Initial Study/Mitigated Negative Declaration

Simms Park Stormwater Capture and Teen & Senior Center Projects

JUNE 2023

Prepared for:

CITY OF BELLFLOWER
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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AB	Assembly Bill
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
AQMP	air quality management plan
BMC	Bellflower Municipal Code
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAP	climate action plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFC	California Fire Code
CH_4	methane
CHRIS	California Historical Resources Information System
City	City of Bellflower
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CRHR	California Register of Historical Resources
CY	cubic yard
dB	decibel
dBA	A-weighted decibel
DPM	diesel particulate matter
FTA	Federal Transit Administration
GHG	greenhouse gas
GWP	global warming potential
HARP2	Hotspots Analysis and Reporting Program Version 2
HRA	health risk assessment
HVAC	heating, ventilating, and air conditioning
ips	inches per second
IS	Initial Study
LACM	Natural History Museum of Los Angeles County
LCC	Los Cerritos Channel
LCC Watershed Group	Los Cerritos Channel Watershed Group
L_{eq}	equivalent noise level over a given period
LST	localized significance threshold
L_w	sound power level

Acronym/Abbreviation	Definition
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MT	metric ton
N_2O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NO_2	nitrogen dioxide
NO_x	oxides of nitrogen
NRHP	National Register of Historic Places
NSR	noise-sensitive receptor
O_3	ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Governor's Office of Planning and Research
PM_{10}	particulate matter with an aerodynamic diameter equal to or less than 10 microns
$PM_{2.5}$	particulate matter with an aerodynamic diameter equal to or less than 2.5 microns
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
project	Simms Park Stormwater Capture and Teen & Senior Center Project
RTP	Regional Transportation Plan
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCS	Sustainable Communities Strategy
Simms Park	John S. Simms Park
SR	State Route
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TCR	tribal cultural resource
USFWS	U.S. Fish and Wildlife Service
VMT	vehicle miles traveled
VOC	volatile organic compound
WMP	Watershed Management Program

1 Introduction

The City of Bellflower (City) has prepared this Mitigated Negative Declaration (MND) to assess and disclose the potential impacts on the environment of the Simms Park Stormwater Capture and Teen & Senior Center Projects (projects) pursuant to the California Environmental Quality Act (CEQA) (PRC Section 21000 et seq.). This section of the MND provides information on the project background, explains the project's purpose and need, and describes the City's CEQA obligations associated with approving and implementing the projects.

The stormwater capture project and the Teen & Senior Center project are separate projects with separate discretionary actions that will be considered for approval by the Bellflower City Council. This MND addresses both projects together because of their proximity within the City's public property at John S. Simms Park (Simms Park) and because of their potential for concurrent or consecutive construction phases.

1.1 Project Background and Overview

The project consists of two major components: stormwater capture infrastructure development and a new Teen & Senior Center, as described below.

1.1.1 Stormwater Capture Project

The Los Cerritos Channel (LCC) Watershed Group (LCC Watershed Group) identified a list of water quality control measures, including structural control measures, to address the water quality objectives within the LCC watershed. The LCC Watershed Group is a collaborative effort of nine participating agencies[1] covered by the Los Angeles and Ventura County Municipal Separate Storm Sewer System (MS4) Permit (Order No. R4-2021-0105). The LCC watershed comprises 17,711 acres in the LCC and Alamitos Bay Watershed Management Area (LCC Watershed Group 2015). The LCC Watershed Group prepared the LCC Watershed Management Program (WMP) in 2015 to plan projects implementing the requirements of MS4 permits on a watershed scale. Potential sites for structural control measures were identified in the WMP and recommended by the LCC Watershed Group for further evaluation and potential implementation to meet compliance for the watershed, including Simms Park in the City of Bellflower.

Simms Park is a multipurpose municipal recreation and services facility maintained by the City. Additional information regarding Simms Park is provided in Section 2.1, Project Location and Environmental Setting. The park is located within the upper portion of the LCC watershed, within Sub-basin 8 (LCC Watershed Group 2015). A 10-foot by 7.5-foot reinforced concrete box storm drain operated by Los Angeles County Flood Control District is adjacent to the park in Clark Avenue, conveying stormwater flows from north to south through this portion of the watershed. Based on the park's proximity to this large-capacity storm drain, the WMP identified Simms Park on the list of "Potential Public Parks and Golf Courses BMP Sites" that would be suitable for capturing and treating stormwater to meet the program goals (see Table 4-6 and Figure 4-1 of the WMP). The City is now considering approval of such a project at Simms Park.

[1] The LCC Watershed Group consists of nine participating agencies, including the Cities of Bellflower, Cerritos, Downey, Lakewood, Long Beach, Paramount, and Signal Hill; the Los Angeles County Flood Control District; and the California Department of Transportation (Caltrans).

The stormwater capture infrastructure portion of the project would divert stormwater runoff into a subterranean concrete storage basin proposed beneath Simms Park's multi-use turf field, where water would be stored prior to treatment through a filter and returned to the municipal storm drain system. Prior to flow into the subsurface storage container, runoff would be directed through a pre-treatment device that would remove trash, sediments, and solids present in the runoff. Stormwater is passed through an outflow pipe and pump to a media filter, allowing physical filtration prior to discharging the treated water back into the existing storm drain system within the park. This project has the potential to offer runoff storage and water quality benefits for the watershed and can address the additional needs for stormwater management identified to achieve compliance in the WMP.

In addition to the proposed stormwater capture and filtration facility, the City also intends to implement other park improvements as part of this portion of the project to benefit community members and the environment. These improvements include redesigning the existing sports fields and replacing the grass surface with artificial turf, building a perimeter fence around the sports fields, installing native landscaping and a bioretention area adjacent to the sports fields, and other ancillary improvements. Additional information on park improvements is provided in Section 2.2, Project Characteristics.

The City is implementing the stormwater capture project in its capacity as an MS4 permittee and member of the LCC Watershed Group and would be responsible for operating and maintaining the project facilities. The City has initiated the design process and intends to solicit bids for a construction contract for project implementation subject to approval by the City Council, which would be considered a discretionary action of the City subject to CEQA review.

1.1.2 Teen & Senior Center Project

The second component of the project is a new Teen & Senior Center, which will be used to house municipal social programs and as a gathering space for the community and would feature offices for City employees. The Teen & Senior Center is a proposed 12,355-square-foot, single-story, public building on City property at the corner of Clark Avenue and Oak Street, east of the privately owned Woman's Club building. A portion of the proposed building site is a vacant lot that housed the City's Teen Center until its demolition in 2019. As part of the development of the Teen & Senior Center, improvements would also include redevelopment of the parking lot to the east and circulation improvements to the south. This project would be subject to City Council approval of a separate construction contract from the stormwater capture project, as well as approval of a General Plan Amendment to the Land Use Designation Map, a zone change, and a lot line adjustment.

1.2 Purpose and Need

The purpose of the stormwater capture facility is to decrease the amount of pollutants in stormwater and dry-weather runoff entering the LCC. The LCC Watershed Group identified a need for watershed control measures and structural best management practices (BMPs) to address water quality objectives within the watershed. The purpose of the Teen & Senior Center is to provide social and support services to the community. The City's objectives in implementing the project are as follows:

- Improve the water quality within the LCC
- Restore and rehabilitate public facilities at Simms Park
- Educate the public on the local stormwater quality
- Provide a public facility for community events and social programs

1.3 California Environmental Quality Act Compliance

1.3.1 Authority to Prepare a Mitigated Negative Declaration

Approval of the project constitutes a discretionary action by the City Council that triggers environmental review requirements pursuant to CEQA, with the City serving as lead agency. The City prepared a CEQA Initial Study (IS) to analyze and consider the environmental impacts of implementing the project, which is included as Section 3, Initial Study Checklist, of this document. Based on the results of the IS, the City determined that an MND is the appropriate environmental document for compliance with CEQA. As stated in Section 21064 of CEQA, an MND may be prepared for a project subject to CEQA when an IS identified no potentially significant effects on the environment when mitigation is identified that can reduce impacts to less-than-significant levels.

1.3.2 Public Review and Final Mitigated Negative Declaration Process

The City is making the MND available for public review and comment pursuant to Section 15073 of the CEQA Guidelines (14 CCR 15000 et seq.). A copy of the MND and related documents are available for review on the City's website (https:// bellflower.org). The City identified a 30-day review and comment period for the MND commencing June 23, 2023, and terminating July 24, 2023.

Comments on the MND may be submitted to the City in writing before the end of the public review period. In reviewing and commenting on the MND, interested public agencies and members of the public should focus on the adequacy of the document in identifying and analyzing the project's potential impacts on the environment. Written comments on the IS/MND will be accepted in hard copy or email format and should be received at the following street address or email address by 5:00 p.m., July 24, 2023:

City of Bellflower
16600 Civic Center Drive
Bellflower, California 90706
Contact: Rowena Genilo-Concepcion
Email: rgenilo@bellflower.org

Following the close of the public comment period, City staff will review all comments and may revise the MND if necessary to clarify the document's content. City staff will then prepare a final MND that includes all comment letters received during the public review period and send the final MND to the City Council for consideration and possible adoption in its decision regarding the project.

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2 Project Description

2.1 Project Location and Environmental Setting

The project is located in the central part of the City, which is within the southeastern portion of Los Angeles County, as shown in Figure 1, Project Location. Simms Park and associated City-owned facilities are located to the southeast of the intersection of Clark Avenue and Oak Street.

Simms Park is in a predominantly residential area of the City that features a mixture of single-family and multifamily residential development, interspersed with commercial and public uses. The park is bounded by Oak Street and residential development to the north; single-family residences to the east; multifamily and single-family residential, commercial, and institutional uses to the south; and Clark Avenue to the west. State Route (SR) 91 runs west–east approximately 0.5 miles south of the site, and Interstate 605 runs north–south approximately 1.5 miles east of the site. A concrete-lined section of the San Gabriel River flows north–south just west of Interstate 605, and a concrete-lined section of the Los Angeles River runs north–south approximately 3 miles west of the park. The site is designated as Open Space in the City General Plan Land Use Map, with other General Plan designations in the vicinity of the site including Public/Quasi Public, High and Medium Density Residential, and Commercial (City of Bellflower 2018).

Simms Park is located on an approximately 12.7-acre City-owned property that features various outdoor and indoor facilities. As shown on Figure 2, Project Site and Existing Features, it features a turf multi-use field with two baseball/softball diamonds and spectator bleachers; two basketball courts; a children's playground; a fitness area; a picnic area;; a covered picnic shelter a building housing a snack bar, public restrooms, and a fieldhouse; two surface parking lots; and a community center building containing a gymnasium, a 300-seat auditorium, a kitchen facility, the Department of Parks and Recreation administrative offices, and multipurpose rooms.

The Teen & Senior Center project site covers the northwestern portion of the Simms Park property, adjacent to the existing Woman's Club, and features an existing City building used for offices and storage, a surface parking lot, and landscaped areas. The stormwater capture project is located in the eastern portion of Simms Park, which contains the existing baseball/softball fields, a picnic area, and landscaping. The portions of Simms Park containing the basketball courts, children's playground, barbeque/picnic areas, and fitness area would not be part of the project site and would be left in place.

2.2 Project Characteristics

The City is considering two separate projects proposed near each other at Simms Park. Together, the projects entail constructing and operating a stormwater capture and filtration facility within the eastern portion of the park and a Teen & Senior Center in the northwestern portion of the site, as well as other ancillary park improvements. Characteristics of the two projects are described below.

2.2.1 Stormwater Capture Project

The stormwater capture and treatment facility would intercept stormwater and dry-weather flow from a large underground storm drain in Clark Avenue and convey flows into an underground reservoir beneath the proposed

multi-use field for temporary storage prior to discharge back into the storm drain system. An outflow pipe and pump would be installed to convey water from the reservoir during storms. The water would pass through a filtration system before discharging back into the existing storm drain channel (see Figure 3, Proposed Stormwater Capture and Treatment System).

Diversion Structure, Diversion Pipeline, and Stormwater Pretreatment Device

A 45-cubic-foot-per-second diversion concrete structure with maintenance hole access would be constructed within Clark Avenue near the driveway entrance to the Simms Park parking lot, just south of the Woman's Club building and storage building. The diversion structure would connect to the existing 10-foot by 7.5-foot reinforced concrete box storm drain within Clark Avenue maintained by the Los Angeles County Flood Control District. This would divert stormwater by gravity from the storm drain into a 36-inch reinforced concrete pipe diversion pipeline that would be constructed beneath the Simms Park parking lot and landscaped areas of the park. The diversion pipeline would be constructed by trench installation for a length of approximately 775 feet. This line would carry water to the subsurface storage reservoir. The diversion structure would be approximately 10 feet wide and 3 feet long and would require excavating a pit in Clark Avenue; excavation would require temporary lane closure in Clark Avenue. The City would manage temporary traffic interference as part of construction planning. Five maintenance holes would be installed along the diversion pipeline for maintenance access.

Water carried through the diversion pipeline would flow through a pretreatment device that would remove sediment, trash, and debris to prevent them from entering the storage reservoir and compromising its performance, which will reduce maintenance frequency and extend the system's life span. The pretreatment system would be a nutrient separating baffle box located to the east of the diversion structure, within the surface parking lot of Simms Park. A typical nutrient separating baffle box directs water through a screen to filter out large debris and into a rectangular separation chamber where water passes through a series of baffles and sumps and removes particles out of the runoff, settling them in an isolated sump. Hydrocarbons float to the top of the water surface and are prevented from being transported downstream.

Storage Reservoir

After pretreatment, water would continue into an underground storage reservoir that would be installed as part of the project beneath the proposed multipurpose field. The storage reservoir would have a capacity of 9.34 acre-feet, with an approximate 1-acre rectangular footprint. The field surface would be removed, and earth material would be excavated, removed, and hauled off site for reuse or disposal. Excavation depth is anticipated to be approximately 25 feet. The storage reservoir would be composed of a series of precast concrete cells that would be lowered into place using a crane. Four access hatches to the reservoir would be constructed, one at each corner of the reservoir's lid. Once the system is installed and tested, the project team would install the proposed multipurpose artificial turf field, landscaping, bioretention area, and other park improvements, and use of the park would resume similar to existing conditions (see Section 2.2.3).

A geotechnical evaluation of the project site concluded that soils beneath Simms Park are suitable to structurally support the reservoir but are of insufficient infiltrative capability to allow for subgrade percolation. The reservoir will be designed to facilitate filtration of captured stormwater, pumping captured flows through a media filter before returning to the storm drain within the park, as described below in Section 2.2.1.3.

Discharge System and Treatment

During dry-weather and all storm events, a proposed electric pump would carry stormwater into a post-BMP filtration system to provide additional pollutant removal prior to discharging back into an existing storm drain located under the western-central portion of Simms Park. When the water level in the reservoir reaches a predetermined elevation during heavy storm flow, the proposed pump would lift the excess water from the storage reservoir to a filter unit on the western side of the reservoir. The 7.84-cubic-foot-per-second pump would be placed in an underground concrete vault approximately 28 feet beneath the ground surface. A sampling maintenance hole would be located between the discharge filtration unit and the outlet junction to the existing storm drain. Other components of the discharge treatment include a flow meter and a check valve structure to prevent backflow into the system.

2.2.2 Park Improvements

The stormwater capture project includes the following improvements to Simms Park, in addition to the infrastructure described above, as shown on Figure 4, Stormwater Capture Project and Park Improvements Site Plan. The existing basketball courts, playground, fitness area, picnic area and shade structure, restroom and snack bar building, maintenance storage facility, and surrounding landscaping that are outside of the project impact area shown in Figure 2 would remain in place.

Sports Fields

The project would entail removal of the grass turf surface at the Simms Park baseball/softball fields to accommodate construction of the storage reservoir. The surface would be replaced with synthetic athletic turf after completion of the reservoir. The resulting multipurpose field configuration would include two baseball/softball fields similar to existing conditions and would also accommodate two youth soccer fields oriented north to south, or a full-size soccer field oriented east to west, depending on the sports season. The youth soccer fields would accommodate under-10 youth soccer leagues and would be approximately 195 feet by 135 feet. The full-size soccer field would be approximately 360 feet by 210 feet. The two baseball/softball fields would be built to youth league dimensions, featuring pitching mounds with pitcher's plates 43 feet from home plate, 60-foot base baths, 200-foot foul lines, and covered dugouts approximately 30 feet long, 7 feet wide, and 10 feet high. The backstops for each field would be 20 feet wide and 20 feet high with 30-foot wings. The existing spectator bleachers would be removed and replaced with a concrete pad where mobile bleachers will be placed and used during events.

The proposed multipurpose field would be covered in synthetic turf totaling approximately 142,000 square feet. An 8-foot-high security fence would encircle the perimeter of the field. Existing pole-mounted lighting on the outside of the perimeter fence would be replaced with LED lights to illuminate the proposed field. An equipment storage building would be located on the outside of the perimeter fence in the middle of the southern side of the field. On the north and south sides of the field would be 5-foot-wide pedestrian entry gates and 16-foot-wide vehicle gates, and the main field entrance area would be at the northwestern corner of the field, closest to the existing parking lot. Concrete pavement would be installed along the field's southern boundary and a portion of the western and eastern boundaries.

The main entrance to the sports fields would be developed at the northwestern portion of the field. It would include a new entry monument, a play area, and picnic tables and seating areas. Several paved walkways would provide access to the field entry gate. Native landscaping would be installed north of the entrance and along the park's northern border.

Access Path Reconfiguration

An existing paved path northwest of the sports fields would be realigned and widened to accommodate maintenance access to the stormwater capture project vaults and maintenance holes west of the underground reservoir, while continuing to serve as a pedestrian path for park users. The existing path is approximately 10 feet wide and would be widened to approximately 15 feet.

Bioretention Area

A bioretention area would be installed on the eastern side of Simms Park, east of the multipurpose field. The proposed bioretention area would be developed in the area currently containing non-native landscaping and one row of parking stalls in the adjacent parking lot. The area would be redeveloped as a 200-by-30-foot bioretention area designed for natural permeation of stormwater and would be planted with native landscape.

Tree Removal and Replacement

Most of the existing trees within Simms Park would be unaffected by the proposed project. However, approximately 48 existing trees would be removed to accommodate construction activity. As part of the project's park improvements, the City will plant approximately 50 new trees within Simms Park. Additional shrubs and turf ground cover would be installed throughout the park.

