential future development would be comprised of multiple smaller development projects, each having its own construction timeline and activities. The individual construction projects would be subject to regulatory measures including Rule 403 for fugitive dust control, Rule 1113 for architectural coatings, and other applicable SCAQMD regulatory measures. In addition to compliance with SCAQMD rules, the construction activity associated with each individual project would also be subject to all applicable policies and implementation measures contained in the City's Zoning Code. Future projects may also be subject to CEQA and analyzed for construction impacts. Therefore, potential mitigation could be imposed at the project level including extension of construction schedules and/or use of special equipment, etc. Adherence to applicable regulations and policies would contribute to minimizing construction-related criteria air pollutant emission.

Long-Term (Operational) Emissions

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map and no specific development is proposed by the project. However, future development would potentially increase population in the City and expose existing sensitive receptors to pollutant concentrations. The potential operational air quality impacts of future projects largely would be associated with motor vehicle trips generated by the proposed developments. Since most of the anticipated development sites would result in the replacement of existing development with new housing and mixed-use projects, the increase in the number of vehicle trips is not expected to be significant. Additionally, the City is served by public transit and public transit routes are located along Garfield Avenue, Gage Avenue, Eastern Avenue, Florence Avenue, Florence Place, and Foster Bridge Boulevard. Most of the project sites are located along or within walking distance of these major transportation corridors with existing transit stops. Any minor increase in vehicle trips generated would only marginally increase daily emissions of ozone precursors and particulate matter (PM₁₀ and PM_{2.5}) and would likely be below SCAQMD established thresholds for consideration of a significant impact.

Conclusion

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map and no specific development is proposed by the project. Any individual development project would be subject to environmental review pursuant to CEQA and the City's local procedures to determine if any long-term air quality impacts would occur from the operation of a specific new development. As such, the project would not result in a cumulatively net increase of any criteria pollutant in which the project region is in nonattainment under the federal and state ambient air quality standard. Therefore, the project would have a **less than significant impact** in the region's nonattainment criteria pollutants and exposure to sensitive receptors to substantial pollutant concentrations.

d) *Less Than Significant Impact.*

Short-Term (Construction) Emissions

Future development construction activities could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust and architectural coatings. These compounds would be emitted in various amounts at various locations during construction and potentially effect nearby sensitive receptors. However, odors are highest near the source and would quickly dissipate away from the source. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts related to construction-generated odors would be **less than significant**.

Long-Term (Operational) Emissions

The project does not propose specific development that would create or generate odors affecting a substantial number of people. Therefore, impacts related to odors generated from Zoning Map and General Plan Land Use Map revisions would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 4. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have 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 US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands a (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Interfere 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The City of Bell Gardens is a dense and urban community with very limited vacant land. The City has been fully developed since its incorporation in 1961. Very little undeveloped land remains and is limited to scattered vacant lots. The General Plan includes an Open Space/Parks designation applied to areas that are public parks or private land reserved for open spaces. However, all these lands are either developed with park uses or utility infrastructure and surrounded by urbanized areas.

The City is bounded by urban development to the north and south and by the Rio Hondo River, a concrete lined channel, to the east. The western edge of the City is bounded by I-710, with the concrete-lined Los Angeles River. One area of the City is shown as Freshwater Emergent Wetland and Freshwater Pond on the U.S. Fish and Wildlife Service's National Wetlands Inventory. This area is located in the northeastern

area of the City and includes an arm of the Rio Hondo Coastal Spreading Grounds. The Rio Hondo Coastal Spreading Grounds serve as a water storage/groundwater recharge facility that retains and conserves local, imported, and reclaimed water to augment groundwater recharge in the groundwater basin. Other than this area, there are no sensitive habitats, riparian habitats, or wetlands in the City. The City does not have a tree preservation policy or ordinance.

The proposed project sites are located within the City and in an urbanized area that has been developed previously.

Regulatory Setting

Regulations exist at federal, state, and local levels with regard to biological resources and include:

- a) Federal Endangered Species Act
- b) Federal Migratory Bird Treaty Act
- c) Federal Clean Water Act
- d) California Endangered Species Act
- e) California Fish and Game Code
- f) Natural Community Conservation Planning Act
- g) Porter-Cologne Water Quality Control Act
- h) City of Bell Gardens General Plan
- i) City of Bell Gardens Zoning Code

Checklist Discussion

a) b) c) d) Less than Significant Impact.

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. The project would not result in the approval of any physical improvements.

The City is largely built-out and the City's General Plan Land Use Element and zoning code focuses residential growth into urbanized portions of the City. No General Plan Land Use Map changes are proposed on or near the Rio Hondo Coastal Spreading Grounds. Changes are proposed to the Zoning Map in an area to the west of the Rio Hondo Coastal Spreading Grounds. However, these changes would only revise the zoning designation on Veterans Park from A-1 to O-S. Veterans Park would remain a public park and no development is proposed.

The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map. Because other areas where potential development may occur have already been disturbed through urban development, no significant changes are anticipated in the diversity or number of species of plants or animals, or in the deterioration of existing wildlife habitat. No riparian habitat, wetlands, wildlife corridors or nurseries would be impacted. Existing applicable federal, state, and/or local policies would prevent development in areas that support sensitive or special status species, federally protected wetlands, or migration corridors.

Accordingly, updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map would have a **less than significant impact** on biological resources, including candidate, sensitive, or special-status species; riparian habitat or other sensitive natural community; federally protected wetlands a (including, but not limited to marsh, vernal pool, coastal, etc.); or native resident or migratory fish or wildlife species, corridors, or nurseries.

e) *No Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The City does not have a tree preservation ordinance for trees on public or private property. Therefore, the project would not conflict with tree preservation policies or ordinances and there would be **no impact**.

f) *No Impact.*

The City does not have a Habitat Conservation Plan nor Natural Community Conservation Plan. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. No actual development of land is proposed as part of the project. The project sites are located within fully developed, urban settings surrounded by office, commercial, and residential land uses void of native plant or animal life and limited cover and foraging habitat and the project would not significantly impact biological resources. There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to these areas. Therefore, the project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan and **no impact** would occur.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| 5. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Bell Gardens has a history dating back to the late 1700's. In 1771 Antonio Lugo, a 35-year-old corporal in the Spanish army, was given a land grant of more than 29,514 acres, which today is known as the cities of Bell Gardens, Maywood, Vernon, Huntington Park, Walnut Park, Cudahy, South Gate, Lynwood, and Commerce.

Bell Gardens incorporated on August 1, 1961. The City was entirely developed at the time of incorporation and currently there is very little vacant land.

Regulatory Setting

Regulations exist at federal, state, and local levels with regard to cultural resources and include:

- a) National Historic Preservation
- b) National Register of Historic Places
- c) Federal Native American Graves Protection and Repatriation Act
- d) California Register of Historic Resources
- e) CEQA Guidelines Section 15064.5
- f) California Native American Graves Protection and Repatriation Act
- g) California Public Resources Code Section 5097
- h) Assembly Bill 52
- i) Senate Bill 18
- j) Bell Gardens General Plan Conservation Element
- k) Bells Gardens Zoning Code

Checklist Discussion

a), b) Less Than Significant Impact.

The project does not propose or authorize any specific development and would not result in physical alterations or improvements. Future development would occur in urban areas that are currently developed. It is unknown if or when any development would occur on the sites. Therefore, buildings that

are not considered historic resources at this time, would need to be evaluated to determine if any are historic resources. It is unknown if there are any archaeological resources on the sites, which are located on previously developed and disturbed areas. Any individual development project would be subject to environmental review pursuant to CEQA and the City's local procedures to determine if any archaeological resources have been reported on the sites. If no sites have been reported, in the unlikely event that future development does disturb archaeological resources, compliance with state regulations pertaining to discovery of archaeological resources would ensure that impacts are avoided. The project would result in a **less than significant impact**.

c) *Less Than Significant Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map and does not propose, permit, nor authorize any development. Any future development would be located in areas that are entirely urbanized and have experienced past grading or excavation. There are no specific development projects proposed for the project that would include excavation or grading. In the unlikely event that future development does disturb human remains, compliance with state regulations pertaining to discovery of human remains would ensue. The project would result in a **less than significant impact**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| 6. ENERGY. Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Electricity

Electricity is provided to the City by Southern California Edison (SCE). SCE provides electric power to more than 15 million persons, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases power from independent power producers and utilities, including out-of-state suppliers.

Natural Gas

Natural gas is provided to the City by Southern California Gas (SoCalGas).

Regulatory Setting

Regulations exist at federal, state, and regional levels with regard to energy and include:

- a) Federal Corporate Average Fuel Economy (CAFE) Standards
- b) Federal Energy Independence and Security Act
- c) California Building Energy Efficiency Standards (Title 24, Part 6)
- d) California Green Building Standards (Title 24, Part 11)
- e) California's Renewable Portfolio Standard
- f) Senate Bill 350
- g) Senate Bill 100
- h) Assembly Bill 32 (California Global Warming Solutions Act of 2006) and Senate Bill 32
- i) Assembly Bill 1493 (Pavley I)
- j) Executive Order S-1-07 (California Low Carbon Fuel Standard)
- k) California Air Resources Board:
 - l) Advanced Clean Car Regulation
 - m) Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling
 - n) Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen, and other Criteria Pollutants from In-Use Heavy-Duty Diesel-Fueled Vehicles
- o) Sustainable Communities Strategy (SB 375)
- p) Assembly Bill 758

- q) Senate Bill 1389
- r) California Environmental Quality Act

Checklist Discussion

a), b) *Less Than Significant Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The project would not directly result in the approval of any physical improvements. Therefore, no direct consumption of energy would occur. Inasmuch as the project could indirectly result in development and improvements, such development would be infill development on sites that currently consume energy. In general, infill and redevelopment results in more efficient consumption of electrical and natural gas energy as new structures would be constructed in accordance with current energy regulations, such as Title 24 standards and applicable CALGreen requirements, which are stricter than previous, earlier regulations.

The City has adopted a Green Building Standards Code, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality. Any zoning and land use designation changes resulting from the project would encourage and facilitate the redevelopment of underutilized residential and manufacturing sites within the City, including along primary transit corridors and some sites near commercial uses. Development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and efficient use of land and construction materials.

Furthermore, in accordance with state, regional, and local plans and policies, infill development sites including those located in proximity to transit, would reduce vehicle miles traveled resulting in a reduction in the consumption of petroleum-based fuels. Therefore, future development would not be expected to consume energy in wasteful, inefficient, or unnecessary way. As such, the project would not conflict with or obstruct plans for renewable energy or energy efficiency. Accordingly, impacts would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 7. GEOLOGY AND SOILS. Would the project: | | | | |
| a) Directly or indirectly cause 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Faulting and Seismicity

There are no major fault zones located within the City of Bell Gardens. However, there are several faults within the region that could have an impact on the City. The nearest faults to the City are the Newport-Inglewood and the Whittier-Elsinore Faults. Other potentially active faults near the City include the Norwalk, Raymond, Santa Monica, Sierra Madre, Verdugo, and Palos Verdes Fault Zones. The San Andreas Fault is approximately 66 miles northeast of the City and is considered the most seismically active fault in

the southern California region. These faults are all close enough or expected to generate strong enough shaking that could affect the City. However, the level of seismicity in Bell Gardens, both as to maximum credible earthquake intensity and likely earthquake occurrences, is the same as for the rest of the Los Angeles Basin.

The City is not at significant hazard from surface rupture as the nearest fault is the Newport-Inglewood, which is 6 miles from the City.

Terrain and Soil Conditions

The City is relatively flat; therefore, the risk of landsliding is low. The City is located on alluvial soils deposited by the nearby Los Angeles River before it was channelized. The City is underlain by late Holocene alluvium consisting of silt, gravel, sand, and clay. These soils are considered susceptible to liquefaction. Additionally, groundwater is relatively shallow under the City. Therefore, the City is at high to moderate risk for liquefaction.

