

**NOTICE OF PREPARATION FOR  
PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR HOLLYWOOD SPORTS PARK PROPOSAL  
(GENERAL PLAN AMENDMENT NO. 24-01 AND ZONE CHANGE NO. 24-01)  
CITY OF BELLFLOWER**

**General Information**

**To:** Interested Agencies, Organizations, and Parties

**Project Title:** Hollywood Sports Park Proposal (General Plan Amendment No. 24-01 and Zone Change No. 24-01)

**Review Period:** April 26, 2024 to July 25, 2024

**Lead Agency:** City of Bellflower  
Planning Department  
16600 Civic Center Drive  
Bellflower, CA 90706  
Contact: Elizabeth Oba, Director of Planning and Building Services; (562) 804-1424 ext. 2276; eoba@bellflower.org

**Purpose of Notice:** In accordance with provisions of the California Environmental Quality Act (CEQA), the City of Bellflower is circulating a Notice of Preparation (NOP) to acquire input on the scope and contents of the Program Environmental Impact Report (Program EIR) to assess the future development of mixed-uses (high-density residential and open space uses) within City owned property currently being utilized by Hollywood Sports Park. This NOP describes the required Planning applications for future mixed-use development, general background information on the scoping process, the environmental issues to be addressed in the Program EIR, and the anticipated uses of the Program EIR. This NOP is intended to satisfy the requirements of CEQA (Public Resources Code Sections 21000–21177), and the CEQA Guidelines (14 California Code of Regulations Sections 15000–15387). Furthermore, a Program EIR is being prepared in accordance with CEQA Guidelines Section 15168, since a specific project design is not being considered at this time. This Program EIR therefore, focuses on the required Planning applications (GPA No. 24-01 and ZC No. 24-01) for future mixed-use development.

**Project Location:** The Project Site consists of the existing 22.0-acre Hollywood Sports Park site which is located at 9030 Somerset Boulevard (Assessor’s Parcel Numbers 6271-001-900 & 6271-001-901) (“Project Site”). The Project Site is located in southern Los Angeles County in the City of Bellflower. Project boundaries include Somerset Boulevard to the north, the Los Angeles County Metropolitan Transportation Authority (“MTA”) right-of-way to the south; and Lakewood Boulevard further to the west (see attached aerial photograph). Regional access is provided by four freeways all within three miles of the project site (Interstate 710, 605, and 105; and State Route 91).



**Existing Onsite and Surrounding Uses:**

The Project Site is currently utilized for recreational activities and events that include outdoor paintball, airsoft, soft-pellet tag, and gelburst, set within movie remnants, rock walls, and other settings.

Surrounding uses include strip commercial along Somerset Boulevard to the north, residential uses and a school that are located further beyond these commercial uses to the north. Single-family residential neighborhoods are located to the south and east. To the west is a mixture of industrial and commercial uses, and a mobile home park.

## **Project Description**

**Background:**

The Project Site previously operated as the Bellflower Golf and Tennis Center, which included a 9-hole executive golf course, driving range, clubhouse, and tennis courts. In March 2000, the City approved applications that allowed for a multi-purpose building, paintball fields, go-kart/BMX bike tracks, skateboard arenas, rock climbing, beach volleyball, bike paths, and alcohol sales at the site. Since 2000, the City has approved numerous Conditional Use Permits and other permits to allow for game arcade activities, alcohol sales, dance and entertainment activities, and other commercial and recreational activities and events. As discussed, the Project Site is currently utilized for recreational activities and events that include outdoor paintball, airsoft, soft-pellet tag, and gelburst, set within movie remnants, rock walls, and other settings.

**Project Description:**

The proposed project includes revising the Land Use Plan in the Land Use Element and amending the Certified 2021-2029 Housing Element (GPA No. 24-01), and a Zone Change (ZC No. 24-01) to allow for future mixed-uses (high-density residential and open space uses) on the Project Site. At this writing, actual mixed-use development and design plans are not being reviewed or considered by the City. Therefore, this Program EIR will evaluate, on a programmatic-level, potential environmental impacts resulting with the proposed GPA and ZC. To quantify potential impacts to the greatest extent possible, a development scenario has been created based on a maximum development density and permitted uses as established by the proposed GPA and ZC.

