

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**FLOWER STREET SPECIFIC PLAN
APNs 7109-013-032; 7109-013-033; & 7109-012-003
BELLFLOWER, CALIFORNIA 90706**



LEAD AGENCY:

**CITY OF BELLFLOWER, PLANNING DIVISION
1660 CIVIC CENTER DRIVE
BELLFLOWER, CALIFORNIA 90706**

REPORT PREPARED BY:

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JANUARY 5, 2026

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Flower Street Specific Plan (FSSP)

PROJECT LOCATION: The property consists of three separate parcels, collectively referred to as the *Specific Plan Area*. The Specific Plan Area is located on the north-west corner of the Flower Street and Civic Center Drive intersection within the south-central portion of the City of Bellflower. Bellflower is located in southeastern Los Angeles County, approximately 13 miles southeast of downtown Los Angeles.

The Assessor's Parcel Numbers (APNs) of the three parcels that comprise the *Specific Plan Area* include APN 7109-013-032 (0.48-acres), 7109-013-033 (1.11-acres), and 7109-012-003 (0.40-acres) and are commonly known as 9855, 9903, and 9915 Flower Street, respectively.

APPLICANT: The project Applicant is Bellflower 5 Inv., LLC. 3121 Michelson Drive, Suite 150, Irvine, California 92612. (909) 996- 8585.

CITY AND COUNTY: Bellflower, Los Angeles County.

DESCRIPTION: This Initial Study evaluates a general plan land use amendment, zone change, the Flower Street Specific Plan (referred to as FSSP or Specific Plan No. SP-3-25-16181), development agreement, Tentative Map No. 84789, development review for the proposed 32-unit development, and impacts associated with development of three parcels including the proposed 32-unit townhome development on 9903 Flower Street and future development on 9855 and 9915 Flower Street. These two parcels are referred to as the "Bookend Parcels" or collectively referred to as the "Project." The Project is further described in the attached Initial Study. The *Specific Plan Area* consists of 1.99-acres of land and all of these parcels are currently developed. 9903 Flower Street (APN 7109-013-033) is the largest parcel at approximately 1.11-acres and is being considered for a 32-unit townhome development. No specific development is currently proposed for 9915 and 9855 Flower Street, – which comprise the "Bookend Parcels" parts of the Specific Plan Area – , though the Initial Study evaluates and the FSSP would permit higher density residential development at densities of up to 50 units per acre. For the parcel located at 9903 Flower Street (APN 7109-013-033), the new residential development would consist of four new buildings that would contain a total of 32-townhome units with a total floor area of 49,344 square feet. The development proposes two different floor plans for the residential units (referred to as Plan 1 and Plan 2). Parking would consist of 2 spaces for each of the 32 townhome units for a total of 64 parking spaces. Vehicular access would be provided by a 26-foot-wide driveway connection located at the southeast corner of the parcel and would connect with the north side of Flower Street. While there is no specific development currently proposed for 9855 Flower Street (APN 7109-013-032) and 9915 Flower Street (APN 7109-012-003). The FSSP would permit higher density residential development at densities of up to 50 units per acre for both parcels. 9855 Flower Street (APN 7109-013-032) is approximately 0.48-acres and could mathematically support up to 24 units assuming a maximum density of 50 units per acre. 9915 Flower Street (APN 7109-012-003) is approximately 0.40-acres and could mathematically support up to 20 units assuming a maximum density of 50 units per acre.

EVALUATION FORMAT: The City reviewed the Project's environmental impacts pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). While the Project qualifies for a statutory exemption pursuant to Public Resources Code § 21080.66, the applicant requested completion of this IS/MND in an abundance of caution. At the applicant's request, the City agreed to complete this document as lead agency. The Initial Study was guided by the CEQA Guidelines, including, without limitation CEQA Guidelines section 15063. The environmental effects are categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Analysis is then provided to substantiate each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact with Mitigation: Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

Potentially Significant Impact: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact Requiring Mitigation" as indicated by the checklist in the attached Initial Study.

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture & Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☐ Geology & Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology & Water Quality | ☐ Land Use & Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population & Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation & Traffic | ☐ Tribal Cultural Resources |
| ☐ Utilities & Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

☐	The Project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
☒	Although the Project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
☐	The Project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
☐	The Project <i>MAY</i> 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 <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
☐	Although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

Signature _____

Date _____



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 APPENDIX D – UTILITIES WORKSHEETS

SECTION 1 INTRODUCTION

1.1 PURPOSE OF INITIAL STUDY

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to identify whether the Project will have the potential for significant impacts on the environment. The *Specific Plan Area* consists of 1.99-acres of land and all these parcels are currently developed. 9903 Flower Street (APN 7109-013-033) is the largest parcel, at approximately 1.11-acres, is being considered for a 32-unit townhome development. No specific development is proposed for the Bookend Parcels, though this Initial Study evaluates and the FSSP would permit higher density residential development at densities of up to 50 units per acre.

Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to CEQA Guidelines sections 15381 and 15386. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the Project and the Initial Study. Comments must be sent to the attention of:

City of Bellflower, Planning Division
Attn: James Atkins, Senior Planner
16600 Civic Center Drive
Bellflower, California 90706

1.2 INITIAL STUDY'S ORGANIZATION

This Initial Study was prepared pursuant to CEQA, the CEQA Guidelines, and the City's local CEQA Guidelines. The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, describes the Project's physical and operational characteristics and provides an overview of the existing environment as it relates to the *Specific Plan Area*.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the subsequent occupancy of the Project. Cumulative impacts, as defined in the CEQA Guidelines, § 15355, will be analyzed. Impacts resulting with future development on 9915 and 9855 Flower Street are not considered cumulative projects and there are no existing or foreseeable future projects within the vicinity of the Specific Plan Area that would potentially generate significant cumulative impacts.
- *Section 4 Conclusions*, indicates the manner in which the mitigation measures identified in the environmental analysis will be implemented as a means to address potential environmental impacts.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

1.3 NATIVE AMERICAN CONSULTATION

This Project also requires consultation related to tribal cultural resources (“TCR”). Approved in 2014, Assembly Bill (“AB”) 52 establishes a formal consultation process for California Native American tribes to identify potential significant impacts to TCRs, as defined in Public Resources Code (PRC) section 21074, as part of CEQA. As specified in the “PRC”, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. In compliance with California Law, a notice was provided to applicable tribes that a CEQA document was being prepared and the City solicited requests for consultation. On August 6, 2025, notices were sent to the following tribes with certified mail. The tribes notified include Santa Rosa Band of Cahuilla Indians, Cahuilla Band of Indians, Soboba Band of Luiseno Indians, San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians – Kizh Nation, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrielino-Tongva Tribe, Juaneno Band of Mission Indians Acjachemen Nation-Belardes, Juaneno Band of Mission Indians Acjachemen Nation-4A. On October 13, 2025, the City received communication from the Gabrielino Tongva Indians of California.



SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The *Specific Plan Area*'s location in the City is shown in Exhibit 2-2 and a local map is provided in Exhibit 2-3. An aerial photograph of the area is shown in Exhibit 2-4. Photos of the site are provided in Exhibit 2-5. The Specific Plan Area is located on the north-west corner of the Flower Street and Civic Center Drive intersection within the south-central portion of the City which is located in southeastern Los Angeles County, approximately 13 miles southeast of downtown Los Angeles. The City is bounded by the City of Downey on the north, City of Paramount on the west, City of Lakewood on the south, and the City of Norwalk and City of Cerritos on the east. Major physiographic features in the surrounding area include the San Gabriel River located approximately 4,200 feet to the east and the Los Angeles River located approximately 3.75 miles to the west. A regional location map is shown in Exhibit 2-1.

2.3 ENVIRONMENTAL SETTING

The Specific Plan Area consists of 1.99-acres of land and all of parcels are currently developed by a 23,000 square-foot funeral home, a florist shop, a nail salon, and other similar commercial buildings. This Initial Study evaluates the impacts related to demolition of the existing uses and redevelopment within the Specific Plan Area consisting of a 32-unit townhome development on approximately 1.11-acres, up to 24-unit development on approximately 0.48 acres, and up to 20-unit development on 0.40 acres. The geographic areas included within the Project boundaries is currently zoned Transit Oriented Development Specific Plan (TODSP, Planning Area 5) and has a General Plan Land Use Designation of Commercial. The Specific Plan Area is surrounded by several uses:

- *North of the Specific Plan Area.* Multiple family residential homes are located to the north of the Specific Plan Area. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 5 (R-3 Multiple Residential). Further north is Belmont Street.
- *South of the Specific Plan Area.* Flower Street extends along the south side of the Specific Plan Area. South of the aforementioned street are commercial buildings. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 4 (C-G General Commercial) and Planning Area 5 (P Public Use).
- *West of the Specific Plan Specific Plan Area.* West of the Specific Plan Area are the United States Postal Service, Bellflower Chamber of Commerce, and other businesses. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 5 (T-C Town Center).
- *East of the Specific Plan Area.* East of the Specific Plan Area is Civic Center Drive and the City of Bellflower City Hall. This area is zoned Transit Oriented Development Specific Plan (TOD SP) Planning Area 5 (P Public Use).