Paleontological Resources

As stated in the City's General Plan, the Los Angeles County Museum of Natural History has indicated that the City of Bell Gardens has a low potential and sensitivity for paleontological resources.

Regulatory Setting

Regulations exist at state and local levels with regard to geology and soils and include:

- a) California Alquist-Priolo Earthquake Fault Zoning Act
- b) California Seismic Hazards Mapping Act
- c) California Building Code
- d) Bell Gardens Building Code
- e) Bell Gardens General Plan Safety Element

Checklist Discussion

a.i-ii) *Less Than Significant Impact.*

No actual development of land is proposed as part of the project and the project would not directly result in the approval of any physical improvements. However, indirect impacts could occur through potential future development. As all areas of the City are essentially built out, all future development would be infill and/or replacement of existing uses.

As southern California is seismically active, potential impacts associated with seismic hazards, including rupture of a fault, strong seismic shaking and seismic-related ground failure currently exist. Earthquakes that could affect the City would most likely originate from the Newport-Inglewood, Whittier-Elsinore, or San Andreas Fault Zones. These faults are close enough or expected to generate strong enough shaking that the City could be affected.

The General Plan addresses geology and soils in the Safety Element, and the City has adopted the California Building Code that includes provisions for construction in seismically active areas, and on different types of soils. The level of seismicity in Bell Gardens, both as to maximum credible earthquake

intensity and likely earthquake occurrences, is approximately the same as for the Los Angeles Basin. Adherence to regulatory codes, such as Uniform Building Code (UBC) and California Building Code (CBC), would ensure that all new development would be built to adequately withstand strong seismic ground shaking through proper engineering and design. Future projects, depending on location and scope, may be required to prepare geologic reports to address potential geologic impacts associated with the development of the site. The City ensures compliance with development requirements at the time of building permits are issued.

Neither adoption of the Zoning Map and General Plan Land Use Map changes nor any future development within the urban/developed core would result in potential impacts associated with seismic hazards that don't currently exist. Therefore, impacts related to geology and soil, such as faulting, ground shaking, and soil instability would be **less than significant**.

a.iii) *Less than Significant Impact.*

Strong seismic ground shaking could result in liquefaction of poorly consolidated and saturated soils. Liquefaction occurs when water-saturated sediments are subjected to extended periods of shaking. The Safety Element of the Bell Gardens General Plan states that groundwater levels beneath the City range between 10 to 30 feet deep and have historically gotten lower as more ground water is pumped.

Although the project itself does not propose, permit, nor authorize any development, the project would potentially allow future development. Adherence to regulatory codes, such as UBC and CBC, would ensure new structures be built to adequately withstand liquefaction or ground failure associated with strong seismic ground shaking through proper engineering and design. This would limit the potential impact **to less than significant**.

a.iv) *No Impact.*

The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The project would not result in the approval of any physical improvements. The City is relatively flat and the sites are all located in areas that are predominately flat. Therefore, the potential for seismically induced landslides to occur is very low. Though landslides in the urban area are unlikely, future development in the City would be required to adhere to all applicable UBC and CBC standards therefore, therefore there would be **no impact**.

b) *Less than Significant Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map and no specific development is proposed. Any future development would be required to adhere to the standards of the existing CBC and compliance with the National Pollutant Discharge Elimination System (NPDES) permit and Storm Water Pollution Prevention Plan (SWPPP) requirements, as well as implementation of best management practices, which would limit impacts related to soil erosion. Additionally, all future development would be required to implement Best Management Practices (BMPs) for construction activities as specified by the California Storm Water Best Management Practices Handbook and/or the City's Storm Water BMP Manual. The BMPs include measures guiding the management and operation of construction sites to control and minimize the volume of surface runoff. These measures address procedures for controlling erosion and sedimentation and managing all aspects

of the construction process. All development projects must comply with all City, state, and federal standards pertaining to stormwater run-off and erosion. As such, impacts would be **less than significant** related to erosion.

c), d) *Less than Significant Impact.*

The project does not propose any actual development or physical improvements. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. In the event new development occurs in the future, it would be located on sites that have already been developed. It is unlikely that a new structure on a previously or currently occupied site designated for urban use would experience unstable conditions or expansive soils that were not previously encountered. Future risks would be similar those that currently exist. Additionally, proper engineering and adherence to required building standards, such as the UBC and CBC should ensure that impacts would be **less than significant**.

e) *No Impact.*

The project sites are all located within urban sites within the City. The City, including the project sites are served by existing sewer infrastructure. No septic tanks would be required or installed and **no impact** would occur.

f) *Less than Significant Impact.*

As previously stated, no actual development is proposed as part of the project. Therefore, its adoption would not impact paleontological resources. Future development would be constructed on infill sites or other sites that are currently occupied with structures and have previously been graded. Although future development would not likely disturb paleontological resources, geotechnical evaluations should be conducted if redevelopment or construction would require deeper excavation than current conditions. As such, impacts would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| 8. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Global temperatures are moderated by naturally occurring atmospheric gases. These gases are commonly referred to as greenhouse gases (GHGs) because they function like a greenhouse, allowing solar radiation (sunlight) into the Earth's atmosphere but prevent heat from escaping, thus warming the Earth's atmosphere. GHGs, as defined under California's Assembly Bill (AB) 32, include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). GHGs are emitted by natural processes and human (anthropogenic) activities. Anthropogenic GHG emissions are primarily associated with (1) the burning of fossil fuels during motorized transport, electricity generation, natural gas consumption, industrial activity, manufacturing, and other activities; (2) deforestation; (3) agricultural activity; and (4) solid waste decomposition. GHG emissions from human activities are the most significant driver of observed climate change since the mid-20th century.² Global climate change refers to changes in average climatic conditions over the entire Earth, including temperature, wind patterns, precipitation, and storms.

Regulatory Setting

Regulations exist at federal, state, regional, and local levels with regard to GHGs and include:

- Federal Clean Air Act
- Light Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards
- California Code of Regulations, Title 24, Part 6
- California Green Building Standards Code
- Executive Order S-3-05
- Assembly Bill 32 – Global Warming Solution Act of 2006
- Senate Bill 375
- Senate Bill 743
- Senate Bill 97

² *United Nations Intergovernmental Panel on Climate Change, Climate Change 2013: The Physical Science Basis, Working Group I Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, 2013.*

- Executive Order B-30-15
- Senate Bill 32 and Assembly Bill 197
- Assembly Bill 1493 – Vehicular Emissions of Greenhouse Gases
- Assembly Bill 341
- Executive Order S-01-07
- Senate Bill 350
- Senate Bill 100
- California Air Resources Board: Scoping Plan

Checklist Discussion

a) ***Less Than Significant Impact.***

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The project would not directly result in the approval of any physical improvements. However, the project sites could ultimately be developed and improved, which could result in GHG emissions from construction activities, increased vehicle use, energy consumption, natural gas combustion, water usage (i.e., water transport energy consumption), and other building sources. Such emissions would incrementally contribute to the global GHG levels.

Although the purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map, the project could indirectly result in infill development on sites that currently generate greenhouse gases. In general, infill and redevelopment results in fewer greenhouse gases as new structures would be constructed in accordance with current energy regulations, such as Title 24 standards and applicable CALGreen requirements which are stricter than previous, earlier regulations. The City adopted a Green Building Code, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality.

Any potential redevelopment would occur on underutilized residential and manufacturing sites within the City, including along primary transit corridors and some sites are near commercial uses. Development that is both pedestrian- and transit-oriented reduces greenhouse gas emissions by reducing the number of vehicular trips, vehicle miles traveled, and efficiently using land and construction materials.

Accordingly, future development would be required to implement policies and programs that reduce GHG emissions through more energy efficient residential buildings sited proximate to transit opportunities. Therefore, the project would not generate significant greenhouse gas emissions or conflict with greenhouse gas plans and impacts would be **less than significant**.

b) ***Less Than Significant Impact.***

The project would not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The project's consistency with applicable plans is discussed below.

CARB Scoping Plan Consistency

In November 2017, CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

As the latest, 2017 Scoping Plan builds upon previous versions. Project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in **Table 2, Consistency with CARB 2008 and 2017 Scoping Plan Policies and Measures**. As discussed below, any future development that could occur due to land use and zoning changes proposed by the project is consistent with the applicable strategies of the CARB Scoping Plan.

Table 2
Consistency with CARB 2008 and 2017 Scoping Plan Policies and Measures

| 2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions | Project Compliance with Measure |
|--|---|
| California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals. | Consistent. These are CARB enforced standards; vehicles that access any future development on the project sites are required to comply with the standards would comply with the strategy. |
| Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California. | Consistent. Any future development projects would be required to comply with the current Title 24 standards. |
| Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that would comply with the strategy. |
| Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are |

Table 2
Consistency with CARB 2008 and 2017 Scoping Plan Policies and Measures

| 2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions | Project Compliance with Measure |
|--|--|
| | required to comply with the standards that would comply with the strategy. |
| Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that would comply with the strategy. |
| Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings. | Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Any future development would be subject to these mandatory standards. |
| High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases. | Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access any future development sites are required to comply with the measures that comply with the strategy. |
| Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste. | Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. Any future development would be required to comply with City programs and regulations related to solid waste, which comply, with the 75 percent reduction required by 2020 per AB 341. |
| Water – Continue efficiency programs and use cleaner energy sources to move and treat water. | Consistent. The future development projects would be required to comply with all applicable City ordinances and CAL Green requirements. |
| 2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions | Project Compliance with Recommended Action |
| Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that comply with the strategy. |
| Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that comply with the strategy. |
| Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that comply with the strategy. |

Table 2
Consistency with CARB 2008 and 2017 Scoping Plan Policies and Measures

| 2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions | Project Compliance with Measure |
|---|--|
| be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard. | |
| Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030. | Consistent. These are CARB enforced standards; vehicles that access the future development sites are required to comply with the standards that comply with the strategy. |
| Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030. | Consistent. Any future development projects would be required to comply with the current Title 24 standards. |
| By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383. | Consistent. Any future development would be required to comply with City programs and regulations related to solid waste, which comply, with the 75 percent reduction required by 2020 per AB 341. |
| Notes: 1 Source: CARB Scoping Plan (2008 and 2017) | |

Executive Orders S-03-05 and B-30-15

Although the purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map, the project could indirectly result in development and improvement. This development would be consistent with the State's Executive Orders S-3-05 and B-30-15, which are orders from the State's Executive Branch for the purpose of reducing GHG emissions, as these strategies call for developing more efficient land-use patterns to match population increases, workforce, and socioeconomic needs for the full spectrum of the population. The project sites are located within the City of Bell Gardens and all potential development would be infill development. Furthermore, the sites are well-served by transportation infrastructure.

Although the emissions levels of the future development in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of that goal and it is reasonable to expect the emissions profile of the proposed uses would only decline as the regulatory initiatives identified by ARB in the First Update are implemented, and other technological innovations occur. As such, given the reasonably anticipated decline in emissions once fully constructed and operational, the future development is consistent with the Executive Order's horizon-year goal.

Many of the emission reduction strategies recommended by ARB would serve to reduce the project's emissions level to the extent applicable by law and help lay the foundation "...for establishing a broad

framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050,” as called for in ARB’s First Update to the AB 32 Scoping Plan. As such, the project’s emissions trajectory is expected to follow a declining trend, consistent with the 2030 and 2050 targets and Executive Order S-3-05 and B-30-15.

SCAG’s RTP/SCS

SCAG’s Regional Council approved and fully adopted the Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy) and the addendum to the Connect SoCal Program Environmental Impact Report in September 2020. Connect SoCal is a long-range visioning plan that builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Connect SoCal is supported by a combination of transportation and land use strategies that help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support our vital goods movement industry, and utilize resources more efficiently. By integrating the Forecasted Development Pattern with a suite of financially constrained transportation investments, Connect SoCal can reach the regional target of reducing greenhouse gases, or GHGs, from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels).