2.2.3 Teen & Senior Center

A Teen & Senior Center building would be developed in the northwestern portion of the project site, northwest of the recreational fields and north of the community center and gymnasium building, in between the existing Woman's Club and the surface parking lot (see Figure 5, Proposed Teen & Senior Center Site Overview). The existing cement pads that currently occupy the vacant lot would be removed, as would the building housing the City's volunteer center operations, currently located south of the Woman's Club. The Teen & Senior Center would be an approximately one-story, 12,355-square-foot building with a maximum height of 26 feet, 8 inches. The exterior of the building would be finished with brick and stucco. The entrance to the building would be on the south side, adjacent to the existing driveway that provides access to the site from Clark Avenue. The building would contain an entrance and reception area, community and youth rooms, private offices, a common space, a kitchen, and an open patio. Where the existing storage building is located would be the site of the proposed monument signage and accessible parking stalls. Details of the proposed building design are provided in Figure 6, Teen & Senior Center Floor Plan, and Figure 7, Teen & Senior Center Elevations.

The existing surface parking lot in the northern portion of the Simms Park complex would be redeveloped to accommodate the Teen & Senior Center while providing parking for Simms Park and the community center facilities. Of the existing 258 stalls, 35 stalls would be removed for construction of the Teen & Senior Center and for the reconfiguration of circulation of the site. The proposed parking lot would gain 4 parallel parking stalls and 3 accessible stalls on the west side near the proposed Teen & Senior Center. This parking and access reconfiguration would require demolition of the storage and volunteer center building located south of the Woman's Club building. The landscaped area to the east of the parking lot would be redeveloped to provide 62 additional stalls. The redeveloped parking lot would have a total of 292 parking spots, which would equal a net gain of 34 parking stalls. The majority of the parking lot layout would remain the same, except for the removal of one of the existing driveways providing entrance to the parking lot from the south side of Oak Street (the more western of

the two driveways would be removed to accommodate the building, and the easternmost driveway would remain). To improve circulation, a drop off/pick-up lane would be developed on the south side of the Teen & Senior Center.

2.2.4 Project Staging and Access

Simms Park is accessed from both Clark Avenue and Oak Street, which have access to the parking lot from ingress/egress driveways. Construction staging, including equipment storage, material laydown, and worker parking is anticipated to occur in the parking lot and throughout the construction area as needed. Depending on the construction phase, affected portions of Simms Park would be temporarily closed to the public for the duration. The construction area would be fenced off for safety and security purposes and made unavailable for public use during project construction.

Construction would also require temporary encroachment into the two easternmost lanes of Clark Avenue for construction of the diversion structure.

2.3 Construction Phasing and Schedule

The City intends to commence construction of the stormwater capture project in fall of 2023. The Teen & Senior Center project would commence after that, and the City anticipates construction of the two projects would partially overlap, with the total duration for the two projects being a total of approximately 20 months. The anticipated sequence of construction is provided below.

- Demolition
- Site preparation and mobilization (i.e., clearing, grubbing, and vegetation removal)
- Reservoir excavation
- Grading
- Reservoir construction
- Field surface replacement
- Building construction
- Paving
- Concrete pathway reconstruction
- Ancillary park improvements
- Pipeline, diversion structure, and treatment facility/pump installation
- Architectural coatings

During construction, approximately 6 acres of the project site would require grading, with approximately 17,000 cubic yards (CY) of soil exported over the construction duration. Existing pavement and concrete would be demolished, generating approximately 1,500 CY of material that would be hauled off site. The existing Municipal Storage Building would also be demolished, requiring export of debris. Construction is proposed to occur Monday through Friday, between 7:00 a.m. to 6:00 p.m. to comply with Chapter 15.04 of the Bellflower Municipal Code (BMC).

2.4 Project Operation

Once construction is complete, project operation is anticipated to entail routine maintenance activities performed by the City at the stormwater capture facility. Activities would include removal of debris and pollutant constituents from the treatment devices, pump testing and calibration, and cleaning the storage reservoir.

Operations of the sports fields would recommence after installation of the new turf fields. Youth baseball and softball leagues would operate out of the ballfields. The field may also be used for soccer league play, which would occur at different times of the year from baseball and softball league use. The City does not anticipate an overall increase in daily use or capacity of the park, but the park would likely see an extension of existing activity levels into other times of the year when soccer leagues are in season.

Operations of the Teen & Senior Center would include daily use by Parks and Recreation Department staff, nonprofit organizations, and the general public. Approximately four full-time Parks and Recreation staff would operate out of offices located in the Teen & Senior Center. Three of these staff are currently located in the Simms Park community center on the property, and one would be filled by a new position. The staff located in the volunteer center building would be moved to the Simms Park community center. A service offered by a non-profit partnership that provides daily meals to seniors would also move from the community center to the new Teen & Senior Center.

Programming at the Teen & Senior Center would include recreational activities for youth and senior citizens provided and led by both City staff and contracted special interest instructors, partnerships, or other non-profit organizations. Other activities at the Teen & Senior Center would include after school and weekend use of the facility, as well as occasional events. Anticipated hours of operation would be 10 a.m. to 7 p.m. weekdays and 11 a.m. to 5 p.m. on Saturdays. The center may be used on Sundays for specific occasions or events.

2.5 Permits and Approvals

The City of Bellflower is the CEQA lead agency, with the Bellflower City Council holding primary responsibility for considering and potentially adopting this IS/MND, approving both project components, and authorizing construction contracts. Additional actions by the City associated with the Teen & Senior Center projects include approval of a General Plan Amendment and Zone Change to redesignate two parcels from Commercial to Open Space, and a lot line adjustment to accommodate the footprint of the Teen & Senior Center. The area subject to the proposed General Plan Amendment and Zone Change are shown in Figure 8, General Plan Amendment and Zone Change. This includes the City-owned parcel on which the Teen & Senior Center will be constructed and the private parcel to the west that features the Woman's Club. General Plan Amendment Number GPA 23-02 would update the General Plan Land Use Map to redesignate the two parcels from Commercial to Open Space. Zone change number ZC-23-02 would rezone the parcels from General Commercial (C-G) to Open Space (O-S).

Other public agency approvals include the following:

- A Flood Construction Permit issued by the Los Angeles County Flood Control District
- The State Water Resources Control Board (SWRCB) will serve as a responsible agency under CEQA for its approval of a stormwater pollution prevention plan (SWPPP) in compliance with the Construction General Permit

In addition to these permits, the stormwater capture project is being funded through a California Proposition 1 grant from the California Department of Water Resources, as issued by the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy.

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3 Initial Study Checklist

1. **Project title:**

   Simms Park Stormwater Capture and Teen & Senior Center Project

2. **Lead agency name and address:**

   City of Bellflower
   16600 Civic Center Drive
   Bellflower, California 90706

3. **Contact person and phone number:**

   Rowena Genilo-Concepcion
   Planning Manager
   562.804.1424, ext. 2228
   https://www.bellflower.org/depts/planning

4. **Project location:**

   The project is located in the central portion of the City of Bellflower within a portion of the existing Simms Park.

5. **Project sponsor's name and address:**

   Same as lead agency

6. **General Plan designation:**

   Stormwater Capture Project: Open Space

   Teen & Senior Center Project: General Commercial; to be redesignated as Open Space

7. **Zoning:**

   Stormwater Capture Project: Open Space (O-S)

   Teen & Senior Center Project: General Commercial (C-G); to be reclassified to Open Space (O-S)

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

   Refer to Section 2.

9. **Surrounding land uses and setting (Briefly describe the project's surroundings):**

   Refer to Section 2.1.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

    Los Angeles County Flood Control District; SWRCB

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    Refer to Sections 3.5 and 3.18.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

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

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

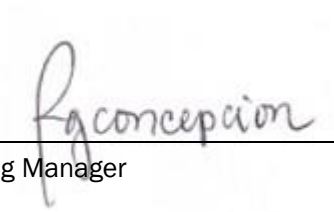
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Planning Manager

6/19/23
Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance

3.1 Aesthetics

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

a) Would the project have a substantial adverse effect on a scenic vista?

Stormwater Capture Project

Less-than-Significant Impact. Scenic vistas generally refer to views of expansive open space areas or other natural features, such as mountains, undeveloped hillsides, large natural water bodies, or coastlines. Certain urban settings or features, such as a striking or renowned skyline, may also represent a scenic vista. Scenic vistas are generally accessible from public vantage points, such as public roadways and parks. The City's General Plan does not specifically list or identify any designated scenic vistas or specific scenic resources within the City. Simms Park is in a predominantly residential area of the City that features a mixture of single-family and multifamily residential development, interspersed with commercial and public uses. Project construction would result in temporary visual changes to the park, including the presence of excavated areas and staging of construction equipment. Upon completion of construction, these temporary visual changes would cease, and the visual quality of the project site would return to conditions similar to pre-construction conditions. The stormwater capture and filtration infrastructure would mostly be located underground and would not be visible during project operation. Other project components would include redesigning the existing sports fields to accommodate two softball/baseball fields, a full-size soccer field configuration, and two smaller-sized youth soccer fields. Improvements also include artificial turf, perimeter fence and chain-link softball field fence, native landscaping, a bioretention area, and other ancillary

improvements as described in Section 2.2, which are intended in part as improvements to the visual environment. As such, impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. As discussed above, the City's General Plan does not specifically list or identify any designated scenic vistas or specific scenic resources within the City. The Teen & Senior Center project would construct a new single-story building that would cover the northwestern portion of the Simms Park property, in an area that does not feature any scenic vistas. Because no designated scenic vistas were identified within the proposed project areas, the proposed Teen & Senior Center project would not result in a substantial adverse effect on any scenic vista, and impacts would be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. There are no designated state scenic highways in the vicinity of the project sites. The nearest eligible scenic highway is the SR-1 segment from SR-5 near San Juan Capistrano to SR-19 near Long Beach, located approximately 7 miles south of the project sites (Caltrans 2022). Due to distance, the project sites are not visible from this segment of SR-1. Therefore, the projects would not substantially damage scenic resources within a state scenic highway, and no impact would occur.

c) In non-urbanized areas, 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 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?

Per Public Resources Code (PRC) Section 21071, an "urbanized area" is defined as follows:

> (a) An incorporated city that meets either of the following criteria:
>
> (1) Has a population of at least 100,000 persons.
>
> (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The stormwater capture project site is located in the central part of the City of Bellflower, which has a population of 77,408 persons as of the 2021 census (U.S. Census Bureau 2021). However, with the incorporation of the population of a contiguous city such as the City of Norwalk, which has a population of 100,373 as of the 2021 census, the project site is considered to be located in an urbanized area (U.S. Census Bureau 2021).

Stormwater Capture Project

Less-than-Significant Impact. As discussed in Section 3.1(a) above, the project site is not visible from any prominent public viewpoints. Temporary visible elements that could be associated with construction of the project could include construction equipment or vehicles, staging activities, and temporary fencing to be included for safety and security purposes. Visual impacts resulting from construction activities would be temporary, ceasing upon completion of construction.

The project would comply with applicable zoning or other regulations governing scenic quality. The proposed stormwater capture facility would be located primarily underground. In addition, the project would include redesigning the existing sports fields to accommodate two softball/baseball fields, a full-size soccer field configuration, and two smaller-sized youth soccer fields. Improvements also include artificial turf, perimeter fence and chain-link softball field fence, native landscaping, a bioretention area, and other ancillary improvements as described in Section 2.2, which would enhance the park's visual quality. The project would result in the continued use of the site as a park and would not substantially visually differ from its current use. Implementation of the project would not conflict with the applicable zoning and other regulations governing scenic quality.

Reconfiguration of the parking lot would require removal of mature trees and other landscaping that is visible from within the park and from adjacent public sidewalks and private residences. This change in the visual environment is not a significant impact pursuant to CEQA. CEQA does not require consideration of private views, and the change in the small area of the park affected by tree and landscape removal would not change the overall character of Simms Park. Mature trees on the north side of the parking lot along Oak Street and others within the parking lot would remain in place and would help maintain the visual character of this part of Simms Park. The current landscape plans propose removing 48 trees and planting 50 new trees, resulting in a net increase that will enhancing the visual environment elsewhere in the park as the trees mature. Therefore, this aspect of the project would result in a less-than-significant impact.

Teen & Senior Center Project

Less-than-Significant Impact. As discussed in Section 3.1(a) above, the project site is not visible from any prominent public viewpoints. Temporary visible elements associated with the project include construction equipment, staging activities, and temporary fencing to be included for safety and security purposes. Upon completion, the Teen & Senior Center project would result in a building where a vacant lot currently exists. The building has been designed to be visually appealing and to not conflict with the visual character of surrounding environment. Additionally, the site has been used for similar uses in the past, as a teen center until its demolition in 2019.

As part of the process of developing the Teen & Senior Center, the City is preparing a General Plan Amendment and Zone Change from General Commercial to Open Space, and a lot line adjustment to redefine the parcels; therefore, impacts would be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Stormwater Capture Project

Less-than-Significant Impact. The stormwater capture project is located in an urban area with existing sources of nighttime lighting from roadways, residences, commercial and municipal buildings, and the existing Simms Park. Existing lighting at Simms Park consists of lighting within facilities, including existing multi-use field lighting, and along pedestrian pathways for safety and security. No nighttime work would occur during construction of the project; therefore, construction activities would not result in a new source of nighttime light. The existing pole-mounted lighting on the outside of the perimeter fence would be replaced in-kind with LED lights to illuminate the proposed field during nighttime games; no new lighting poles are proposed as part of the project. Operation of new nighttime lighting would be similar to that of the existing lighting within Simms Park and would be subject to the same operating hours (Monday–Friday 3 p.m. to 9 p.m., Saturday 9 a.m. to 6 p.m., and Sunday 10 a.m. to 6 p.m.). All outdoor lighting is shielded and downturned to avoid light spillover. As such, operation of the project would not result in new sources of substantial nighttime light.

The materials that would be used for the project would not be reflective in nature and would not serve as a new source of glare (such as large areas of glass). Therefore, impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project is located in an urban area with existing sources of nighttime lighting from roadways, residences, and the adjacent existing Simms Park. Existing lighting at the Teen & Senior Center project site consists of existing parking lot light posts and lights around the doors of the existing Woman's Club. No nighttime work would occur during construction of the project. New lighting would replace existing fixtures throughout the parking lot and surrounding the proposed Teen & Senior Center, designed and installed per City standards. New lighting would consist of safety, downturned, and shielded lighting facilities. Operation of new nighttime lighting would be similar to that of the existing City-owned community center building and park facilities in the vicinity and would be subject to the same operating hours (Monday–Friday 3 p.m. to 9 p.m., Saturday 9 a.m. to 6 p.m., and Sunday 10 a.m. to 6 p.m.). As such, operation of the project would not result in new sources of substantial nighttime light.

The materials that would be used for the project would not be reflective in nature and would not serve as a new source of glare (such as large areas of glass). Therefore, impacts would be less than significant.

3.2 Agriculture and Forestry Resources

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	**AGRICULTURE AND FORESTRY RESOURCES** – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	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)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	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 non-forest use?	☐	☐	☐	☒

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 use?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. According to the California Important Farmland Finder database, the stormwater capture project site and Teen & Senior Center project site and the immediate surroundings are classified as "Urban and Built-Up Land" (DOC 2023a). The projects would not be located on land classified as Farmland

pursuant to the Farmland Mapping and Monitoring Program and would therefore not convert any Farmland to non-agricultural use. No impact would occur.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Stormwater Capture Project

No Impact. The stormwater capture project site is zoned Open Space (O-S). Surrounding the project site are areas also zoned O-S, as well as areas zoned as General Commercial (C-G), Single Family Residential (S-F), Low Density Residential (R-1), Multiple Residential (R-3), and Public (P) (City of Bellflower 2018). The City contains lands zoned as Agriculture Estate (A-E) at the eastern edge of the City. There are no existing lands under a Williamson Act contract within the City. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

Teen & Senior Center Project

No Impact. The Teen & Senior Center project site is zoned General Commercial (C-G). As part of the process of developing the Teen & Senior Center, the City is preparing a General Plan Amendment and Zone Change from General Commercial to Open Space, and a lot line adjustment to redefine the parcels. Surrounding the project site are areas also zoned C-G, as well as Open Space (O-S), Single Family Residential (S-F), Low Density Residential (R-1), Multiple Residential (R-3), and Public (P) (City of Bellflower 2018). The City contains lands zoned as Agriculture Estate (A-E) at the eastern edge of the City. There are no existing lands under a Williamson Act contract within the City. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

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))?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. Both project sites and surrounding areas are not zoned for and do not contain any forest land or timberland. Additionally, the project sites are already developed and would not be suitable for timberland production. Therefore, the projects would not conflict with or cause the rezoning or conversion of forest land or timberland. No impact would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. Refer to Section 3.2(c). No impact would occur.

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 non-forest use?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. Refer to Sections 3.2(a) through 3.2(d). The stormwater capture project site and the Teen & Senior Center project site are located in an urbanized area with no existing agricultural uses, Farmland, or forest lands in the vicinity. The City contains lands zoned as Agriculture Estate (A-E) at the eastern edge of the City; however, the projects would not involve other changes that could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) 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) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

This section is based on technical analysis conducted by Dudek, including quantitative estimates of air pollutant emissions based on assumptions developed in consultation with the project design engineers and architects. The results of the emissions estimates are provided as Appendix A to this MND, Air Quality and Greenhouse Gas Emissions CalEEMod Output Files.

Because the two project components' construction phases are anticipated to overlap and because operational emissions are appropriate to consider together instead of isolating each component, emissions modeling combined the two components together, and the impact analyses presented below address both components together.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Both project sites are located within the South Coast Air Basin (SCAB), which includes all of Orange County and the western, non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The site is within the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD).

SCAQMD administers the SCAB's air quality management plan (AQMP), which is a comprehensive document outlining an air pollution control program for attaining the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). The most recently approved SCAQMD AQMP is the 2022 AQMP (SCAQMD 2022), which was adopted by the SCAQMD Governing Board in December 2022. The 2022 AQMP provides actions, strategies, and steps needed to reduce air pollutant emissions and meet the ozone (O_3) standard by 2037. The strategies of the 2022 AQMP include wide adoption of zero-emissions technologies, low oxides of nitrogen (NO_x) technologies where zero-emission technologies are not feasible, federal action, zero-emission technologies for residential and industrial sources, incentive funding in environmental justice areas, and prioritization of benefits on the most disadvantaged communities (SCAQMD 2022).