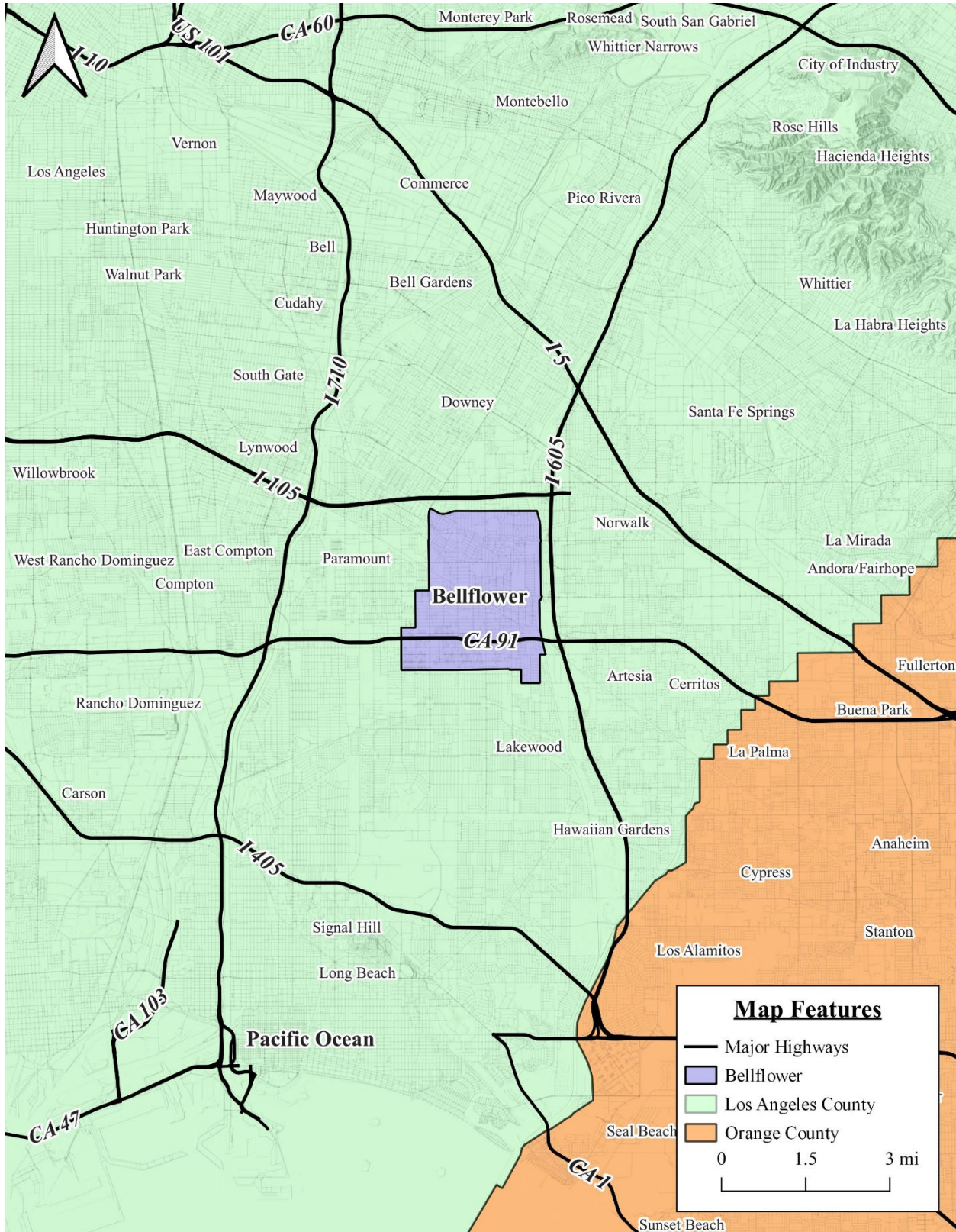


EXHIBIT 2-1 REGIONAL MAP

SOURCE: QUANTUM GIS

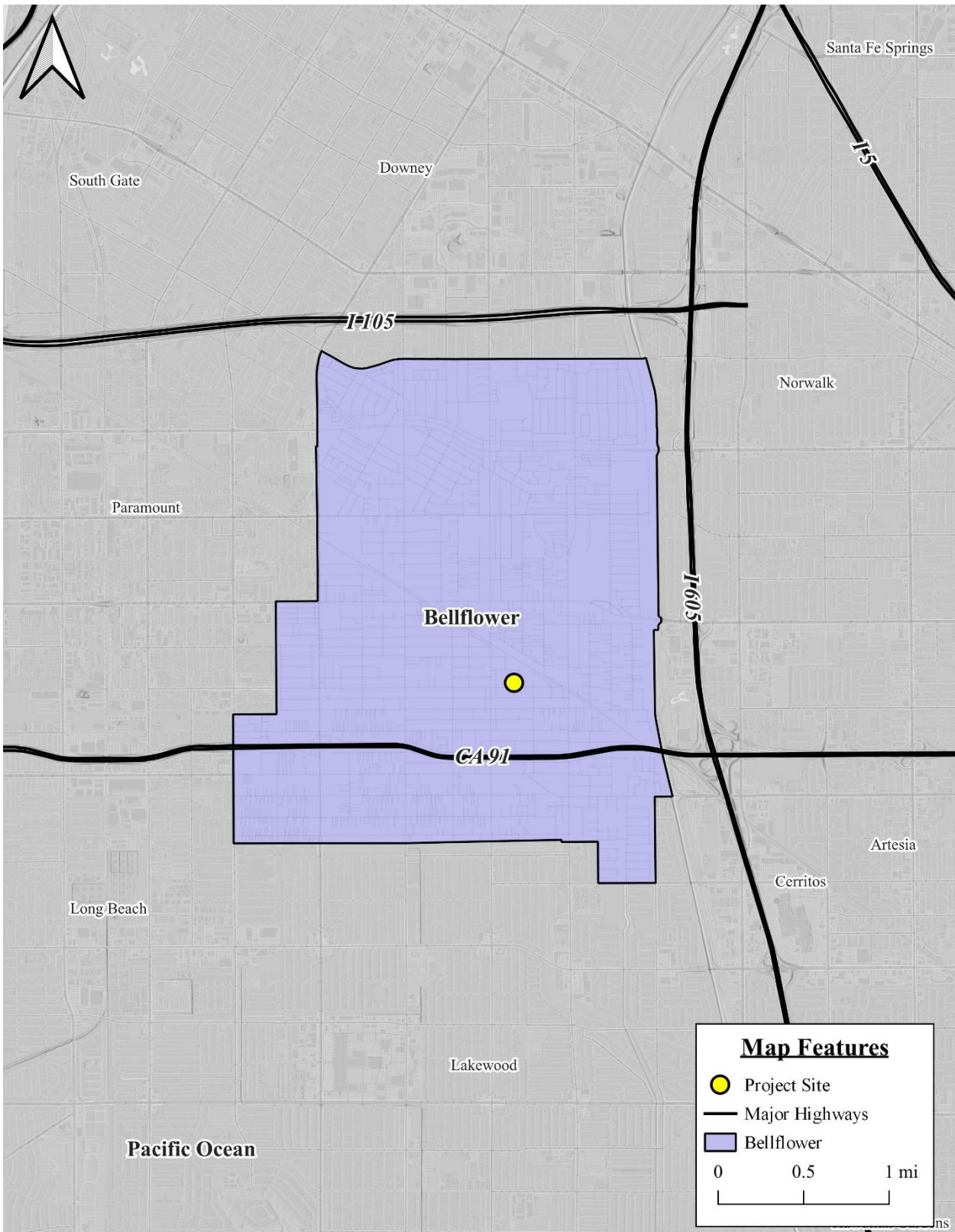


EXHIBIT 2-2 CITYWIDE MAP
SOURCE: QUANTUM GIS



EXHIBIT 2-3 LOCAL MAP
SOURCE: QUANTUM GIS

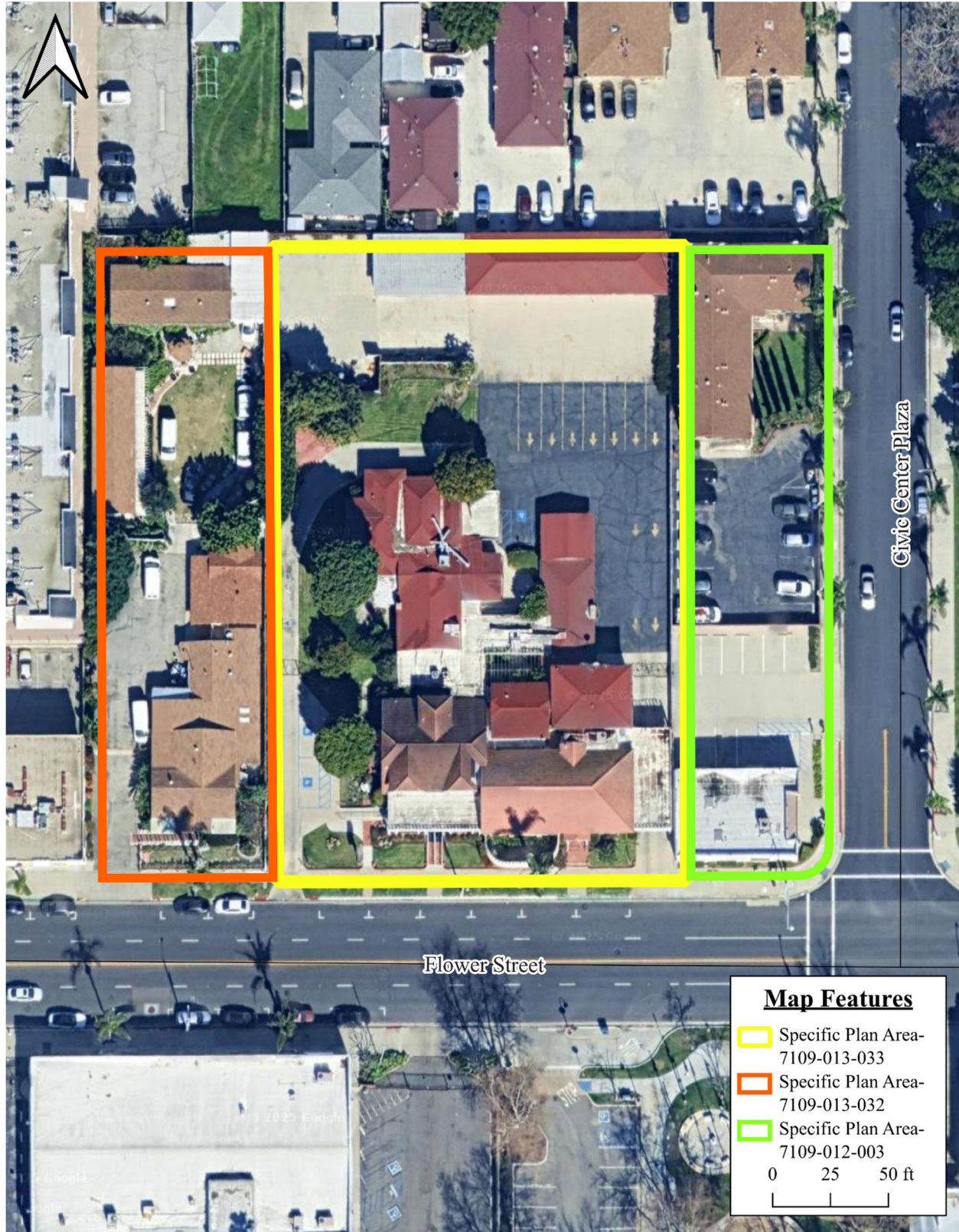


EXHIBIT 2-4 AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS



EXHIBIT 2-5 SITE PHOTOGRAPHS
SOURCE: GOOGLE MAPS

2.4 DESCRIPTION OF THE PROJECT

2.4.1 OVERVIEW OF PHYSICAL CHARACTERISTICS

For the parcel located at 9903 Flower Street (APN 7109-013-033), the new residential development would consist of four new buildings that would contain a total of 32-townhome units with a total floor area of 49,344 square feet. The development proposes two different floor plans for the residential units (referred to as Plan 1 and Plan 2). Parking would consist of 2 spaces for each of the 32 townhome units for a total of 64 parking spaces. Vehicular access would be provided by a 26-foot-wide driveway connection located at the southeast corner of the parcel and would connect with the north side of Flower Street. The proposed site plan is shown in Exhibit 2-6 and further described in section 2.4.2 below.

No specific development is currently proposed for 9855 Flower Street (APN 7109-013-032) and 9915 Flower Street (APN 7109-012-003). The FSSP would permit higher density residential development at densities of up to 50 units per acre for both parcels. 9855 Flower Street (APN 7109-013-032) is approximately 0.48-acres and could theoretically support up to 24 units assuming a maximum density of 50 units per acre. 9915 Flower Street (APN 7109-012-003) is approximately 0.40-acres and could theoretically support up to 20 units assuming a maximum density of 50 units per acre. The City and applicant are currently discussing the development of 14 units on 9855 Flower Street, however no design plans have been submitted. Therefore, for the purposes of the MND and CEQA, the MND assumes an additional 44 units could be developed in the two Bookend Parcels.

The Specific Plan Area is currently zoned TODSP, Planning Area 5 and has a General Plan Land Use Designation of Commercial. The Project would change the General Plan designation from Commercial to Mixed Use and the zoning to FSSP or Specific Plan No. SP-3-25-16181.

2.4.2 PROPOSED DEVELOPMENT PLAN (9903 FLOWER STREET, APN 7109-013-033)

The Project includes the construction of 32-townhome units (“Development”) located on 9903 Flower Street which is approximately 1.11 acres. This Parcel is currently developed and occupied by a 23,000-square-foot funeral home. The Development would require the demolition of the existing improvements. The development elements are summarized below:

Development Standards. The Development’s overall density would be 27.7 units per acre; the project’s floor area ratio (FAR) would be 0.98; and the lot coverage would be 45.9%.

Site Plan. The Development would consist of four new buildings with each of the buildings consisting of 11,572 square feet floor area. The Development would consist of a total of 32 townhome units and a total floor area of 46,288 net square feet. Each building would consist of three levels.

Floor Plan. The development proposes two different floor plans for the residential units (referred to as Plan 1 and Plan 2). *Plan 1* would consist of 16 units with each unit consisting of 1,335 net square feet and 3 bedrooms and 3 bathrooms. *Plan 2* would consist of 16 units with each unit consisting of 1,558 net square feet and 3 bedrooms and 3 bathrooms.

Amenities. Amenities total 11,956 square feet of open space. This includes the 10,228 square feet of common open space and 1,728 square feet of which 54 square feet of private (deck) space would be provided for the individual units. Other amenities would include a paseo and a lawn with benches.

Parking and Access. Parking would consist of 2 spaces for each of the 32 townhome units for a total of 64 parking spaces. Vehicular access would be provided by a 26-foot-wide driveway connection located

at the southeast corner of the Development (9903 Flower Street) and would connect with the north side of Flower Street.

Utilities. The Development would connect to an existing 12-inch water line and to an existing 8-inch sewer line, both located in Flower Street.

The proposed development on 9903 Flower Street is summarized in Table 2-1.

Table 2-1 9903 Flower Street Development Summary

Project Element	Description
Building Floor Area (Total)	46,288 sq. ft.
Building 1	11,572 sq. ft. 8 units
Building 2	11,572 sq. ft. 8 units
Building 3	11,572 sq. ft. 8 units
Building 4	11,572 sq. ft. 8 units
Total Proposed Units	32 townhome units
Parking	64 parking spaces
Common Open Space	10,228 square feet
Private (Deck) Space	1,728 square feet

Source: KTG Architecture & Planning

2.4.3 ADJACENT PARCELS (APNs 7109-012-003 AND 7109-013-032)

The FSSP would permit higher density residential development at densities of up to 50 units per acre for both parcels. 9855 Flower Street (APN 7109-013-032) is approximately 0.48-acres and could theoretically support up to 24 units assuming a maximum density of 50 units per acre. 9915 Flower Street (APN 7109-012-003) is approximately 0.40-acres and could theoretically support up to 20 units assuming a maximum density of 50 units per acre. The potential development is summarized in Table 2-2.

Table 2-2 9855 AND 9915 FLOWER STREET POTENTIAL DEVELOPMENT SUMMARY

Project Element	7109-013-032	7109-012-003
Parcel Land Area (acres)	0.48 -acres	0.40-acres
Max. Density (50 units/acre)	24 units	20 units
Parking Spaces	2 spaces/unit	
Max. Height	50-feet	50-feet
Landscaping 100 sq. ft./unit	2,400 sq. Ft.	2,000 sq. ft.

Source: FSSP (Draft)(2025)

2.4.4 OCCUPANCY CHARACTERISTICS

According to the United States Census Bureau data for the City, the average household size is 3.23 persons per household, which would translate into a total of 104 residents that could potentially occupy the proposed 32-unit development. The proposed units would be owner-occupied condominium units. The potential residential Development that could occur in the remainder of the Specific Plan Area could result in a potential for 44 multiple-family units. Again, using an average household size of 3.23 persons per unit, the potential population could be 142 persons.



BELLFLOWER 5
Bellflower, CA



EXHIBIT 2-6 SITE PLAN

SOURCE: KTG ARCHITECTURE & PLANNING

2.4.5 CONSTRUCTION CHARACTERISTICS

The key construction tasks that would occur are outlined in the paragraphs below.

- *Task One Demolition.* The Specific Plan Area is currently developed and occupied by existing improvements. This task would involve the demolition of the existing onsite improvements which is typically done through the use of heavy equipment, including graders, bulldozers, offroad trucks. For the proposed 32-units Development, this task would take approximately 3 weeks to complete including two weeks for abatement and one week for demolition.
- *Task Two Grading.* The Specific Plan Area would be graded and ready for construction. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, and back-hoes. For the proposed 32-units Development, this task would take approximately one week to complete.
- *Task Three Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment. For the proposed 32-units Development, this task would take approximately one month to complete.
- *Task Four Building Construction.* The new buildings would be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts. For the proposed 32-units Development, this task would take approximately ten months to complete.
- *Task Five Paving and Finishing.* The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment. For the proposed 32-units Development, his task would take approximately one month to complete.

2.4.6 GENERAL PLAN AND ZONE CHANGE

The Specific Plan Area is currently zoned TODSP, Planning Area 5 and has a General Plan Land Use Designation of Commercial. The Project would change the General Plan designation from Commercial to Mixed Use and the zoning to FSSP. The FSSP would allow for an intensification of residential development in comparison to the existing R-3 zone. The FSSP would reduce setback and open space requirements and increase the maximum allowable density and building height. The proposed development standards are summarized in Table 3-1.

2.5 DISCRETIONARY ACTIONS

A Discretionary Decision is an action taken by a government agency (for this project, the government agency is the City of Bellflower) that calls for an exercise of judgment in deciding whether to approve a project. This MND will provide the environmental analysis and clearances for the actions included within the Project. The Project includes the following discretionary actions and will require the following approvals:

- Zone Change for the Specific Plan Area from TODSP – Planning Area 5 to Flower Street Specific Plan (FSSP or Specific Plan No. SP-3-25-16181).
- General Plan Amendment for the Specific Plan Area from Commercial to Mixed Use;

- Tentative Map No. 84789 (TTM) for the proposed Development would allow for condominium uses for the 32 units so that individual units could be owner-occupied;
- The approval of the Specific Plan No. SP 3-25-16181 or Flower Street Specific Plan (FSSP);
- The approval of the Development Agreement for the project; and,
- The approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).