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

There are no specific development plans proposed for any of the parcels. The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map. In the event that development does occur, the project sites are all located in developed areas with existing roadway networks and near existing transit stops. Furthermore, the sites are located proximate to other surrounding existing residential, commercial, and institutional uses. Therefore, as the future development would be located in developed areas in proximity to existing transportation networks, the Housing Element is considered to be consistent with the measures identified in the SCAG RTP/SCS.

Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the future development would be required to comply with applicable Green Building Standards and City of Bell Gardens’ policies regarding sustainability (as dictated by the City's General Plan). Impacts would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 9. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Hazardous Materials

Hazardous materials encompass a wide range of substances, some of which are naturally occurring and some of which are man-made. Examples of hazardous materials include pesticides, herbicides, petroleum products, metals (e.g., lead, mercury, arsenic), asbestos, and chemical compounds used in manufacturing. Hazardous materials are used for a variety of purposes, including service industries, various small businesses, medical uses, schools, and households. Many chemicals used in household cleaning, construction, dry cleaning, film processing, landscaping, and automotive maintenance and repair are considered hazardous. Small-quantity hazardous waste generators include facilities such as automotive

repair, dry cleaners, and medical offices. Hazardous materials could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed.

Other Hazards

According to CAL FIRE, the City of Bell Gardens is not located in a Very High Fire Hazard Severity Zone.

Regulatory Setting

Regulations exist at federal, state, and local levels with regard to hazards and hazardous materials and include:

- Comprehensive Environmental Response, Compensation, and Liability Act
- Resources Conservation and Recovery Act
- Hazardous Materials Transportation Act
- Federal Aviation Regulations Part 77
- California Code of Regulations
- Hazardous Materials Release Response Plans and inventory Act
- Emergency Response to Hazardous Materials Incidents
- California Government Code Section 65962.5
- Emergency Response to Hazardous Materials Incidents
- Los Angeles County Multi-Jurisdictional Hazard Mitigation Plan
- City of Bell Gardens Zoning Code

Checklist Discussion

a), b), c), d) *Less Than Significant Impact.*

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

However, future development constructed consistent with the General Plan and Zoning maps could create a significant hazard to future residents through the exposure to the routine transport, use, or disposal of hazardous materials into the environment; through the exposure to reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the exposure of handling or emission of hazardous materials, or by locating residential development on a site included on a list pursuant to Government Code Section 65962.5.

Inasmuch as the project could indirectly result in development and improvements, each potential development site would be evaluated at the time of development proposal in accordance with the requirements of CEQA. As hazardous substances have properties that, above certain thresholds, are toxic to humans and/or the ecosystem, multiple regulatory programs in place are designed to minimize the chance for unintended releases and/or exposures to occur. The City of Bell Gardens and other state and local agencies, such as the Department of Toxic Substances Control, Los Angeles County Fire Department

(Health Hazardous Materials Division) and Los Angeles County Department of Public Health (Environmental Health Division), regulate hazardous materials in coordination with one another. The County enforces Title 26, Division 6, *California Highway Patrol*, of the California Code of Regulations (CCR) to reduce impacts associated with accidental release from the transportation of hazardous materials on roads in Los Angeles County, and the potential for an increased demand for incident emergency response.

Other programs establish remediation requirements for sites where contamination has occurred. If development sites are determined to contain contaminants, proper remediation would be required in accordance with these regulatory programs. Furthermore, the types of hazardous materials used, stored, and generated by residential uses consist of typical household cleaners, solvents, and fuel waste oils, etc., which are well regulated by federal and state laws. Therefore, the project would not create a significant hazard to the public or the environment with regard to the handling, use, storage, release, or emissions of hazardous materials, including in proximity to schools. Accordingly, impacts related to hazardous materials would be **less than significant**.

e) No Impact.

Compton Woodley Airport is located approximately 7.5 miles from the City. Therefore, there would be **no impact** related to airport safety hazards and excessive noise potentially resulting from future development.

f) No Impact.

As stated in the General Plan Safety Element, the City has a Multi-Hazard Functional Plan that outlines responsibilities and procedures to follow in the event of an emergency or City-wide disaster. Future construction and development activities that may indirectly occur as a result of the project, would be performed consistent with City engineering and fire safety standards, and are not expected to physically interfere with the Multi-Hazard Functional Plan. Therefore, there would be **no impact**.

Potential future development would not interfere with adopted emergency response or evacuation plan because such projects are not anticipated to alter street locations or access. All new development in the City is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. As any development would be consistent with General Plan designation and zoning on the sites, none of the projects would result in such an increase in population on the site that traffic would impede evacuation routes. Therefore, the project would not impede or conflict with any adopted emergency response or evacuation plans and the project would have **no impact** on emergency response or evacuation plans.

g) No Impact.

According to CAL FIRE, the City of Bell Gardens is not located in a Very High Fire Hazard Severity Zone. Therefore, none of the project sites are located within the Very High Fire Hazard Severity Zone. The project sites would not be subject to any more risk than other development in the City not located within a Very High Fire Hazard Severity Zone. Therefore, there would be **no impact** related to wildfire.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 10. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Groundwater

The City is located within the Central Groundwater Basin. Natural recharge to the Central Basin includes surface infiltration of precipitation and applied water (such as landscape irrigation), subsurface inflow from the surrounding mountains (referred to as mountain-front recharge), through the Los Angeles and Whittier Narrows and along the boundary with the Orange County Basin, and through stormwater percolation at the spreading grounds and unlined portions of rivers. Groundwater in the Central Basin is recharged via surface spreading at the Whittier Narrows Dam, Montebello Forebay Spreading Grounds (MFSG), which consists of the Rio Hondo Spreading Grounds and San Gabriel Coastal Spreading Grounds,

infiltration in the unlined portions of the Lower San Gabriel River, and via direct injection at the Alamitos Barrier Project. Sources of artificial recharge include recycled water, imported water, and stormwater.

Surface Water

The City is bounded by the Rio Hondo River, a concrete lined channel, to the east. The western edge of the City is bounded by I-710, with the concrete-lined Los Angeles River further west. One area of the City is shown as Freshwater Emergent Wetland and Freshwater Pond on the U.S. Fish and Wildlife Service's National Wetlands Inventory. This area is located in the northeastern area of the City and includes an arm of the Rio Hondo Coastal Spreading Grounds. The Rio Hondo Coastal Spreading Grounds serves as a water storage/groundwater recharge facility that retains and conserves local, imported, and reclaimed water to augment groundwater recharge in the groundwater basin.

Flooding

The Federal Emergency Management Agency (FEMA) is mandated by the National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 to evaluate flood hazards and provide Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development. Further, the Flood Disaster Protection Act requires owners of all structures in identified Special Flood Hazard Areas to purchase and maintain flood insurance as a condition of receiving Federal or federally related financial assistance, such as mortgage loans from federally insured lending institutions. The National Flood Insurance Reform Act of 1994 further strengthened the National Flood Insurance Program (NFIP) by providing a grant program for State and community flood mitigation projects. The act also established a system (Community Rating System - CRS) for crediting communities that implement measures to protect the natural and beneficial functions of their floodplains, as well as managing the erosion hazard.

Bell Gardens is located within Zone X, as identified on the FIRM. Zone X is areas of moderate or minimal hazard from the principal source of flood in the area.

Regulatory Setting

Regulations exist at federal, state, regional, and local levels with regard to hydrology and water quality and include:

- Clean Water Act/National Pollutant Discharge Elimination System Requirements
- National Flood Insurance Program
- NPDES Construction General Permit
- NPDES Groundwater Permit
- NPDES Municipal Permit
- Porter-Cologne Water Quality Control Act
- Water Quality Control Plan for the San Diego Basin
- Los Angeles County Multi-Jurisdictional Hazard Mitigation Plan
- City of Bell Gardens Zoning Code

Checklist Discussion**a) *Less Than Significant Impact.***

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

The project sites are fully developed with other uses. Future development would either be through replacement, infill or upgrade, no undeveloped areas would be developed. The federal Clean Water Act and California's Porter-Cologne Water Quality Control Act are the primary laws related to water quality. Regulations set forth by the U.S. EPA and the State Water Resources Control Board have been developed to fulfill the requirements of this legislation. U.S. EPA's regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by water quality control boards, which for the Bell Gardens area is the Los Angeles Regional Water Quality Control Board (RWQCB).

Proposed projects are required to comply with the City's NPDES permit and local policies and ordinances regarding urban runoff and water quality. In practical terms, the requirements seek to reduce water pollution by both reducing the volume of stormwater runoff and the amount of pollutants that are contained within the runoff. The methods used to achieve these objectives vary from site to site, but can include measures such as a reduction in impervious surfaces, onsite detention facilities, biofiltration swales, settlement/debris basins, etc. Therefore, future development would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. As such, impacts would be **less than significant**.

b) *Less Than Significant Impact.*

The City is located within the Central Groundwater Basin. Water enters the Basin from countless natural and man-made locations, including natural recharge and recharge through surface spreading at the Whittier Narrows Dam, Montebello Forebay Spreading Grounds (MFSG), which consists of the Rio Hondo Spreading Grounds and San Gabriel Coastal Spreading Grounds, infiltration in the unlined portions of the Lower San Gabriel River, and via direct injection at the Alamitos Barrier Project.

The City's primary source of water supply is from the Golden State Water Company. Water delivered to customers in the Bell/Bell Gardens System is a blend of groundwater pumped from the Central Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project.

As the project does not propose any development and the City is largely build-out, the project would not increase water demand or decrease groundwater supplies. Additionally, if any development did occur, it would be on sites previously developed with impervious surfaces. Therefore, development resulting from the project would not increase impervious surface area overall, and substantial changes to groundwater infiltration would not occur. Any future site plans would be reviewed by the City to include site-specific design measures that would allow for infiltration as part of erosion and runoff prevention. Future

development projects would not contribute to the depletion of groundwater supplies and would not substantially interfere with groundwater recharge. Therefore, this impact would be **less than significant**.

c) i), ii), iii), iv) *Less Than Significant Impact.*

The project sites are fully developed with other uses and the City is predominately flat. Future development would either be through replacement, infill or upgrade, no undeveloped areas would be developed. As all of the sites would be infill or replacement, and not located in hilly areas requiring extensive grading, it is not likely that any future grading and vegetation removal would expose substantial amounts of soil to erosion during construction activities.

All future development would be required to comply with codes that address stormwater runoff control. New projects would be required to adhere to water quality and runoff regulations including those set forth by the National Pollution Discharge Elimination System (NPDES) Construction General Permit and the City's grading regulations and ordinance. As such, development projects are required to implement Best Management Practices (BMPs) for construction activities as specified by the California Storm Water Best Management Practices Handbook, and/or the City's Minimum Best Management Practices and Storm Water BMP Manual. The BMPs include measures guiding the management and operation of construction sites to control and minimize the potential contribution of pollutants to storm runoff from these areas. These measures address procedures for controlling erosion and sedimentation and managing all aspects of the construction process to ensure control of potential water pollution sources. All development projects must comply with all City, state, and federal standards pertaining to stormwater run-off and erosion.

In addition, given that the City is primarily build-out, future development would not be expected to result in increased in impervious surface area, substantial changes to drainage patterns, or changes to groundwater infiltration. Accordingly, impacts related to the alteration of drainage patterns would be **less than significant**.

d) *Less than Significant Impact.*

The City is located inland and is not located near the Pacific Ocean or near any bodies of water than could create tsunami or seiche. The City is bounded by the Rio Hondo River, a concrete lined channel, to the east. The Rio Hondo River is bounded by levees and does not hold water for extended periods. The western edge of the City is bounded by I-710, with the concrete-lined Los Angeles River further west.