SCAQMD has established criteria for determining consistency with the 2022 AQMP, in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993). The criteria are as follows:

- Consistency Criterion No. 1: Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- Consistency Criterion No. 2: Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

To address the first criterion, project-generated criteria air pollutant emissions have been estimated and analyzed for significance and are addressed under Response 3.3(b). Detailed results of this analysis are included in Appendix A. As presented in that analysis and summarized in Response 3.3(b), the proposed projects would not generate construction or operational criteria air pollutant emissions that exceed the SCAQMD thresholds, and the projects would therefore be consistent with Criterion No. 1.

The second criterion regarding the potential of the proposed projects to exceed the assumptions in the AQMP or increments based on the year of project buildout and phase is primarily assessed by determining consistency between the proposed project's land use designations and its potential to generate population growth. In general, projects are considered consistent with, and not in conflict with or obstructing implementation of, the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (SCAQMD 1993).

SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the Southern California Association of Governments (SCAG) for its Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

(SCAG 2020), which is based on general plans for cities and counties in the region, for the development of the AQMP emissions inventory.[2] The SCAG 2020 RTP/SCS and associated Regional Growth Forecast are generally consistent with the local plans; therefore, the 2022 AQMP is generally consistent with local government plans. The relevant local plan for the proposed projects is the City of Bellflower General Plan.

The stormwater capture project site is zoned as Open Space, and the Teen & Senior Center project site is zoned as General Commercial. As part of the process of developing the Teen & Senior Center, the City is preparing a General Plan Amendment and Zone Change from General Commercial to Open Space, and a lot line adjustment to redefine the parcels. With these amendments, the proposed projects would be in compliance with allowable uses and development standards established by the General Plan and municipal code.

As discussed in Section 2, Project Description, of this IS/MND, the projects would involve the construction of stormwater capture infrastructure and a new community center for teens and seniors, which would require a construction workforce. However, the construction workforce would be temporary, would only be required for the duration of the construction period, and is anticipated to be filled primarily by workers that reside in the project vicinity.

During operation of the proposed projects, the proposed Teen & Senior Center building would generate permanent daily traffic for employees and visitors; however, the center primarily will house existing services that will be relocating from other buildings in Simms Park or other locations elsewhere in the City. The Teen & Senior Center is not anticipated to be a substantial new source of traffic or induce growth inconsistent with projections for the region.

The projects do not involve an increase to residential population or housing and given that the nature of the operations associated with the projects are consistent with the proposed land use and the employment growth is within what SCAG anticipated for the City, the projects would not result in substantial change to the employment forecast considered by SCAQMD in their regional growth forecast. Accordingly, the projects would not conflict with Consistency Criteria 1 or 2, and impacts relating to the projects' potential to conflict with or obstruct implementation of the SCAQMD 2022 AQMP would be less than significant.

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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used to determine whether a project's individual

[2] Information necessary to produce the emissions inventory for the SCAB is obtained from SCAQMD and other governmental agencies, including the California Air Resources Board (CARB), Caltrans, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into its Travel Demand Model for estimating/ projecting vehicle miles traveled (VMT) and driving speeds. SCAG's socioeconomic and transportation activities projections in its 2020–2045 RTP/SCS are integrated in the 2022 AQMP (SCAQMD 2022).

emissions would have a cumulatively considerable contribution to air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003a).

A quantitative analysis was conducted to determine whether the proposed projects might result in emissions of criteria air pollutants that may cause exceedances of the NAAQS or CAAQS or cumulatively contribute to existing nonattainment of ambient air quality standards. Criteria air pollutants include O_3, nitrogen dioxide (NO_2), carbon monoxide (CO), sulfur dioxide, particulate matter with an aerodynamic diameter less than or equal to 10 microns (PM_{10}; course particulate matter), particulate matter with an aerodynamic diameter less than or equal to 2.5 microns ($PM_{2.5}$; fine particulate matter), and lead. Pollutants that are evaluated herein include volatile organic compounds (VOCs) and NO_x, which are important because they are precursors to O_3, as well as CO, sulfur oxides, PM_{10}, and $PM_{2.5}$.

Regarding NAAQS and CAAQS attainment status,[3] the SCAB is designated as a nonattainment area for federal and state O_3 and $PM_{2.5}$ standards (SCAQMD 2023a). The SCAB is also designated as a nonattainment area for state PM_{10} standards; however, it is designated as an attainment area for federal PM_{10} standards. The SCAB is designated as an attainment area for federal and state CO and NO_2 standards, as well as for state sulfur dioxide standards. Although the SCAB has been designated as nonattainment for the federal rolling 3-month average lead standard, it is designated attainment for the state lead standard.[4]

The proposed projects would result in emissions of criteria air pollutants for which the California Air Resources Board (CARB) and U.S. Environmental Protection Agency have adopted ambient air quality standards (i.e., the NAAQS and CAAQS). Projects that emit these pollutants have the potential to cause, or contribute to, violations of these standards. The SCAQMD Air Quality Significance Thresholds, as revised in March 2023, set forth quantitative emission significance thresholds for criteria air pollutants, which, if exceeded, would indicate the potential for a project to contribute to violations of the NAAQS or CAAQS. Table 1 lists the revised SCAQMD Air Quality Significance Thresholds (SCAQMD 2023b).

Table 1. South Coast Air Quality Management District Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds (lbs/day)		
Pollutant	**Construction**	**Operation**
VOC	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150

[3] An area is designated as in attainment when it is in compliance with the NAAQS and/or the CAAQS. These standards for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare are set by the U.S. Environmental Protection Agency and CARB, respectively. Attainment = meets the standards; attainment/maintenance = achieves the standards after a nonattainment designation; nonattainment = does not meet the standards.

[4] Re-designation of the lead NAAQS designation to attainment for the Los Angeles County portion of the SCAB is expected based on current monitoring data. The phase-out of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.

Table 1. South Coast Air Quality Management District Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds (lbs/day)		
Pollutant	**Construction**	**Operation**
$PM_{2.5}$	55	55
Lead[a]	3	3
Toxic Air Contaminants and Odor Thresholds		
Toxic air contaminants[b]	Maximum incremental cancer risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic and Acute Hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	

Source: SCAQMD 2023b.
Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District.
[a] The phaseout of leaded gasoline started in 1976. Since gasoline no longer contains lead, the proposed project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] Toxic air contaminants include carcinogens and noncarcinogens.

A project would result in a cumulatively considerable net increase for O_3, which is a nonattainment pollutant, if the proposed project's construction or operational emissions would exceed the SCAQMD VOC or NO_x thresholds shown in Table 1. These emission-based thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur) because O_3 itself is not emitted directly, and the effects of an individual project's emissions of O_3 precursors (i.e., VOCs and NO_x) on O_3 levels in ambient air cannot be determined through air quality models or other quantitative methods.

The California Emissions Estimator Model (CalEEMod) Version 2022.1.1.11 was used to estimate emissions from construction of the project. CalEEMod is a statewide computer model developed in cooperation with air districts throughout the state to quantify criteria air pollutant emissions associated with construction and operational activities from a variety of land use projects, including residential development. The following discussion summarizes the quantitative project-generated construction emissions and impacts that would result from implementation of the proposed projects. Detailed assumptions and results of this analysis are provided in Appendix A.

Construction Emissions

Construction of the proposed projects would include demolition, site preparation, grading, trenching, building installation, landscaping, paving, and application of architectural coatings. These construction activities would result in the temporary addition of pollutants to the local airshed caused by on-site sources (e.g., off-road construction equipment, soil disturbance, and VOC off-gassing from architectural coatings and asphalt pavement application) and off-site sources (e.g., vendor trucks, haul trucks, and worker vehicle trips). Specifically, entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in PM_{10} and $PM_{2.5}$ emissions. Internal combustion engines used by construction equipment, haul trucks, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$. Application of architectural coatings, such as exterior

paint and other finishes, and application of asphalt pavement would also produce VOC emissions. Construction emissions can vary substantially from day to day depending on the level of activity; the specific type of operation; and, for dust, the prevailing weather conditions.

Proposed projects construction emissions were estimated using a combination of CalEEMod default assumptions and information provided by the project applicant. For construction of the stormwater capture project, it was assumed that approximately 5 acres of the project site would require grading, with approximately 17,000 CY of soil exported over the construction duration. Existing pavement and concrete would be demolished, generating approximately 320 CY of material that would be hauled off site.

Emissions modeling for the Teen & Senior Center assumed approximately 33,423 square feet of the project site would require grading. Existing pavement and concrete would be demolished, generating approximately 1,149 CY of material to be hauled off site. The existing Municipal Storage Building would also be demolished, requiring export of debris.

Modeling assumed construction of the projects would commence with the stormwater capture project beginning in September 2023 and the Teen & Senior Center beginning in December 2023. The overall construction period would last approximately 20 total months, with the stormwater capture project and Teen & Senior Center overlapping in their construction phases.

Default values for horsepower and load factor provided in CalEEMod were used for all construction equipment while the equipment mix was provided by the City. For the analysis, it was generally assumed that heavy-duty construction equipment would be operating at the site 5 days per week, up to a maximum of 8 hours per day, in accordance with the City's municipal code. Detailed construction equipment modeling assumptions are provided in Appendix A.

Emissions generated during construction (and operation) of the projects are subject to the rules and regulations of SCAQMD. Rule 403 (Fugitive Dust)[5] requires the implementation of measures to control the emission of visible fugitive/nuisance dust, such as wetting soils that would be disturbed. It was assumed that the active sites would be watered at least two times daily, resulting in an approximately 55% reduction of fugitive dust (CalEEMod default value), to represent compliance with SCAQMD standard dust control measures in Rule 403.

Table 2 shows the estimated maximum daily construction emissions associated with the construction of the projects occurring in 2023, 2024, and 2025.

[5] SCAQMD Rule 403 requires implementation of various best available fugitive dust control measures for different sources for all construction activity sources within its jurisdictional boundaries. Dust control measures include, but are not limited to, maintaining stability of soil through pre-watering of site prior to clearing, grubbing, cut and fill, and earth-moving activities; stabilizing soil during and immediately after clearing, grubbing, cut and fill, and other earth-moving activities; stabilizing backfill during handling and at completion of activity; and pre-watering material prior to truck loading and ensuring that freeboard exceeds 6 inches. While SCAQMD Rule 403 requires fugitive dust control beyond watering control measures, compliance with Rule 403 is represented in CalEEMod by assuming twice daily watering of active sites (55% reduction in PM_{10} and $PM_{2.5}$ [CAPCOA 2022]).

Table 2. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Construction Year	VOCs	NO_x	CO	SO_x	PM_{10}[a]	$PM_{2.5}$[a]
	Pounds per Day					
2023	36.86	30.48	74.92	0.04	5.60	2.79
2024	3.56	27.46	27.69	0.05	3.48	1.88
2025	6.50	5.24	7.28	0.01	0.44	0.24
Maximum	*36.86*	*30.48*	*74.92*	*0.05*	*5.60*	*2.79*
SCAQMD threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold exceeded?	No	No	No	No	No	No

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District.
See Appendix A for detailed results.

[a] These estimates reflect control of fugitive dust (watering twice daily) required by SCAQMD Rule 403.

As shown in Table 2, the proposed projects' maximum daily construction emissions would not exceed SCAQMD thresholds for any criteria pollutant, and impacts would be less than significant.

Operation Emissions

Once construction is complete, a limited amount of operational activity associated with the stormwater capture facility (e.g., routine maintenance vehicle trips) would be required. Proposed park improvements would not expand the footprint of Simms Park or result in a major expansion of facilities that would induce substantial daily demand or daily park users. Vehicle trips associated with maintenance activities would be infrequent and would not generate daily vehicle-exhaust emissions that could exceed the SCAQMD significance thresholds.

Operation of the Teen & Senior Center would generate VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions from area, energy, and mobile sources. Area sources include emissions from consumer products, landscape equipment, and architectural coatings. Energy source emissions are associated with building electricity and natural gas usage (non-hearth). Electricity use would contribute indirectly to criteria air pollutant emissions; however, the emissions from electricity use are only quantified for greenhouse gases (GHGs) in CalEEMod, since criteria pollutant emissions occur at the site of the power plant, which is typically off site.

As discussed further in Section 3.17, Transportation, the proposed Teen & Senior Center building would generate permanent daily traffic during operation; however, the center will mostly house existing services that will be relocating from other buildings in Simms Park or elsewhere in the City and would not be entirely new trips. Therefore, with the exception of the addition of one new employee, a majority of traffic generated by the center is already occurring under existing conditions. For the purposes of providing a conservative analysis, mobile source emissions from all trips associated with the Teen & Senior Center were included in the analysis. Trip rates consistent with the transportation analysis were used in combination with the CalEEMod default trip lengths for the project site.

Emissions from these sources were estimated in CalEEMod Version 2022.1.1.11 using a combination of default assumptions and project-specific information provided by the applicant where available. Operational year 2026 was assumed consistent with the first full year following completion of projects construction.

Table 3 presents the estimated maximum daily emissions generated during operation of the proposed projects. Details of the emission calculations are provided in Appendix A.

Table 3. Estimated Maximum Daily Operations Criteria Air Pollutant Emissions

Source	VOCs	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per Day					
Mobile	1.18	0.98	10.33	0.02	0.91	0.17
Area	0.38	0.00	0.54	0.00	0.00	0.00
Energy	0.01	0.14	0.12	0.00	0.01	0.01
Maximum	*1.57*	*1.12*	*10.98*	*0.03*	*0.92*	*0.18*
SCAQMD threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District.
See Appendix A for detailed results.

As shown in Table 3, project-generated operational emissions would not exceed SCAQMD emission-based significance thresholds for any criteria pollutant.

Cumulative

Cumulative localized impacts would potentially occur if a project were to occur concurrently with another off-site project. Schedules for potential future projects near the project areas are currently unknown; therefore, potential impacts associated with two or more simultaneous projects would be considered speculative.[6] However, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation. Criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by SCAQMD. Cumulative PM_{10} and $PM_{2.5}$ emissions would be reduced because all future projects would be subject to SCAQMD Rule 403 (Fugitive Dust), which sets forth general and specific requirements for all projects within SCAQMD jurisdictional boundaries.

Therefore, the proposed projects would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and impacts would be less than significant during construction and operation.

[6] The CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145).

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated**.** Sensitive receptors are those individuals more susceptible to the effects of air pollution than the population at large. People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993).

The closest off-site sensitive receptors are single-family and multifamily residences adjacent to the north and south of the Simms Park ballfields and single-family residences across Oak Street from the proposed Teen & Senior Center site.

Localized Significance Thresholds

SCAQMD recommends a localized significance threshold (LST) analysis to evaluate localized air quality impacts to sensitive receptors in the immediate vicinity of the projects as a result of both proposed project activities. The impacts were analyzed using methods consistent with those in SCAQMD's Final Localized Significance Threshold Methodology (SCAQMD 2008a). The projects are located within Source-Receptor Area 5 (Southeast Los Angeles County). Although the closest receptors to the project sites are immediately adjacent, the shortest and most stringent receptor distance available in the SCAQMD LST Methodology is 25 meters (82 feet) and is what was assumed for this analysis.

Construction activities for both projects would result in temporary sources of on-site criteria air pollutant emissions associated with fugitive dust generation and exhaust from on-site construction equipment and diesel haul and vendor trucks. According to the Final Localized Significance Threshold Methodology, "off-site mobile emissions from the projects should not be included in the emissions compared to the LSTs" (SCAQMD 2008a). Trucks and worker trips associated with the projects are not expected to cause substantial air quality impacts to sensitive receptors along off-site roadways since emissions would be relatively brief in nature and would cease once the vehicles pass through the main streets. Nonetheless, because the project sites are relatively large, vehicle activity may occur within the projects' boundaries (i.e., fence line); therefore, a small portion (i.e., 1,000 feet [0.19 miles]) of the off-site vehicle travel for worker vehicles, vendor trucks, and haul trucks was conservatively assumed as on-site emissions for the LST analysis.

The maximum daily on-site emissions generated from construction of the proposed projects are presented in Table 4 and are compared to the SCAQMD localized significance criteria for Source-Receptor Area 5 to determine whether project-generated on-site emissions would result in potential LST impacts.

Table 4. Construction Localized Significance Thresholds Analysis – Unmitigated

Construction Year	NO_x	CO	PM_{10}	$PM_{2.5}$
	Pounds per Day			
2023	29.81	73.64	5.24	2.70
2024	27.19	26.42	3.28	1.83
2025	5.17	7.01	0.22	0.20
Maximum	*29.81*	*73.64*	*5.24*	*2.70*
SCAQMD LST Criteria[a]	*114*	*861*	*7*	*4*
Threshold exceeded?	**No**	**No**	**No**	**No**

Notes: NO_x = oxides of nitrogen; CO = carbon monoxide; PM_{10} = particulate matter with a diameter less than or equal to 10 microns (coarse particulate matter); $PM_{2.5}$ = particulate matter with a diameter less than or equal to 2.5 microns (fine particulate matter); SCAQMD = South Coast Air Quality Management District; LST = localized significance threshold.
The values shown are the maximum summer or winter daily emissions results from the California Emissions Estimator Model (CalEEMod). See Appendix A for detailed results.

[a] Localized significance thresholds are shown for a 2-acre disturbed area for a sensitive receptor distance of 25 meters in Source-Receptor Area 5 (Southeast Los Angeles County).

As shown, proposed construction activities would not generate emissions in excess of site-specific LSTs; therefore, localized impacts of the proposed projects would be less than significant.

CO Hotspots

Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed federal and/or state standards for CO are termed "CO hotspots." The transport of CO is extremely limited, as it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthy levels, affecting sensitive receptors. Typically, high CO concentrations are associated with severely congested intersections operating at an unacceptable level of service (LOS E or worse is unacceptable). Projects contributing to adverse traffic impacts may result in the formation of a CO hotspot. Additional analysis of CO hotspot impacts would be conducted if a project would result in a significant impact or contribute to an adverse traffic impact at a signalized intersection that would potentially subject sensitive receptors to CO hotspots. CO concentrations at congested intersections would not exceed the 1-hour or 8-hour CO CAAQS unless projected daily traffic would be over 100,000 vehicles per day. The projects' estimated vehicle trips anticipated during construction is minimal and is not of a magnitude expected to raise the traffic volumes at intersections within proximity of the projects to the 100,000 vehicles per day that could result in a CO hotspot.