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SECTION 3 ENVIRONMENTAL ANALYSIS

3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?			✗	
B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✗
C. Would the project 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 a 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?				✗
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✗	

3.1.1 ENVIRONMENTAL SETTING

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination). Changes to the existing aesthetic environment associated with the Project's implementation are identified and *qualitatively* evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. The project-related impacts are then compared to the context of the existing setting, using the threshold criteria discussed above.

The Specific Plan Area consists of 1.99-acres of land and all these parcels are currently developed. The three parcels located within the Specific Plan Area are currently occupied by an existing 23,000 square foot funeral home, a florist shop, a nail salon, and a 10-unit apartment building.

3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project affect a scenic vista? • Less than Significant Impact.*

Local views are already dominated by residential and commercial development located on Flower Street. Once new development occurs, views from the public street would remain similar to the previous development. The development on 9903 Flower Street along with any future development within the Specific Plan Area would be required to conform to all pertinent zoning code regulations. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.

There are no designated state scenic highways located in the vicinity of the Specific Plan Area. The nearest eligible scenic highway is State Route 1 (SR 1) located approximately 6.5 miles south of the Specific Plan Area. Due to the distance from the Specific Plan Area, SR 1 is not visible from the Specific Plan Area. *As a result, no impacts on scenic resources would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

C. A substantial degradation of the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from a 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? • No Impact.

There are no protected views in the vicinity of the Specific Plan Area. In addition, the Development proposed on 9903 Flower Street would comply to all pertinent development standards for the new residential development. The new townhome development on 9903 Flower Street would improve the existing dated visual character and quality of the Specific Plan Area and its surroundings. The FSSP would be internally consistent with regional planning documents and complementary to adjacent zoning districts. In comparison to the R-3 Multiple Residential Zone, the FSSP's development standards differ with regards to aesthetics as shown below in Table 3-1.

Table 3-1 Development Standards

Development Standard	R-3 Multiple Residential	FSSP
Front Setbacks (Minimum)	10 ft. (one-story), 15 ft. (two-story)	3 ft.
Side Setbacks (Minimum)	8 ft. (living area and bedroom walls), 5 ft. (secondary walls), 10 ft. (fronting street one-story), 15 ft. (fronting street two-story)	3 ft.
Rear Setbacks (Minimum)	8 ft. (living area adjacent), 5 ft. (secondary wall adjacent)	3 ft.
Maximum Height	40 ft.	50 ft.
Lot Coverage	N/A	75%
Minimum Lot Area	6,000 sq. ft.	N/A
Minimum Density	14 du/acre	12 du/acre
Maximum Density	22 du/acre	50 du/acre
Common Open Space	10<units, not required 11<units, 25% of total land area	100 sq. ft. per unit
Private Open Space	10<units, 20% lot area (including front yard setback) 150 sq. ft. per deck (8 ft. minimum dimension)	25 sq. ft. per unit (inclusive of private decks)
Building Separation	15 ft. (residential), 11 ft. (nonresidential)	N/A
Building Bulk	Top story no more than 2/3 the size of total floor area of bottom story (2-story only)	N/A

Source: City of Bellflower, FSSP

Future development on the Bookend Parcels would adhere to the FSSP development standards. The standards advance infill housing goals and maintain the neighborhood character and compatibility with the adjacent civic and commercial uses. *As a result, no impacts would occur. The Project, including all*

development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors are multi-family residential homes located approximately 20 feet to the north of the Specific Plan Area. All development within the Specific Plan Area would be required to meet the standards of the FSSP which requires developments to shield lighting and ensure a zero-foot candle at all property lines. The lighting requirements within the FSSP would be consistent with the standards of the R-3 Zone. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare are site specific. Any potential impacts associated with the Project would be comparable to the existing improvements. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative aesthetic impacts are anticipated.

3.1.4 MITIGATION MEASURES

The analysis determined that the Project would not result in any significant adverse impacts. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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 non-agricultural uses?				✗
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✗
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (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))?				✗
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✗
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				✗

3.2.1 ENVIRONMENTAL SETTING

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county governments to preserve agricultural land or open space through contracts with landowners. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued. The Specific Plan Area and the surrounding areas are fully developed and any new development project would require the demolition of this existing on site improvements.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? • No Impact.

The Specific Plan Area is located in the midst of commercial and residential development. According to the California Department of Conservation, the Specific Plan Area is located on Urban and Built-Up land. The Specific Plan Area's current and future zoning designation does not permit agricultural uses. *As a result, no impacts on prime farmland soils would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract? • No Impact.

According to the California Department of Conservation Division of Land Resource Protection, the Specific Plan Area is not subject to a Williamson Act Contract. The Specific Plan Area is developed and zoned for urban development. Furthermore, the FSSP does not contemplate or permit agricultural and forestry uses. No impacts on existing Williamson Act Contracts would occur. *The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104[g])? • No Impact.

The Specific Plan Area is located in the midst of an urban area and no forest lands are located within the City. The General Plan and zoning designations applicable to the Specific Plan Area do not provide for any forest land preservation. *No impacts on forest land or timber resources would result. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? • No Impact.

No forest lands are found within the City nor does the applicable land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands will result from the Project's implementation. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? • No Impact.

No agricultural activities or farmland uses are located in the City or within the Specific Plan Area. The Project will not involve the conversion of any existing farmland area to an urban use. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.2.3 CUMULATIVE IMPACTS

The Project's implementation would not result in any significant adverse impacts on these resources. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on agricultural or farmland resources would occur.

3.2.4 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no significant adverse impacts on these resources would occur. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✗	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✗	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✗

The air quality impact study is attached as Appendix A – Air Quality Impact Study.

3.3.1 ENVIRONMENTAL SETTING

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

There are daily and quarterly emissions thresholds for the construction and operation of a proposed project that have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,

- 150 pounds per day of sulfur oxides.

A project would have a significant effect on air quality if any of the following long-term (operational) emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,
- 150 pounds per day of sulfur oxides.

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • No Impact.*

The most recent AQMP was adopted in 2022 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP. *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation. *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation. In terms of Criteria 1, the FSSP's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the Project are summarized in Table 3-3). According to the Growth Forecast Appendix prepared by SCAG, the City's future projected population for the year 2045 is 77,000 persons, an increase of 300 persons from the 2016 population. According to the Census Bureau, the estimated population as of July 2024 is 75,716. The potential increase of 104 persons would not result in an exceedance. The potential residential development that could occur on the neighboring parcels could result in a potential for 44 multiple-family units for a total of 76 units within the Specific Plan Area. Using an average household size of 3.23 persons per unit, the potential population could be 246 persons. Again, the potential increase of 246 persons would not result in an exceedance. The population increase from the Project will be well within the projections provided by SCAG. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • Less than Significant Impact.*

According to the SCAQMD, any project is significant if it triggers or exceeds the SCAQMD daily emissions threshold identified previously and noted at the bottom of Tables 3-2 and 3-3. The Project's construction and operation would not lead to a violation of the above-mentioned criteria. As shown in Table 3-2, daily construction emissions would not exceed the SCAQMD thresholds of significance.

Table 3-2 Estimated Daily Construction Emissions (lbs. /day)

Construction Phase	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
APN 7109-013-032						
Demolition	1.53	15.08	16.41	0.03	1.72	0.75
Site Preparation	1.16	12.13	12.62	0.02	3.10	1.71
Grading	1.72	27.44	20.37	0.09	6.59	2.89
Building Construction	1.07	9.19	11.66	0.02	0.66	0.38
Paving	0.59	4.63	7.37	0.01	0.39	0.22
Architectural Coating	19.74	0.88	1.43	0.00	0.08	0.03
Total Overlapping Phases	20.33	5.51	8.80	0.01	0.47	0.25
APN 7109-013-033						
Demolition	0.44	4.09	5.58	0.01	0.81	0.22
Site Preparation	0.44	3.74	5.54	0.01	0.72	0.23
Grading	1.02	9.19	9.69	0.02	2.49	1.39
Building Construction	0.49	4.81	6.91	0.01	0.19	0.17
Paving	0.49	4.24	5.30	0.01	0.18	0.16
Architectural Coating	28.9	0.86	1.13	0.00	0.02	0.02
Total Overlapping Phases	29.4	5.10	6.43	0.01	0.20	0.18
APN 7109-012-003						
Demolition	0.44	4.09	5.58	0.01	0.65	0.20
Site Preparation	0.44	3.74	5.54	0.01	0.40	0.19
Grading	1.02	9.19	9.69	0.02	2.49	1.39
Building Construction	0.49	4.81	6.91	0.01	0.19	0.17
Paving	0.49	4.24	5.30	0.01	0.18	0.16
Architectural Coating	28.9	0.86	1.13	0.00	0.02	0.02
Total Overlapping Phases	29.4	5.10	6.43	0.01	0.20	0.18
SCAQMD Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: Appendix A – Air Quality Impact Study

The short-term construction emissions would be limited to those emissions generated during the construction of the 32 townhome units. Again, a maximum of 44 units were assumed for the two remaining parcels within the FSSP which represents the potential maximum development permitted under the FSSP. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.29) as shown in Table 3-2, the short-term construction impacts would be less than significant. Long-term emissions refer to those air quality impacts that would occur once the development on 9903 Flower Street along with any future development within the Specific Plan Area has been constructed and is operational. These impacts would continue over the operational life of the development on 9903 Flower Street along with any future development within in the Specific Plan Area. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 3-3 also used the CalEEMod V.2022.1.1.29 computer model shown in Appendix A – Air Quality Impact Study. The analysis summarized in Table 3-3 indicates that the operational (long-term) emissions would be below the SCAQMD daily emissions thresholds.

Table 3-3 Estimated Operational Emissions (lbs. /day)

Emission Source	VOC	NOx	CO	SO₂	PM₁₀	PM_{2.5}
APN 7109-013-032						
Area Sources	0.87	0.02	1.81	0.00	0.00	0.00
Energy Usage	0.01	0.09	0.04	0.00	0.01	0.01
Mobile Sources	0.57	0.47	4.91	0.01	1.08	0.28
Daily Emissions	1.45	0.58	6.76	0.01	1.09	0.29
APN 7109-013-033						
Area Sources	0.65	0.01	1.36	0.00	0.00	0.00
Energy Usage	0.00	0.07	0.03	0.00	0.01	0.01
Mobile Sources	0.41	0.30	3.51	0.01	0.81	0.21
Daily Emissions	1.06	0.38	4.90	0.01	0.82	0.22
APN 7109-012-003						
Area Sources	0.55	0.01	1.14	0.00	0.00	0.00
Energy Usage	0.00	0.07	0.03	0.00	0.01	0.01
Mobile Sources	0.34	0.27	2.93	0.01	0.67	0.17
Daily Emissions	0.89	0.35	4.10	0.01	0.68	0.18
Total Daily Emissions	3.40	1.31	15.8	0.03	2.59	0.69
SCAQMD Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: Appendix A – Air Quality Impact Study

The analysis presented in Tables 3-2 and 3-3 reflects projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3-2 and 3-3, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control for the South Coast Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition would minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations would further reduce the potential impacts. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

According to the SCAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The nearest sensitive receptors are residential homes located adjacent to the north of the Specific Plan Area. The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project would result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NOx to NO₂; carbon monoxide (CO) emissions from construction; PM₁₀ emissions from construction; and PM_{2.5} emissions from construction. For purposes of the LST analysis, the receptor distance used was 25 meters since the nearest sensitive receptor abuts the Specific Plan Area on the north side.

Table 3-4 Localized Significance Construction Emissions (lbs. /day)

Construction Phase	NOx	CO	PM10	PM2.5
APN 7109-013-032				
Demolition	13.90	15.10	1.30	0.63
Site Preparation	12.10	12.10	3.00	1.69
Grading	14.10	14.50	3.43	1.93
Building Construction	8.95	10.00	0.33	0.30
Paving	4.41	6.48	0.18	0.17
Architectural Coating	0.86	1.13	0.02	0.02
Total for Overlapping Construction Phases	14.22	17.61	0.53	0.49
APN 7109-013-033				
Demolition	4.09	5.58	0.81	0.22
Site Preparation	3.74	5.54	0.72	0.23
Grading	9.19	9.69	2.49	1.39
Building Construction	4.81	6.91	0.19	0.17
Paving	4.24	5.30	0.18	0.16
Architectural Coating	0.86	1.13	0.02	0.02
Total for Overlapping Construction Phases	9.91	13.34	0.39	0.35
APN 7109-012-003				
Demolition	4.09	5.58	0.65	0.20
Site Preparation	3.74	5.54	0.40	0.19
Grading	9.19	9.69	2.49	1.39
Building Construction	4.81	6.91	0.19	0.17
Paving	4.24	5.30	0.18	0.16
Architectural Coating	0.86	1.13	0.02	0.02
Total for Overlapping Construction Phases	9.91	13.34	0.39	0.35
SCAQMD Thresholds	80	571	4	3
Significant Impact?	No	No	No	No

Source: Appendix A – Air Quality Impact Study

As shown in Table 3-4, the implementation of the Project would not result in an exceedance in LSTs. Adherence to additional mandatory Rule 403 regulations would further reduce fugitive dust emissions by approximately 50% to levels that are less than significant. Rule 403 requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

D. Would the project create objectionable odors affecting a substantial number of people? • No Impact.

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. The implementation of the Project would involve the development of 76 multiple-family units and the redesignation and rezoning of land to residential uses. The Project is not anticipated to create any objectionable odors. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.3.3 CUMULATIVE IMPACTS

The Project's implementation would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the implementation of the Project would not result in any significant adverse air quality impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative impacts would occur.

3.3.4 MITIGATION MEASURES

The Project's air quality impacts are not considered to be a significant adverse impact. As a result, no mitigation is required.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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 U.S. Fish and Wildlife Service?				×
B. Would the project 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 U.S. Fish and Wildlife Service?			×	
C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				×
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				×
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			×	
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				×

3.4.1 ENVIRONMENTAL SETTING

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Whittier Quadrangle indicated that out of a total of 55 native plant and animal species, seven are either threatened or endangered. These species include the Western Yellow-Billed Cuckoo (*Coccyzus Americanus Occidentalis*), Greater Sandhill Crane (*Antigone Canadensis Tabida*), Bank Swallow (*Riparia Riparia*), Coastal California Gnatcatcher (*Polioptila Californica Californica*), Least Bells Vireo (*Vireo Bellii Pusillus*), Santa Ana Sucker (*Catostomus Santaanae*), and the California Orcutt Grass (*Orcuttia Californica*).