The City is located within Zone X, as identified on the FIRM. Zone X is areas of moderate or minimal hazard from the principal source of flood in the area. Therefore, the City would only be subject to moderate or minimal risk from flooding. Accordingly, impacts related to the risk from flooding would be **less than significant**.

e) *Less Than Significant Impact.*

The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. Inasmuch as the project could indirectly result in development and improvements, such development would be subject to regulations and policies specifically designed to prevent surface and groundwater water quality and hydrology effects as well as

prevent flooding. Therefore, future development would not conflict with water quality or groundwater management plans and impacts related to hydrology and water quality would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 11. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

The City of Bell Gardens has a total land area of 1,536 acres, or 2.4 square miles. The City of Bell Gardens, located in the southern portion of Los Angeles County, is approximately 13 miles southeast of the Los Angeles Civic Center. The City is bounded by Commerce on the north, Downey on the east, South Gate on the south, and the cities of Bell and Cudahy on the west. The City's corporate boundaries are generally delineated by man-made barriers, including the Southern Pacific Railroad to the north, the Rio Hondo River flood control channel to the east, and the Los Angeles River flood control channel and Interstate 710 to the west.

Bell Gardens has over 732.5 acres designated as residential land use, encompassing 59% of the City's total area. Few residential areas have retained their identity as lower density residential areas, despite historic development practices. The majority of residential neighborhoods zoned high-density residential (R-3) have been redeveloped as a mix of single-family, duplex, triplex, and multiple-family developments.

Regulatory Setting

Regulations exist at state and local levels with regard to land use and include:

- California Planning and Zoning Law, Government Code Sections 65000 et seq.
- Southern California Association of Governments Connect SoCal Plan
- City of Bell Gardens General Plan
- City of Bell Gardens Zoning Ordinance

Checklist Discussion

a) **No Impact.**

Projects with the potential to divide a community include highways, railways, and large building or infrastructure projects that change the street grid. The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over

time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

The project by itself would not result in the approval of any physical improvements or development projects. There are no specific development plans proposed for any of the parcels. The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map. Future residential development would be primarily infill both through redevelopment of an existing site or the development of higher density mixed use projects. As such, the project would not physically divide an established community and **no impact** would occur.

b) *Less Than Significant Impact.*

The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. Therefore, the project would eliminate conflicts or inconsistency between the adopted General Plan Housing Element, the Zoning Map, and the General Plan Land Use Map.

Any future development would be required to comply with all applicable plans and regulations including the General Plan and the City's Municipal Code. Projects would be evaluated for consistency with the General Plan and Zoning Code, and site-specific concerns addressed as development projects for specific sites are proposed. As such, impacts related to conflicts with land use plans, policies, and regulations would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|------------------------------------|-------------------------------------|
| 12. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Regulations and responsible agencies exist at the state level with regard to mineral resources and include:

- Surface Mining and Reclamation Act of 1975
- Division of Oil, Gas, and Geothermal Resources
- Division of Mines and Geology

Checklist Discussion

a), b) No Impact.

No portion of the City is delineated as a mineral resource or mineral resource recovery site in the City's General Plan. There are no active mines or mineral resource extraction occurring in the City and all of the project sites are currently developed with land uses that are not related to mining or mineral extraction. Due to lack of resources available and the urban nature of the City, **no impact** would occur.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 13. NOISE. Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or 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, expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Noise Fundamentals

Sound is described in terms of amplitude (i.e., loudness) and frequency (i.e., pitch). The standard unit of sound amplitude measurement is the decibel (dB). The dB scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted dB scale (dBA) provides this compensation by emphasizing frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound audible at such a level that the sound becomes an undesirable by-product of society's normal day-to-day activities. Sound becomes unwanted when it interferes with normal activities, causes actual physical harm, or results in adverse health effects. The effects of noise on people can be placed into four general categories:

- Subjective effects (e.g., dissatisfaction, annoyance);
- Interference effects (e.g., communication, sleep, and learning interference);
- Physiological effects (e.g., startle response); and
- Physical effects (e.g., hearing loss).

The definition of noise as unwanted sound implies that it has an adverse effect, or causes a substantial annoyance, to people and their environment. However, not every unwanted audible sound interferes with normal activities, causes harm, or has adverse health effects. For unwanted audible sound (i.e., noise) to be considered adverse, it must occur with sufficient frequency and at such a level that these adverse impacts are reasonably likely to occur.

Vibration Fundamentals

Vibration can result from a source (e.g., train operations, motor vehicles, machinery equipment, etc.) causing the adjacent ground to move and creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as groundborne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level, while RMS is defined as the square root of the average of the squared amplitude of the vibration level. PPV is typically used for evaluating potential building damage, while RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

Environmental Setting

Noise in Bell Gardens comes from transportation sources, including freeways, arterials, and roadways and non-transportation sources, such as commercial/industrial activities, construction equipment and various community activities. The City is also bounded to the north and south by rail lines, which while not main lines do experience rail traffic. The noise environment in Bell Gardens is dominated by vehicular traffic including vehicular generated noise along Interstate 710 (I-710) and primary and secondary arterials. In addition, a number of other sources contribute to the total noise environment. These noise sources include construction activities, power tools and gardening equipment, loudspeakers, auto repair, radios, children playing and dogs barking.

Regulatory Setting

Various private and public agencies have established noise guidelines and standards to protect citizens from potential hearing damage and other adverse physiological and social effects associated with noise. Federal, state, regional, and local guidelines include the following:

- Federal Transit Administration and Federal Railroad Administration Standards
- Federal Aviation Administration Standards
- California Noise Control Act
- California Code of Regulations
- City of Bell Gardens General Plan
- City of Bell Gardens Municipal Code

Checklist Discussion

a), b) *Less Than Significant Impact.*

The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The project would not directly result in the approval of any physical improvements. As no specific development projects are proposed by the project, no specific noise and vibration impacts can be evaluated. Indirect construction activity associated with future potential development could possibly result in temporary increases in noise levels. All construction activities would continue to be required to comply with the City's noise ordinance and undergo project-level CEQA review to analyze impacts related to noise when more specific project details are known. Such compliance would reduce noise levels associated with construction activities.

Noise sources associated with potential future development would include those typical of suburban areas (e.g., mechanical equipment, dogs/pets, landscaping activities, weekly garbage collection, cars parking). These noise sources are typically intermittent and short in duration and would be comparable to existing sources of noise experienced at surrounding residential uses. The updates and amendments would not allow the construction of large manufacturing facilities, or any type of new land uses not already present in the City.

Temporary construction activities as a result of future development could result in excessive groundborne vibration or groundborne noise. The exact nature of potential future construction that could occur is not known at this time; thus, construction noise levels cannot be estimated. However, all construction activities would be required to comply with the City's noise ordinance and discretionary projects would undergo project-level CEQA review to analyze impacts related to noise when more specific project details are known. Such compliance would reduce noise groundborne vibration and noise levels associated with construction activities. Impacts would be **less than significant**.

c) *No Impact.*

Compton Woodley Airport is located approximately 7.5 miles from the City and the City is not exposed to airport noise any greater than the rest of areas in the Los Angeles Basin not within 2 miles of an airport. Therefore, the project would not create or contribute to a cumulative increase in noise. There would be **no impact** related to exposure to excessive noise potentially resulting from future development supported by the project.

Mitigation Measures.

None required.

| | Potentially Significant Impact | Less Than Significant Impact with the Incorporated Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| 14. POPULATION AND HOUSING. Would the project: | | | | |
| a) Induce substantial unplanned 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

From its roots as a ranch and farming community, Bell Gardens has evolved into a vibrant, family-oriented city. By the 1930s, the Bell Gardens area became an important residential area. Similar to most Southern California cities, Bell Gardens experienced a post-World War II housing boom. The defense plants of the 1940s brought prosperity to the region and Bell Gardens became largely developed with single-family homes, bungalow courts, and strip commercial development along major arterials. The dramatic increase in the City's population during the 1960s was due both to an increased average household size and a population growth trend that reflected national trends during that period.

The City was incorporated as a general law city in 1961. At the time of incorporation, the City's population was approximately 27,000. The U.S. Census recorded the City's population at 42,012 persons (as of July 1, 2019), an increase of 0.1% from 2010 to 2019. Los Angeles County as a whole had a population increase of approximately 3.6% during the same time period.

According to the 2018 ACS, the City had a total of 9,877 housing units, with 9,663 units being occupied by households. Between 2010 and 2018, the number of households in the City increased by 8, or 0.1%. By comparison, the City's population increased by 0.9% during this time.

Regulatory Setting

Regulations and plans exist at state, regional, and local levels related to populations and housing and include:

- California Government Code Section 65583 and 655849(a)(1)
- Senate Bill 375
- Southern California Association of Governments Connect SoCal
- Regional Housing Needs Assessment

Checklist Discussion**a) *No Impact.***

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

The project does not propose development projects on its own; it would only update the Zoning Map and General Plan Land Use Map to reflect previous City updates, including land use and zoning changes created by the adopted Housing Element 2021-2029. The impacts from the Housing Element were previously analyzed by the City in December 2021 and the Initial Study/Negative Declaration found that although the Housing Element would result in slightly higher population than those estimated by SCAG, the increased residential density of the future development of the Housing Element is in response to SCAG RHNA housing numbers distributed for the City. State housing law requires that the RHNA be consistent with the development pattern of the SCS (Connect SoCal) but does not specify any other requirements between the two plans. Therefore, the Housing Element Update demonstrated that the state-mandated share of housing for the City would be accommodated and is consistent with development levels anticipated by regional and local planning documents. Therefore, **no impact** would occur.

b) *No Impact.*

No actual development is proposed as part of the project. The purpose of Government Code Section 65863 (No Net Loss Law) is to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need allocation (RHNA), especially for lower- and moderate- income households. The project does not propose development projects on its own; it would only update the Zoning Map and General Plan Land Use Map to reflect previous City updates, including land use and zoning changes created by the adopted Housing Element 2021-2029, which accommodate the City's RHNA. If housing was removed because of the map changes, development would be consistent with the adopted City of Bell Gardens Housing Element 2021-2029. Therefore, housing units required to meet the RHNA would be maintained, and substantial numbers of housing and people would not be displaced. Therefore, **no impact** would occur.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| 15. PUBLIC SERVICES. Would the project result in 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 public services: | | | | |
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Fire Protection

The City of Bell Gardens is a member of the Los Angeles County Fire Protection District. The Los Angeles County Fire Department provides the City of Bell Gardens with fire suppression and emergency medical services. Fire Station 29, Battalion 3, Division 6 provides its services from one Fire Station strategically located at 7000 Garfield Avenue, within the City boundaries. In addition, the Los Angeles County Fire Department provides for the public's safety by deploying and staffing a variety of emergency response vehicles Air and Wildland, Emergency Medical Services, Fire Prevention, Rescue, Forestry, Health Hazardous Material and Emergency Operations.

Police Protection

The Bell Gardens Police Department provides law enforcement services to residents and businesses in the City of Bell Gardens. The services provided include the following: crime prevention; traffic and congestion control; safety management; emergency response; and homeland security. The Bell Gardens Police Department consists of 84 dedicated professionals including 51 sworn officers, 21 civilian staff and 12 part-time staff. The Police Department is located at 7110 S. Garfield Avenue. The Department provides field services/patrol, a Records Bureau, and oversees a neighborhood watch program.

Schools

Schools in the City are under the Montebello Unified School District. The City has four elementary schools, two intermediate schools, and one high school. The District also has two adult education centers in Bell Gardens.

State Assembly Bill (AB) 2926 authorized school districts to assess all new development a fee to offset impacts proposed projects might have on the school facilities. Whenever possible, school districts have requested that developers provide full impact mitigation on development. The establishment of special tax districts, full cost recovery agreements or the provision of relocatable classrooms in lieu of fees are just a few examples of such mitigation measures.