The Project Site is currently designated Open Space by the City's Land Use Plan in the General Plan's Land Use Element and O-S Open Space by the City's Zoning Map in the Bellflower Municipal Code ("BMC"). The Land Use Element defines Open Space as "public or privately owned properties to be retained for open space purposes including public parks, utility easements, and transportation corridors." The BMC defines O-S Open Space as areas that preserve and manage natural resources, enhance public health and safety, include outdoor recreation, care for horses, and allow for wireless communication facilities.

The proposed GPA and ZC will re-designate the Project Site to "Mixed-Use" and "Specific Plan" in the General Plan's Land Use Element and BMC, respectively. The Land Use Element defines the Mixed-Use category "...to accommodate innovation in land use planning, both in existing commercial and multi-family residential areas...The Mixed-Use land use category is created to enable the addition of residential uses on commercial property or commercial uses on residentially used lots. Mixed-use does not mean that commercial and residential uses are next to each other (although that may be the case)

but rather that the uses exist together on the same lot.” The Certified 2021-2029 Housing Element will be amended to identify the Project Site as an underutilized residential site that could be developed as higher density residential and will include the Project Site as a new Housing Opportunity Area. The Housing Element, as currently certified, can achieve and satisfy the City’s Regional Housing Needs Allocation (RHNA) obligation. With the proposed GPA and ZC, the Project Site will be able to accommodate approximately 1,640 housing units which would serve as additional buffer to the City’s RHNA obligation. This Proposal facilitates development of additional housing in the City in accordance with policies and objectives in the Housing Element.

The BMC allows for Specific Plans because “[t]he City recognizes that certain parcels in Bellflower may benefit from focused planning efforts whereby infrastructure, land use relationships, land use intensities, and public service needs can be carefully examined and planned in a comprehensive manner. The Specific Plan provides a mechanism to carry out such planning efforts. The purpose...is to establish uniform procedures and guidelines for Specific Plans prepared pursuant to Government Code Section 65450, et seq.”

**Potential  
Mixed-Use  
Development:**

As discussed, actual mixed-use development and design plans are not being reviewed or considered by the City at this time. Therefore, to quantify potential impacts to the greatest extent possible, a development scenario has been formulated based on a maximum development density and those permitted uses as established by the proposed GPA and ZC. The proposed GPA No. 24-01 will allow mixed-uses at the Project Site. The allowed mixed-uses could include both high-density residential uses and open space uses. For purposes of analysis, it is anticipated that 20.5 acres of the 22.0-acre Project Site could be utilized for high-density residential uses (100 dwelling units/acre maximum); while the remaining 1.5 acres could be utilized for open space uses. Based on this 100 du/acre maximum density, the 20.5-acre portion of the Project Site could allow for a gross of 2,050 residential units. However, given that parking, landscaping, common areas, internal streets, and other infrastructure would reduce developable residential area, it is assumed that there will be a 20 percent reduction of the 2,050 dwelling units. Therefore, for purposes of analysis, it is estimated that 1,640 dwelling units could be developed at the Project Site. Regarding open space uses, it is anticipated that outdoor active open space and recreational activities would be allowed.

The Program EIR will therefore, evaluate on a programmatic-level, potential environmental impacts resulting from the proposed GPA and ZC and this particular development scenario. The City will review and approve future Specific Plans that will provide development and design standards and allow for mixed-uses. Additional environmental and CEQA analysis will be required as appropriate.

## Project Objectives

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the project will be discussed in the Program EIR. The underlying purpose of the project is to allow for future high-density residential and open space uses at the Project Site. Approval of proposed GPA No. 24-01 and ZC No. 24-01 will redesignate and rezone the Project Site from Open Space to Mixed-Use and Specific Plan, respectively, so as to allow for these future mixed-uses. The following objectives will also be realized with the proposed project:

- ▶ Allow for a range of housing types in order to address the City's share of RHNA.
- ▶ Allow for the highest and best mixed-uses for the Project Site.
- ▶ Allow for development of high-density residential and open space uses at the Project Site.
- ▶ Facilitate construction of future residential uses in accordance with the policies of the State.
- ▶ Facilitate development of high-quality mixed-uses in the City.
- ▶ Develop the Project Site with mixed-uses that blend-in with neighboring mixed-uses.
- ▶ Continue to provide open space and recreational uses that benefit the neighboring areas and the City.
- ▶ Assist the City with meeting its economic development and planning goals, as set forth in its General Plan which encourages mixed-uses.
- ▶ Provide employment opportunities for residents of Bellflower and surrounding areas.
- ▶ Construct mixed-uses with proximal access to existing and future utility infrastructure and roadways.