3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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 U.S. Fish and Wildlife Service? • No Impact.*

The Specific Plan Area and surrounding areas are not conducive for the survival of any sensitive species due to the lack of suitable habitat and the level of human activity. The Specific Plan Area is located in the midst of urban development. The Specific Plan Area consists of 1.99-acres of land and all of these parcels are currently developed. The three parcels located within the Specific Plan Area are currently occupied by an existing 23,000 square foot funeral home, a florist shop, a nail salon, and a 10-unit apartment building. The development would require the demolition of the 23,000 square foot funeral home that would accommodate the construction of the 32 townhome units. Potential development within the two adjacent parcels within the Specific Plan Area would require the demolition of the florist shop, nail salon, and an existing apartment building. *As a result, no impacts on any candidate, sensitive, or special status species would result from Project's implementation. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. *Would the project 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 U.S. Fish and Wildlife Service? • Less than Significant Impact.*

Due to the developed state of the Specific Plan Area and the level of development in the surrounding area, the Project would not offer a suitable habitat for any sensitive species. There are no local or regional plans, policies, or regulations that identify any riparian habitat or other sensitive natural community at or adjacent to the Specific Plan Area nor does the California Department of Fish and Wildlife identify any such habitat. A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within or adjacent to the Specific Plan Area. The nearest riverine habitat is the San Gabriel River located approximately 4,200 feet east of the Specific Plan Area. *As a result, less than significant impacts on natural or riparian habitats would result. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. *Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.*

According to the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper, the nearest wetland is the San Gabriel River located approximately 4,200 feet east of the Specific Plan Area and is classified as a Riverine habitat. The Project and potential future developments within the Specific Plan Area will not remove, fill, or interrupt the flow of the San Gabriel River because the Project will be restricted to the designated Specific Plan Area and will not intrude on the San Gabriel River. *As a result, the Project would not impact any protected wetland area. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

As indicated previously, the Specific Plan Area is currently developed. The Specific Plan Area is located in the midst of an urban area and there are no natural bodies of water located in the vicinity of the Specific Plan Area. In addition, there are no bodies of water that could provide a habitat for migratory birds. Constant disturbance (noise and vibration) from vehicles traveling on the adjacent Flower Street further limits areas utility as a migration corridor. The aforementioned conditions restrict the site's utility as a migration corridor because the site lacks adequate suitable habitat for migratory species. *As a result, no impacts will occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.*

The BMC § 12.08.090 requires a permit for tree removal within the public right-of-way. The City does not have a tree preservation ordinance or policy. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.*

According to the Conservation Plans and Agreements Database, no Habitat Conservation Plans or Natural Community Conservation Plans are applicable to the Project. Therefore, no conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan will occur. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.4.3 CUMULATIVE IMPACTS

The impacts on biological resources are typically site specific. The Project will not involve any loss of protected habitat. Furthermore, the analysis determined that the Project will not result in any significant adverse impacts on protected plant and animal species. In addition, the Project's implementation will not result in an incremental loss or degradation of those protected habitats found in the Southern California region. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on biological resources will be associated with the Project's implementation.

3.4.4 MITIGATION MEASURES

The analysis indicated that the Project would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✗
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✗		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✗	

3.5.1 ENVIRONMENTAL SETTING

To be considered eligible for the National Register, a property must meet the *National Register Criteria for Evaluation*. This evaluation involves the examination of the property's age, integrity, and significance. A property may be historic if it is old enough to be considered historic (generally considered to be at least 50 years old and appearing the way it did in the past). Significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? • No Impact.

A search was conducted using the California Historical Resources database available at the California Office of Historic Preservation website to identify the presence of historic structures within the Specific Plan Area. The search through the California registry yielded no results. In addition, a second search was conducted using the National Registry of Historic Places. Again, the search yielded no results. The development on 9903 Flower Street would be confined to the lot which is currently developed with a funeral home. In addition, the developments on the Bookend Parcels within the Specific Plan Area do not appear on any State or Federal historic register. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • Less than Significant Impact with Mitigation.

Parcel 7109-013-033 is currently developed and is occupied by an existing funeral home. The development would require the demolition of the existing improvements and would allow for the construction of the 32 townhome units. The Bookend Parcels (7019-013-032 and 7109-012-003) are developed with a florist shop, a nail salon, and a 10-unit apartment building. These improvements would be demolished if the bookend parcels were redeveloped. The City received communications from the Gabrielino Tongva Indians of California on October 13, 2025. As a result, the following mitigation measure would be required:

- The Applicant must obtain the services of a qualified archaeologist, as determined by the City in its sole and absolute discretion, and a monitor from the Gabrielino Tongva Indians of California to conduct full-time monitoring services during grading and excavation operations. The monitor(s) shall be equipped to salvage artifacts if they are unearthed so as to avoid construction delays. The archaeologist/monitor is empowered to temporarily halt or divert equipment to allow for the removal of specimens in a timely manner. Monitoring may be reduced if the potentially culturally significant units are not present in the subsurface, or if present, are determined by the City qualified archaeologist, to have a low potential to contain or yield archeological resources.

The impacts would be less than significant with mitigation. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts with the implementation of the above mitigation.

C. Would the project disturb any human remains, including those interred outside of formal cemeteries? • Less than Significant Impact.

There are no cemeteries present on-site and in the surrounding areas and no known human remains are anticipated to be located on or beneath the Specific Plan Area. A number of regulatory provisions address the handling of human remains inadvertently uncovered during excavation activities. These include State Health and Safety Code Section 7050.5, Public Resources Code (PRC) Section 5097.98, and State CEQA Guidelines Section 15064.5(e). Pursuant to these codes, in the event of the discovery of unrecorded human remains during construction, excavations shall be halted and the County Coroner shall be notified. If the human remains are determined to be Native American, the California Native American Heritage Commission (NAHC) would be notified within 24 hours and the guidelines of the NAHC would be adhered to in the treatment and disposition of the remains. Compliance with these regulatory protocols would ensure that impacts on human remains would be less than significant, and this issue need not be evaluated further. *The aforementioned requirements would reduce the impacts to levels that are less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.5.3 CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the Project would not result in any significant impacts on cultural resources with adherence to Cultural Resources Mitigation Measure No. 1. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts will occur as part of the Project's implementation.

3.5.4 MITIGATION MEASURES

The following mitigation measure would be required:

Cultural Resources Mitigation Measure No.1. The Applicant must obtain the services of a qualified archaeologist, as determined by the City in its sole and absolute discretion, and a monitor from the Gabrielino Tongva Indians of California to conduct full-time monitoring services during grading and excavation operations. The monitor(s) shall be equipped to salvage artifacts if they are unearthed so as to avoid construction delays. The archaeologist/monitor is empowered to temporarily halt or divert equipment to allow for the removal of specimens in a timely manner. Monitoring may be reduced if the potentially culturally significant units are not present in the subsurface, or if present, are determined by the City qualified archaeologist, to have a low potential to contain or yield archeological resources.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✗	
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✗	

3.6.1 ENVIRONMENTAL SETTING

Electrical service will be provided by the Southern California Edison (SCE) Company. All future development within the Specific Plan Area will be required to comply with the latest energy standards that are required by the latest adopted California Title 24 Building Codes.

3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? • Less than Significant Impact.*

The Project plans to develop the Specific Plan Area with 32 townhome units over the course of approximately 12 months with potential to develop an additional 44 units within the Specific Plan Area. Based on Table 9 of Appendix A – Air Quality Impact Study, the total power cost of the on-site electricity usage during the construction of the Project is estimated to be approximately \$855.24 and the total electricity usage from Project construction related activities is estimated to be approximately 15,550 kWh.

Construction equipment used over the approximately 12-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California’s Energy Efficiency Standards and 2022 CALGreen Standards. Construction of the proposed residential development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful or unnecessary consumption of fuel. The estimated electricity demand for the Project is approximately 288,907 kWh per year. In 2022, the residential sector of the County of Los Angeles consumed approximately 23,255 million kWh of electricity. Additionally, the Project would not utilize natural gas.

Therefore, the increase in electricity demand from the Project is insignificant compared to the County’s 2022 demand. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. *As a result, the impacts would be less than significant. The Project,*

including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.

The California Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in greenhouse gases (GHG). The City's Climate Action Plan ("CAP") also provides goals, policies, and implementation measures for sustainable building design for future development in the City. Strategy 1 of the CAP focuses on energy efficiency and sustainable energy policies to reduce greenhouse gases. Assembly Bill 1109, which was adopted in 2007, also serves as a framework for lighting efficiency. This bill requires the State Energy Resources Conservation and Development Commission to adopt minimum energy efficiency standards structured to reduce average statewide electrical energy consumption by not less than 50 percent from the 2007 levels for indoor residential lighting and not less than 25 percent from the 2007 levels for indoor commercial and outdoor lighting by 2018. According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while non-residential sector exterior lighting (parking lot, area, walkway, and security lighting) usage comprises 1.4 percent of California's total electricity use, much of which occurs during limited occupancy periods. As indicated in the previous subsection, the project will not result in wasteful, inefficient, or unnecessary consumption of energy during then project's occupancy. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.6.3 CUMULATIVE IMPACTS

The potential environmental impacts related to energy are site specific. Furthermore, the analysis herein also determined that the Project would not result in any significant impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on energy would occur.

3.6.4 MITIGATION MEASURES

The analysis determined that no mitigation measures would be required.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i). Would the project, directly or indirectly, cause 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; Refer to Division of Mines and Geology Special Publication 42.				×
ii). Would the project, directly or indirectly, cause Strong seismic ground shaking?			×	
iii). Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction;			×	
iv). Would the project, directly or indirectly, cause landslides?				×
B. Would the project result in substantial soil erosion or the loss of topsoil?			×	
C. Would the project 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?			×	
D. Would the project 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?				×
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				×
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			×	

3.7.1 ENVIRONMENTAL SETTING

The City is located in a seismically active region with many major and minor local faults traverse the entire Southern California region. Earthquakes caused by several active and potentially active faults in the Southern California region could affect the future development in the Specific Plan Area. The nearby faults are summarized below:

- *Norwalk Fault.* The Norwalk Fault is approximately 16 miles long. The fault is located approximately 4 miles northeast of the Specific Plan Area.
- *Los Alamitos Fault.* The Los Alamitos Fault spans approximately 7 miles. The fault is located approximately 2.5 miles south of the Specific Plan Area.
- *Newport-Inglewood-Rose Canyon Fault Zone.* The Newport-Inglewood-Rose Canyon Fault Zone extends over 47 miles from Culver City through Inglewood and other coastal cities. The fault zone is located approximately 6 miles southwest of the Specific Plan Area.
- *Puente Hills Fault Zone.* The Puente Hills Fault was discovered in 1999. A 2003 study led by the Southern California Earthquake Center (SCEC) researchers found that this fault had ruptured at

least four times in the last 11,000 years, with magnitudes ranging from 7.2 to 7.5. An earthquake associated with the Puente Hills Fault would potentially generate strong ground-shaking in the Specific Plan Area.

Ground-shaking is the motion caused by seismic waves generated by the earthquakes, with the damage from ground-shaking being more severe near the epicenter of the earthquake. In order to combat the potential effects of ground-shaking, new structures would be constructed to meet the current building codes and, as a result, the impacts would be less than significant in terms of protecting life and property.

3.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death?*

i). *Would the project, directly or indirectly, cause 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; Refer to Division of Mines and Geology Special Publication 42.* • **No Impact**

In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. No portions of the City of Bellflower are located within an Alquist-Priolo Earthquake Fault Zone; therefore, no risk from potential fault rupture is anticipated. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

ii). *Would the project, directly or indirectly, cause strong seismic ground shaking?* • **Less than Significant Impact.**

The effects of ground motion on structures are difficult to predict and depend on a variety of factors including the intensity of the quake, the distance from the epicenter to the site, the composition of soils and bedrock, building design, and other building characteristics. Based on these factors, ground shaking can result in minimal to significant damage. In general, peak ground accelerations and seismic intensity values decrease with increasing distance from the earthquake. Local conditions, such as soft soils, shallow ground water, and the presence of ridge tops, could amplify the effects of seismic waves and result in higher localized accelerations. The Uniform Building Code, California Building Code, and Unreinforced Masonry Law are the primary tools used by agencies to ensure seismic safety in structures. The City requires all new buildings to utilize reinforced masonry, as well as comply with the Uniform Building Code (UBC), which is expected to enable the proposed structures to resist major earthquakes without collapsing, although some structural damage could occur. The Project, including the proposed 32-unit townhome development and potential residential development within the Specific Plan Area, would be required to conform to current seismic building codes and the most current Building Code requirements. The two remaining parcels within the Specific Plan Area are not located within an Alquist Priolo hazard zone, nor are they located within a fault zone therefore, surface rupture would not occur within the Specific Plan Area. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iii). *Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction?*
• *Less than Significant Impact.*

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. From the Department of Conservation California Geological Survey Earthquake Zones of Required Investigation, the Specific Plan Area and City of Bellflower are located within a liquefaction zone. The risk of liquefaction is no greater for the Specific Plan Area than for the rest of the City. Standard design and construction techniques would be incorporated per Title 24 requirements which would minimize hazards due to liquefaction. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iv). *Would the project, directly or indirectly cause landslides?* • *No Impact.*

According to the United States Geological Survey, a landslide is defined as the movement of a mass of rock, debris, or earth down a slope. The Specific Plan Area is not located within a landslide zone. The Specific Plan Area is generally level and not immediately adjacent to hillsides. Therefore, the risk for landslides is considered negligible. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. *Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil?* • *Less than Significant Impact.*

The United States Department of Agriculture (USDA) Web Soil Survey was consulted to determine the nature of the soils that underlie the Specific Plan Area. According to the Web Soil Survey, the Specific Plan Area is underlain by Urban Land-Hueneme and drained-San Emigdio complex with 0 to 2 percent slope. The drainage class for the soil is somewhat poorly drained. The three parcels located within the Specific Plan Area are currently occupied by an existing funeral home, a florist shop, a nail salon, and a 10-unit apartment building. The project would involve the demolition of the existing funeral home and the construction of 32 new townhome units including asphalt driveways throughout the parcel and drought-tolerant landscaping. Future potential development within the Specific Plan Area would also be developed in a similar residential use to the project. *As a result, the potential impacts from soil erosion are expected to be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. *Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a 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?* • *Less than Significant Impact.*

The risk of liquefaction is no greater for the Specific Plan Area than the rest of the City. Standard design and construction techniques would be incorporated per Title 24 requirements which would minimize hazards due to liquefaction. Development within the Specific Plan Area would be subject to all applicable City and state building regulations, including the California Building Code to ensure that potential impacts are addressed. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than*

significant impacts.