Additionally, ambient CO levels are monitored at the SCAQMD Pico-Rivera air quality monitoring station, which is approximately 9.5 miles northeast of the project sites and represents ambient air quality in the project areas. Ambient CO levels monitored at this representative monitoring station indicate that the highest recorded 1-hour concentration of CO is 3.1 parts per million (ppm) (the state standard is 20 ppm) and highest 8-hour concentration is 1.7 ppm (the state standard is 9 ppm) during the past 3 years of available data (2020–2022) (EPA 2023). As discussed above, the highest CO concentrations typically occur during peak traffic hours, so CO impacts calculated under peak traffic conditions represent a worst-case analysis. Even if combined with the concentrations presented in the 2003 AQMP for the four worst-case intersections in the SCAB with average daily traffic of approximately 100,000 vehicles per day, the CO

concentrations at the Pico-Rivera air quality monitoring station would not exceed the 1-hour or 8-hour standards or result in a CO hotspot.

Given the considerably low level of CO concentrations in the project areas and the minimal increase in daily trips, project-related mobile emissions are not expected to contribute significantly to CO concentrations, and a CO hotspot is not anticipated to occur. In addition, due to continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing. The projects would result in a less-than-significant impact to air quality with regard to potential CO hotspots.

Toxic Air Contaminants

The greatest potential for toxic air contaminant (TAC) emissions during construction of both projects would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks. Use of heavy-duty construction equipment is subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions and use of diesel trucks is also subject to an Airborne Toxics Control Measure. The health risk assessment (HRA) analyzes long-term cancer and noncancer health risk from the projects' use of diesel equipment and trucks during construction.

The most recent guidance from the Office of Environmental Health Hazard Assessment (OEHHA) is the 2015 Risk Assessment Guidelines Manual (OEHHA 2015). Cancer risk parameters, such as age-sensitivity factors, daily breathing rates, exposure period, fraction of time at home, and cancer potency factors were based on the values and data recommended by OEHHA as implemented in Hotspots Analysis and Reporting Program Version 2 (HARP2). SCAQMD's Modeling Guidance for American Meteorological Society/ Environmental Protection Agency Regulatory Model (AERMOD) (SCAQMD 2023c), Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis (SCAQMD 2003b), and Risk Assessment Procedures for Rules 1401, 1401.1, and 212 (SCAQMD 2017) provide guidance to perform dispersion modeling for use in HRAs within the SCAB.

Risk Thresholds

The exhaust from diesel engines is a complex mixture of gases, vapors, and particles, many of which are known human carcinogens. Health effects from carcinogenic air toxics are usually described in terms of cancer risk. SCAQMD recommends a cancer risk threshold of 10 in 1 million.

Some TACs also increase noncancer health risk due to long-term (chronic) exposures. The chronic hazard index is the sum of the individual substance chronic hazard indices for all TACs affecting the same target organ system. A hazard index less than 1.0 means that adverse health effects are not expected. Accordingly, noncarcinogenic exposures of less than chronic hazard index 1.0 are considered less than significant.

In addition to these chronic health risk thresholds, SCAQMD recommends an acute hazard index of 1.0. However, whereas DPM has established cancer risk factors and relative exposure values for long-term chronic health hazard impacts, no short-term, acute reference exposure levels for DPM are established by CARB or OEHHA. Therefore, the HRA does not address acute exposures to DPM.

Methodology

The dispersion modeling was performed using AERMOD, which is the model SCAQMD requires for atmospheric dispersion of emissions. AERMOD (Version 21112) is a steady-state Gaussian plume model that incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of surface and elevated sources, building downwash, and simple and complex terrain.

Dispersion of DPM emissions was modeled using AERMOD; cancer risk and noncancer health impacts were then modeled using CARB's HARP2. A unit emission rate (1 gram per second) was normalized over the line of adjacent volume sources for the AERMOD run to obtain the "X/Q" values. X/Q is a dispersion factor that is the average effluent concentration normalized by source strength and is used to simplify the representation of emissions from project construction. The maximum concentrations were determined for the 1-hour and period-averaging periods.[7]

HARP2 (Air Dispersion Modeling and Risk Tool, Version 22118) implements the March 2015 OEHHA age-weighting methodology for assessing toxics risks. The projects' potential cancer and noncancer construction-related health impacts were evaluated assuming an exposure duration of approximately 20 months and starting at the third trimester of pregnancy. A construction HRA CalEEMod run was performed to estimate on-site emissions of exhaust PM_{10}, which was used as a surrogate for DPM.[8] The predominant source of construction exhaust PM_{10} is operation of off-road diesel construction equipment. However, it was conservatively assumed that emissions from heavy-duty haul and vendor trucks, which could be diesel- or gasoline-fueled, traveling 1,000 feet would occur on site to represent potential on-site travel and nearby local off-site travel. Total exhaust PM_{10} emissions from CalEEMod were averaged over the projects' construction durations to estimate the annual and hourly exposure, which were estimated to be 132 pounds per year and 0.064 pounds per hour of DPM. Consistent with SCAQMD guidance, the Risk Management Policy using the Derived Method was used to estimate cancer risk, and the OEHHA Derived Method was used to estimate chronic noncancer risk (SCAQMD 2017). The cancer and noncancer risk results were then compared to SCAQMD thresholds to assess projects' impact significance. Principal parameters of this modeling are presented in Table 5. The results of the HRA analysis are presented in Table 6.

Table 5. Construction Health Risk Assessment AERMOD Construction Principal Parameters

Parameter	Details
Meteorological Data	The latest 5-year (2010–2012, 2015–2016) meteorological data for the Pico-Rivera station (PICO, Station ID 3166) from SCAQMD were downloaded, then input to AERMOD.
Urban versus Rural Option	Urban areas typically have more surface roughness as well as structures and low-albedo surfaces that absorb more sunlight—and thus more heat—relative to rural areas. According to SCAQMD guidelines, the urban dispersion option was selected.

7 Period-averaging periods means entire met data period averaging.

8 Under California regulatory guidelines, DPM is used as a surrogate measure of carcinogen exposure for the mixture of chemicals that make up diesel exhaust as a whole. The California Environmental Protection Agency has concluded that "potential cancer risk from inhalation exposure to whole diesel exhaust will outweigh the multi-pathway cancer risk from the speciated components" (OEHHA 2015).

Table 5. Construction Health Risk Assessment AERMOD Construction Principal Parameters

Parameter	Details
Terrain Characteristics	Digital elevation model files were imported into AERMOD so that complex terrain features were evaluated as appropriate. Per SCAQMD guidance, the National Elevation Dataset with resolution of 1/3 arc-second was used (SCAQMD 2023c).
Receptors	To ensure receptors in the nearby project area were adequately captured, a fine uniform Cartesian grid of receptors spaced 10 meters (33 feet) apart, 410 meters (1,345 feet) across, was included in the AERMOD run. To include all potential sensitive receptors in all directions of the project site that may be impacted by project construction, consistent with the SCAQMD recommendations for AERMOD (SCAQMD 2022), a coarse uniform Cartesian grid of receptors spaced ≤ 50 meters (164 feet) apart, 1,000 meters (3,281 feet) from the project site, was placed around the project site.
Emission Sources and Source Release Parameters	Air dispersion modeling of construction activities was conducted using emissions generated using CalEEMod, assuming 5 days per week and 22 days per month. For cancer or chronic noncancer risk assessments, the average cancer risk of all years modeled was used. The construction equipment DPM emissions were modeled as a line of adjacent volume sources where construction activity is anticipated to occur. The line of adjacent volume sources was assumed to have a release height of 5 meters, a plume height of 10 meters, and a plume width of 9 meters (SCAQMD 2023c).

Source: See Appendix A for detailed results.
Notes: AERMOD = American Meteorological Society/U.S. Environmental Protection Agency Regulatory Model; SCAQMD = South Coast Air Quality Management District; CalEEMod = California Emissions Estimator Model; DPM = diesel particulate matter.

Table 6. Unmitigated Construction Health Risk Assessment Results

Impact Parameter	Units	Project Impact	CEQA Threshold	Level of Significance
MICR (residential)	Per Million	59.84	10.0	**Potentially Significant**
HIC	Not Applicable	0.04	1.0	Less than Significant

Notes: CEQA = California Environmental Quality Act; MICR = maximum individual cancer risk ;HIC = chronic hazard index.

As shown in Table 6, the results of the HRA demonstrate that the TAC exposure from construction diesel exhaust emissions would result in a cancer risk above the 10 in 1 million threshold and a chronic hazard index less than 1. Therefore, TAC emissions from construction of the projects would result in a potentially significant impact and warrant implementation of construction-phase mitigation. Mitigation Measure (MM) AQ-1, which requires use of Tier 4 Final engines for off-road equipment to reduce DPM emissions during both projects' construction, is detailed below.

Table 7 summarizes the results of the HRA after implementation of MM-AQ-1 for construction of the proposed projects. As shown, after mitigation, TAC exposure from construction diesel exhaust emissions would result in a cancer risk below the 10 in 1 million threshold, and the chronic hazard index would still be less than the 1.0 threshold. Therefore, after mitigation, the projects would result in a less-than-significant impact related to exposure to TAC emissions during construction.

Table 7. Mitigated Construction Health Risk Assessment Results

Impact Parameter	Units	Project Impact	CEQA Threshold	Level of Significance
MICR (residential)	Per Million	8.48	10.0	Less than Significant
HIC	Not Applicable	0.01	1.0	Less than Significant

Notes: CEQA = California Environmental Quality Act; MICR = maximum individual cancer risk ;HIC = chronic hazard index.

MM-AQ-1 Require Use of Tier 4 Off-Road Equipment During Construction. Before issuing a notice to proceed for construction activities, the City of Bellflower (City) shall require its construction contractor to demonstrate that all diesel-powered equipment is powered with California Air Resources Board––certified Tier 4 Final engines.

An exemption from this requirement may be granted if (1) the City documents equipment with Tier 4 Final engines are not reasonably available; and (2) the required corresponding reductions in criteria air pollutant emissions can be achieved for the project from other combinations of construction equipment. Before an exemption may be granted, the City's construction contractor shall demonstrate that (1) at least two construction fleet owners/operators in the County of Los Angeles were contacted and that those owners/ operators confirmed Tier 4 equipment could not be located within the County of Los Angeles during the desired construction schedule; and (2) the proposed replacement equipment has been evaluated using the California Emissions Estimator Model (CalEEMod) or another industry standard emission estimation method and documentation provided to the City to confirm that necessary project-generated emissions reductions are achieved.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the projects. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, and architectural coatings. Such odors would disperse rapidly from the project sites and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) 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) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Dudek conducted a literature review and field visit to determine the existing biotic and abiotic conditions and the presence of sensitive biological resources within the project site and a 100-foot buffer (study area).

Literature Review

The following data sources were reviewed to assist with the analyses:

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CDFW 2023a)
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (USFWS 2023a)
- California Native Plant Society's Online Inventory of Rare and Endangered Vascular Plants (CNPS 2023)
- USFWS Wetland Mapper online viewer (USFWS 2023b)
- U.S. Department of Agriculture Web Soil Survey (USDA 2023)
- CDFW Biogeographic Information and Observation System (CDFW 2023b)
- Current and historical aerial imagery and topographic maps (Google Earth 2023; NETR 2023a, 2023b)

Field Visit

Dudek Biologist Eilleen Salas performed a field survey on March 2, 2023. Temperatures during the survey were between 64°F and 67°F, with 0% cloud cover and wind speeds ranging between 1 and 5 miles per hour. The biological survey included vegetation mapping, the mapping of sensitive biological resources (if present) within the study area, and an evaluation of the potential for special-status species to occur. The species lists are included as Appendix B, Biological Resources Species Lists, to this MND.

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 Game or U.S. Fish and Wildlife Service?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. There are 40 special-status plant species and 34 special-status wildlife species with recorded occurrences in the U.S. Geologic Survey's South Gate California 7.5-minute topographic quadrangle, in which the projects are located, and eight surrounding quadrangles (CDFW 2023a; CNPS 2023; USFWS 2023a). For a full list of species identified within the project sites, see Appendix B. The study area primarily supports two land cover types (ornamental plantings and urban/developed). No special-status plants or wildlife were found to have a potential to occur (see Appendix B); therefore, any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS, is not expected to occur due to the lack of suitable habitat. No impact to these biological resources would occur as a result of the projects.

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 Game or U.S. Fish and Wildlife Service?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The study area predominantly supports two land cover types (ornamental plantings and urban/developed), and the project sites are within upland areas. The study area does not contain any riparian

habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS. No impact to these biological resources would occur as a result of the projects.

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?***

Stormwater Capture Project and Teen & Senior Center Project

No Impact. Refer to Section 3.4(b). The study area does not contain any state or federally protected wetlands; no impact to these resources would occur as a result of the projects.

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 wildlife corridors, or impede the use of native wildlife nursery sites?***

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. Wildlife species observed during the biological resources survey include common species found in an urbanized settings such as American crow (*Corvus brachyrhynchos*), red-tailed hawk (*Buteo jamaicensis*), black phoebe (*Sayornis nigricans*), Anna's hummingbird (*Calypte anna*), and house finch (*Haemorhous mexicanus*). The study area is not located within any designated wildlife corridors or habitat linkages, so impacts on wildlife corridors and habitat connectivity would not occur as a result of the projects. However, on-site trees and shrubs provide suitable nesting habitat for bird species protected under the Migratory Bird Treaty Act (16 USC 703–712) and Fish and Game Code Sections 3503.5, 3503, and 3513. Vegetation trimming or removal associated with the projects could cause mortality to young or breeding adults and/or destruction of eggs or active nests if occurring during the general nesting season of February 1 through August 31. Implementation of **MM-BIO-1**, which requires nesting bird avoidance, would reduce potential direct impacts to nesting birds to a less-than-significant level.

Potential short-term indirect impacts to special-status wildlife could result from noise generated by construction activities conducted during the avian breeding season (February 1 through August 31). Construction-related noise has the potential to disrupt reproductive and feeding activities for nesting birds, potentially causing mortality due to the abandonment of an active nest. These indirect impacts would be considered significant, absent mitigation. Implementation of MM-BIO-1 (nesting bird avoidance) would reduce these potential indirect impacts to nesting birds to a less-than-significant level.

MM-BIO-1 Nesting Bird Avoidance. Project construction shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act and California Fish and Game Code to protect active bird/raptor nests. Vegetation removal shall occur during the non-breeding season for nesting birds and nesting raptors (October 1–January 31) to avoid impacts to nesting birds and raptors. If the project requires that work be performed during the breeding season for nesting birds (March 1–September 30) and nesting raptors (February 1–June 30), a pre-construction survey shall be conducted in the study area by qualified biologists for nesting birds and/or raptors within 3 days before project activities in order to

avoid direct impacts on active nests. If the biologist does not find any active nests within or immediately adjacent to the impact areas, the vegetation clearing/construction work shall be allowed to proceed.

If the biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified biologist: (1) clearing limits shall be established within a buffer around any occupied nest; and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified biologist. The buffer shall be 100–300 feet for non-raptor nesting birds and 300–500 feet for nesting raptors. Construction can proceed into the buffer if the qualified biologist determines that the nest is no longer active.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The proposed project plans to remove 48 existing trees during the construction activity and install 50 trees within the projects' footprint. BMC Section 12.08.090 states removal, alterations, damage, reparation, or replacement of trees within the public right-of-way requires a permit, but because these projects are being undertaken by the City, they are exempt from this requirement. Therefore, there is no conflict with any local policies or ordinances protecting biological resources, and therefore no impact would occur.

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?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The study area is not within any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan (CDFW 2019). Accordingly, the projects would not conflict with the provisions of an adopted conservation plan, and no impact would occur.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

The analysis presented in this section is based on the results of archival research and a pedestrian survey conducted by Dudek, as well as review of geotechnical reports prepared for the two projects, as referenced below.

Geology and Soils Setting

The geotechnical report, Geotechnical Design Report, John Simms Park, Stormwater Capture and Storage Facilities, 16614 South Clark Avenue, Bellflower, California (Tetra Tech 2022), was prepared for Craftwater Engineering, Inc. in June 2022 to determine subsurface geological conditions and inform design of the stormwater capture project. A second geotechnical report, Geotechnical Design Report Rev. 1, Bellflower Youth and Senior Citizen Center, 16614 South Clark Avenue, Bellflower, California (Tetra Tech 2023), was prepared for the City of Bellflower in January 2023 to provide design input for the Teen & Senior Center. Soils encountered in preparation of both reports include artificial fill and native alluvium (Qyf). Depending on the location tested, native alluvium was encountered at the surface or underlying the artificial fill soils.

Archival Research

On May 19, 2022, Dudek conducted a search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 0.5-mile radius of the project sites. The CHRIS search also included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list.

Results of the CHRIS database records search indicate that 11 previous cultural resource studies were conducted within the records search area between 1997 and 2011. None of the previous studies overlap with the project sites. The closest area studied is located approximately 1,180 feet northeast of the project sites. The entirety (100%) of the project sites have not been subject to previous cultural investigations. Previous cultural resources studies within a 0.5-mile radius of the project sites are listed in Appendix C1, Cultural Resources Information Records Search Results (confidential).

The SCCIC records indicate that one cultural resource was previously recorded within a 0.5-mile of the project sites; however, this resource is not located within or adjacent to the current project sites. The singular resource is a historic built environment resource. No historic-period or prehistoric archaeological resources were identified within the project sites or the 0.5-mile records search radius. Recorded cultural resources identified within the records research radius are presented in Appendix C1 (confidential).