Parks

The City has five parks and a golf course that provide a variety of recreation opportunities. Parks include the Bell Gardens John Anson Ford Park (includes the Bell Gardens Sports Complex and Bell Gardens Golf Course), Bell Gardens Veterans Park, Gallant Park, and the Julia Russ Asmus Park, Marlow Park. The City has two senior centers, the Bell Gardens Senior Center and Veterans Park Senior Center. The City has a Youth Center that provides after-school programming, classes, and cultural arts. The City also has a community garden

Other Public Facilities

The City has one public library located at 7110 S. Garfield Avenue. The library is operated by Los Angeles County and is 5,119 square feet in size. The library has space for children and teens, including online homework help and LearningExpress Library. Additionally, the library includes materials in both English and Spanish, public computers for online research, OverDrive eBooks, audiobooks, magazines, and newspapers, Freegal music, and Hoopla Streaming services.

Regulatory Setting

Regulations and policies exist the state and local level with regard to public services and include:

- California Mutual Aid Plan
- Senate Bill 50
- Quimby Act and Assembly Bill 1359
- City of Bell Gardens General Plan

Checklist Discussion

a) *Less Than Significant Impact.*

The project does not propose development projects on its own; it would only update the Zoning Map and General Plan Land Use Map to reflect previous City updates, including land use and zoning changes created by the adopted Housing Element 2021-2029. However, implementation of the changes to the Zoning Map and Land Use Map could result in construction of new housing to meet the City's RHNA allocation. While the map updates and amendments would not directly introduce new structures, future infill development and redevelopment could occur based on private landowner decisions and development applications.

The County estimates fire protection needs based on growth as projected in the City's Plan and Housing Element. It is anticipated that as new development and service levels would be consistent with existing projections. Additionally, as part of the planning and development review process, new residential development projects would be evaluated by the Los Angeles County Fire Department to determine the level of and demand for fire protection services that would be generated by each project. Therefore, impacts to fire protection services will be **less than significant**.

b) *Less Than Significant Impact.*

The project does not include any specific proposals for land development. Therefore, the project would not, in itself, create increased demand for City of Bell Gardens Police Department services. The possible increase in population that may occur from changes to the Zoning Map and Land Use Map would not increase the demand for law enforcement protection service to the extent that new law enforcement

protection facilities would be required. The demand for law enforcement services in Bell Gardens is determined not only by the needs of residents but also by visitors to the City. Future development projects created by the project, would be evaluated by the Bell Gardens Police Department to determine the level of and demand for police protection services that would be generated by each project. Therefore, impacts to fire protection services will be **less than significant**.

c) *Less Than Significant Impact.*

Implementation of the changes to the Zoning Map and Land Use Map could result in new housing to address the City's RHNA allocation. Planning for future school facilities is the responsibility of the school districts. The environmental effects of expansion, construction, and operation of additional school facilities would be evaluated by the Montebello Unified School District.

In accordance with state law pursuant to Government Code Section 65996 and SB 50, California legislation holds that an acceptable method of offsetting a project's effect on the adequacy of school facilities is payment of a school impact fee prior to issuance of a building permit. Once paid, the school impact fees would serve as mitigation for any project-related impacts to school facilities. As such, the City is legally prohibited from imposing any additional mitigation related to school facilities, as payment of the school impact fees constitutes full and complete mitigation. Therefore, future development at identified opportunity sites would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities. Impacts related to schools would be **less than significant**.

d) *Less Than Significant Impact.*

The project would update the Zoning Map and General Plan Land Use Map to reflect previous City updates, including land use and zoning changes created by the adopted Housing Element 2021-2029. The project does not include any specific development proposals. Future development would be infill in established neighborhoods. The City, at its discretion, may require dedication of land and/or payment of fees for the purpose of providing and preserving open space and recreational facilities and improvements in developing areas. Therefore, impacts would be **less than significant**.

e) *Less Than Significant Impact.*

The project does not include any specific development of land. Library services are provided by Los Angeles County and the library is funded by Los Angeles County. The County would continue to fund the Bell Gardens Library from taxes collected for that purpose. Impacts from potential future development on the library will be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| 16. RECREATION. Would the project: | | | | |
| a) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Please refer to Environmental Setting above Section 15 – Parks.

Checklist Discussion

a), b) ***Less Than Significant Impact.***

Please refer to discussion above Section 15.d – Parks.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| 17. TRANSPORTATION. Would the project: | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

The City of Bell Gardens has an established system of streets and roadways. Bell Gardens is currently served by a system of major highways, secondary highways, collector streets, and local streets. The arterial roadways through the City of Bell Gardens extend beyond the city boundaries into neighboring cities. Circulation issues and travel patterns, likewise, extend beyond the Bell Gardens city limits. The land use decisions and traffic patterns in these other jurisdictions have the potential to affect the quality of traffic flow and mobility in the City of Bell Gardens, and conversely, traffic conditions and decisions made by the City of Bell Gardens can affect its neighbors. The City is served for transit by Metro, with bus lines on Gage Avenue, Eastern Avenue, Garfield Avenue, and Florence Avenue. The City also has other transit, including a Fixed Route Bus, Dial-a-Ride, and Medical Taxi Service.

Regulatory Setting

Regulations and policies exist at the state, regional, and local levels as follows:

- Senate Bill 743
- SCAG Connect SoCal
- City of Bell Gardens General Plan

Checklist Discussion

a), b) *Less Than Significant Impact.*

The project does not propose any specific development projects. The project sites are located on developed lots and would not change the existing street grid if developed.

The project sites are located in various areas of the City. Zoning map changes in particular are concentrated along Eastern Avenue and Gage Avenue, streets both served by transit. The City is well-served by transit and the majority of the sites are proximate to transit. These locations would be

consistent with SCAG Connect SoCal policies that support increasing residential and employment use in areas served by transit and implementation of smart growth designed to strengthen the integration of land use and transportation. Additionally, the project does not include any specific development proposals; however, future development would be infill in established neighborhoods, which is consistent with smart growth principles and SCAG Connect SoCal policies.

Inasmuch as the project could indirectly result in development and improvement, the development would occur primarily in residential and mixed-use areas of the City. The project itself is intended to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. In addition, any future development projects supported by the project would be evaluated at the project proposal stage and subject to the state, regional, and local plans, and the policies therein. Therefore, impacts would be **less than significant**.

c) *Less Than Significant Impact.*

Future development supported by the project would result in typical types of traffic associated with residential and mixed-use development (i.e., residents, visitors, and employee commutes). The project itself does not propose any uses that would generate traffic from incompatible uses such as farm equipment. No specific plans for any development projects are proposed at this time; however, the design of roadway improvements, access roads, intersections, and driveways of any future project would be required to adhere to City of Bell Gardens design guidelines and standards and the final design must be approved by the City prior to the issuance of development permits. Accordingly, impacts related to design hazards potentially resulting from future development would be **less than significant**.

d) *Less Than Significant Impact.*

As discussed previously, the project does not include specific development projects, and instead, updates and amends the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029.

Potential future residential and/or mixed-use development would not interfere with emergency access because such projects are not anticipated to alter street locations or access. All new development in the city is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. Future access and roadways would be reviewed for consistency with City of Bell Gardens design guidelines and standards and the final design must be approved by the City. Therefore, impacts to emergency access resulting from future development would be **less than significant**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|---|------------------------------------|-------------------------------------|
| 18. TRIBAL CULTURAL RESOURCES. Consultation with a California Native American tribe that has requested such consultation may assist a lead agency in determining whether the project may adversely affect tribal cultural resources, and if so, how such effects may be avoided or mitigated. Whether or not consultation has been requested, would the project cause a substantial adverse change in a site, feature, place, cultural landscape, sacred place, or object, with cultural value to a California Native American tribe, which is any of the following: | | | | |
| a. Would the project cause 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: | | | | |
| i) 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), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) 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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

Assembly Bill 52 (AB 52, Gatto. Native Americans: California Environmental Quality Act) and CEQA Public Resources Code Section 21080.31, subdivisions (b), (d)), requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project.

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill (SB) 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to adopting or amending a general or specific plan, or to designate open space that includes Native American Cultural Places. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005), "the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to cultural places."

Regulatory Setting

The regulation that guides the consideration and treatment of tribal cultural resources is:

- Assembly Bill 52
- Senate Bill 18

Checklist Discussion

a) i), ii) *No Impact.*

The project would not result in the approval of any physical improvements and would not, in and of itself, result in impacts to tribal cultural resources. Therefore, **no impact** would occur.

Pursuant to Assembly Bill 52, California tribes can establish, through a formal notice letter, a standing request to consult with a lead agency regarding any proposed project subject to CEQA in the geographic area with which the tribe is traditionally and culturally affiliated. The Native American Heritage Commission has authority to verify the tribes' cultural affiliation. A lead agency must provide written notification to requesting tribes on its notice list within 14 days of a decision to undertake a project or a determination that a project application is complete. Notice to the tribes must include a brief project description, the project location, and the lead agency's contact information. A tribe then has 30 days to request consultation. If the tribe does not respond in that period or writes to decline consultation, the lead agency has no further obligation. The City of Bell Gardens sent the tribal notice to the tribal affiliate for the Fernandeano Tataviam Band of Mission Indians, Gabrieleno Band of Mission Indians - Kizh Nation, Gabrieleno Tongva, San Manuel Band of Mission Indians, and Tejon Indian Tribe on July, 18 2022 and did not receive a response within the 30-day period.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|--------------------------|
| 19. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

Water

The City is served for water supply by the Golden State Water Company. Water delivered to customers in the Bell/Bell Gardens System is a blend of groundwater pumped from the Central Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project. The City of Bell Gardens and the Golden State Water Company deliver water to residents, businesses, and agencies in Bell Gardens. The water system owned by the City of Bell Gardens is contracted and maintained through Liberty Utilities.

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households unless specific written findings are made. The City will provide a copy of the Zoning Map and Land Use Map within 30 days of adoption. The City will continue to coordinate with the Golden State Water Company to ensure priority service provision to affordable housing developments as they are proposed.

Wastewater

The City has an agreement with the County of Los Angeles for the conveyance, treatment, and disposal of wastewater. The City of Bell Gardens is a part of the Consolidated Sewer Maintenance District (CSMD), and currently contracts with Los Angeles County Department of Public Works (LADPW) for their sanitary sewer cleaning and industrial waste enforcement. Additionally, as a part of the CSMD, the City is included in the County's Accumulative Capital Outlay Program (ACO Program). The ACO program identifies, rehabilitates, and reconstructs sewer pipes within the CSMD that have structural deficiencies. However, it is still the responsibility of the City to implement recommendations identified herein that are not covered by CSMD.

Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households.

Solid Waste

Athens Services provides residential solid waste services in the City. These services include trash pickup, recycling, bulky item pickup and bin service, and green waste collection. In 2011, AB 341 was adopted establishing a policy goal that 75% of statewide solid waste should be reduced, recycled, or composted by 2020. This is an expansion of previous state goals to divert 50% of community-wide waste. This measure complies with state goals of waste reduction.

Checklist Discussion

a), b), c), d), e) *Less Than Significant Impact.*

The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. Therefore, the project itself does not propose specific developments.

Given the built-out character of Bell Gardens, areas in the City are already served with water and wastewater infrastructure and solid waste services. Existing water delivery, wastewater collection infrastructure and solid waste disposal is available to the project sites. Any future development projects would be analyzed prior to approval to ensure adequate water and wastewater capacity to accommodate the development. Any new development in the City would continue to comply with all provisions of the NPDES program as well as federal, state, and local management and reduction statutes and regulations related to solid waste. The City has established specific standards for potential improvements and facilities required to serve new development, including curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, undergrounding utilities, and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of the building permit process. Therefore, implementation of the project would have a **less than significant impact**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 20. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Setting

The City of Bell Gardens is completely developed with urban uses and is not located in a Very High Fire Hazard Severity Zone. The closest State-designated fire hazard zone is in Hacienda Hills and more than 7 miles away from the City.