D. *Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2010), creating substantial risks to life or property? • No Impact.*

The Specific Plan Area is underlain by Urban Land-Hueneme and drained-San Emigdio complex with 0 to 2 percent slope. The drainage class for the soil is somewhat poorly drained. As previously mentioned, development within the Specific Plan Area would be subject to all applicable City and state building regulations, including the California Building Code to ensure that potential impacts are less than significant. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

E. *Would the project result in or expose people to potential impacts, including 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? • No Impact.*

All development within the Specific Plan Area would be required to connect with the existing sewer system. No septic tanks would be used. *As a result, no impacts associated with the use of septic tanks or alternative wastewater disposal systems will occur as part of the Project. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • Less than Significant Impact.*

All development within the Specific Plan Area would be required to adhere to the previous mitigation measure *Cultural Resources Mitigation Measure No. 1*. *This would ensure any potential impacts that directly or indirectly destroy a unique paleontological resource or site or unique geologic feature to less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.7.3 CUMULATIVE IMPACTS

The potential environmental impacts related to earth and geology are site specific. Furthermore, the analysis herein also determined that the Project would not result in any significant impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on earth and geology would occur.

3.7.4 MITIGATION MEASURES

The analysis determined that the Project would not result in any significant adverse impacts related to earth and geology. As a result, no mitigation measures are required.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✗	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✗	

3.8.1 ENVIRONMENTAL SETTING

The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. The major GHG that influences global warming are described below.

- *Water Vapor*. Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, it remains in the atmosphere and maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor are directly related to the warming of the atmosphere rather than a direct result of industrialization.
- *Carbon Dioxide (CO₂)*. The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Human-made sources of CO₂ include the burning coal, oil, natural gas, and wood. Emissions of CO₂ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.
- *Methane (CH₄)*. CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)).
- *Nitrous Oxide (N₂O)*. Concentrations of N₂O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface).
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. HFCs are human-made and used for applications such as automobile air conditioners and refrigerants.
- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆).

- *Sulfur Hexafluoride (SF₆)*. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂.

3.8.2 ENVIRONMENTAL ANALYSIS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.

Greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouse gases in a common and collective unit. The SCAQMD established the 3,000 MTCO₂ threshold for residential land uses. The greenhouse gas emission analysis was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.29) as shown in Appendix A – Air Quality Impact Study.

Table 3-5 Greenhouse Gas Emissions (Metric Tons/Year)

Source	GHG Emissions (MT/Yr)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ E
APN 7109-013-032						
Area Sources	0.00	0.55	0.00	0.00	0.00	0.55
Energy Usage	0.00	49.70	49.70	0.00	0.0	49.80
Mobile Sources	0.00	181.00	181.00	0.01	0.01	184.00
Solid Waste	2.12	0.00	2.12	0.21	0.00	7.41
Water	0.38	2.05	2.43	0.04	0.00	3.68
Refrigerants	0.00	0.00	0.00	0.00	0.00	0.04
Construction	0.00	9.43	9.43	0.00	0.00	9.53
Total Emissions	2.50	242.73	245.23	0.26	0.01	255.01
APN 7109-013-033						
Area Sources	0.00	0.41	0.41	0.00	0.00	0.41
Energy Usage	0.00	35.3	35.3	0.00	0.00	35.50
Mobile Sources	0.00	133.00	133.00	0.01	0.01	135.00
Solid Waste	1.58	0.00	1.58	0.16	0.00	5.54
Water	0.28	1.52	1.81	0.03	0.00	2.75
Refrigerants	0.00	0.00	0.00	0.00	0.00	0.03
Construction	0.00	84.8	84.8	0.00	0.00	85.5
Total Emissions	1.86	255.03	256.90	0.20	0.01	264.73
APN 7109-012-003						
Area Sources	0.00	0.34	0.34	0.00	0.00	0.35
Energy Usage	0.00	35.30	35.30	0.00	0.00	35.50
Mobile Sources	0.00	111.00	111.00	0.01	0.00	113.00
Solid Waste	1.32	0.00	1.32	0.13	0.00	4.60
Water	0.28	1.52	1.81	0.03	0.00	2.75
Refrigerants	0.00	0.00	0.00	0.00	0.00	0.02
Construction	0.00	84.2	84.2	0.00	0.00	84.8
Total Emissions	1.60	232.36	233.97	0.17	0.00	241.02
Significance Threshold						3,000 MTCO₂E

Source: Appendix A – Air Quality Impact Study

As indicated in Table 3-5, the annual CO₂E for the Project is 760.76 MTCO₂ per year which includes 255.01 for the 32 unit development and 505.75 MTCO₂ per year for the potential 44 units, which are both well below the threshold. *As a result, the potential impacts are considered to be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. As indicated previously, the Project would result in the generation of a limited amount of emissions that will be below the SCAQMD's thresholds (refer to Table 3-5). As indicated in Section 3.6, Energy, A, the project would not result in wasteful, inefficient, or unnecessary consumption of energy during construction or operation. The City of Bellflower Climate Action Plan (CAP) Climate-Ready Development Standards checklist provides guidance in selecting and accounting for the reduction of GHG emissions attributable to certain design and construction measures incorporated into a project. The point values correspond to the minimum emissions reduction expected from each feature. For a project to be fully compliant with the goals of the CAP, the applicant must have a point value total of 16 points. Table 3-6 presents a list of GHG reduction measure options and the associated point values in the GHG checklist.

Table 3-6 Climate-Ready Development Standards

Standard	Applicable Use		Points
	SFR	MFR	
1. Demonstrate the building will perform at least 15% better than the current Title 24. Three additional points can be achieved if the building will perform at least 30% better than the current Title 24.	X	X	
2. Provide preferred parking for low-emitting and fuel efficient vehicles for 5% of the total vehicle parking capacity OR provide electric vehicle recharging stations for 3% of the total vehicle parking capacity.		X	
3. Hire a third-party commissioning agent to conduct a commissioning audit of the building and verify the building mechanical systems were installed and operate correctly.	X	X	
4. Design and orient 75% or more new buildings such that one axis of each building is at least 1.5 times longer than the other, and such that the longer axis is within 15 degrees of the geographical east/west axis. The length to width ratio shall be applied only to the length of walls enclosing conditioned spaces; walls enclosing unconditioned spaces such as garages, arcade, or process cannot contribute to standard achievement. South-facing vertical surfaces of buildings counting towards standard achievement must not be more than 25% shaded at time of initial occupancy (measured at noon on December 21 st).	X	X	3
6. Install solar energy generation to meet 35% of the project's energy demand. The solar panels should be onsite, but can be located offsite and within the City Limits, at the approval of the Planning Director. Two additional points can be achieved for meeting 50% of the project's energy demand through installed solar energy generation.	X	X	
7. Use porous material on all paved areas except fire lanes or specified fire access as required by the Fire Department.	X	X	
8. All non-permeable paving materials shall be high albedo materials with a Solar Reflectance index of at least 29.	X	X	
9. If a new development is within 1/2 mile of a transit stop and requires off-street parking, parking must be unbundled from the rental or for-sale cost.		X	
10. Provide continuous rows of appropriately spaced trees (every 25 feet) along all streets (or equivalent number of trees placed offside at the discretion of the Planning Director). Trees shall be a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	X	X	2
11. If a façade faces a street or sidewalk, 30% or greater of its continuous length shall not be blank (without windows and doors). Walls with public art installations such as murals may be exempted.		X	2
12. It is prohibited for more than 25% of the linear street frontage of new buildings to be garages and service bay openings.	X	X	2
13. New multi-unit developments must install electricity, gas, and water meter for each unit.		X	2

Table 3-6 Climate-Ready Development Standards (continued)

Standard	Applicable Use		Points
	SFR	MFR	
14. Design and install landscaping to minimize summer heat gain through: (1) the placement of evergreen trees along the west façade of buildings, (2) the placement of trees so as to shade 50% of the site's hardscape with 5 years of construction, and (3) a covenant recorded that provides for the ongoing maintenance so as to maintain the trees' shade. Trees shall be a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	X	X	2
15. Provide at least one secure, enclosed bicycle storage space, separate and independent from the required automobile parking areas, per occupant for a percentage of the planned occupancy and no less than one space per unit. Points shall be achieved as follows: a) For provision of spaces for 15% of planned occupancy, 1 point; b) For provision of spaces for 30% of planned occupancy, a total of two points; c) For provision of spaces for 45% of planned occupancy, a total of three points; d) For provision of spaces for 50% or more of planned occupancy, a total of four points.		X	
17. Provide secure bicycle racks on-site with at least one bicycle space per 10 new dwelling units and not less than four spaces per project site.		X	
19. Provide at least one additional tree per unit above what is required by code. Trees shall be of a type and nature that have broad canopies and provide ample shade. Evergreen trees are preferred. Palm trees shall be prohibited from consideration towards achieving this standard.	X	X	
22. Minimize the number of driveway cuts that intersect with sidewalks and other pedestrian walkways.		X	1
24. Construct sidewalks on both sides of streets (except where the Bellflower Municipal Code exempts such) for frontage controlled by the project applicant that is contiguous to the project site.	X	X	
25. Create external pedestrian and bicycle connections every 800 feet along the project perimeter.	X	X	
26. Continue to divert 100% of all non-hazardous inert construction and demolition debris for recycling and salvage and divert 75% of all remaining construction and demolition debris.	X	X	
27. Locate the majority entry points to new buildings within a ½ mile of a transit stop.		X	1
28. Use salvaged, refurbished, or recycled materials such that the sum of these materials constitutes at least 5% based on cost, of the total value of materials on the project. One additional point can be achieved if the use of the materials constitutes at least 10% of the total value of materials.	X	X	
29. Provide designated space, facilities, and services for users to recycle and compost waste.		X	
30. Use only high efficiency lighting.	X	X	1
31. Meet at least 5% of a project's indoor water use through a combination of reclaimed water and gray water. Providing plumbing for future reclaimed water availability will meet the requirements of this standard if reclaimed water is not yet available at the site.	X	X	1
32. Design landscaping for very-low water use.	X	X	1
33. Utilize artificial turf in place of grass.	X	X	
34. Use efficient irrigation systems and weather-based irrigation controllers.	X	X	1
35. Provide at least one of the following sidewalk amenities like benches, trash receptacles, drinking fountains, and/or public art in new mixed-use and multifamily, for every 50 feet of sidewalk frontage.		X	
36. New transit stops must provide seating, shade, and trash receptacles, if a project results in rebuilding, relocating, or new construction of a transit stop.	X	X	
37. Locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages facing streets free of surface parking lots. Side lot parking shall be limited to double stacked drive aisles.		X	1

Source: City of Bellflower

The checklist that was completed for the development on parcel 7109-013-033 (refer to Table 3-6) indicated the development would yield 20 points. The development would meet the 16 point threshold and would not be required to pay in-lieu fees. The design of the Bookend Parcels has not been submitted, therefore, the City will further review when plans are designed and submitted. Future development on the two Bookend Parcels within the Specific Plan Area would be required to undergo the same checklist. Therefore, the Project is compliant with the CAP. Furthermore, the adoption of the Project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any impacts.*

3.8.3 CUMULATIVE IMPACTS

The analysis herein also determined that the Project would not result in any significant adverse impacts related to the emissions of greenhouse gases. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative impacts will result from the Project's implementation.

3.8.4 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the Project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✗	
D. Would the project 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?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

3.9.1 ENVIRONMENTAL SETTING

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in a wide variety of products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.

The Project would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the construction phases include, but are not limited to, gasoline, solvents,

architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. Once in operation, the proposed development and future developments within the Specific Plan Area will not involve the transport, use, or disposal of hazardous materials. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.*

The Project would require the use of diesel fuel to power the construction equipment. The gasoline and diesel fuels would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • Less than Significant Impact.*

The nearest school to the Specific Plan Area is the Las Flores Home Education Independent Study Academy located approximately 2,000 feet to the southeast of the Specific Plan Area. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. *As a result, less than significant impact would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

D. *Would the project be located on a site, which is included on a list of hazardous material 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? • No Impact.*

A review was conducted using the California Department of Toxic Substances Control (DTSC) Envirostor database. No parcels within the Specific Plan Area are included in the list of Cortese sites. As a result, no impacts are anticipated to since the Specific Plan Area is not located within a Federal or State designated hazardous waste site. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

E. *Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The Specific Plan Area is not located within two miles of an operational public airport. The nearest airport is the Long Beach Airport located approximately 4.4 miles to the southwest of the site. As a result, the Project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the Specific Plan Area. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time would any adjacent street to the Specific Plan Area be completely closed to traffic during the Project's construction. In addition, all construction staging must occur on-site. The Project would not interfere with any adopted emergency response plan or emergency evacuation plan. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

G. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.

The Specific Plan Area is located in a developed area and the adjacent properties surrounding the Specific Plan Area are developed. The Specific Plan Area is not located within a fire hazard severity zone. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.9.3 CUMULATIVE IMPACTS

The potential impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the Project would not result in any significant adverse impacts related to hazards and/or hazardous materials. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the Project's implementation.

3.9.4 MITIGATION MEASURES

The environmental analysis determined that there would not be a potential for hazardous materials impacts and no mitigation is required.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✗	
C. Would the project 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). Would the project result in substantial erosion or siltation on- or off-site;			✗	
ii). Would the project result substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site.			✗	
iii). Would the project 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; or			✗	
iv). Would the project impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✗
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✗	

3.10.1 ENVIRONMENTAL SETTING

A search was conducted through the Regional Water Quality Control Board's on-line database GeoTracker to identify the presence of any natural underground water wells within or adjacent to the Specific Plan Area. The search yielded no results. The Specific Plan Area is situated in a Zone X flood zone, an area of minimal flood hazard. The nearest flood zone, the San Gabriel River, is situated approximately 4,200 feet to the east.