In addition to the SCCIC records search, Dudek consulted historical topographic maps and aerial photographs through Nationwide Environmental Title Research and the Map and Imagery Laboratory at the University of California, Santa Barbara Library, to better understand any natural or human-made changes to the project sites and surrounding properties over time. Historical map review included the 1938 Kirkman-Harriman Historical Map, which was prepared based on review of historic documents and notes and identifies general locations of Native American villages that were known to have existed during the period of Spanish settlement in the region. The map shows the project sites are approximately 0.75 miles east of an unnamed "ancient" road. This map is highly generalized due to scale and age and may be somewhat inaccurate with regards to distance and location of mapped features. While the map is a valuable representation of post-colonization mission history, it is limited to a specific period of Native American history, and substantiation of the specific location and uses of the represented individual features should be verified by archaeological records and/or other primary documentation. No archaeological evidence of the nearest mapped villages on the 1938 Kirkman-Harriman map was provided in the available SCCIC records or as the result of a review of other archaeological information for the project sites and surrounding area. This may suggest that the villages are either likely no nearer than 0.5-miles from the project sites or, if existent within the records search radius, subsurface deposits associated with the villages have not yet been discovered.

Pedestrian Survey

Dudek conducted an archaeological pedestrian survey of the project sites on April 13, 2023. In consideration of the geotechnical report findings and present use of the project sites as a recreational facility with maintained lawns, recreational field uses, existing ancillary facilities, and paved parking lots and walkways, formal parallel transects, spaced no greater than 15 meters apart (approximately 50 feet), were employed within landscaped/lawn areas. In areas of development (i.e., extant buildings/structures, paved walkways, and paved parking lots) or areas where the ground surface was obscured by other means, a mixed approach (opportunistic survey) and reconnaissance survey (visual inspection) were utilized, selectively examining areas of exposed ground surfaces, where possible.

The survey area included the entirety of the project sites. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, ground stone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as rodent burrows, cut banks, landscaped areas, base of trees, and drainages, if present, were also visually inspected for exposed subsurface materials.

No archaeological resource materials were observed within the project sites; however, due to the presence of fill soils and the dense grasses within the recreational fields with grassy lawns, observation of intact native soils was limited to the pockets of exposed soils at the base of trees and at the locations of the subsurface exploratory geological investigations. Soils observed appear consistent with the U.S. Department of Agriculture's description of Urban land-Hueneme, drained-San Emigdio complex.

Built Environment Inventory and Evaluation Report

Because the Teen & Senior Center project entails demolition of an existing structure over 45 years old and would construct and operate a new building adjacent to another existing structure older than 45 years, the City contracted with Dudek to prepare the Built Environment Inventory and Evaluation Report for the projects, which is included in Appendix C2. The report presents the results of archival research, interviews, and field investigation to record and evaluate the existing buildings for historical significance and integrity in consideration of potential listing in the NRHP and the CRHR.

The two historic built resources evaluated in the report are the Municipal Storage Building at 16518 Clark Avenue and the Woman's Club of Bellflower Building at 9402 Oak Street (Woman's Club Building). The report concludes the Municipal Storage Building is ineligible for the NRHP and CRHR due to a lack of significant historical associations and architectural merit. The report concludes the Woman's Club Building does appear eligible for listing in the NRHP and the CRHR under Criterion A/1 within the area of "Social History" and as an early community organization serving the people of Bellflower. Based on this determination, the Woman's Club Building is considered a historical resource for the purposes of CEQA analysis. This resource has been assigned a California Historical Resource Status Code of 3S (appears eligible for NR [National Register] as an individual property through survey evaluation).

As described in the Built Environment Inventory and Evaluation Report (Appendix C2), the Woman's Club of Bellflower was organized in 1921 and federated with the General Federation of Women's Clubs in 1923, before it was incorporated in 1926. Before the club established itself at its current location in 1930, meetings were hosted at various locations including the homes of members, the Masonic Hall, and a theater building from 1921 to 1927. Research indicates that the current Woman's Club Building was constructed in 1927 and originally used as a church until the Woman's Club established its headquarters at the property in 1930.

The Woman's Club of Bellflower continues to support community needs; local philanthropies; youth organizations such as the YMCA, Girl Scouts, and Campfire Girls; and other various established agencies. The full results of the historical research of the Woman's Club and the Woman's Club Building is available in Appendix C2.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Stormwater Capture Project

No Impact. The proposed stormwater capture project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. While the study area delineated for this project contains one historic building—the Woman's Club at 9402 Oak Street (Assessor's Parcel Number 7106-003-001)—that is considered a historical resource for the purposes of CEQA, none of the physical characteristics that convey its historical significance would be altered or materially impaired due to the implementation of the proposed project. The building occupies a corner parcel adjacent to the northwest boundary of Simms Park and is sufficiently distant from construction and operational activities that it would not be subject to any adverse direct or indirect effects caused by the proposed project.

The proposed stormwater capture and filtration facility would be constructed approximately 700 feet southeast of the Woman's Club Building. This facility consists of a subsurface storage gallery beneath the

existing sports field and would also feature an aboveground chain-link perimeter fence rising to a maximum height of 20 feet within the eastern portion of the park. The proposed project would also involve ground disturbance to construct a trench for an underground pipeline traversing the western half of Simms Park from the subsurface storage gallery to an existing storm drain along Clark Avenue. The underground pipeline would be located approximately 65 feet south of the Woman's Club Building and 20 feet south of the Municipal Storage Building, which is not considered a historical resource under CEQA and was determined ineligible for the NRHP and CRHR. The proposed construction activities are sufficiently distant so as not to cause any adverse vibration or visual impacts on the Woman's Club. Additionally, because the Woman's Club does not derive its significance from a quiet setting, project-related construction and operational noise would not result in material impairment of the property's significance. Overall, the proposed stormwater capture project would have no impact on the Woman's Club Building, the only historical resource identified within the project study area.

Teen & Senior Center Project

Less-than-Significant Impact. The proposed construction of the Teen & Senior Center project would not cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. Two historic built resources over the age of 45 years were identified within the project study area. One of these resources is the Woman's Club Building, which was evaluated in accordance with CEQA Guidelines Section 15064.5(a)(2)–(3) using the criteria outlined in CEQA Section 5024.1 and determined to be a historical resource for the purposes of CEQA. The resource was evaluated for historical significance under criteria outlined in the NRHP and CRHR and found to meet NRHP Criterion A and CRHR Criterion 1. The resource also satisfies NRHP Criteria Consideration G because it possesses exceptional importance at the local level of significance for its association with the Woman's Club of Bellflower, which is recognized as one of the foremost social and cultural institutions in Bellflower. For over 90 years, the Woman's Club has contributed to the social and community development of Bellflower through its philanthropic outreach. Consequently, the subject property appears eligible under NRHP Criterion A and CRHR Criterion 1.

Adjacent to the Woman's Club will be the proposed Teen & Senior Center. This new building will have an L-shaped plan that will wrap around the south and east facades of the one-story Woman's Club. The new Teen & Senior Center will also be one-story, rising to a maximum height of 26 feet and 8 inches from a concrete slab foundation. The proposed new building will be constructed on the site of a recently demolished one-story building that stood adjacent to the east facade of the Woman's Club, as well as the current site of the one-story, existing Municipal Storage Building, which will be demolished as part of the proposed project. Because the height of the new Teen & Senior Center will be visually consistent with the one-story height of the Woman's Club and adjacent buildings, and because the surrounding setting of the park and the neighborhood does not contribute to the historical significance of the Woman's Club, the construction and operation of the proposed project would not result in any adverse direct or indirect visual impacts on the historic building. Additionally, the proposed project is not anticipated to produce vibration or noise levels that would materially impair any of the physical characteristics that contribute to the significance of the Woman's Club. Accordingly, the proposed project would have a less-than-significant impact on the Woman's Club, and no mitigation would be required.

The second historic built resource over 45 years of age that was identified within the project study area is the Municipal Storage Building at 16518 Clark Avenue (Assessor's Parcel Number 7106-003-902).

Constructed in circa 1942, this one-story utilitarian building with Mid-Century Modern architectural features was determined ineligible for listing in the NRHP and CRHR. Additionally, the building was evaluated in accordance with CEQA Guidelines Section 15064.5(a)(2)–(3) using the criteria outlined in CEQA Section 5024.1 and determined not to be a historical resource for the purposes of CEQA. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource, and impacts would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. A CHRIS database records search, background research (including a review of a geotechnical report), and archaeological pedestrian survey were conducted in support of the CEQA analysis performed for the projects. The CHRIS records search identified one previously recorded historic built environment resource within the 0.5-mile records search area. No records of previously recorded historic-period or prehistoric archaeological resources were identified within the project sites or the 0.5-mile records search radius as a result of the CHRIS records search conducted at the SCCIC. Additionally, a review of the CHRIS records search results revealed that 11 cultural resource studies have been conducted within a 0.5-mile of the project sites. None of these studies address the project sites. This suggests that the project sites have not been subject to any archaeological investigations, including pedestrian surveys, prior to the placement of fill soils or development of the project sites.

A review of historical topographic maps and aerial photographs indicates that the project sites were subjected to steady and consistent ground disturbance, shifting from undeveloped land in the late 1890s and transforming steadily to include the development of paved parking lots and buildings between the early 1950s to the early 1990s. By 2020, the project sites are shown to be consistent with the present-day site conditions. Further, as previously discussed, a review of the 1938 Kirkman-Harriman Historical Map shows that before channelization, the historical alignment of the Los Angeles River, Rio Hondo River, and San Gabriel River are mapped approximately 2.5 miles west, 2.6 miles west, and over 2 miles to the east, respectively, of the project sites. No waterways or washes are mapped in the Kirkman-Harriman map as within or proximal to the project sites.

No cultural materials were observed within the project sites as a result of the pedestrian survey. Subsurface exploratory investigations identified artificial fill soils at depths from surface to between 2 and 2.5 feet below ground surface, within the developed and paved parking lot of the northwestern portion of the project sites. All other investigated locations encountered native alluvium from surface to the maximum depths explored. The presence of the fill soil is an indication that any potential cultural material from surface to between 2 and 2.5 feet below ground surface within the developed/paved parking lot area of the project sites have been previously displaced from the primary depositional location, buried, or destroyed. Additionally, the presence of fill soils demonstrates that the native soils upon and within which cultural deposits would exist in context was not observed during the survey. Moreover, observation of native soils was limited to the pockets of exposed soils at the base of trees and at the locations of the subsurface exploratory geological investigations within the eastern portion of the project sites.

Overall, while the potential to encounter subsurface intact deposits within native soils to the depths of proposed ground disturbance within the project sites is considered low, there is a possibility for archaeological resources to be encountered during project implementation. For these reasons, the project sites should be treated as potentially sensitive for archaeological resources. In the event that unanticipated archaeological resources are encountered during project implementation, impacts to these resources would potentially be significant.

Thus, mitigation is required to address impacts related to the inadvertent discovery of archaeological resources, as outlined in **MM-CUL-1, MM-CUL-2,** and **MM-CUL-3**. **MM-CUL-1** requires that all project construction personnel participate in a Workers Environmental Awareness Program training for the proper identification and treatment of inadvertent discoveries. **MM-CUL-2** requires the retention of an on-call qualified archaeologist to respond and address any inadvertent discoveries, including the retention of a Native American monitor. **MM-CUL-3** requires construction work occurring within 100 feet of a cultural resource discovery be immediately halted until the qualified archaeologist, meeting the Secretary of Interior's Professional Qualification Standards for Archaeology, can assess and evaluate the discovery pursuant to CEQA; this measure also outlines the protocols for the final disposition of inadvertent discoveries. Additionally, **MM-CUL-3** requires the inadvertent discovery clause be included on all construction plans. With implementation of **MM-CUL-1, MM-CUL-2,** and **MM-CUL-3**, significant impacts to archaeological resources would be reduced to less than significant with mitigation incorporated.

MM-CUL-1 Workers Environmental Awareness Program. Prior to the start of construction activities, all construction personnel and monitors shall be trained regarding identification and treatment protocol for inadvertent discoveries of cultural resources and human remains. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries of cultural resources and human remains. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of materials that may be identified during ground-disturbing activities and explain the importance of and legal basis for the protection of human remains and significant cultural resources. Each worker shall also be trained in the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include but are not limited to work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitoring staff.

MM-CUL-2 Retention of an On-Call Qualified Archaeologist. The City shall retain a qualified archaeologist who will be on-call during project construction to respond to and address any inadvertent discoveries identified during ground-disturbing activities, whether within disturbed, imported, or native soils, for the duration of construction activities. Any identified cultural resources shall be assessed and evaluated pursuant to CEQA. A qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee these efforts.

MM-CUL-3 Inadvertent Discovery Clause. Should cultural resources (sites, features, or artifacts) be exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop, and the qualified archaeologist shall be immediately notified to assess the significance of the find and determine whether or not

additional study is warranted. Depending upon the significance of the find, the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, data recovery, or monitoring may be warranted. If it is determined that monitoring is warranted, a qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, shall oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor shall be responsible for maintaining daily monitoring logs.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. No prehistoric or historic-period burials, including those interred outside of formal cemeteries, were identified within the project sites as a result of the CHRIS records search or pedestrian survey. Should human remains be unexpectedly encountered during ground-disturbing activities, they shall be treated consistent with applicable law including, without limitation, Health and Safety Code Section 7050.5, PRC Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with Section 7050.5 of the Health and Safety Code, if human remains are found, the county coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains can occur until the county coroner has determined the appropriate treatment and disposition of the human remains. If the county coroner determines that the remains are, or are believed to be, Native American, the county coroner shall follow all required protocols according to PRC Section 5097.98. Compliance with these regulations would ensure that impacts to human remains resulting from the projects would be less than significant.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Project implementation would result in energy use for construction and operation, including use of electricity, natural gas, and petroleum-based fuels. The electricity and natural gas used for construction of the proposed projects would be temporary, would be substantially less than that required for project operations, and would have a negligible contribution to the projects' overall energy consumption.

The proposed projects' impact on energy resources is discussed separately below for construction and operation. Dudek estimated energy consumption (electricity, natural gas, and petroleum consumption) using CalEEMod data from the air quality and GHG assessment, which in turn was based on assumptions developed in consultation with the project design engineers. For further detail on the assumptions and results of the energy analysis, please refer to the Appendix A.

Construction Energy Use

Electricity

Electricity consumed during construction of both projects would vary throughout the construction period based on the construction activities being performed. Various construction activities would require electricity, including the conveyance of water that would be used for dust control (supply and conveyance) and electricity to power any necessary lighting, electronic equipment, or other construction activities necessitating electrical power. Such electricity demand would be temporary and nominal and would cease upon the completion of construction. Southern California Edison is the electricity provider to the project sites and provided approximately 81,000 gigawatt-hours of electricity in 2021 (CEC 2023a). Overall, construction activities associated with the proposed projects would require limited electricity consumption, which would not be expected to have an adverse impact on available Southern California Edison electricity supplies and infrastructure. Therefore, the use of electricity during construction of both projects would not be wasteful, inefficient, or unnecessary.

Natural Gas

There would be no natural gas used during construction. Equipment and vehicles would be powered by petroleum-based fuels as discussed below. Therefore, the use of natural gas during construction of both projects would not be wasteful, inefficient, or unnecessary.

Petroleum-Based Fuels

Petroleum-based fuel usage represents most energy consumed during construction. Petroleum fuels would be used to power off-road construction vehicles and equipment on the project sites, construction worker travel to and from the project sites, and delivery and haul truck trips (e.g., hauling of material to disposal facilities).

Fuel consumption from construction equipment and vehicles was estimated by converting the total carbon dioxide (CO_2) emissions from each construction phase to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. All off-road equipment and hauling and vendor trucks are assumed to be diesel, while worker vehicles are assumed to be gasoline. For the purposes of energy estimation, construction is anticipated to occur between 2023 and 2025, over a 20-month duration. The conversion factor for gasoline is 8.78 kilograms per metric ton (MT) CO_2 per gallon, and the conversion factor for diesel is 10.21 kilograms per MT CO_2 per gallon (The Climate Registry 2021). The estimated diesel fuel usage from construction equipment for Phase I and Phase II of the projects are shown in Table 8.

Table 8. Estimated Construction Fuel Use

Source	Fuel Use (gallons)	
	Diesel	Gasoline
Off-Road Equipment	41,291	0
Haul Trucks	7,187	0
Vendor Trucks	2,137	0
Worker Trips (passenger vehicles)	—	3,161
On-Site Trucks	90	0
Total	**50,705**	**3,161**

Source: Conversion factors from The Climate Registry (2021).
Note: See Appendix A for complete results.

As shown in Table 8, construction of the projects are anticipated to consume 3,161 gallons of gasoline and 50,705 gallons of diesel over construction of the proposed projects. During the construction period, in Los Angeles County it is estimated that 8.6 billion gallons of petroleum will be used by on-road vehicles and 86.3 million gallons for off-road equipment (CARB 2022). The proposed projects would be required to comply with the CARB Airborne Toxics Control Measure, which restricts heavy-duty diesel vehicle idling time to 5 minutes. Furthermore, the proposed projects would be subject to CARB's In-Use Off-Road Diesel Vehicle Regulation, which requires the vehicle fleet to reduce emissions by retiring, replacing, or repowering older engines, or installing Verified Diesel Emissions Control Strategies. Therefore, impacts associated with construction would be less than significant.

Operational Energy Use

Once construction is complete, operation of the proposed stormwater capture facility would involve routine maintenance activities performed by the City, including removal of debris and pollutant constituents from the treatment devices, pump testing and calibration, and cleaning the storage reservoir. Additionally, proposed park improvements would not expand the footprint of Simms Park or result in a major expansion of facilities that would induce substantial demand or park users. The energy used for maintenance purposes would be minimal and would decrease over time, as staff vehicles and equipment become increasingly efficient, in accordance with the energy efficiency and GHG reduction standards.

Operation of the Teen & Senior Center would require use of electricity, natural gas, and petroleum fuel, as described below.

Electricity

The proposed projects would require electricity for multiple purposes at buildout, including cooling, lighting, and appliances. Additionally, the supply, conveyance, treatment, and distribution of water would indirectly result in electricity usage. Electricity consumption associated with project operations is based on the CalEEMod outputs presented in Appendix A.

CalEEMod default values for energy consumption for the proposed projects were applied for the projects' analysis. The energy use from non-residential land uses is calculated in CalEEMod based on the California Commercial End-Use Survey database. Energy use in buildings (both natural gas and electricity) is divided by the program into end-use categories subject to Title 24 requirements (end-uses associated with the building envelope, such as the heating, ventilating, and air conditioning [HVAC] system, water heating system, and integrated lighting) and those not subject to Title 24 requirements (such as appliances, electronics, and miscellaneous "plug-in" uses).