Checklist Discussion

a) *Less Than Significant Impact.*

The City currently has a Multi-Hazard Functional Plan. The MHFP addresses the City's planned response to emergencies associated with natural disasters and technological incidents. It provides an overview of operational concepts, identifies components of the City's emergency management organization within the SEMS and describes the overall responsibilities of Federal, State and county entities and the City for protecting life and property and assuring the overall wellbeing of the population.

All new development in the city is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. None of the projects would result in such an increase in population on the site that traffic would impede evacuation routes. Therefore, the project would not impede or conflict with any adopted emergency response or evacuation plans and the project would have a **less than significant impact** on emergency response or evacuation plans.

b) ***No Impact.***

Wildfires do not represent a significant threat to the City due its urbanized nature and the urbanized nature of surrounding areas. No parts of the City are located in areas mapped as a Very High Fire Hazard Severity Zone. Therefore, potential future projects would not exacerbate risks from wildland fires. There would be **no impact**.

c) ***No Impact.***

The project does not propose specific development. Potential future development would occur as infill, replacement, or mixed use within the existing urbanized core. Thus, future development projects would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. There would be **no impact**.

d) ***No Impact.***

The City is relatively flat; therefore, the risk of landslides is low. Therefore, potential future projects would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of post-fire slope instability, runoff, or drainage changes. Thus, there would be **no impact**.

Mitigation Measures

None required.

| | Potentially Significant Impact | Less Than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|---|-------------------------------------|-------------------------------------|
| 21. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project: | | | | |
| a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Checklist Discussion**a) No Impact.**

The project proposes updates and amendments to the City of Bell Gardens Zoning Map and General Plan Land Use Map. The updates and amendments are required to create consistency between the Zoning Map and the General Plan Land Use Map and to reflect previous General Plan Land Use designation changes on the Land Use map that have not yet been incorporated. The zoning amendments reflect both past zoning amendments that have occurred over time and others needed to implement the recently adopted City of Bell Gardens Housing Element 2021-2029. The updates and amendments would apply to 811 parcels in the City. In some cases, only a Zoning Map change is proposed (no General Plan Land Use Map change needed) or only a General Plan Land Use Map change is proposed. For other parcels, both a Zoning Map and General Plan Land Use Map changes are proposed.

There are no specific development plans proposed for any of the parcels. The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map. Therefore, its adoption would not significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory. Therefore, **no impact** would occur.

b) *Less Than Significant Impact.*

The purpose of the project is to create consistency between the Zoning Map and the General Plan Land Use Map. No specific development projects are proposed by the project. Therefore, implementation of the project would not result in cumulative impacts.

Potential future development would occur as infill, replacement, or mixed use within the existing urbanized core. Cumulative impacts associated with future development have been evaluated at a program level in the General Plan EIR. The project does not propose changes to the City's policies and programs as set forth in the General Plan (Land Use Element) and the 2021-2029 Housing Element but merely implements those policies and plans. The project would create consistency between the Zoning Map and the General Plan Land Use Map and would not create new cumulative impacts or increase the significance of cumulative impacts identified in the General Plan EIR. Therefore, impacts would be **less than significant**.

c) *Less Than Significant Impact.*

Future development supported by the project would be required to comply with numerous required measures related to human safety and the quality of the environment, as described throughout this document. Therefore, the project would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings and impacts would be **less than significant**.

Mitigation Measures

None required.

Appendix A

Project Sites Matrix

City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|-------------------------------|--|--------------------------------|--|--------------------|-------------------|
| 6328-016-900 | 7117 EL SELINDA AVE | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-061 | 7116 AJAX AVE | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-060 | 5802 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-038 | 5810 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-039 | 5812 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-040 | 5818 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-041 | 5824 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-042 | 5830 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-056 | 5848 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-043 | 5840 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-016-044 | 5842 LUDELL ST | Regional Commercial | R-3 (High Density Residential) | Remain RC (LU) with R-3 zoning, with PBD Overlay | NO | NO |
| 6328-003-047 | 6231 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-052 | 6301 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-049 | 6211 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-048 | 6219 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-050 | 6205 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-051 | 6201 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-032 | 6210 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-033 | 6220 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-034 | 6222 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-035 | 6228 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-036 | 6230 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-010-046 | 6168 S EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-001-049 | 6181 S EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-001-048 | 6191 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-001-050 | 5619 WATCHER ST | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-044 | 6309 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-067 | 5519 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-068 | 5525 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-066 | 5515 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-069 | 5527 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-065 | VACANT LAND | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-075 | 5561 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-074 | 5549 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-070 | 5543 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-002-072 | 5543 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-035 | Associated with 5603 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-034 | 5603 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-036 | 6357 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-037 | 6357 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-044 | 5602 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-078 | 5508 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-020 | 5514 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-021 | 5520 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-022 | 5524 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-032 | 5536 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-031 | 5540 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-045 | 5608 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-046 | 5620 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-048 | 6405 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |

City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|-------------------------|--|--------------------------------|-----------------------|--------------------|-------------------|
| 6328-004-047 | 5622 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-049 | 6415/6417 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-050 | 6419 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-051 | 6429 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-052 | 6509 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-047 | 6513 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-046 | 6515/6517 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-045 | 6525 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-054 | 6535 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-042 | 6541 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-900 | 6547 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-040 | 6601 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-039 | 6611 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-038 | 6615 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-037 | 6621 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-006-053 | 6633 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-032 | 6638 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-900 | 5711 LUBEC ST | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-031 | 6634 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-030 | 6628 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-029 | 6620 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-028 | 6612 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-027 | 6606 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-026 | 6604 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-901 | 6546 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-024 | 6538 - 6542 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-023 | 6534 - 6536 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-022 | 6524 - 6526 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-050 | 6520, 6522 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-020 | 6516 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-019 | 6508 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-017 | 6502 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-007-018 | 5710 LOVELAND ST | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-057 | 6434 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-021 | 6420 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-051 | 5700 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-023 | 5718 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-024 | 5728 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-027 | 5804 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-028 | 5810 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-029 | 5814 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-030 | 5822 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-031 | 5828 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-032 | 5830 - 5832 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-033 | 5836 - 5838 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-034 | 5846 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-035 | 5852 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-036 | 5862 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-037 | 5864 - 5866 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-038 | 5872 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-042 | 5908 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |

City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|-----------------------------|--|--------------------------------|---|--------------------|-------------------|
| 6330-016-018 | 5922 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-043 | 5930 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-044 | 5940 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-021 | 5948 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-022 | 5956 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-023 | 5960 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-016-024 | 5968 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-045 | 6000 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-044 | 6406 COLMAR AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-043 | 6412 COLMAR AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-046 | 6008 - 6010 - 6012 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-053 | 6014 - 6020 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-054 | 6024 , 6026 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-052 | VACANT LAND | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-017-056 | 6040 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-018-054 | 6200 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-055 | 6410 JABONERIA RD | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-053 | 6208 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-052 | 6216 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-051 | 6218 - GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-050 | 6228 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-018-074 | 6408, 6414 IRA AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to R-3 (High Density Residential) | YES | NO |
| 6330-019-032 | 6300 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-019-033 | 6414 DARWELL AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-026 | 6267 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-900 | 6259 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-028 | 6255, 6257 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-029 | 6249 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-030 | 6245 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-031 | 6239 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-032 | 6233,6235,6237 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-033 | 6229 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-034 | 6227 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-035 | 6219 - 6221GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-036 | 6215 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-037 | 6209 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-038 | 6203 GAGE AVE | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-002-039 | VACANT LAND | Mixed-Use | C-3 (Medium Commercial) | Zone Map Update to MU | YES | NO |
| 6330-006-005 | 6169 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-006 | 6165 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-007 | 6159 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-008 | 6155 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-009 | 6149 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-010 | 6145 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-011 | 6143 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-012 | 6137 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-013 | 6129 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-014 | 6127 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-015 | 6121 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-016 | 6117 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-017 | 6109 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-018 | 6103 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |

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|--------------|-----------------------|--|--------------------------------|-----------------------|--------------------|-------------------|
| 6330-006-019 | 6053 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-020 | 6047 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-021 | 6043 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-022 | 6037 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-023 | 6031 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-024 | 6027 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-067 | 6021 GAGE AVE UNIT 1 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-068 | 6021 GAGE AVE UNIT 2 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-073 | 6021 GAGE AVE, UNIT 3 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-070 | 6021 GAGE AVE UNIT 4 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-071 | 6021 GAGE AVE UNIT 5 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-062 | 6015 GAGE AVE UNIT 1 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-063 | 6015 GAGE AVE UNIT 2 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-064 | 6015 GAGE AVE UNIT 3 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-065 | 6015 GAGE AVE UNIT 4 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-066 | 6015 GAGE AVE UNIT 5 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-057 | 6011 GAGE AVE UNIT 1 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-058 | 6011 GAGE AVE UNIT 2 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-059 | 6011 GAGE AVE UNIT 3 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-060 | 6011 GAGE AVE UNIT 4 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-061 | 6011 GAGE AVE UNIT 5 | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-028 | 6009 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-006-029 | 6003 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-043 | 5971 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-044 | 5963 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-045 | 5957 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-046 | 5949 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-021 | 5945 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-022 | 5937 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-023 | 5929 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-024 | 5923 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-025 | 5915 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-026 | 5909 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-007-027 | 5901 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-023 | 5867 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-024 | 5861 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-025 | 5853 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-026 | 5845 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-027 | 5839 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-028 | 5831 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-029 | 5823 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-030 | 5815 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-031 | 5809 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-013-032 | 5801 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-014-017 | 5733 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-018 | 5727 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-019 | 5721 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-020 | 5717 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-043 | 5703 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-042 | 6344 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-041 | 6328 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-040 | 6322 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-039 | 6316 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |

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|--------------|------------------|--|--------------------------------|--|--------------------|-------------------|
| 6330-014-038 | 6312 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-037 | 6308 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-014-031 | 6201 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-030 | 6209 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-029 | 6217 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-028 | 6225 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-027 | 6301 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-026 | 6309 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-025 | 6315 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-024 | 6323 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-023 | 6329 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-022 | 6337 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-014-021 | 6345 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-010-045 | 5717 WATCHER ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-010-044 | 5721 WATCHER ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-010-043 | 5729 WATCHER ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-025 | 5736 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-026 | 6411 AJAX AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-015-015 | 6421 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-015-016 | 6429 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-015-018 | 5721 LOVELAND ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU, with PBD Overlay | YES | NO |
| 6330-015-055 | 6437 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-047 | 5722 LOVELAND ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-049 | 5730 LOVELAND ST | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-048 | 6505 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-046 | 6509 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-045 | 6517 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-044 | 6519 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-043 | 6523 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-042 | 6531 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-041 | 6539 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-040 | 6547 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-039 | 6601 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-038 | 6611 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-037 | 6615 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-036 | 6625 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-035 | 6633 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6328-007-034 | 6639 AJAX AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to MU | YES | NO |
| 6330-015-050 | 6412 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-053 | 6341 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-040 | 6333 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-041 | 6329 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-042 | 6315 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-003-043 | 6313 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-027 | 5564 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-028 | 6415 SPECHT AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-029 | 5556 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6328-004-030 | 5548 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6330-018-075 | 6262 GAGE AVE | Mixed Use/High Density Residential | R-3 (High Density Residential) | Land Use is HDR, rezone the R-3 as required per Housing Element Update | YES | YES |
| 6328-006-049 | 5622 LOVELAND ST | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to Mixed Use | YES | NO |
| 6328-005-900 | MARLOW PARK | High Density Residential | A-1 (Light Agricultural) | Land Use and Zoning Map Update to O-S (Open Space) | YES | YES |
| 6329-009-044 | DARWELL PARK | High Density Residential | A-1 (Light Agricultural) | Land Use and Zoning Map Update to O-S (Open Space) | YES | YES |