3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

Stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Potential future development within the Specific Plan Area would also be regulated under the NPDES program. The project and potential developments would not violate any water quality standards or waste discharge requirements. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.*

A search was conducted through the Regional Water Quality Control Board's on-line database GeoTracker to identify the presence of any natural underground water wells within or adjacent to the Specific Plan Area. The search yielded no results. Therefore, excavation activities will not encounter and deplete groundwater supplies from any underlying aquifer. No new direct construction-related impacts to groundwater supplies, or groundwater recharge activities would occur as part of the Project's implementation. Water used to control fugitive dust would be transported to the site via truck. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion? • Less than Significant Impact.*

As mentioned in subsection B, the Project's location would be restricted to the Specific Plan Area and will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

i). *Would the project result in a substantial erosion or siltation on- or off-site; • Less than Significant Impact.*

The Project's location would be restricted to the Specific Plan Area and would not lead to a substantial on- or off-site siltation or erosion. The Specific Plan Area is developed with a funeral home, a florist shop, a salon, and an apartment building. The existing funeral home would be demolished for the project. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

ii). *Would the project result substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site. • Less than Significant Impact.*

The parcels within the Specific Plan Area are improved and entirely covered with impervious surfaces designed to discharge runoff into the existing drainage system. The Project would not substantially increase the amount of impervious spaces that would result in flooding on or offsite. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iii). *Would the project 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; or • Less than Significant Impact.*

As mentioned in subsection B, the Project would not 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. The runoff water would be collected by a grate inlet and then piped via an onsite underground storm drain system. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iv). Would the project impede or redirect flood flows? • Less than Significant Impact.

The Specific Plan Area is situated in a Zone X flood zone, an area of minimal flood hazard. The nearest flood zone, the San Gabriel River, is situated approximately 4,200 feet to the east of the Specific Plan Area. The project's construction and operation would be restricted to the Specific Plan Area. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No Impact.

The Specific Plan Area is not located in an area that is subject to inundation by seiche or tsunami. In addition, the Specific Plan Area is located inland approximately 8.8 miles from the Pacific Ocean therefore, the Specific Plan Area would not be exposed to the effects of a tsunami. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • Less than Significant Impact.

All developments within the Specific Plan Area including the proposed townhouse development are required to be in compliance with of the City of Bellflower Municipal Code Chapter 13.20 Stormwater and Runoff Pollution Control. This section requires new developments to comply with all pertinent storm water runoff requirements. In addition, the project's operation would not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities within or immediately adjacent to the Specific Plan Area. *As a result, less than significant impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.10.3 CUMULATIVE IMPACTS

The potential impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the Project would not result in any significant adverse impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts are anticipated.

3.10.4 MITIGATION MEASURES

The analysis determined that no impacts would occur and no mitigation would be required.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project 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?			✗	

3.11.1 ENVIRONMENTAL SETTING

The Specific Plan Area consists of 1.99-acres of land and all of parcels are currently developed by a 23,000 square-foot funeral home, a florist shop, a nail salon, and other similar commercial buildings. This Initial Study evaluates the impacts related to demolition of the existing uses and redevelopment within the Specific Plan Area consisting of a 32-unit townhome development on approximately 1.11 acres (APN 7109-013-033 or 9903 Flower Street), up to 24-unit development on approximately 0.48 acres (APN 7109-013-032 or 9855 Flower Street), and up to 20-unit development on 0.40 acres (APN 7109-012-003 or 9915 Flower Street). The Specific Plan Area is currently zoned TODSP, Planning Area 5 and has a General Plan Land Use Designation of Commercial. The Specific Plan Area is surrounded by several uses:

- *North of the Specific Plan Area.* Multiple family residential homes are located to the north of the Specific Plan Area. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 5 (R-3 Multiple Residential). Further north is Belmont Street.
- *South of the Specific Plan Area.* Flower Street extends along the south side of the Specific Plan Area. South of the aforementioned street are commercial buildings. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 4 (C-G General Commercial) and Planning Area 5 (P Public Use).
- *West of the Specific Plan Area.* West of the Specific Plan Area are the United States Postal Service, Bellflower Chamber of Commerce, and other businesses. This area is zoned Transit Oriented Development Specific Plan (TOD SP) – Planning Area 5 (T-C Town Center).
- *East of the Specific Plan Area.* East of the Specific Plan Area is Civic Center Drive and the City of Bellflower City Hall. This area is zoned Transit Oriented Development Specific Plan (TOD SP) Planning Area 5 (P Public Use).

3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? • No Impact.

The Specific Plan Area is located in an urbanized setting that contains both commercial and residential uses as shown in Subsection 3.11.1 Environmental Setting. The granting of the requested entitlements and subsequent construction of 32 townhouse units on 9903 Flower Street and potential construction of the

Bookend Parcels within the Specific Plan Area would not result in any expansion of the use beyond the current boundaries. The Project would not lead to any division of an existing established neighborhood or result in an incompatible land use. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.*

The Project would require a Zone Change for all three parcels from TODSP – Planning Area 5 to FSSP, a General Plan Amendment for all three parcels from Commercial to Mixed Use, the approval of the FSSP, the approval of a Development Review, the approval of a Development Agreement, and the approval of Tentative Map No. 84789. The Project would not significantly conflict with any land use plan, policy, or regulation with the approved General Plan Amendment, Zone Change, Specific Plan, Development Review, Development Agreement, and Tentative Map No. 84789. *As a result, the impact would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

3.11.3 CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the Project will not result in any significant adverse impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative land use impacts will occur.

3.11.4 MITIGATION MEASURES

The analysis determined that no significant adverse impacts on land use and planning would result from the implementation of the Project. As a result, no mitigation measures are required.

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✗
B. Would the project 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?				✗

3.12.1 ENVIRONMENTAL SETTING

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- *Mineral Resource Zone 4 (MRZ-4):* This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The Specific Plan Area is currently developed with no mineral extraction activities occurring onsite.

3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the State? • No Impact.

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the Specific Plan Area. Furthermore, the Specific Plan Area is not located within a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. As a result, no impacts on available mineral and energy resources are anticipated. The Project, including all

development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.

B. Would the project 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? • No Impact.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the Specific Plan Area. Moreover, the Project will not interfere with any resource extraction activity. *Therefore, no impacts would result. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.12.3 CUMULATIVE IMPACTS

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the Project would not result in any significant impacts on mineral resources. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts will occur.

3.12.4 MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the Project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in 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?			✗	
B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?			✗	
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 two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✗

The noise measurements are attached as Appendix B – Noise Measurements.

3.13.1 ENVIRONMENTAL SETTING

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans.

3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.*

The Specific Plan Area is located in an urbanized setting that contains both commercial and residential uses. The predominant source of noise in the area is related to traffic traveling on Flower Street. From Appendix B – Noise Impact Study, one (1) long-term 24-hour noise measurement was conducted at 9903 Flower Street to document the existing noise environment. The measurement includes Leq, Lmin, Lmax, and other statistical data (e.g. L2, L8). Noise measurement field sheets are provided in Appendix A of Appendix B – Noise Impact Study.

Noise measurements were taken at one location on Flower Street on May 21, 2025 at 1:30 pm. The measurement location is approximately located at the southwest corner of the site. A *Sper Scientific* Digital Sound Meter was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded and the results of the survey are summarized in Appendix A of Appendix B – Noise Impact study. The L₅₀ noise level represents the noise level that is exceeded 50 percent of the time. Half the time

the noise level exceeds this level and half the time the noise level is less than this level. The average noise levels during the measurement period was 56.7 dBA. As indicated in Table 3-7, the ambient noise environment is relatively quiet. Appendix B – Noise Impact Study shows the noise meter readings.

Table 3-7 Noise Measurement Results

Noise Metric	Noise Level (dBA)
L ₅₀ (Noise levels <50% of time)	55.5
L ₇₅ (Noise levels >75% of time)	62.4
L ₉₀ (Noise levels >90% of time)	64.0
L ₉₉ (Noise levels >L99% of time)	68.1
L _{min} (Minimum Noise Level)	48.3
L _{max} (Maximum Noise Level)	72.4
Average Noise Level	56.7

Source: Blodgett Baylosis Environmental Planning. May 2025.

The City has not adopted construction-related noise thresholds based upon decibels. Instead, the City has adopted the California Building Code Standards (CBCS) which limits construction hours of operation on Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturdays from 8:00 a.m. to 6:00 p.m. No construction is permitted on Sundays and City holidays.

Most construction noise would occur during the limited site preparation, grading, and building construction when noisier equipment would be operating. Noise levels during construction would be an accumulation of equipment operation at varying locations within the construction site. The construction equipment would be limited to smaller trucks, loaders, pavers, and forklifts. It is important to note that this equipment will be used during construction hours only. The construction within the Specific Plan Area's noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The distance used between the construction activity and the nearest sensitive receptors was set at 10 feet. The noise levels during the construction phases are shown below in Table 3-8.

Table 3-8 Construction Noise

Construction Phase	Noise Level at Nearest Sensitive Receptor
Demolition	99.3
Site Preparation/Grading	99.3
Building Construction	98.8
Paving	87.2
Architectural Coating	91.6

Source: RCNM V1.1.

Since construction activities would only occur during the permitted construction hours, the impact of construction noise would be less than significant. Upon completion of construction and occupancy of the Project, on-site operational noise would be generated mainly by car engines starting and vehicle traffic, which would not exceed the permitted noise level. Noise generated within the open yard areas and driveway

would include people shouting/laughing, which averages 64.5 dBA; car doors slamming, which averages 62.5 dBA; cars idling, which averages 61 dBA; cars starting, which averages 59.5 dBA; and people talking, which averages 41 dBA. All of these averages were taken at a distance of 50 feet from the source. This information is based on actual parking lot noise measurements taken by Blodgett Baylosis Environmental Planning. The noise generated by the residents of a full buildout of the Specific Plan Area would be consistent with the noise generated by the multi-family sensitive receptors to the north of the Specific Plan Area. Due to the residential nature of the Project, the Project will not involve the installation of noise-emitting devices such as industrial machinery, regular operation of heavy construction equipment, or railroads. The vehicle trips that will be generated will not result in the doubling of traffic volumes on a local street. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. As indicated in Section 3.17 (Transportation), there will not be any change in the traffic distribution over that which presently exists. *Therefore, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. Would the project result in exposure of people to or generation of excessive ground-borne vibrations?
• *Less than Significant Impact.*

The construction within the Specific Plan Area will result in the generation of vibration and noise, though the vibrations and noise generated during construction will not adversely impact the nearby sensitive receptors. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 78 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings.

The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. The FTA has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.5 inches per second at the nearest residential structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The FTA also states that vibration levels above 0.04 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.4 inches per second. The project's implementation will not require deep foundations. The use of shallow foundations precludes the use of pile drivers or any auger type equipment. However, other vibration generating equipment may be used on-site during construction.

Table 3-9 Construction Vibration

Construction Equipment	PPV @10 ft. (inches/sec.)	Vibration (VdB) @ 10 ft.
Hoe Ram	0.352	99
Large Bulldozer	0.352	99
Loaded Trucks	0.300	98
Small Bulldozer	0.012	70

Source: U.S. Department of Transportation

As shown in Table 3-9, the peak-particle-velocity levels would remain below 0.5 inches per second at the nearest structures during the construction phase. Since construction activities would only occur during the permitted construction hours and would be below the FTA thresholds, the impact of groundborne noise during construction would be less than significant. Once operational, the 32-townhome units and future development within the Specific Plan Area would not result in significant ground-borne vibration. The operation of industrial equipment, heavy construction equipment, and heavy trucks are not associated with residential uses. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The Specific Plan Area is not located within two miles of an operational airport. The nearest airport is the Compton Woodley Airport located approximately 6.6 miles to the east of the site. *As a result, no impacts are expected with regard to excessive noise levels due to airfields. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.13.3 CUMULATIVE IMPACTS

The analysis indicated the Project would not result in any significant adverse cumulative noise impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative noise impacts will occur.

3.13.4 MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant noise impacts would occur as part of the Project's approval and subsequent implementation. As a result, no mitigation is required.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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)?			✗	
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

3.14.1 ENVIRONMENTAL SETTING

Bellflower has a 2025 population of 72,560. Bellflower's population is currently declining at a rate of -1.73% annually and its population has decreased by -8.11% since the most recent census, which recorded a population of 78,965 in 2020. The Project would construct up to 76 townhome units on a 1.99-acre site. The three parcels located within the Specific Plan Area are currently occupied by an existing 23,000 square foot funeral home, a florist shop, a nail salon, and a 10-unit apartment building.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? • Less than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The Specific Plan Area is currently developed as are the neighboring offsite parcels. The proposed development would conform to the site's zoning and General Plan designation following adoption of the Project.
- *Extension of roadways and other transportation facilities.* No changes to existing roadways except driveway configuration within the Specific Plan Area would occur.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines would not lead to subsequent offsite development since these utility connections will serve the site only. Additionally, the site and surrounding area are already developed and improved with infrastructure.
- *Major off-site public projects (treatment plants, etc.).* The Project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* No housing units would be replaced by development within the Specific Plan Area. As part of the Project, a funeral home would be replaced by 32 units. The remaining parcels within the Specific Plan Area include a florist shop,

a nail salon, and a 10-unit apartment building. Future development on Parcel 7109-012-003 would replace the existing 10-unit apartment residential development. Future development on Parcel 7109-013-032 would not replace any existing housing because the site is only developed with a florist shop. As a result, no replacement of subsidized housing would be required.

- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase. According to the California Employment Development Department, the unemployment rate of the City of Bellflower is 6.4% as of July 2025. The future employment associated with construction will help to offset the City's unemployment figures.