Total annual electricity demand associated with proposed project operations would be approximately 118,518 kilowatt-hours per year. For context, in 2021, California used approximately 280 billion kilowatt-hours of electricity (CEC 2023b). Locally, in 2021, non-residential electricity demand in Los Angeles County was approximately 44 billion kilowatt-hours (CEC 2023b).

Title 24 of the California Code of Regulations (CCR) imposes California's building standards statewide. The most recent amendments to Title 24, as amended by the BMC, became effective on January 1, 2023. The applicable Title 24 standards would ensure that the energy demands would not be inefficient, wasteful, or otherwise unnecessary, and the projects' effects on electrical demands during operation would be less than significant.

Natural Gas

The operation would require natural gas for various purposes, including to heat water and operate appliances. Natural gas consumption associated with operation is based on the CalEEMod outputs presented in Appendix A.

The proposed projects are anticipated to consume approximately 528,818 kilo-British thermal units of natural gas per year. For context, in 2021, California consumed approximately 1,192 billion kilo-British thermal units of natural gas. Locally, in 2021, non-residential uses in Los Angeles County consumed about 174.3 billion kilo-British thermal units of natural gas (CEC 2023b). The proposed projects would make up approximately 0.00004% and 0.003% of total statewide and county-wide natural gas consumption, respectively. As such, the impact to natural gas–related supply and infrastructure capacity would be minor, and the projects' effects on natural gas demands during operation would be less than significant.

Petroleum

During operation, the majority of fuel consumption resulting from the projects would involve the use of motor vehicles traveling to and from the project sites by visitors of the Teen & Senior Center.

Petroleum fuel consumption associated with motor vehicles traveling to and from the project sites are a function of the vehicle miles traveled (VMT) as a result of project operations. As shown in Appendix A, and

as discussed in Section 3.3 and Section 3.8 the annual VMT attributable to the proposed projects were estimated based on project-specific trip generation information and CalEEMod default values for the proposed land use. Similar to the construction worker and truck trips, fuel consumption from students and facility is estimated by converting the total CO_2 emissions from operation of the projects to gallons using the conversion factors for CO_2 to gallons of gasoline or diesel. Based on the annual fleet mix provided in CalEEMod, approximately 80% of the fleet are assumed to run on gasoline, while the remaining 20% are assumed to run on diesel. In the first (full) year of assumed operations (2026), the proposed projects would consume approximately 30,394 gallons of gasoline and 6,523 gallons of diesel from vehicle travel. By comparison, California as a whole consumed approximately 22 billion gallons of petroleum in 2020 (EIA 2023), and in 2021 Los Angeles County consumed approximately 3,061 million gallons of gasoline and 224 million gallons of diesel (CEC 2022).

In summary, implementation of the projects would increase the demand for electricity and natural gas at the project sites and petroleum consumption in the region during construction and operation. However, because the projects would be consistent with current regulations and policies, the projects would not be wasteful or inefficient and would not result in unnecessary energy resource consumption. The projects' energy consumption demands during construction and operation would conform to the state's Title 24 standards such that the projects would not be expected to wastefully use gas and electricity. Since the proposed projects would comply with Title 24 building standards, the proposed projects would not directly require the construction of new energy generation or supply facilities or result in wasteful, inefficient, or unnecessary consumption of energy. Impacts would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact**.** The proposed projects would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. At a minimum, the proposed projects would be subject to and would comply with the California Building Standards Code, as adopted by the BMC, within Title 24. Additionally, as discussed in Section 3.8, the proposed projects would not conflict with the City's climate action plan (CAP), which was adopted in 2012 to achieve GHG reductions in alignment with the state's AB 32 target (i.e., 1990 emission levels by 2020), in part, through goals and strategies that support increased energy efficiency.

The proposed projects would also not conflict with CARB's Climate Change Scoping Plan, which identifies several strategies to reduce GHG emissions through energy efficiency. As discussed in further detail in Section 3.8, the proposed projects would be subject to these strategies as many are state actions requiring no involvement at the project level. As such, implementation of the proposed projects would not conflict with applicable plans for energy efficiency, and the impacts during construction and operation would be less than significant.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) 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 waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Tetra Tech prepared two separate geotechnical evaluations, one for the Stormwater Capture Project, dated June 20, 2022, and one for the Teen & Senior Center, dated January 6, 2023. The geotechnical evaluations are included as Appendix D to this MND. Further detail on the background and methodologies regarding the geology and soils analysis is found in Appendix D.

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

and

ii) Strong seismic ground shaking?

Stormwater Capture Project

Less-than-Significant Impact. The project is located within a seismically active region, as is most of the Southern California region. The project would likely be exposed to seismic ground shaking at multiple points in the future. The intensity of ground shaking at any specific location within the region depends on the characteristics of the earthquakes, the distance from the earthquake epicenter, and the local geologic and soil conditions. Earthquake fault zones are delineated boundaries encompassing active faults that constitute potential hazards to structures from surface faulting or fault creep (DOC 2018). The project site is not located within an Alquist-Priolo Earthquake Fault Zone, the name for regulatory zones surrounding the surface traces of active faults in California (DOC 2023b). According to the geotechnical evaluation, active faults within approximately 10 miles of the subject site include the Puente Hills Blind Thrust Fault located 1.4 miles north of the site, the Los Alamitos Fault located approximately 2.8 miles south of the site, the Newport-Inglewood Fault located approximately 5.3 miles southwest of the site, the Whittier Fault located approximately 9.2 miles northeast of the site, and the Compton Blind Thrust Fault located about 10 miles southwest of the site. The project would contain no habitable structures or other structural development intended for human occupancy. Compliance with applicable seismic design requirements would reduce the potential risk to both people and structures, including the proposed storage reservoir, with respect to strong seismic ground shaking. As part of the project design process, continued geotechnical investigations would be performed to inform final design of the project relative to potential geotechnical risks. Therefore, the project would not directly or indirectly cause potential adverse effects involving rupture of a known earthquake fault, and impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. As discussed above, the project site is not located within an Alquist-Priolo Earthquake Fault Zone; the nearest faults include the Puente Hills Blind Thrust Fault located 1.4 miles north of the site, the Los Alamitos Fault located approximately 2.8 miles south of the site, the Newport-Inglewood Fault located approximately 5.3 miles southwest of the site, the Whittier Fault located approximately 9.2 miles northeast of the site, and the Compton Blind Thrust Fault located about 10 miles southwest of the site. The project would be an approximately 12,355 square-foot building used to house municipal social programs and as a gathering space for the community. The project would contain no habitable structures or other structural development intended for human occupancy. The project would be built in compliance with the California Building Code Title 24, which outlines building requirements and safety standards to address potential seismic activity. Compliance with applicable seismic design requirements would reduce the potential risk to both people and structures with respect to strong seismic ground shaking. As part of the project design process, continued geotechnical investigations would be performed to inform final design of the project relative to

potential geotechnical risks. Therefore, the project would not directly or indirectly cause potential adverse effects involving rupture of a known earthquake fault, and impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Stormwater Capture Project

Less-than-Significant Impact. Liquefaction occurs when pore water pressure builds up in the affected soil layer to a point where a total loss of shear strength may occur during a seismic event, causing the soil to behave as a liquid. Liquefaction is known generally to occur in saturated or near saturated cohesionless soils at depths shallower than 50 feet. Factors known to influence liquefaction potential include composition and thickness of soil layers, grain size, relative density, groundwater level, degree of saturation, and both intensity and duration of ground shaking. The geotechnical evaluation found that based on the review of the South Gate Quadrangle Official map of Seismic Hazard Zones (March 25, 1998), the proposed project is located within an area identified by the State of California as subject to the hazard of liquefaction (Appendix D). As such, a liquefaction analysis was performed, and design recommendations to reduce effects of liquefaction-induced settlement were developed for the construction of the project. The applicant would comply with all recommendations. In addition, standard design and construction techniques would be incorporated per Title 24 requirements, minimizing hazards due to liquefaction. Therefore, impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The State of California Earthquake Zones of Required Investigation map indicates that the subject site is located in an area mapped as being potentially susceptible to liquefaction (DOC 2023b). Full project design would include engineering design standards associated with seismic events, including liquefaction. Standard design and construction techniques such as spread footings, mat foundations, or other design considerations would be incorporated per Title 24 requirements, minimizing hazards due to liquefaction. Therefore, impacts would be less than significant.

iv) Landslides?

Stormwater Capture Project

No Impact. Landslides typically occur on moderate to steep slopes that are affected by such physical factors as slope height, slope steepness, shear strength, and orientation of weak layers in the underlying geologic units. The project site and surroundings are generally flat with soils stabilized by development and landscaping. As stated in the geotechnical evaluation, the project site is not located in an Earthquake-Induced Landslide Hazard Zone on the State of California Seismic Hazard Zone Map. The project would not result in the creation of moderate to steep slopes that may become susceptible to landslides. As such, no impact would occur.

Teen & Senior Center Project

No Impact. The project site is not located in an Earthquake-Induced Landslide Hazard Zone on the State of California Seismic Hazard Zone Map. The project site and surroundings are generally flat with soils stabilized

by development and landscaping. The project would not result in the creation of moderate to steep slopes that may become susceptible to landslides. As such, no impact would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Stormwater Capture Project

Less-than-Significant Impact. Construction of the stormwater capture project would require earthwork activities that could potentially contribute to soil erosion or loss of topsoil. Construction of the project would result in more than 1 acre of land disturbance; therefore, a site-specific SWPPP in accordance with SWRCB Order No. 2009-0008-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS00002 (Construction General Permit), amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ, would be prepared and implemented during project construction. One of the purposes of the SWPPP is to address potential pollutants and their sources, including sources of sediment and site erosion. Conditions of these existing regulations would include adherence to sediment and stormwater pollutant control BMPs, such as covering of exposed soil stockpiles, sediment barriers, storm drain protection, and various other measures designed to minimize potential for soil erosion and loss of topsoil. Disturbed areas would be returned to existing conditions or stabilized by new field replacement, asphalt, or landscape plantings. Operation of the proposed stormwater capture project would not affect erosion. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project site is mostly developed and paved and is generally on level ground. Construction of the proposed project would result in ground surface disruption during grading and excavation, which could result in erosion, siltation, or flooding impacts. Because the area of the proposed project is less than 1 acre, a Construction General Permit would not be required. However, BMPs would be implemented during construction to minimize impacts related to runoff and erosion. Implementation of these BMPs would minimize the amount of erosion and/or siltation that would have the potential to occur during construction. Therefore, the project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

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?

Stormwater Capture Project

Less-than-Significant Impact. As previously discussed, the stormwater capture project site contains soils susceptible to liquefaction. The geotechnical evaluation prepared by Tetra Tech included design recommendations that would be incorporated into the final design plans of the project and implemented during construction to address liquefaction-induced settlement effects. Therefore, with the implementation of all design recommendations, the project would not exacerbate geotechnical hazards related to unstable soils, and impacts would be less the significant.

Teen & Senior Center Project

Less-than-Significant Impact. As previously discussed, the Teen & Senior Center project site contains soils susceptible to liquefaction. Full project design would include continued geotechnical investigations to inform final design and construction of the project relative to minimization of potential geotechnical risks, including soil stability, per applicable Title 24 requirements. Therefore, with the implementation of all design recommendations, the project would not exacerbate geotechnical hazards related to unstable soils, and impacts would be less the significant.

*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?***

Stormwater Capture Project

Less-than-Significant Impact. Expansive soils are clay-based and tend to increase in volume due to water absorption and decrease in water volume due to drying. The geotechnical investigation included sampling and analysis of soils on site. The results determined that the surficial soils at the site have a very low expansion potential. Therefore, soil expansion would not pose a potential concern for project implementation. If such conditions are encountered, the project would employ standard engineering protocols to limit the potential effects on project-related infrastructure. Therefore, impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. Expansive soils are clay-based and tend to increase in volume due to water absorption and decrease in volume due to drying. The Teen & Senior Center project site is mostly developed and paved. Because the site is developed and was previously built on with similar uses, the soils present are considered suitable to support the proposed structures. Therefore, soil expansion would not pose a potential concern for project implementation. If such conditions are encountered, the project would employ standard engineering protocols to limit the potential effects on project-related infrastructure. Therefore, impacts would be less than significant.

*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 waste water?***

Stormwater Capture Project

No Impact. The stormwater capture project would not involve the use of septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.

Teen & Senior Center Project

No Impact. The Teen & Senior Center project would connect to the existing City sewer system and would not involve the use of septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. Saucedo et al. (2016) and the Tetra Tech geotechnical investigations provided in Appendix D, describe the geology of the South Gate Quadrangle, which includes the projects, at a scale of 1:100,000. According to the mapping, the projects are mapped as Quaternary young alluvium (mapped Qya) that is late Pleistocene age to early Holocene (~129,000 years ago to less than11,700 years ago). This is primarily derived from the Quaternary submarine fan at the mouth of Redondo Canyon, pushed north and south by the abutting bedrock high escarpment in the San Pedro Basin (Saucedo et al. 2016). Quaternary alluvium generally has low paleontological sensitivity at the surface because of its young age; however, because the age of sediments increases with depth below the ground surface, the paleontological sensitivity increases from the surface to the subsurface.

Dudek requested a paleontological records search covering the projects and 0.5-mile radius buffer from the Natural History Museum of Los Angeles County (LACM) and received the results on March 26, 2023. According to the records search, there are six paleontological localities documented within a 0.5-mile radius of the project boundaries, four of which are from similar geological units that may occur beneath portions of the proposed project sites. These four include LACM VP 3360 (Vertebrate Paleontology), LACM VP 3319, LACM VP 3382, and LACM IP 7 (Invertebrate Paleontology), which yielded invertebrate and vertebrate specimens of mammoths and oysters on a fragment of a pecten.

No paleontological resources were identified within the projects as a result of the institutional records search and desktop geological and paleontological review, and the proposed project areas are not anticipated to be underlain by unique geologic features. While the majority of the proposed project areas are mapped as being underlain by older Quaternary alluvial deposits, they are likely to be too coarse-grained on the surface to yield significant paleontological resources. However, intact paleontological resources may be present within finer-grained soils of these deposits at depth. Given the proximity of past fossil discoveries in the surrounding area and the potential for intact, undisturbed, fine-grained Pleistocene age deposits at depth, the proposed projects are moderately to highly sensitive for supporting paleontological resources in areas underlain by older Quaternary alluvium. In the event that intact paleontological resources are located beneath the proposed project sites, ground-disturbing activities associated with construction of the proposed projects, such as grading during site preparation and large diameter drilling (more than 2 feet diameter), have the potential to destroy a unique paleontological resource or site. Without mitigation, the potential damage to paleontological resources during construction would be a potentially significant impact. However, upon implementation of **MM-GEO-1**, impacts would be reduced to below the level of significance. Impacts of the proposed projects are considered less than significant with mitigation incorporated during construction.

MM-GEO-1 Paleontological Monitoring. Before the City issues a grading permit, the applicant shall retain a qualified paleontologist pursuant to the Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, subject to the review and approval of the Public Works Director or designee. The qualified paleontologist or a qualified paleontological monitor shall attend the pre-construction meeting and be on site during rough grading and other significant

ground-disturbing activities in previously undisturbed middle Holocene or older alluvial deposits. The qualified paleontologist shall determine the amount of monitoring necessary based on observed subsurface geology. Pursuant to the Society of Vertebrate Paleontology 2010 guidelines, if abundant plant debris, invertebrate shells, small bones or teeth, or fine-grained sediments conducive to fossil preservation are observed, sediment samples should be collected and screened to determine the presence of microvertebrate remains.

In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Paleontological specimens recovered from the project site, if any, will be processed in the laboratory. Processing will include removal of any matrix so that the fossil(s) can be identified to the lowest possible taxonomic level. The specimen(s) will then be identified and cataloged into a paleontological database and accessioned into the John D. Cooper Center in Santa Ana. Any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent.

Following the paleontological monitoring program, a final monitoring report shall be prepared and submitted to the City for review and approval. The report should summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the proposed project.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. GHGs are gases that absorb infrared radiation (i.e., trap heat) in the earth's atmosphere. The trapping and buildup of heat in the atmosphere near the earth's surface (the troposphere) is referred to as the "greenhouse effect" and is a natural process that contributes to the regulation of the earth's temperature, creating a livable environment on Earth. The earth's temperature depends on the balance between energy entering and leaving the planet's system, and many factors (natural and human) can cause changes in the earth's energy balance. Human activities since the Industrial Revolution have generated and emitted GHGs into the atmosphere at a rate that measurably increased the amount of infrared radiation that gets absorbed before escaping into space. This anthropomorphic contribution to the naturally occurring greenhouse effect led to noticeable and large-scale changes to the earth's climate patterns (e.g., temperature, precipitation, wind patterns). This global climate change is a cumulative impact; a project contributes to this impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. Thus, GHG impacts are recognized exclusively as cumulative impacts (CAPCOA 2008).

As defined in Health and Safety Code Section 38505(g), for purposes of administering many of the state's primary GHG emissions reduction programs, GHGs include CO_2, methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride (see also CEQA Guidelines Section 15364.5). The primary GHGs that would be emitted by project-related construction and operations include CO_2, CH_4, and N_2O.[9]

The Intergovernmental Panel on Climate Change developed the global warming potential (GWP) concept to compare each GHG's ability to trap heat in the atmosphere relative to another gas. The reference gas used is CO_2; therefore, GWP-weighted emissions are measured in MT of CO_2 equivalent (CO_2e). Consistent with CalEEMod Version 2022.1.1.11, this GHG emissions analysis assumed the GWP for CH_4 is 25 (i.e., emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT of CO_2), and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change's Fourth Assessment Report (IPCC 2007).