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|--------------|--------------------------------|--|--------------------------------|---|--------------------|-------------------|
| 6329-001-801 | 6241 FLORENCE AVE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6330-019-800 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6330-019-801 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6330-004-900 | BELL GARDENS HIGH SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6330-005-900 | BELL GARDENS HIGH SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6330-017-057 | CESAR CHAVEZ ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6330-017-900 | 6118 GAGE AVE | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6357-030-007 | 6440 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-006 | 6444 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-005 | 6448 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-004 | 6454 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-003 | 6460 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-002 | 6464 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-030-001 | 6472 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6358-016-912 | 6607 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-908 | 6611 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-909 | 6619 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-904 | 6623 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-905 | 6627 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-901 | 6635 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-903 | 6641 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-906 | 6645 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-902 | 6651 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-910 | 6655 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-907 | 6661 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-913 | 6665 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-914 | 6673 FLORENCE PL | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-016-911 | 6951 EMIL AVE | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-017-910 | 6945 EMIL AVE | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-017-911 | 6941 EMIL AVE | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-017-913 | 6937 EMIL AVE | Open Space/Parks | R-3 (High Density Residential) | Zone Map Update to O-S | YES | NO |
| 6358-005-907 | 6423 FLORENCE PL | High Density Residential | C-S (Commercial Service) | Update to General Commercial/C-S, with CC Overlay | NO | YES |
| 6358-005-017 | 6433 FLORENCE PL | High Density Residential | C-S (Commercial Service) | Update to General Commercial/C-S, with CC Overlay | NO | YES |
| 6330-020-035 | 6711 GARFIELD AVE | Industrial | C-M (Commercial Manufacturing) | Update to M-1, with CC Overlay | YES | NO |
| 6330-020-034 | 6655 GARFIELD AVE | Industrial | C-M (Commercial Manufacturing) | Update to M-1, with CC Overlay | YES | NO |
| 6358-009-029 | 6700 GARFIELD AVE | Industrial | C-M (Commercial Manufacturing) | Update to M-1, with CC Overlay | YES | NO |
| 6329-016-043 | 6824 TOLER AVE | General Commercial | A-1 (Light Agricultural) | Zone Map Update to C-S, with CC Overlay | YES | NO |
| 6329-016-022 | 7025 GARFIELD AVE | General Commercial | A-1 (Light Agricultural) | Zone Map Update to C-S, with CC Overlay | YES | NO |
| 6329-016-023 | 7125 GARFIELD AVE | General Commercial | A-1 (Light Agricultural) | Zone Map Update to C-S, with CCO | YES | NO |
| 6357-030-039 | 6420 GAGE AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with CC Overlay | YES | NO |
| 6357-036-900 | 6902 HANNON ST | High Density Residential | R-3 (High Density Residential) | GP and Zoning Map Update to O-S (Open Space) | YES | YES |
| 6357-029-038 | 6558 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-037 | 6600 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-035 | 6520 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-033 | 6642 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-032 | 6634 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-031 | 6626 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-030 | 6620 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-029 | 6616 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-024 | 6552 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-023 | 6542 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6357-029-022 | 6530 GAGE AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |

**City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix**

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City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|-----------------------------------|--|--|--|--------------------|-------------------|
| 6357-039-006 | 7144 PASEO DEL RIO | Very High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD/RPDD Overlays | YES | NO |
| 6357-039-005 | 7146 PASEO DEL RIO | Very High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD/RPDD Overlays | YES | NO |
| 6357-039-004 | 7148 PASEO DEL RIO | Very High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD/RPDD Overlays | YES | NO |
| 6357-039-001 | 7152 PASEO DEL RIO | Very High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD/RPDD Overlays | YES | NO |
| 6357-023-015 | 7004 GAGE AVE | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-014 | 7004 GAGE AVE | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-013 | 7004 GAGE AVE | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-011 | VACANT LAND | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-010 | 7000 GAGE AVE | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-009 | 7000 GAGE AVE | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6357-023-004 | VACANT LAND | Very High Density Residential | C-1 (Community Commercial), HPD (Historic Preservation District Overlay) | Zone Map Update to R-4, with HPD Overlay | YES | NO |
| 6358-015-903 | WOODWORTH HOUSE | Industrial | M-1 (Light Industrial) | Update to M-1 with HPD overlay | YES | NO |
| 6358-015-904 | WOODWORTH HOUSE | Industrial | M-1 (Light Industrial) | Update to M-1 with HPD overlay | YES | NO |
| 6358-019-005 | VACANT LAND | Industrial | M-1 (Light Industrial) | Land Use Update to HDR; Zoning Change to R-3 | YES | YES |
| 6358-019-006 | 6863 FLORENCE PLACE | Industrial | M-1 (Light Industrial) | Land Use Update to HDR; Zoning Change to R-3 | YES | YES |
| 6358-019-027 | VACANT LAND | Industrial | M-1 (Light Industrial) | Land Use Update to HDR; Zoning Change to R-3 | YES | YES |
| 6358-019-028 | 6845 FLORENCE PLACE | Industrial | M-1 (Light Industrial) | Land Use Update to HDR; Zoning Change to R-3 | YES | YES |
| 6357-026-021 | 6917 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-020 | 6913 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-019 | 6903 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-018 | 6901 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-017 | 6879 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-016 | 6869 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-015 | 6863 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-014 | 6855 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-013 | 6849 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-012 | 6845 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-011 | 6837 HANNON ST | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-026-010 | 6420 CHALET DR | High Density Residential | R-3 (High Density Residential), HPD (Historic Preservation District Overlay) | Zone map Update to show HPD (Historical Preservation District) | YES | NO |
| 6357-030-011 | 6461 FOSTER BRIDGE BLVD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-012 | 6465 FOSTER BRIDGE BLVD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-013 | 6471 FOSTER BRIDGE BLVD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-015 | 6501 PERRY RD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-016 | 6427 PERRY RD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-017 | 6417 PERRY RD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-021 | 6447 FOSTER BRIDGE BLVD UNIT D | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-022 | 6447 FOSTER BRIDGE BLVD UNIT C | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-023 | 6447 FOSTER BRIDGE BLVD UNIT B | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-024 | 6447 FOSTER BRIDGE BLVD UNIT A | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-025 | 6451 FOSTER BRIDGE BLVD UNIT E | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-026 | 6451 FOSTER BRIDGE BLVD UNIT D | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-027 | 6451 FOSTER BRIDGE BLVD UNIT C | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-028 | 6451 FOSTER BRIDGE BLVD UNIT B | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-029 | 6451 FOSTER BRIDGE BLVD UNIT A | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-030 | 6455 FOSTER BRIDGE BLVD UNIT F | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-031 | 6455 FOSTER BRIDGE BLVD UNIT E | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |

| <div>City of Bell Gardens</div> <div>General Plan-Zoning Code Consistency Project</div> <div>Proposed Updates Matrix</div> | | | | | | |
|--|--------------------------------|--|--------------------------------------|--|--------------------|-------------------|
| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
| 6357-030-032 | 6455 FOSTER BRIDGE BLVD UNIT D | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-033 | 6455 FOSTER BRIDGE BLVD UNIT C | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-034 | 6455 FOSTER BRIDGE BLVD UNIT B | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-035 | 6455 FOSTER BRIDGE BLVD UNIT C | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6357-030-038 | 6481 FOSTER BRIDGE BLVD | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to Mixed Use | YES | NO |
| 6358-016-900 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6358-017-909 | 6662 LOVELAND ST | Public Institutional | A-1 (Light Agricultural) | Land use and zoning Map Update to O-S (Open Space) | YES | YES |
| 6358-017-907 | SUVA INTERMEDIATE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6358-017-908 | SUVA ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6358-018-908 | SUVA INTERMEDIATE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6358-019-900 | SUVA INTERMEDIATE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6358-019-901 | SUVA ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6358-019-902 | SUVA ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6366-033-900 | FLOOD CONTROL CHANNEL | Open Space/Parks | M-1 (Light Industrial) | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6366-034-900 | FLOOD CONTROL CHANNEL | Open Space/Parks | M-1 (Light Industrial) | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6357-024-901 | FLOOD CONTROL CHANNEL | Open Space/Parks | M-1 (Light Industrial) | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6227-034-007 | 5654 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-034-006 | 5654 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-035-001 | 5666 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-035-002 | 5666 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-035-003 | 5678 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-035-004 | 5679 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-016-026 | 7700 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-016-005 | 7716 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-016-004 | 7720 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-016-003 | 7726 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-016-002 | 7732 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-016-001 | 7734 EASTERN AVE | Mixed-Use | R-3 (High Density Residential) | Zone Map Update to M-U | YES | NO |
| 6227-017-002 | 7920 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-003 | 7916 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-005 | 7908 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-006 | 7913 JABONERIA RD | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U, with PBD Overlay | YES | NO |
| 6227-017-007 | 7900 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-009 | 7826 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-012 | 7822 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-013 | 7816 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-017 | 7800 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-021 | 7812 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-024 | 7930 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-017-025 | 7925 JABONERIA RD | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-001 | 7829 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-002 | 7821 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-003 | 7815 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-004 | 7811 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-005 | 7809 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-018-006 | 7803 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-019-007 | 7715 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-019-008 | 7723 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-019-019 | 5658 CLARA ST | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-001 | 7941 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-002 | 7935 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-007 | 7917 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-008 | 7915 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |

| City of Bell Gardens General Plan-Zoning Code Consistency Project Proposed Updates Matrix | | | | | | |
|---|-------------------|--|--------------------------------|--|--------------------|-------------------|
| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
| 6227-025-009 | 7909 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-010 | 7901 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-011 | 7921 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-025-012 | 7929 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to M-U | YES | NO |
| 6227-023-025 | 7939 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-024 | 7935 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-023 | 7931 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-022 | 7930 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-021 | 7936 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-020 | 7940 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-019 | 7946 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6227-023-018 | 7950 LYNDA LN | High Density Residential | R-1 (Low Density Residential) | Zone Map Update to R3 | YES | NO |
| 6228-010-013 | 6203 CLARA ST | High Density Residential | M-1 (Light Industrial) | Zone Map Update to R3 | YES | NO |
| 6228-010-800 | 6207 CLARA ST | High Density Residential | M-1 (Light Industrial) | Zone Map Update to R3 | YES | NO |
| 6230-025-003 | 8014 GARFIELD AVE | General Commercial | R-3 (High Density Residential) | Zone Map Update to CM | YES | NO |
| 6230-007-002 | 8007 GARFIELD AVE | General Commercial | R-3 (High Density Residential) | Zone Map Update to CM | YES | NO |
| 6230-007-003 | 8013 GARFIELD AVE | General Commercial | R-3 (High Density Residential) | Zone Map Update to CM | YES | NO |
| 6230-021-028 | 6124 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-029 | 6130 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-027 | 6126 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-026 | 6132 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-024 | 6128 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-025 | 6134 CLARA ST | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-023 | 7707 IRA AVE | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-022 | 7705 IRA AVE | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-021 | 7703 IRA AVE | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-021-020 | 7701 IRA AVE | Industrial | R-3 (High Density Residential) | LU Map Update to HDR (Per ordinance 769) | NO | YES |
| 6230-022-024 | 7883 GARFIELD AVE | High Density Residential | C-M (Commercial Manufacturing) | Zone Map Update to R-3 | YES | NO |
| 6230-022-016 | 7712 IRA AVE | High Density Residential | M-1 (Light Industrial) | Zone Map Update to R-3 | YES | NO |
| 6230-022-015 | 7702 IRA AVE | High Density Residential | M-1 (Light Industrial) | Zone Map Update to R-3 | YES | NO |
| 6230-022-014 | 6208 CLARA ST | High Density Residential | M-1 (Light Industrial) | Zone Map Update to R-3 | YES | NO |
| 6230-031-023 | 6050 SHULL ST | Industrial | R-3 (High Density Residential) | Zone Map Update to M-1 | YES | NO |
| 6230-016-900 | 5982 GALLANT ST | High Density Residential | R-3 (High Density Residential) | GP and Zoning Map Update to O-S (Open Space) | YES | YES |
| 6227-027-900 | N/A | Low Density Residential | A-1 (Light Agricultural) | GP and Zoning Map Update to O-S (Open Space) | YES | YES |
| 6227-027-903 | 8321 JABONERIA RD | Low Density Residential | A-1 (Light Agricultural) | GP and Zoning Map Update to O-S (Open Space) | YES | YES |
| 6227-021-017 | 5535 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-016 | 5531 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-008 | 5517 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-007 | 5523 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-004 | 5541 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-003 | 5605 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-002 | 5611 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-021-001 | 5617 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-023 | 5614 CLARA ST. G | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-022 | 5614 CLARA ST. F | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-021 | 5614 CLARA ST. E | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-020 | 5614 CLARA ST. D | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-019 | 5614 CLARA ST. C | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-018 | 5614 CLARA ST. B | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-017 | 5614 CLARA ST. A | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-016 | 5508 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-015 | 5536 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-014 | 5530 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |

| City of Bell Gardens General Plan-Zoning Code Consistency Project Proposed Updates Matrix | | | | | | |
|---|-----------------------|--|--------------------------------|--|--------------------|-------------------|
| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
| 6227-020-013 | 5526 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-012 | 7724 BELL GARDENS AVE | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-011 | 5616 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-009 | 5604 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-008 | 5548 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-007 | 5540 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-004 | 5522 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-003 | 5516 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-020-002 | 7728 BELL GARDENS AVE | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-027 | 5634 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-026 | 5632 CLARA ST C | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-025 | 5632 CLARA ST B | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-024 | 5632 CLARA ST A | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-023 | 5630 CLARA ST C | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-022 | 5630 CLARA ST B | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-021 | 5630 CLARA ST A | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-017 | 5640 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-013 | VACANT LAND | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-012 | 5624 CLARA ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-018-018 | 5629 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-018-016 | 5635 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-018-015 | 5623 GOTHAM ST | Very High Density Residential | R-3 (High Density Residential) | Update zoning map to R-4 (Very High Density Residential) | YES | NO |
| 6227-019-020 | 7733 EASTERN AVE | Mixed-Use | C-M (Commercial Manufacturing) | Zone Map Update to MU | YES | NO |
| 6227-012-900 | 5516 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-912 | 5518 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-913 | 5526 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-901 | 5534 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-909 | 5536 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-908 | 5542 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-917 | 5600 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-911 | 5606 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-910 | 5608 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-914 | 5614 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-905 | 5620 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-902 | 5624 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-901 | 5628 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-900 | 5634 PRIORY ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-800 (OLD APN) | 5646 PRIORY ST | Regional Commercial | C-4 (Heavy Commercial) | Zone map update to C-4 | YES | NO |
| 6227-013-909 | 5650 PRIORY ST | Regional Commercial | C-4 (Heavy Commercial) | Zone map update to C-4 | YES | NO |
| 6227-012-906 | 5515 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-902 | 5517 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-903 | 5523 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-907 | 5529 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-905 | 5539 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-904 | 5543 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-916 | 5601 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-915 | 5609 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-012-918 | 5619 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-906 | 5623 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-903 | 5629 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-013-904 | 5641 CLARA ST | Mixed-Use | C-4 (Heavy Commercial) | Land Use & Zone Map Update to RC (LU)/C-4 zone | YES | YES |
| 6227-026-001 | 5500 QUINN ST | Low Density Residential | R-1 (Low Density Residential) | Update zoning to R-3 | YES | NO |
| 6227-026-002 | 5540 QUINN ST | Low Density Residential | R-1 (Low Density Residential) | Update zoning to R-3 | YES | NO |

City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|--------------------------------|--|--|--|--------------------|-------------------|
| 6227-026-003 | 5540 QUINN ST | Low Density Residential | R-1 (Low Density Residential) | Update zoning to R-3 | YES | NO |
| 6227-026-004 | 5540 QUINN ST | High Density Residential | R-1 (Low Density Residential) | Update zoning to R-3 | YES | NO |
| 6227-026-005 | 8000 BELL GARDENS AVE | High Density Residential | R-1 (Low Density Residential) | R-3 with RPDD Overlay | YES | NO |
| 6227-034-900 | 5636 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-901 | 5637 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-902 | 5638 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-903 | 5639 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-904 | 5640 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-905 | 5641 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6227-034-906 | 5642 SHULL ST | Industrial | MPD (Manufacturing Plan Development) | Update to HDR (LU) & R3 zoning | YES | YES |
| 6230-024-008 | 7950 GARFIELD AVE | High Density Residential | R-3 (High Density Residential) | Land Use Update to GC; Zoning Change to CM | YES | YES |
| 6230-031-808 | VACANT LAND | Industrial | M-1 (Light Industrial) | Land Use and Zone Map Update to O-S | YES | YES |
| 6230-031-809 | VACANT LAND | Industrial | M-1 (Light Industrial) | Land Use and Zone Map Update to O-S | YES | YES |
| 6230-031-806 | VACANT LAND | Industrial | M-1 (Light Industrial) | Land Use and Zone Map Update to O-S | YES | YES |
| 6227-034-005 | 5640 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6227-034-008 | 5640 SHULL ST | High Density Residential | MPD (Manufacturing Plan Development) | Zone Map Update to R-3 | YES | NO |
| 6228-011-800 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6228-011-801 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6228-011-802 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6228-011-803 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6228-011-804 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6230-022-800 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6230-023-800 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6230-023-801 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6230-023-900 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6329-001-800 | OPEN SPACE | Open Space/Parks | A-1 (Light Agricultural) | Zoning Map Update | YES | NO |
| 6227-003-900 | BELL GARDENS MIDDLE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6227-005-900 | BELL GARDENS MIDDLE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6227-007-900 | BELL GARDENS MIDDLE SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6227-007-904 | 7507 JABONERIA RD | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6227-026-900 | BELL GARDENS ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6228-018-012 | 7524 KRESS AVE | Medium Density Residential | M-1 (Light Industrial) | GP Map Update to HDR / Zoning to R-3 | YES | YES |
| 6228-029-001 | 6800 E FLORENCE AVE | Industrial | C-S (Commercial Service) | GP (LU) Map Update to General Commercial | NO | YES |
| 6228-029-002 | 6850 E FLORENCE AVE | Industrial | C-S (Commercial Service) | GP (LU) Map Update to General Commercial | NO | YES |
| 6228-028-019 | 6722 CLARA ST | Industrial | C-S (Commercial Service) | GP (LU) Map Update to General Commercial | NO | YES |
| 6358-032-005 | 6483 FLORENCE AVE | General Commercial | M-1 (Light Industrial) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-006 | 6481 FLORENCE AVE | General Commercial | M-1 (Light Industrial) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-007 | 6475 FLORENCE AVE | General Commercial | M-1 (Light Industrial) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-017 | 6467 FLORENCE AVE | General Commercial | M-1 (Light Industrial) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-020 | 6461 FLORENCE AVE | General Commercial | M-1 (Light Industrial) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-022 | 6459 FLORENCE AVE | General Commercial | C-4 (Heavy Commercial) | GP (LU) Map Update to Regional Commercial | NO | YES |
| 6358-032-019 | 6540 LIVE OAK | General Commercial | C-4 (Heavy Commercial) | GP (LU) Map Update to Regional Commercial | NO | YES |
| 6358-032-018 | 6532 LIVE OAK ST | General Commercial | R-3 (High Density Residential) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6358-032-025 | 6526 LIVE OAK ST | General Commercial | R-3 (High Density Residential) | GP (LU) Map Update to RC / Zone Map Update to C-4 | YES | YES |
| 6230-022-006 | 7800 GARFIELD AVE | Industrial | R-3 (High Density Residential) | Land Use Update to GC; Zoning Change to CM | YES | YES |
| 6358-031-031 | 6700 OTTO ST | High Density Residential | R-3 (High Density Residential) | Update zoning map to show PBD Overlay | YES | NO |
| 6358-031-010 | 6722 OTTO ST | High Density Residential | R-3 (High Density Residential) | Update zoning map to show PBD Overlay | YES | NO |
| 6358-031-009 | 6726 OTTO ST | High Density Residential | R-3 (High Density Residential) | Update zoning map to show PBD Overlay | YES | NO |
| 6358-025-035 | 7437 SCOUT AVE | Industrial | M-1 (Light Industrial) | Update zoning map to show PBD Overlay | YES | NO |
| 6228-017-005 | 7520 PERRY RD | Medium Density Residential | R-3 (High Density Residential), Parking & Buffer District | Land Use Map Update to HDR, with R-3 zoning and (with PBD Overlay) | NO | YES |
| 6228-017-006 | 7528 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-007 | 7536 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |

City of Bell Gardens
General Plan-Zoning Code Consistency Project
Proposed Updates Matrix

| APN | Address | Existing General Plan Land Use Designation | Existing Zoning Designation | Proposed Changes | Zoning Map Update? | GP LU Map Update? |
|--------------|----------------------------|--|--|--|--------------------|-------------------|
| 6228-017-008 | 7544 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-009 | 7548 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-010 | 7550 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-011 | 7562 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-012 | 7564 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-014 | 7610 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-015 | 7618 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning (with PBD Overlay) | NO | YES |
| 6228-017-036 | 7604 PERRY RD | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-021 | 7579 KRESS AVE | Medium Density Residential | R-3 (High Density Residential), Parking & Buffer District | Land Use Map Update to (HDR), with R-3 zoning (with PBD Overlay) | NO | YES |
| 6228-017-023 | 7569 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-024 | 7565 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-025 | 7555 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-026 | 7545 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-027 | 7541 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-028 | 7535 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-029 | 7531 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-017-030 | 7525 KRESS AVE | Medium Density Residential | R-3 (High Density Residential), Parking & Buffer District | Land Use Map Update to (HDR), with R-3 zoning (with PBD Overlay) | NO | YES |
| 6228-017-031 | 7521 KRESS AVE | Medium Density Residential | R-3 (High Density Residential), Parking & Buffer District | Land Use Map Update to (HDR), with R-3 zoning (with PBD Overlay) | NO | YES |
| 6228-018-013 | 7532 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-014 | 7536 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-015 | 7544 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-016 | 7554 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-017 | 7558 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-018 | 7568 KRESS AVE | Medium Density Residential | R-3 (High Density Residential) | Land Use Map Update to (HDR), with R-3 zoning | NO | YES |
| 6228-018-019 | 7574 KRESS AVE | Medium Density Residential | M-1 (Light Industrial) | Land Use Map Update to (HDR), with R-3 zoning | YES | YES |
| 6228-029-907 | 8000 PARK LN | Open Space/Parks | Open Space/Parks | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6228-029-909 | OPEN SPACE | Open Space/Parks | Open Space/Parks | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6228-029-910 | OPEN SPACE | Open Space/Parks | Open Space/Parks | Zoning Map Update to O-S (Open Space) | YES | NO |
| 6228-029-911 | OPEN SPACE | Industrial | A-1 (Light Agricultural) | Land Use and Zoning Map Update to O-S (Open Space) | YES | NO |
| 6228-014-900 | GARFIELD ELEMENTARY SCHOOL | Public Institutional | Not Shown on Zoning Map | Zoning Map Update to P-I (Public Institutional) | YES | NO |
| 6228-022-052 | 7716 RAMISH AVE | High Density Residential | M-1 (Light Industrial) | Land Use Map Update to Industrial | NO | YES |
| 6228-029-908 | N/A | Industrial | P - I (Public Institutional) | Land Use Map Update to (PI) | YES | YES |