The Project would involve the construction of 76 townhome units. The proposed units would be owner-occupied condominium units. According to the United States Census Bureau data for the City of Bellflower, the average household size is 3.23 persons per household, which would translate into a total of 246 residents that would occupy the proposed development. According to the Growth Forecast Appendix prepared by SCAG, the City's future projected population for the year 2045 is 77,000 persons, an increase of 300 persons from the 2016 population. According to the Census Bureau, the estimated population as of July 2024 is 75,716. Again, the potential increase of 246 persons would not result in an exceedance of SCAG projections. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The Project would construct up to 76 townhome units on a 1.99-acre site. Parcel 7109-013-033 is currently improved with a 23,000 square foot funeral home. The Project would require the demolition of this existing development that would allow for the construction of 32 townhome units. The proposed units would be owner-occupied condominium units. The remaining parcels within the Specific Plan Area include a florist shop, a salon, and an existing apartment building. The eastern parcel includes an apartment building. In the event the 10 existing units would be demolished, they would be replaced by the new units that would be constructed. As a result, displacement of existing housing would be considered insignificant because any future residential development would replace the displaced units. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.14.3 CUMULATIVE IMPACTS

The analysis indicated the Project would not result in any significant adverse cumulative population and housing impacts. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no significant adverse cumulative impacts related to population and housing will occur.

3.14.4 MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the Project's approval and subsequent implementation.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. 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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i). Would the project result in substantial adverse physical impacts associated with Fire protection?			✗	
ii). Would the project result in substantial adverse physical impacts associated with Police protection?			✗	
iii). Would the project result in substantial adverse physical impacts associated with Schools?			✗	
iv). Would the project result in substantial adverse physical impacts associated with Parks?			✗	
v). Would the project result in substantial adverse physical impacts associated with other public facilities?				✗

3.15.1 ENVIRONMENTAL SETTING

Fire and emergency response services within the City is provided by the Consolidated Fire Protection District for Los Angeles County (LACFD). Services include fire suppression, emergency medical, rescue and fire prevention, and hazardous materials coordination services. Station 23 and Los Angeles County Fire Station 98. These facilities provide emergency medical Services (EMS), fire and rescue services, and safe haven services for unincorporated Los Angeles County and contract cities. Station 23 is located approximately half-a-mile from the Specific Plan Area and Station 98 is located approximately 1 mile away from the Specific Plan Area.

Law enforcement services in the City is provided by the Los Angeles County Sheriff's Department – Bellflower substation. This substation serves the City of Artesia, City of Bellflower, City of Hawaiian Gardens, City of Lakewood, City of Paramount, Unincorporated Cerritos, and Unincorporated Long Beach. The substation is located at 16615 Bellflower Boulevard. The Bellflower Sheriff's Department is located approximately half-a-mile northwest of the Specific Plan Area.

The Bellflower Unified School District provides educational services to students in Bellflower. The District provides education to students at 11 elementary schools, 3 high schools, and 1 independent study academy. There are close to 10,000 students enrolled in prekindergarten through the 12th grade (BUSD 2024).

The City of Bellflower Parks and Recreation District operates 13 parks, 3 indoor community facilities, and one multi-use trail. In total, the City manages over 100 acres of park acreage. These parks range from mini or pocket parks to community parks and special use places which offer recreational classes and outdoor activities.

The Clifton M. Brakensiek Library has served the community of Bellflower for more than 100 years. The first branch was opened on March 11, 1914 and has moved four times until its present location. The library was named after Clifton M. Brakensiek, MD, who donated the land on which the library was constructed.

3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

i. Would the project result in substantial adverse physical impacts associated with fire protection services? • Less than Significant Impact.

Fire and emergency response services within the City is provided by the Consolidated Fire Protection District for Los Angeles County (LACFD). The LACFD services include fire suppression, emergency medical, rescue and fire prevention, and hazardous materials coordination services. The nearest station is Station 23, located approximately one half mile from the Specific Plan Area. The LACFD currently provides fire protection and emergency services to the Specific Plan Area under existing conditions. As discussed in Section 3.14, any increase in population associated with the operation of the Project would not be unplanned since the population growth resulting from the Project is consistent with SCAG's growth projections and the 246 new residents would be considered planned growth that would be addressed with existing facilities. Development within the Specific Plan Area would not result in the need for construction associated with an expansion of existing or development of a new fire station. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

ii. Would the project result in substantial adverse physical impacts associated with police protection? • Less than Significant Impact.

Law enforcement services in the City are provided by the Los Angeles County Sheriff's Department. Services are coordinated from the Lakewood LASD Station; the City also provides a substation for LASD personnel. The Lakewood Station also serves the City of Artesia, City of Bellflower, City of Hawaiian Gardens, City of Lakewood, City of Paramount, Unincorporated Cerritos, and Unincorporated Long Beach. The City's substation is located at 16615 Bellflower Boulevard. Each officer assigned to a beat is responsible to enforce all laws and prevent crime from occurring. A patrol deputy is assigned a Reporting District where the deputy is familiar with the residents and businesses in their area. According to the Bellflower General Plan EIR, the City's average response time for Priority 1 calls, which are conflicts in progress, is 4 minutes and 40 seconds. The City will review the site plan for the proposed project to ensure that the development adheres to the City's requirements. The Applicant will be required to comply with all pertinent requirements related to on-site security and alarm monitoring. *Therefore, the project's law enforcement service impacts will be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iii. Would the project result in substantial adverse physical impacts associated with schools? • Less than Significant Impact.

The City of Bellflower is located within the service boundaries of the Bellflower Unified School District. The nearest school is the Las Flores Home Education Independent Study Academy located approximately 2,000 feet to the southeast of the Specific Plan Area. The new development and future development within the Specific Plan Area will be required to pay all pertinent development fees to the school district. Although new residential development will result in an incremental increase of school-age students residing within the

City, additional school services will not be needed now or in the near future to serve the Project. The Project would be subject to Senate Bill 50 (SB 50), which requires the payment of mandatory impact fees to offset any impact to school facilities. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The Project's school enrollment impacts would be offset by the school fees that would be paid by the developer. *The Project is consistent with this finding and the environmental impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

iv. *Would the project result in substantial adverse physical impacts associated with parks? • Less than Significant Impact.*

The City of Bellflower Parks and Recreation Department operates 13 parks throughout the City. The nearest public park to the Specific Plan Area is Liberty Garden, which is located south of Flower Street, approximately 70 feet to the south of the Specific Plan Area. According to the City's Parks and Recreation Master Plan, the City aims to have a ratio of four acres of parkland per 1,000 residents. An increase in 246 residents would result in a deficiency of 0.984 acres of parkland. The project Applicant will be paying a park fee as outlined in the Development Agreement. As a result, less than significant impacts to parks and recreational services will occur. *The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

v. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • No Impact.*

As discussed in Section 3.14, any increase in population associated with the operation of the Project would not be unplanned since the population growth resulting from the Project is consistent with SCAG's growth Projections and the 246 new residents would be considered planned growth that would be addressed with existing facilities. No new governmental services will be needed to serve the facility and the Project is not expected to have any impact on existing governmental services. *As a result, no impacts are anticipated. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.15.3 CUMULATIVE IMPACTS

The future development contemplated as part of the Project's implementation will not result in an incremental increase in the demand for emergency services. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts are anticipated.

3.15.4 MITIGATION MEASURES

The analysis of public service impacts indicated that no mitigation would be required.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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?			✗	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✗

3.16.1 ENVIRONMENTAL SETTING

The Bellflower Parks & Recreation Department oversees the maintenance and management of parks, recreational facilities, programs, and special events throughout the City. The City operates the following park facilities:

- *H. Byrum Zinn Community Park and Trail* is a neighborhood park located on the north east corner of the City. The park contains a passive walking trail around the perimeter of the park and several outdoor fitness stations along the trail. The park is located underneath powerlines which limits the types of amenities allowed for public use.
- *T. Mayne Thompson Park and Aquatic Center* is located in the central-north area of Bellflower. The park contains a playground that was renovated in 2023, picnic areas, two softball fields, a baseball field, basketball half-courts, and restrooms. The indoor facility at Thompson Park contains a gymnasium with indoor pickleball, and a multipurpose room for recreational programming. The Bellflower Aquatic Center is also located at this Park. The Aquatic Center contains both indoor and outdoor pool facilities and a weight room.
- *Constitution Park* is a neighborhood park located in the south area of the City. Currently, the only existing amenity is a small walking path, but the City plans to add a play area and fitness equipment in 2025. The park is located underneath powerlines which limits the types of amenities allowed for public use.
- *Palm Park* is a linear neighborhood park located in the south area of the City adjacent to the Artesia Freeway. This park contains a picnic area, a playground, tot lot, a plaza space for Bellflower Recreation in Motion (BRIM), and a walking path.
- *Chevron Pocket Park* is located on the corner of Somerset Boulevard and Eucalyptus Avenue. It is a very small park with no amenities. This park is located on leased land with a utility pipeline underneath.
- *Riverview Park* is located on the east side of the City adjacent to the San Gabriel River. This park contains a long walking loop along the perimeter of the park and a Class 1 multi-use path. The park is located underneath powerlines which limits the types of amenities allowed for public use.

- *John S. Simms Park* is located in the central area of Bellflower. This park offers a large outdoor fitness area, a playground, a tot lot, picnic areas, basketball courts, and two softball fields. The City plans to convert the two softball fields into a multipurpose field in 2025. The recreation center located at this park contains an auditorium and multipurpose rooms used for programming activities.
- *Ruth R. Caruthers Park* and Bellflower Skatepark is a community park located in the southern area of the City. This park offers a variety of amenities including lighted basketball, handball, volleyball and tennis courts, picnic areas, playground, outdoor fitness area, game room, skatepark, and a splashpad. The northern portion of this park also contains an equestrian and walking trail.
- *Butterfly Garden Park* opened in December 2023. It is a small park with planted gardens, bench seating, and a small walking path. This space provides a passive recreational area for nearby residents.
- *Pirate Park* is located in the downtown area of Bellflower. This pirate-themed play area includes a pirate ship, fort, skull cave, climbing bridge, and a treasure chest. This is a completely gated park with seasonal park hours posted at the park entry and on the City's website.
- *The Flora Vista Dog Park* is located in the north west area of the City, adjacent to the Bellflower Bike Trail. This dog park offers two separate fenced areas; one for small dogs and one for larger dogs. The park contains benches, seating, and ADA accessible parking.
- *Library Garden and Veterans Memorial* is located in the heart of Bellflower. It is a mini/pocket park commemorating the Veterans of the City and serves as a small passive space for community members. This park has unique art sculptures with seating areas.

In the City of Bellflower, California, a Public Facilities Fee and a separate Park Development Fee is charged on new multiple-family development to help fund the construction and maintenance of parks and recreational facilities.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project 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?* ●
Less than Significant Impact.

The City of Bellflower Parks and Recreation Department operates 13 parks throughout the City. The nearest public park to the Specific Plan Area is Liberty Garden, which is located south of Flower Street, approximately 70 feet to the south of the Specific Plan Area. The Project would not physically impact any local park. The Project would involve the construction of 76 townhome units. The proposed units would be owner-occupied condominium units. According to the United States Census Bureau data for the City of Bellflower, the average household size is 3.23 persons per household, which would translate into a total of 246 residents that would occupy the proposed development. According to the City's Parks and Recreation Master Plan, the City aims to have a ratio of four acres of parkland per 1,000 residents. An increase in 246 residents would result in a deficiency of 0.984 acres of parkland. The project Applicant will be paying a park fee as outlined in the Development Agreement. *The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • No Impact.*

The City of Bellflower Parks and Recreation Department operates 13 parks throughout the City. The nearest public park to the Specific Plan Area is Liberty Garden, which is located south of Flower Street, approximately 70 feet to the south of the Specific Plan Area. According to the City's Parks and Recreation Master Plan, the City aims to have a ratio of four acres of parkland per 1,000 residents. An increase in 246 residents would result in a deficiency of 0.984 acres of parkland. The Project would be required to pay any pertinent development fees. The Project would not involve any construction that would directly impact these park facilities. *As a result, no impacts will occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.16.3 CUMULATIVE IMPACTS

The analysis determined the Project would not result in any potential impact on recreational facilities and services. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on recreational facilities would result from the Project's implementation.

3.16.4 MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the Project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✗	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			✗	
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✗	
D. Would the project result in inadequate emergency access?				✗

The traffic study is attached as Appendix C – Traffic Study.

3.17.1 ENVIRONMENTAL SETTING

A project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or,
- Results in inadequate emergency access.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • Less than Significant Impact.*

The trip generation for the Project has been developed using the rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 220 – “Multiple Family Residential Low Rise. The projected trip generation is summarized in Table 3-10.

Table 3-10 Project Trip Generation

Parcel/Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Multi-Family	ITE Code 220	24%	76%	0.40	63%	37%	0.51	6.74
7109-013-33	32 units	3	10	13	10	6	16	216
7109-013-32	24 units ¹	2	8	10	8	5	12	162 ¹
7109-012-003	20 units ¹	2	6	8	6	4	10	135 ¹
Subtotal	76 units	7	24	31	24	15	38	513
Existing 7109-013-33	Funeral Home	7	3	10	8	10	18	229
Existing 7109-013-032	Florist	6	2	8	10	10	20	110
Existing 7109-012-003	Salon, 10 units	2	4	6	6	5	11	111
Existing Subtotal		15	9	24	24	25	39	450
Net Trips		-8	15	7	0	-10	-1	63

1. Units possible under maximum potential density of 50 units per acre.

Source: *ITE Trip Generation Manual (11th Edition)*

Table 3-10 shows the comparison of the existing trips against the projected generation based on a full build-out of the Specific Plan Area. According to Table 10, the Project is anticipated to generate a total of 63 new daily trips with seven AM peak hour trips and one less PM peak hour trips. These levels of project daily and peak hour trips are not considered significant.

Based on the results of the Air Quality, Greenhouse Gas, and Energy Impact Study, the greatest amount of trips occurring for a construction phase would be 26 trips per day during the Building Construction phase. This figure includes both workers and construction vendor trips. Therefore, it can be assumed that future construction on the Bookend Parcels would have a maximum of equal to less trips per day. Construction related traffic for the development of parcels within the Specific Plan Area would travel through Flower Street. A construction management plan may be conditioned as part of the implementation of any development within the Specific Plan Area to address scheduling, notification, and duration for construction.

The only changes to pedestrian facilities proposed by the Project include the replacement of the existing pedestrian connections to the existing funeral home with pedestrian connections from the development to the sidewalk on the north side of Flower Street. No adjacent roadways include bicycle lanes or facilities. The Norwalk Transit System (NTS) Line 1 runs along Flower Street. The Flower Street and Civic Center Drive North Stop is located east of the Specific Plan Area, on the east side of Civic Center Drive. The Project would not obstruct access to this stop. The Project would not interfere with the operations of any mass transit, bicycle, and pedestrian facility since the project would be limited to the parcel. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? • Less than Significant.