## Potential Environmental Impacts

Pursuant to CEQA Guidelines Section 15064, the discussion of effects on the environment in the Program EIR are focused on those impacts that the City has determined may be potentially significant. The Program EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. Although, at this very early stage of the environmental review process, it is difficult to ascertain with certainty the precise nature and extent of the environmental effects, it is possible to identify the following potential environmental effects that the proposed project could generate. The City has determined that the Program EIR will evaluate the following environmental impacts:

- ▶ **Aesthetics:** The Program EIR will describe how the project would change the view of the site from public viewpoints near the Project Site. The Program EIR will also describe any light- and glare-related impacts, focusing on sensitive viewsheds, changes to the visual character of the Project Site, and changes to light and glare associated with the project. Mitigation measures will be recommended to reduce or eliminate any significant project impacts, as necessary.
- ▶ **Air Quality/Greenhouse Gas Emissions:** This project is located within South Coast Air Quality Management District (SCAQMD) jurisdiction. During construction and operation, the project could emit criteria air pollutants, primarily through vehicular operation. The Program EIR will assess the project's construction- and operation-related emissions of criteria air pollutants and precursors (e.g., reactive organic gasses [ROG], nitrogen oxides [NO<sub>x</sub>], sulfur dioxide [SO<sub>2</sub>], carbon monoxide [CO], respirable particulate matter [PM<sub>10</sub>], and fine particulate matter [PM<sub>2.5</sub>]). The Program EIR will then compare these estimates to the significant health-based emissions thresholds specified in SCAQMD's CEQA Guidelines. The Program EIR will also evaluate the potential for substantial concentrations of toxic air contaminants and odors perceived by nearby land uses and other sensitive receptors as a result of project implementation. Greenhouse gas (GHG) emissions, particularly from any additional truck trips, will be assessed in the Program EIR. The Program EIR will recommend mitigation measures, if necessary.
- ▶ **Biological Resources:** The Program EIR will include a description of the special-status plant and wildlife species known to occur within the Project Site, and a determination of whether suitable habitat exists onsite to support any special-status species. The chapter will be based on a survey of the Project Site and any off-site infrastructure alignments. Mitigation measures to reduce impacts to sensitive resources will be developed and recommended as necessary.
- ▶ **Cultural Resources/Tribal Cultural Resources:** The Program EIR will evaluate potential effects to archaeological resources from implementation of the project, focusing on any unique archaeological resources, historical resources, or tribal cultural resources. A records search will be conducted to identify any

documented historical or archaeological resources on or immediately adjacent to the Project Site. In accordance with Senate Bill 18 and Assembly Bill 52, Native American tribes that have traditional lands or cultural places located within the Project Site and vicinity will be consulted. The Program EIR will provide mitigation measures as needed.