As discussed in Section 3.3, the proposed projects are located within the jurisdictional boundaries of SCAQMD. In October 2008, SCAQMD proposed recommended numeric CEQA significance thresholds for GHG emissions for lead agencies to use in assessing GHG impacts of residential and commercial development projects as presented in its Draft Guidance Document – Interim CEQA GHG Significance Threshold (SCAQMD 2008b). This document, which builds on the California Air Pollution Control Officers Association's previous guidance, explored various approaches for establishing a significance threshold for GHG emissions. The draft interim CEQA thresholds guidance document was not adopted or approved by the SCAQMD Governing Board. However, in 2008, SCAQMD adopted an interim 10,000 MT CO_2e per-year screening level threshold for stationary source/industrial projects for which SCAQMD is the lead agency

[9] Emissions of hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride are generally associated with industrial activities, including the manufacturing of electrical components and heavy-duty air conditioning units and the insulation of electrical transmission equipment (substations, power lines, and switch gears.). Therefore, emissions of these GHGs were not evaluated or estimated in this analysis because the project would not include these activities or components and would not generate hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride in measurable quantities.

(SCAQMD 2010). The 10,000 MT CO_2e per-year threshold, which was derived from GHG reduction targets established in Executive Order S-3-05, was based on the conclusion that the threshold was consistent with achieving an emissions capture rate of 90% of all new or modified stationary source projects.

SCAQMD formed a GHG CEQA Significance Threshold Working Group to work with SCAQMD staff on developing GHG CEQA significance thresholds until statewide significance thresholds or guidelines are established. From 2008 to 2010, SCAQMD hosted working group meetings and revised the draft threshold proposal several times, although it did not officially provide these proposals in a subsequent document. SCAQMD has continued to consider adoption of significance thresholds for residential and general land-use development projects. The most recent proposal issued by SCAQMD, issued in September 2010, uses the following tiered approach to evaluate potential GHG impacts from various uses (SCAQMD 2010):

Tier 1 Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.

Tier 2 Consider whether the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearing and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.

Tier 3 Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MT CO_2e per-year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MT CO_2e per year), commercial projects (1,400 MT CO_2e per year), and mixed-use projects (3,000 MT CO_2e per year). Under option 2, a single numerical screening threshold of 3,000 MT CO_2e per year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

Tier 4 Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MT CO_2e per-service population for project-level analyses and 6.6 MT CO_2e per-service population for plan-level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

Section 15064.7(c) of the CEQA Guidelines specifies that "[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence." The CEQA Guidelines do not prescribe specific methodologies for performing an assessment, establish specific thresholds of significance, or mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance that are consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009).

To determine the proposed projects' potential to generate GHG emissions that would have a significant impact on the environment, its GHG emissions were compared to the SCAQMD 3,000 MT CO_2e per year screening threshold recommended for non-industrial projects.

Construction

Construction activities implementing the projects would result in GHG emissions, which are primarily associated with off-road construction equipment, on-road haul and vendor trucks, and worker vehicles. The SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold (SCAQMD 2008b) recommends that "construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies." Thus, the total construction GHG emissions were calculated, amortized over 30 years, and added to the total operational emissions for comparison with the GHG significance threshold of 3,000 MT CO_2e per year. Therefore, the determination of significance is addressed in the operational emissions discussion following the estimated construction emissions.

CalEEMod Version 2022.1.1.11 was used to calculate the annual GHG emissions based on the construction scenario described in Section 3.3. For the purposes of GHG emissions modeling, construction of the projects is anticipated to commence in September 2023 and would last approximately 20 months. On-site sources of GHG emissions include off-road equipment, and off-site sources include haul trucks, vendor trucks, and worker vehicles. Table 9 presents the GHG emissions resulting from construction of the projects. For further detail on the assumptions and results of this analysis, please refer to Appendix A.

Table 9. Estimated Annual Construction GHG Emissions

Construction Year	CO_2	CH_4	N_2O	R	CO_2e
	Metric Tons per Year				
2023	139.47	0.01	0.01	0.08	143.19
2024	359.61	0.01	0.01	0.06	362.00
2025	46.38	0.00	0.00	0.01	46.68
				Total	551.87
				Amortized Emissions (30-year project life)	18.40

Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; R= refrigerants; CO_2e = carbon dioxide equivalent. See Appendix A for complete results.

As shown in Table 9, the estimated total GHG emissions over the construction period would be approximately 552 MT CO_2e. Amortized over 30 years, construction GHG emissions would be approximately 18 MT CO_2e per year. In addition, as with project-generated construction criteria air pollutant emissions, GHG emissions generated during proposed construction activities would be short term, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions.

Operational Emissions

CalEEMod Version 2022.1.1.11 was also used to estimate potential project-generated operational GHG emissions from mobile sources, area sources (i.e., landscape maintenance equipment), energy sources

(electricity and natural gas) water use and wastewater generation, refrigerants, and solid waste (i.e., CO_2e emissions associated with landfill off-gassing).

Once construction is complete, a limited amount of operational activity associated with the stormwater capture facility (e.g., routine maintenance vehicle trips) would be required. Proposed park improvements would not expand the footprint of Simms Park or result in a major expansion of facilities that would induce substantial daily demand or daily park users. Vehicle trips associated with maintenance activities would be infrequent and would not generate substantial GHG emissions. As explained in Section 3.3, the proposed Teen & Senior Center building would generate permanent daily traffic during operation, but the center will primarily house existing services that will be relocating from other buildings in Simms Park or elsewhere in the City. Therefore, with the exception of the addition of one new employee, a majority of traffic generated by the center is already occurring under existing park operations. However, for the purposes of providing a conservative analysis, mobile source emissions from all trips associated with the Teen & Senior Center were included in the analysis. Trip rates consistent with the transportation analysis were used in combination with the CalEEMod default trip lengths for the project sites.

CalEEMod default assumptions were used to estimate potential GHG emissions associated with landfill off-gassing for solid waste; with the supply, conveyance, treatment, and distribution of water; wastewater treatment and refrigerants. For additional details see Section 3.3 for a discussion of operational emission calculation methodology and assumptions, specifically for mobile sources, as well as Appendix A.

The proposed projects are assumed to begin operation by 2026 after completion of construction. Table 10 shows the estimated annual GHG emissions from operation of the proposed projects. As discussed above, total annual operational emissions were combined with amortized construction emissions and compared to SCAQMD's recommended threshold of 3,000 MT CO_2e per year for non-industrial projects.

Table 10. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	R	CO_2e
	Metric Tons per Year				
Mobile	333.44	0.02	0.01	0.50	338.57
Area	0.25	<0.01	<0.01	<0.01	0.25
Energy	46.67	<0.01	<0.01	<0.01	46.86
Water	7.27	0.17	<0.01	<0.01	12.69
Waste	1.02	0.10	<0.01	<0.01	3.55
Refrigerants	<0.01	<0.01	<0.01	0.01	0.01
Total Annual Operational Emissions	**388.64**	**0.29**	**0.02**	**0.51**	**401.93**
				Amortized 30-Year Construction Emissions	*18*
				Total Annual Project Emissions	*420*
				SCAQMD Threshold	*3,000*
				Threshold Exceeded?	**No**

Notes: GHG = greenhouse gas; CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; R= refrigerants; CO_2e = carbon dioxide equivalent. See Appendix A for complete results.

As shown in Table 10, the estimated total GHG emissions during operation of the proposed projects would be approximately 420 MT CO_2e per year, including amortized construction emissions. The proposed

projects would not exceed the SCAQMD threshold of 3,000 MT CO_2e per year. Projects below this significance criterion have a minimal contribution to global emissions and are considered to have less-than-significant impacts. Therefore, operational impacts associated with directly or indirectly generating a significant quantity of GHG emissions would be less than significant.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. The proposed projects would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. Applicable plans for the proposed project sites include the City's CAP, SCAG's 2020–2045 RTP/SCS, and CARB's 2017 and 2022 Scoping Plan updates to address Senate Bill (SB) 32 and Assembly Bill (AB) 1279. Each of these plans is described below along with an analysis of the proposed projects' potential to conflict with the related GHG emission reduction goals.

Project Consistency with the City of Bellflower Climate Action Plan

The City's CAP was adopted in December 2012 to provide strategies and measures to ensure the City reduces GHG emissions to 1990 levels by 2020 consistent with the state's AB 32 target (City of Bellflower 2012). Given that the CAP does not address GHG emission reductions needed to align with statewide targets (i.e., the 2030 and 2045 goals established by SB 32 and AB 1279, respectively), the plan is not considered qualified per CEQA Guidelines Section 15183.5. Therefore, consistency with the CAP is provided for informational purposes only.

The CAP reduction strategies relevant to the proposed projects are those related to non-residential buildings within the City. These strategies include those to promote energy efficiency, lower water consumption, and reduce waste generation. Construction of the proposed projects is anticipated to commence in September 2023 and would be subject to and would comply with all applicable state energy efficiency regulations, including Title 24, as verified through the City's development review and permitting process. Given that the Teen & Senior Center will accommodate existing services that would be relocated from other buildings at the site, construction consistent with the most recent Title 24 standards will result in an efficiency improvement during operation of the facility above existing conditions.

The proposed projects would also comply with the City's waste management plan, which requires that at least 65% of material generated during construction or demolition be diverted from the landfill.

Given that the proposed projects include features that support overall operational efficiency, the proposed projects would not conflict with the overall goal of the City's CAP to achieve GHG emission reductions.

Project Consistency with SCAG's 2020 RTP/SCS

On September 3, 2020, the Regional Council of SCAG formally adopted the 2020–2045 RTP/SCS as a regional growth management strategy, which targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California Region pursuant SB 375. In addition to demonstrating the region's ability to attain the GHG emission-reduction targets set forth by CARB, the 2020–2045 RTP/SCS

outlines a series of actions and strategies for integrating the transportation network with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands (SCAG 2020). Thus, successful implementation of the 2020–2045 RTP/SCS would result in more complete communities with various transportation and housing choices while reducing automobile use.

The primary objective of the RTP/SCS is to provide guidance for future regional growth (i.e., the location of new residential and non-residential land uses) and transportation patterns throughout the region, as stipulated under SB 375. Given that the proposed projects involve constructing and operating a stormwater capture and treatment facility and a building to accommodate existing services that would be relocated from other buildings at the site, implementation does not involve regional growth, and the goals and strategies of the RTP/SCS are not directly applicable. Accordingly, the proposed projects would not conflict with the goals and policies of the RTP/SCS.

Project Consistency with State Reduction Targets and CARB's Scoping Plan

The Global Warming Solutions Act of 2006 (AB 32) provides initial direction to limit California's GHG emissions to 1990 levels by 2020 and initiates the state's long-range climate objectives. Since AB 32, the state has adopted GHG emissions reduction targets for future years beyond the initial 2020 horizon year. For the proposed projects, the relevant GHG emissions reduction targets include those established by SB 32 and AB 1279, which require GHG emissions be reduced to 40% below 1990 levels by 2030 and 85% below 1990 levels by 2045, respectively. In addition, AB 1279 requires the state achieve net zero GHG emissions by no later than 2045 and achieve and maintain net negative GHG emissions thereafter.

As defined by AB 32, CARB is required to develop the Scoping Plan, which provides the framework for actions to achieve the state's GHG emission targets. The Scoping Plan is required to be updated every 5 years and requires CARB and other state agencies to adopt regulations and initiatives that will reduce GHG emissions statewide. The first Scoping Plan was adopted in 2008 and was updated in 2014, 2017, and most recently in 2022. While the Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations,[10] it is the official framework for the measures and regulations that will be implemented to reduce California's GHG emissions in alignment with the adopted targets. Therefore, a project would be found to not conflict with the statutes if it would meet the Scoping Plan policies and would not impede attainment of the goals therein.

CARB's 2017 Scoping Plan update was the first to address the state's strategy for achieving the 2030 GHG reduction target set forth in SB 32 (CARB 2017), and the most recent CARB 2022 Scoping Plan update outlines the state's plan to reduce emissions and achieve carbon neutrality by 2045 in alignment with AB 1279 and assesses progress the state is making toward the 2030 SB 32 target (CARB 2022). Given that SB 32 and AB 1279 are the relevant GHG emission targets, the 2017 and 2022 Scoping Plan updates that outline the strategy to achieve those targets are the most applicable to the proposed projects.

The 2017 Climate Change Scoping Plan (Second Update) included measures to promote renewable energy and energy efficiency (including the mandates of SB 350), measures to increase stringency of the Low

[10] The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "[t]he Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

Carbon Fuel Standard, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant Plan, and measures to increase stringency of SB 375 targets. The 2022 Scoping Plan for Achieving Carbon Neutrality (Third Update) builds upon and accelerates programs currently in place, including moving to zero-emission transportation; phasing out use of fossil gas for heating homes and buildings; reducing chemical and refrigerants with high GWP; providing communities with sustainable options for walking, biking, and public transit; and displacement of fossil-fuel fired electrical generation through use of renewable energy alternatives (e.g., solar arrays and wind turbines) (CARB 2022).

Many of the measures and programs included in the Scoping Plan would result in the reduction of project-related GHG emissions with no action required at the project-level, including GHG emission reductions through increased energy efficiency and renewable energy production (SB 350), reduction in carbon intensity of transportation fuels (Low Carbon Fuel Standard), and accelerated efficiency and electrification of the statewide vehicle fleet (Mobile Source Strategy). Given that the proposed projects are also not anticipated to result in substantial increase in mobile trips (see Section 3.17), the projects would also not conflict with the Second Update's goal of reducing GHG emissions through reductions in VMT statewide.

The 2045 carbon neutrality goal required CARB to expand proposed actions in the 2022 Scoping Plan to include those that capture and store carbon in addition to those that reduce only anthropogenic sources of GHG emissions. The proposed projects would support the state's carbon neutrality goals, as implementation includes addition of urban-tree and native plantings throughout the project sites, which represent opportunities for potential carbon removal and sequestration over the project lifetimes. However, the 2022 Scoping Plan emphasizes that reliance on carbon sequestration in the state's natural and working lands will not be sufficient to address residual GHG emissions, and achieving carbon neutrality will require research, development, and deployment of additional methods to capture atmospheric GHG emissions (e.g., mechanical direct air capture). Given that the specific path to neutrality will require development of technologies and programs that are not currently known or available, the projects' role in supporting the statewide goal would be speculative and cannot be wholly identified at this time.

Overall, the proposed projects would comply with all regulations adopted in furtherance of the 2022 Scoping Plan to the extent applicable and required by law. As mentioned above, several Scoping Plan measures would result in reductions of project-related GHG emissions with no action required at the project-level, including those related to energy efficiency, reduced fossil fuel use, and renewable energy production. As demonstrated above, the proposed projects would not conflict with CARB's 2017 or 2022 Scoping Plan updates and with the state's ability to achieve the 2030 and 2045 GHG reduction and carbon neutrality goals. Further, the proposed projects' consistency with the applicable measures and programs would assist in meeting the City's contribution to GHG emission reduction targets in California. Impacts would be less than significant.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) 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) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site that 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) 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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Relatively small amounts of commonly used hazardous substances such as gasoline, diesel fuel, lubricating oil, adhesive materials, grease, solvents, and architectural coatings would be used during construction. Operation and maintenance of the projects would also require routine use of common hazardous substances. These materials are used routinely throughout urban environments for construction projects and operation of utility infrastructure. These materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. With adherence to state and local regulations, impacts associated with routine transport, use, and disposal of hazardous materials would be less than significant.

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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. As discussed under Section 3.9(a), construction and operation would involve relatively small amounts of commonly used hazardous substances such as gasoline, diesel fuel, lubricating oil, grease, adhesive materials, and solvents. These materials are not considered acutely hazardous and are used routinely throughout urban environments for both construction and operation of projects. Further, these materials would be transported, handled, and disposed in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Impacts would be less than significant.

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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Three schools are located within 0.25 miles of the project sites. This includes Bellflower I CDC Elementary School, located at 9447 Flower Street, approximately 0.20 miles south of the site; Ramona Elementary School, located at 9351 Laurel Street, approximately 0.08 miles to the west of the site; and Bellflower Unified School District, located at 16703 Clark Avenue, approximately 0.20 miles to the southwest of the site. Construction and operation of the projects would involve relatively small amounts of commonly used hazardous substances such as gasoline, diesel fuel, lubricating oil, grease, adhesive materials, and solvents. These materials are used routinely throughout urban environments for construction projects and would not pose a significant risk to the public or environment. Additionally, these materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials.

Potential health impacts related to construction air emissions are analyzed in Section 3.3 of this MND. The construction HRA performed for the projects demonstrate that the TAC exposure from construction diesel

exhaust emissions would result in a cancer risk above the 10 in 1 million threshold and a chronic hazard index less than 1. Therefore, TAC emissions from construction of the projects would result in a potentially significant impact and warrant implementation of construction-phase mitigation. **MM-AQ-1**, which requires use of Tier 4 Final engines for off-road equipment to reduce DPM emissions during project construction, would be implemented. With implementation of **MM-AQ-1**, the impact would be reduced to less than significant.

d) Would the project be located on a site that 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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. The California Department of Toxic Substances Control's EnviroStor database tracks cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination. According to the database search, no sites or facilities listed in the database are located within or adjacent to the stormwater capture project sites. The nearest identified active site is the Washington Elementary School, an inactive, withdrawn site, located approximately 1 mile northeast of the project sites (DTSC 2023). The SWRCB's GeoTracker database identifies leaking underground storage tanks, waste discharge sites, oil and gas sites, and other waste or cleanup sites. A review of GeoTracker did not identify any sites or facilities within or adjacent to the project sites. The nearest identified sites with open-site assessment statuses include the following: Former Bryan Dry Cleaners (ID No. SL204BA2350), a Cleanup Program Site, located approximately 0.4 miles east of the project sites, and G & M Oil Station (ID No. T0603705453), a LUST Cleanup Site, located approximately 0.5 miles north of the project sites (SWRCB 2023). These hazardous materials sites are located at adequate distances from the project sites such that they would be of no concern to present a worker hazard for construction crews. Therefore, no impact would occur.

e) 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?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The project sites are approximately 5.5 miles north of Long Beach Airport and approximately 20 miles east of Los Angeles International Airport. The project sites do not fall within the airport land use plan for either airport (LA County Planning 2023). The projects are not located within 2 miles of a public use airport. Therefore, no impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. The City has prepared a local hazard mitigation plan. The hazard mitigation plan contains information to reduce risks from hazards through education and outreach programs; it contains action items that address multiple hazards associated with natural disasters, technological incidents, and human-caused events (City of Bellflower 2017). Affected portions of Simms Park would be temporarily closed

to the public for the duration of construction. The construction area would be fenced off for safety and security purposes and made unavailable for public use during construction of both projects. Construction would also require temporary encroachment into the two easternmost lanes of Clark Avenue for construction of the diversion structure. Emergency access or evacuation would not be impeded. Park facilities would resume to existing conditions upon completion of the projects. Impacts would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Stormwater Capture Project

No Impact. The stormwater capture project site is located within a Local Responsibility Area and is not located within a Very High Fire Hazard Severity Zone (CAL FIRE 2023). The nearest Very High Fire Hazard Severity Zone is located in Fullerton, approximately 11 miles east of the project site. In the event of an emergency, fire response services for the project are provided by the Los Angeles County Fire Department. The stormwater capture project would not include structures intended for long-term occupancy, nor would it include development that could exacerbate fire risk. Furthermore, the project site is relatively flat and would not influence prevailing winds or other factors that could exacerbate wildfire risk. As such, people and structures would not be exposed to a significant risk of loss, injury or death involving wildfires. No impact would occur.