The City of Bellflower has not adopted its own Vehicle Miles Travelled (VMT) standards. The Project, however, was screened from VMT analysis because the Project area is located within the Transit-Oriented Development Specific Plan and is within a high-quality transit area. Since the Project has been screened

from further VMT analysis, the Project can be presumed to have a less than significant impact on VMT. *The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact.

Vehicular access would be provided by a 26 foot wide driveway connection located at the southeast corner of the development and would connect with the north side of Flower Street. An internal 26-foot-wide drive aisle would connect the guest parking spaces and garages to Flower Street. The proposed driveway connection would not result in sharp curves or dangerous intersections. Further, the Project will be compatible with neighboring land uses. As mentioned in Subsection A, the 32-unit townhome development on 9903 Flower Street would not result in change to the existing spillover at the Flower Street and Bellflower Boulevard intersection. The design of the Bookend Parcels has not been submitted, therefore, the City will further review when plans are designed and submitted. The City may require future development on the Bookend Parcels to undergo further analysis to ensure the future development would result in no changes to the existing spillover. Further CEQA analysis may be required accordingly when designs are submitted. *As a result, the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

D. Would the project result in inadequate emergency access? • No Impact.

The Project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be completely closed to traffic. *As a result, the Project's implementation will not result in any impacts. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.17.3 CUMULATIVE IMPACTS

The future development contemplated as part of the Project's implementation will not result in any significant traffic generation in the area. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts are anticipated.

3.17.4 MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no mitigation was required.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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) Would the project have 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				✕
ii). Would the project have 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 Resource 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.			✕	

3.18.1 THRESHOLDS OF SIGNIFICANCE

A project will normally have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would 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 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).
- The proposed project would 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 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

3.18.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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: No Impact.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

i). *Would the 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). • No Impact*

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. Parcel 7109-013-033 is currently developed and is occupied by an existing funeral home. The Bookend Parcels (7019-013-032 and 7109-012-003) are developed with a florist shop, a nail salon, and a 10-unit apartment building. A search was conducted using the California Historical Resources database available at the California Office of Historic Preservation website to identify the presence of historic structures within the Specific Plan Area. The search through the State’s registrar yielded no results. In addition, a second search was conducted using the National Registrar of Historic Places. Again, the search yielded no results. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

ii). *Would the project have 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 Resource 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? • Less than Significant Impact.*

As part of the AB-52 and SB-18 consultation, the Gabrielino Tongva Indians of California stated the following as part of communications received on October 13, 2025: “We are in receipt of this project and it sits in the footprint of recorded tribal cultural sites. This project (as it will require ground disturbances up to 30’) will require us to be there for tribal monitoring. Please let us know how the project progresses and your next steps.” This mitigation measure is addressed with Cultural Resources Mitigation No. 1.

- The Applicant must obtain the services of a qualified archaeologist as determined by the City in its sole and absolute discretion, and a monitor from the Gabrielino Tongva Indians of California to conduct full-time monitoring services during grading and excavation operations. The monitor(s) must be equipped to salvage artifacts if they are unearthed so as to avoid construction delays. The

archaeologist/monitor must be empowered to temporarily halt or divert equipment to allow for the removal of specimens in a timely manner. Monitoring may be reduced if the potentially culturally significant units are not present in the subsurface, or if present, are determined by a qualified archaeologist, to have a low potential to contain or yield archeological resources.

As a result, no additional mitigation measures are required and the impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.

3.18.3 CUMULATIVE IMPACTS

The future development contemplated as part of the Project's implementation will not result in any increased tribal/cultural resources impacts in the area. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts are anticipated.

3.18.4 MITIGATION MEASURES

The analysis of potential impacts related to tribal cultural resources are addressed with Cultural Resources Mitigation No. 1 and that no additional mitigation was required.

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✗	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✗	
C. Would the project 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?			✗	
D. Would the project 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?			✗	
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✗

The utilities worksheets are attached as Appendix D – Utilities Worksheets.

3.19.1 ENVIRONMENTAL SETTING

The City of Bellflower Public Works Department is responsible for general management, operation and care of the infrastructure found in the City's right-of-way, including streets, alleys, parking lots, bridges, curbs, gutters, sidewalks, traffic signals, traffic signage, street striping, legend painting, curb painting, , storm drain system, street lights, street sweeping, graffiti removal, landscapes and tree trimming, right-of-way permits and inspections. Potable and recycled water is provided by multiple water companies including Bellflower Municipal Water System, Liberty Utilities, Bellflower Somerset Mutual, and Bellflower Home Garden. Sanitary sewer services are provided by the Los Angeles County Sanitation District.

3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. The Specific Plan Area is currently improved with a funeral home, salon, 10-unit apartment building, and florist.

The Project's connection can be adequately handled by the existing infrastructure within the Specific Plan Area. No new construction of utilities facilities would be required. *As a result, the potential impacts will*

be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.

B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? • Less than Significant Impact.

Potable and recycled water is provided to the City by multiple water companies including California American Water, Liberty Utilities, Bellflower Somerset Mutual, and Bellflower Home Garden. The Bellflower Somerset Mutual Water Company (BSMWC) provides water to the Specific Plan Area. The BSMWC operates five wells, a two million gallon reservoir, and 66 miles of water mains. Water is obtained from groundwater wells pumping out water from the Central Basin totaling 5,265 gallons per minute capacity which meets 100% of the demand. In addition, four service connections to the Metropolitan Water District serve as backup for any need of imported water. According to the 2025 Annual Water Supply and Demand Assessment Summary Report by the California Department of Water Resources Water Use Efficiency Branch, the BSMWC had a 26% surplus in 2024, or an approximately 1,400 gallon per minute surplus. As indicated in Table 3-11, the Project is estimated to consume 11,815 more gallons of water on a daily basis. The proposed 32-unit development on 9903 Flower Street is proposed to consume 2,700 more gallons per day and the Bookend Parcels if developed to the maximum amount of units would consume 9,115 gallons daily.

Table 3-11 Projected Water Consumption

Project Element	Consumption Rate	Project Consumption
APN 7109-013-033		
32 multiple-family units	300 gals. /day/unit	9,600 gals. /day
funeral home	0.3 gals. /day/sq. ft.	6,900 gals. /day
Subtotal		2,700 gals. /day
APN 7109-013-032		
24 multiple-family units	300 gals. /day/unit	7,200 gals. /day
flower store	0.45 gals. /day/sq. ft.	1,427 gals. /day
Subtotal		5,773 gals. /day
APN 7109-012-003		
20 multiple-family units	300 gals. /day/unit	6,000 gals. /day
10 multiple-family units, salon	300 gals./day/unit, 0.15 gals. /day/sq. ft.	2,658 gals. /day
Subtotal		3,342 gals. /day
Project Total		22,800 gals. /day
Existing Total		10,985 gals. /day
Net		11,815 gals. /day

Source: Blodgett Baylosis Environmental Planning

Compared to the surplus, this projected water consumption would be an insignificant value. The project would connect with existing water lines located in Flower Street. *As a result, the impacts will be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

C. Would the project 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? • Less than Significant Impact.

The project would be served by the County of Los Angeles Sanitation District's (LACSD) sewer system. The Los Coyotes Water Reclamation Plant currently provides primary, secondary, and tertiary treatment for a design capacity of 37.5 million gallons of wastewater per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. From Table 3-11, the Project is estimated to generate 7,323 more gallons of wastewater on a daily basis. The proposed 32-unit development on 9903 Flower Street is proposed to generate 1,800 more gallons per day and the Bookend Parcels if developed to the maximum amount of units would generate 6,077 more gallons daily.

Table 3-12 Projected Wastewater Generation

Project Element	Generation Rate	Project Generation
APN 7109-013-033		
32 multiple-family units	200 gals./day/unit	6,400 gals. /day
funeral home	0.2 gals. /day/sq. ft.	4,600 gals. /day
Subtotal		1,800 gals. /day
APN 7109-013-032		
24 multiple-family units	200 gals./day/unit	4,800 gals. /day
florist	0.3 gals. /day/sq. ft.	951 gals. /day
Subtotal		3,849 gals. /day
APN 7109-012-003		
20 multiple-family units	200 gals./day/unit	4,000 gals. /day
10 multiple-family units, salon	200 gals./day/unit, 0.1 gals. /day/sq. ft.	1,772 gals. /day
Subtotal		2,228 gals. /day
Project Total		15,200 gals. /day
Existing Total		7,877 gals. /day
Net		7,323 gals. /day

Source: Blodgett Baylosis Environmental Planning

Compared to the existing capacity of 69.4 mgd that can still be accommodated by LACSD, the Project generated wastewater would still be an insignificant amount to the current capacity. The Project's implementation will not create a substantial demand on existing infrastructure. *As a result, the impacts are expected to be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

D. Would the project 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? • Less than Significant Impact.

Construction and operations would generate a very minimal amounts of solid waste that would not exceed the capacity of local solid waste services. CR&R Environmental Services and the Bellflower Recycling Center all provide waste and recycling services in the City. Solid waste is sent to the CR Transfer and Material Recovery Facility in Stanton, Southeast Resource Recovery Facility in Long Beach, and the Downey Area Recycling and Transfer Facility before being sent to a landfill. The Savage Canyon Landfill is the nearest landfill to the Specific Plan Area and has a maximum daily permitted throughput of 3,350 tons per day with a remaining capacity of 7,612,583 tons. From Table 3-13, the Project is estimated to generate 384 more pounds of solid waste on a daily basis. The proposed 32-unit development on 9903 Flower Street is proposed to generate 256 more pounds per day and the Bookend Parcels if developed to the maximum amount of units would generate 128 more pounds daily.

Table 3-13 Projected Solid Waste Generation

Project Element	Generation Rate	Project Generation
APN 7109-013-033		
32 multiple-family units	12.23 lbs./day/unit	394 lbs./day
funeral home	6.0 lbs. /day/1,000 sq. ft.	138 lbs./day
Subtotal		256 lbs./day
APN 7109-013-032		
24 multiple-family units	12.23 lbs./day/unit	294 lbs./day
florist	48.0 lbs. /day/1,000 sq. ft.	200 lbs./day
Subtotal		94 lbs./day
APN 7109-012-003		
20 multiple-family units	12.23 lbs./day/unit	245 lbs./day
10 multiple-family units, salon	12.23 lbs. /day/unit, 42.0 lbs./day/1,000 sq. ft.	211 lbs./day
Subtotal		34 lbs./day
Project Total		933 lbs. /day
Existing Total		549 lbs./day
Net		384 lbs./day

Source: Blodgett Baylosis Environmental Planning

This figure would be an insignificant amount to the current capacity of the Savage Canyon Landfill. The Project's implementation will not create a substantial demand on existing infrastructure. *As a result, the potential impacts would be less than significant. The Project, including all development within the Specific Plan Area and all discretionary actions, would result in less than significant impacts.*

E. Would the project comply with Federal, State, and local statutes and regulations related to solid waste?
 • *No Impact.*

The Project, like all other development in Bellflower and Los Angeles County, will be required to adhere to City and County laws with respect to waste reduction and recycling. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.19.3 CUMULATIVE IMPACTS

The potential impacts related to water line and sewer line capacities are site specific and none would be used. Furthermore, the analysis herein also determined that the Project would not result in any significant adverse impact on local utilities. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts are anticipated.

3.19.4 MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the Project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✗
B. Would the project 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?				✗
C. Would the project 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?				✗
D. Would the project 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?				✗

3.20.1 ENVIRONMENTAL SETTING

The State Fire Marshal is mandated to classify lands into Fire Hazard Severity Zones (FHSZ). The three classifications include: *Moderate*, *High*, and *Very High*. Incorporated cities, urban regions, and other portions of land where the local government is responsible for fire protection are considered Local Responsibility Areas (LRA). The FHSZ Maps can be viewed through the CAL Fire FHSZ viewer. The City of Bellflower is not located within a FHSZ.

3.20.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The Project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

B. *Would the project 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? • No Impact.*

The Specific Plan Area is located in the City of Bellflower. The City of Bellflower is not located within a FHSZ and not subject to wildfires. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

C. *Would the project 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? • No Impact.*

The Project would not change the urban character of the Specific Plan Area. The Specific Plan Area has an on-site fire hydrant pursuant to the legal standards. *As a result, no impacts will occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

D. *Would the project 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? • No Impact.*

The Specific Plan Area is located within an area classified as urban and is not within a high fire risk area. Therefore, the Project will not expose the Specific Plan Area to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts would occur. The Project, including all development within the Specific Plan Area and all discretionary actions, would not result in any significant impacts.*

3.20.3 CUMULATIVE IMPACTS

The analysis herein also determined that the Project would not result in any significant adverse impact on wildfires. Development of the two Bookend Parcels within the Specific Plan Area are considered not cumulative projects since the parcels are part of the Project. There are no existing or future development anticipated within the vicinity of the Specific Plan Area that would lead to significant impacts. As a result, no cumulative impacts on utilities will occur.

3.20.4 MITIGATION MEASURES

The analysis of wildfires impacts indicated that less than significant impacts would result from the Project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Does the project 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?		✗		
B. Does the project 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)				✗
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✗

A. *Does the project 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? • Less than Significant with Mitigation.*

The Project *will not* 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. As discussed in Section 3.5 Cultural Resources, the Specific Plan Area is completely developed, however it is possible during the earthwork process, unanticipated cultural resources may be uncovered. Compliance with Cultural Resources Mitigation Measure 1 would reduce the impacts to cultural resources to less than significant levels.

B. *Does the project 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)? • No Impact.*

The Project *will not* have impacts that are individually limited, but cumulatively considerable. The Project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.

C. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? • No Impact.*

The Project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the Project will not result in any significant unmitigable environmental impacts.



SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the Project is not expected to have significant adverse environmental impacts, with the implementation of the mitigation measures. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The Project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measure included herein.
- The Project *will not* have the potential to achieve short term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The Project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The Project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Bellflower be required to adopt and implement a Mitigation Reporting and Monitoring Program.



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SECTION 5 REFERENCES

5.1 PREPARERS

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5.2 REFERENCES

The references are noted using foot notes.



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