- ▶ **Energy:** The Program EIR will discuss the potential impacts of the project's energy usage, emphasizing any inefficient, wasteful, or unnecessary energy consumption, including an analysis of any change in vehicle miles traveled. The Program EIR will provide mitigation measures as needed.
- ▶ **Geology and Soils/Mineral Resources:** The Program EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the Project Site. The chapter will also include an assessment of potential impacts to paleontological resources from project implementation. Mineral resources will also be discussed in this chapter. The Program EIR will provide mitigation measures as needed.
- ▶ **Hazards and Hazardous Materials:** The Program EIR will evaluate the potential for existing or possible hazardous materials within the Project Site and the potential for on-site hazardous materials usage. Those schools that are located near the Project Site will be identified. The Program EIR will provide mitigation measures as needed.
- ▶ **Hydrology and Water Quality:** The Program EIR will evaluate the potential for on- and off-site drainage and flooding impacts, and any effects of construction and operation of the project on water quality. The Program EIR will provide mitigation measures as needed.
- ▶ **Land Use and Planning:** The Program EIR will evaluate the project's land use relative to the City's General Plan, BMC, and other relevant City policies and programs. In addition, the Program EIR will examine any possible land use conflicts with existing neighboring uses and communities. The chapter will recommend mitigation measures, if necessary.
- ▶ **Noise and Vibration:** The Program EIR will evaluate noise increases and impacts to neighboring sensitive receptors resulting with increased construction and operational activities, and ground vibration due to construction and truck movements. The significance of transportation noise impacts will be determined in relation to the City's General Plan. The Program EIR will provide mitigation measures as needed.
- ▶ **Population and Housing/Public Services/Recreation:** The Program EIR will evaluate the potential for the project to induce direct and indirect population growth. Information from the City's General Plan, as appropriate, and up-to-date information received from appropriate City and other agencies will be utilized to address the project's potential to create impacts related to population and housing, public services, and recreation. The Program EIR will provide mitigation measures as needed. The Program EIR will also discuss how the project complies with the State's policies relating to increased housing.
- ▶ **Transportation/Traffic:** The Program EIR will evaluate potential project impacts on traffic and recommend mitigation measures as needed.
- ▶ **Utilities and Service Systems:** The Program EIR will evaluate and discuss potential impacts related to water, wastewater, solid waste, fire protection, police, schools, parks, recreation, and other public facilities and services, and provide mitigation measures as needed.

The following topics will not be discussed further in the Program EIR:

- ▶ **Agriculture and Forestry Resources:** According to the California Important Farmland Finder database and “California Important Farmland Finder Map,” the Project Site and immediate surroundings are classified as “Urban and Built-Up Land.” There are no agricultural lands (including lands classified by the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) or forest lands within or in proximity to the Project Site. Therefore, no impacts on agriculture and forestry resources are anticipated, and this topic will not be discussed further in the Program EIR.
- ▶ **Wildfire:** According to the California Department of Forestry and Fire Protection’s “California Department of Forestry and Fire Protection Fire Hazard Severity Zone Viewer,” the Project Site and vicinity are not located within a “Very High Fire Hazard Severity Zone (VHFHSZ).” Therefore, no impacts related to wildfire are anticipated, and this topic will not be discussed further in the Program EIR.

## Alternatives To Be Evaluated

In accordance with the CEQA Guidelines Section 15126.6, the Program EIR will describe a range of reasonable alternatives to the project that are capable of meeting most of the project’s objectives, and would avoid or substantially lessen any of the significant effects of the project. The Program EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The Program EIR will provide an analysis of the No-Project Alternative and will also identify the environmentally superior alternative.

## Opportunity For Public Comment

Agencies and interested parties may provide the City with written comments on topics and issues to be discussed and analyzed in the Program EIR. Based on CEQA Guidelines Section 15082(b), comments should be provided within 30 days of receipt of this NOP. Therefore, comments should be provided no later than 5:00 PM on **July 25, 2024**. Please send all comments to:

City of Bellflower  
Planning Department  
16600 Civic Center Drive  
Bellflower, CA 90706

Contact: Elizabeth Oba, Director of Planning and Building Services; (562) 804-1424 ext. 2276; eoba@bellflower.org

Agencies that use the Program EIR when considering permits or other approvals for the project should provide the name of a contact person, phone number, and email address. Comments provided by email should include **“Hollywood Sports Park Proposal (General Plan Amendment No. 24-01 and Zone Change No. 24-01)”** in the subject line, and the name and business address of the commenter in the email.

The City will conduct a Program EIR Scoping Meeting to gather additional input on the scope and contents for the Program EIR and analysis. The location, time, and date for the Scoping Meeting is as follows:

Bellflower City Hall, 2<sup>nd</sup> Floor, Green Room  
16600 Civic Center Drive, Bellflower, CA 90706  
2:00 PM on Wednesday, July 10, 2024.

Elizabeth Oba, Director of Planning and Building Services, City of Bellflower