Teen & Senior Center Project

No Impact. The Teen & Senior Center project site is located within a Local Responsibility Area and is not located within a Very High Fire Hazard Severity Zone (CAL FIRE 2023). The nearest Very High Fire Hazard Severity Zone is located in Fullerton, approximately 11 miles east of the project site. The surrounding vicinity is urban and entirely built-out, which has a low risk of wildland fires. In the event of an emergency, fire response services for the project are provided by the Los Angeles County Fire Department. The Teen & Senior Center project would be replacing former uses at the site and would include daily use by Parks and Recreation Department staff, nonprofit organizations, and community members. The proposed project would be constructed in conformance with Title 24, which includes building requirements that prevent and protect against fire ignition as well as the spread of potential wildland fires. The project would not include development that could exacerbate fire risk. Furthermore, the project site is relatively flat and would not influence prevailing winds or other factors that could exacerbate wildfire risk. As such, people and structures would not be exposed to a significant risk of loss, injury, or death involving wildfires. No impact would occur.

3.10 Hydrology and Water Quality

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

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Stormwater Capture Project

Less-than-Significant Impact. The stormwater capture project site is located within the LCC Watershed Group jurisdiction. The LCC Watershed Group identified a list of water quality control measures, including structural control measures, to address the water quality objectives within the LCC Watershed. The WMP was developed to implement the requirements of MS4 permits on a watershed scale.

Construction of the project would involve ground-disturbing activities for grading that could result in sediment discharge in stormwater runoff. Additionally, construction would involve the use of oil, lubricants, and other chemicals that could be discharged from leaks or accidental spills. These potential sediment and chemical discharges during construction would have the potential to impact water quality in receiving water bodies. However, the project would be required to prepare and implement a SWPPP, which would include water quality BMPs to ensure that water quality standards are met and that runoff from the construction work areas does not cause degradation of water quality in receiving water bodies. Through the incorporation of BMPs through implementation of SWPPP requirements, impacts associated with water quality standards during construction would be less than significant.

The purpose of the project is to decrease the amount of pollutants in stormwater and dry-weather runoff entering the LCC. The project would be implementing identified improvements in the LCC WMP for pollution reduction. Upon operation, existing stormwater flows would be diverted and treated prior to infiltration and/or discharge, resulting in water quality benefits compared to existing conditions. Ongoing maintenance and sampling would ensure that the project is performing as expected in terms of treatment of stormwater. Therefore, impacts during operation would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. Construction of the project would involve ground-disturbing activities for grading that could result in sediment discharge in stormwater runoff. Additionally, construction would involve the use of oil, lubricants, and other chemicals that could be discharged from leaks or accidental spills. These potential sediment and chemical discharges during construction would have the potential to impact water quality in receiving water bodies. However, the project would be required to prepare and implement a water pollution control plan, which is similar to a SWPPP but for smaller sites with a lower risk level. The water pollution control plan would identify water quality BMPs to ensure that water quality standards are met and that runoff from the construction work areas does not cause degradation of water quality in receiving water bodies. Through the incorporation of BMPs through implementation of water pollution control plan requirements, impacts associated with water quality standards during construction would be less than significant.

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?

Stormwater Capture Project

Less-than-Significant Impact. The project site is located within the Coastal Plain of Los Angeles – Central Groundwater Basin (DWR 2023). The stormwater capture infrastructure proposed as part of the project would be entirely underground and would not result in additional impervious surfaces that would reduce infiltration and groundwater recharge. The proposed artificial turf field would still allow for infiltration. Park improvements that include impervious surfaces such as concrete pavement and the new entry monument would be replacing existing impervious surfaces and would not substantially increase covered surfaces. The project would also include the development of a bioretention area on the east portion of the project site, allowing infiltration of rainwater or stormwater runoff into the soil. The project would not otherwise result in a substantial change in impervious surfaces that would affect groundwater infiltration. Operations of the proposed project would be similar to existing operations of Simms Park. Additionally, the project would not entail temporary or permanent use of groundwater and, thus, would not deplete groundwater within the project vicinity. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge; impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The project site is located within the Coastal Plain of Los Angeles – Central Groundwater Basin (DWR 2023). The proposed project would be construction on a site currently covered by impervious surfaces (concrete and asphalt). A portion of the proposed project site is the location of the former teen center that was present until 2019. Consequently, construction of the proposed project would not alter or increase the impervious surface present on site. In addition, construction and operation of the proposed Teen & Senior Center project would not involve groundwater extraction or recharge that would produce any effect on the local groundwater supply or groundwater table. Therefore, the proposed project would not interfere substantially with groundwater recharge or sustainable groundwater management. Impacts would be less than significant.

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) Result in substantial erosion or siltation on- or off-site?

and

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

and

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

and

iv) Impede or redirect flood flows?

Stormwater Capture Project

Less-than-Significant Impact. The intent of the stormwater capture project is to improve water quality and stormwater management. Improvements made to the ground surface as part of the proposed project would capture and divert existing surface water flows, which would be controlled in a manner so as to avoid erosion and off-site flooding. A 200-foot by 30-foot bioretention area would be installed on the eastern side of Simms Park designed for natural permeation of stormwater and would be planted with native landscape. The project would not result in a substantial change in impervious surfaces within the project site. Therefore, implementation of the project would not substantially alter the existing drainage pattern of the site or area in a way that would cause substantial erosions, flooding, polluted runoff, or changes to flood flows. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project would not result in a substantial change in impervious surfaces within the project site. The proposed expanded parking lot would feature drainage facilities that connect to the infiltration gallery to collect the water flowing across the impervious surface. Therefore, implementation of the project would not substantially alter the existing drainage pattern of the site or area in a way that would cause substantial erosions, flooding, polluted runoff, or changes to flood flows. Impacts would be less than significant.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. According to the Federal Emergency Management Agency's National Flood Hazard Layer Map, the project sites are within a zone of reduced flood risk due to levee (FEMA 2020). Additionally, the project

sites are not located within a tsunami inundation zone, and seiches do not pose a hazard to the project sites (DOC 2023c). The stormwater capture project would include the construction of a stormwater capture and treatment facility, which would improve the water quality of the LCC. Upon completion of construction, the project would not require the storage of pollutants that, in the event of inundation, could be released. When the water level in the underground reservoir reaches a predetermined elevation during heavy storm flows, excess inflow would enter a discharge pipeline for final pollutant removal prior to reentering the storm drain system and discharging into LCC, similar to existing flow conditions except the stormwater flow would be pre-treated. Therefore, no impact associated with the risk of release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Stormwater Capture Project

Less-than-Significant Impact. As discussed in greater detail in Section 1, the stormwater capture project is identified in the LCC WMP as a regional BMP project that would help meet regional pollution reduction goals. The project would implement the applicable water quality control plan for the region. As discussed previously, the project would allow for infiltration into the underlying soils and would not interfere with groundwater supplies. Therefore, the project would not conflict with a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

Teen & Senior Center Project

No Impact. The Teen & Senior Center project would not involve groundwater extraction or affect recharge that would produce any effect on the local groundwater supply or groundwater table. Operations of the proposed project would be similar to existing operations on the project site and would not violate any water quality standards or water discharge requirements. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impacts would occur.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a) Would the project physically divide an established community?

Stormwater Capture Project

No Impact. The stormwater capture project site would be located in the eastern portion of Simms Park. The project would not create a physical division of an existing community, like what could occur with the development of a freeway or large linear infrastructure. The project would not result in a removal of an existing means of access, such as a road or bridge, that would impede mobility with an existing community and other areas. Upon completion, recreational use of the affected portion of the park would resume consistent with existing conditions. Therefore, the project would not physically divide an established community, and no impact would occur.

Teen & Senior Center Project

No Impact. The Teen & Senior Center project site would be located in the northwestern portion of the Simms Park property, in an area currently consisting of a concrete pad for the former teen center and a parking lot. The proposed project would replace the former teen center with a new building to serve teen and senior communities, as well as house offices and gathering spaces for recreational programming. The project would be compatible with the adjacent uses of the Woman's Club and the Simms Park community center, which also provide public services for the community, and would continue to provide these services during construction and operation of the proposed project. The project would not create a physical division of an existing community, like what could occur with the development of a freeway or large linear infrastructure. The project would not result in a removal of an existing means of access, such as a road or bridge, that would impede mobility with an existing community and other areas. Therefore, the project would not physically divide an established community, and no impact would occur.

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?

Stormwater Capture Project

No Impact. The stormwater capture project site is zoned and designated in the General Plan as Open Space and would result in the continued use of the site as a park. Implementation of the project would not conflict with the applicable zoning and other regulations. No impact would occur.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project site is zoned as General Commercial. As part of the process of developing the Teen & Senior Center, the City is preparing a General Plan Amendment and Zone Change from General Commercial to Open Space, and a lot line adjustment to redefine the parcels. With these amendments, the proposed project would be in compliance with allowable uses and development standards established by the General Plan and BMC; therefore, impacts would be less than significant.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) 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) 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?	☐	☐	☐	☒

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?***

and

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?***

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The project sites are entirely developed and within an urban area. No mineral resources are known to occur on or near the project sites (USGS 2023). Therefore, the projects would not result in any loss of availability of a known mineral resource or locally important mineral resource recovery site, and no impact would occur.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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?	☐	☐	☐	☒

Existing Setting

The project sites are bounded by Oak Street to the north, multifamily residential housing (zoned as "R-3" land uses [City of Bellflower 2018]) to the northeast and east, Clark Street to the west, and commercial buildings to the southwest. Existing multifamily homes adjoin the project sites to the southeast. These multifamily residences, as well as nearby single-family residences (zoned as "R-2" land uses), on the north side of Oak Street and the Ramona Elementary School on the west side of Clark Avenue would be considered noise-sensitive receptors (NSRs).

Represented by locations ST1 through ST5 in Table 11, the existing outdoor ambient sound environment of Simms Park was sampled during a field survey conducted on March 2, 2023. Collected sample sound pressure level measurements at these locations, along with documented investigator observations regarding perceived or witnessed acoustical contributors to this baseline or pre-project noise environment, also appear in Table 11. These locations are intended to be representative of the sound environments of existing off-site NSRs adjoining or near the project areas. Photographs, tagged survey positions, and instrument details can be found in Appendix E, Noise Modeling Data.

Table 11. March 2, 2023, Samples of Existing Outdoor Ambient Sound Level

Survey Position	Description/ Address	Time	L_{eq} (dBA)	L_{max} (dBA)	L_{min} (dBA)	Notes (Perceived Sound Sources)
ST1	40 feet south of Oak Street	11;50 a.m.–12:07 p.m.	57.3	69.3	48.6	Distant traffic, birds (honking geese and other avian), nearby and distant conversations/ yelling, rustling leaves, park visitor footsteps
ST2	6 feet east of Clark Avenue	12:12 p.m.–12:24 p.m.	67.7	80.4	52.2	Nearby and distant roadway traffic (Clark Avenue), distant conversations, basketball court, bicyclists

Table 11. March 2, 2023, Samples of Existing Outdoor Ambient Sound Level

Survey Position	Description/ Address	Time	L_{eq} (dBA)	L_{max} (dBA)	L_{min} (dBA)	Notes (Perceived Sound Sources)
ST3	10 feet south of Oak Street	12:28 p.m.–12:40 p.m.	56.3	73.4	49.2	Nearby and distant roadway traffic (Clark Avenue), birds, distant conversations, distant dog barking, distant gardener/landscape noise
ST4	10 feet south of Bellflower Friendship Manor	12:48 p.m.–1:01 p.m.	55.5	59.9	51.6	Nearby and distant roadway traffic (Ardmore Avenue), rustling leaves, birds, distant conversation, basketball court
ST5	20 feet north of Stoneridge apartments and commercial buildings	1:08 p.m.–1:23 p.m.	50.3	58.5	46.7	Nearby and distant roadway traffic (Flower Street), basketball court, rustling leaves, birds, distant conversation

Source: Appendix E.
Notes: L_{eq} = equivalent continuous sound level (time-averaged sound level); dBA = A-weighted decibels; L_{max} = maximum sound level during the measurement interval; L_{min} = minimum sound level during the measurement interval.

The measured outdoor energy-equivalent sound level (L_{eq}) values appearing in Table 11 range from 50.3 to 67.7 A-weighted decibels (dBA) and are consistent with expectations for the environment based on the distance to major roadways such as Clark Avenue. For instance, guidance from the Federal Transit Administration (FTA) on estimating outdoor ambient sound level indicates that noise from "other roadways" 10 to 50 feet away from a receptor would be an estimated 70 dBA L_{eq} during daytime hours (FTA 2018).

Regulatory Setting and Thresholds of Significance

Federal Guidance

Lacking quantified noise limits for construction noise at the local level, this assessment adopts the FTA-based guidance of 80 dBA 8-hour L_{eq} at an NSR to determine impact significance. This is for impact analysis purposes only and does not imply regulatory authority over project approvals.

State Guidance

In its Transportation and Construction Vibration Guidance Manual (Caltrans 2020), the California Department of Transportation (Caltrans) recommends 0.3 inches per second (ips) peak particle velocity (PPV) as a threshold for the avoidance of structural damage risk to typical older residential buildings exposed to continuous or frequent intermittent sources of groundborne vibration. For transient vibration events, such as blasting, the damage risk threshold would be 0.5 ips PPV (Caltrans 2020). With respect to human annoyance, Caltrans guidance indicates that building occupants exposed to continuous groundborne vibration at a level of 0.2 ips PPV would find it "annoying" and thus a likely significant impact. Although these Caltrans guidance thresholds are not regulations, they can serve as quantified standards in the absence of such limits at the local jurisdictional level.

City General Plan Guidance and Noise Regulations

Residential dwellings, of single-family or multifamily type, including assisted living facilities are considered NSR due to the potential for exposure of individuals within such land uses to both interior and exterior noise levels, which if sufficiently high may cause sleep disruption. The Bellflower General Plan Noise Element has noise sensitivity standards, depending on land use sensitivity classification, that are summarized as follows:

- Sensitive = 65 dBA Community Noise Equivalent Level (CNEL) exterior; 55 dBA CNEL interior
- Conditionally sensitive = 75 dBA CNEL exterior; 55 dBA CNEL interior
- Non-sensitive = 75 dBA CNEL exterior; 75 dBA CNEL interior

With respect to the City's matrix of land use compatibility, a "playground" or "neighborhood park" that might characterize the Teen & Senior Center portion of the project would be "normally acceptable" in an environment of up to 65 dBA CNEL, which is the same as the above-mentioned exterior standard.

The BMC features the following applicable regulations with respect to noise emission from project construction and operation:

- BMC Section 8.32.010(A) prohibits generation of "unnecessary noises" that may "disturb the peace, quiet, and comfort of neighbor occupants or any reasonable person residing or working in the area."
- BMC Section 8.32.010(B) states that "[a]ny unreasonable noise level caused by such use or operation which is audible to the human ear at a distance in excess of two hundred (200) feet from the property line of a noise source, which is within any residential area or zone of the City or within five hundred (500) feet of any residential zone, shall be a violation of the provisions of this chapter. 'Residential area' as used herein shall mean property zoned or used for residential purposes."
- BMC Chapter 15.04 adopts the California Building Code by reference and adds Section 117.1, which restricts construction activities to the following hours (or as otherwise approved by the Building Official): Monday through Friday – 7:00 a.m. to 6:00 p.m.; Saturdays – 8:00 a.m. to 6:00 p.m.; and Sundays and City holidays – not permitted.

Significance Thresholds

For purposes of this CEQA assessment, each portion of the projects (stormwater capture and Teen & Senior Center) will be evaluated against the following noise and vibration criteria:

- Construction noise: Adopt the FTA guidance-based threshold of 80 dBA 8-hour L_{eq} at an off-site residence during daytime construction activity hours (between 7:00 a.m. and 6:00 p.m.) as allowed by the City.
- Off-site traffic noise: The projects would generate vehicle trips, thereby having the potential to increase traffic on local roadways. Such a change attributed to the projects resulting in more than a 3-decibel (dB) increase would be considered perceptible and thus a significant impact.
- On-site operation noise: Two criteria are applied herein, depending on the following type of on-site noise generation:
  - With respect to relatively continuous sources of operation noise, such as stationary electro-mechanical equipment (i.e., rooftop HVAC equipment, pump stations, and electrical transformers) and low-speed

or idling vehicle traffic on the renovated parking lot, the City's exterior noise limit of 65 dBA CNEL would apply at the nearest off-site NSR property lines.

- During Teen & Senior Center hosted events in the open-roof patio, from which large gatherings of guests and playback of pre-recorded music from in-house speakers may occur, the City's audibility standard per Chapter 8.32.010.B would apply, which for purposes of this assessment will be interpreted to mean that the noise exposure level at the exterior of an NSR from such infrequent project events must not exceed the pre-existing outdoor ambient sound level, depending on time of day as follows:
  - Daytime hours (7:00 a.m. to 7:00 p.m.) = 56 dBA, based on the sample measurement shown in Table 11 for survey position ST1
  - Evening hours (7:00 p.m. to 10:00 p.m.) = 51 dBA, based on the preceding daytime measurement but reduced by 5 dB in a manner reflecting the FTA technique for estimating outdoor ambient sound levels based on either population density or proximity to roadway or rail traffic
  - Nighttime hours (10:00 p.m. to facility closure) = 46 dBA, based on the preceding daytime measurement but reduced by 10 dB in a manner reflecting the FTA technique for estimating outdoor ambient sound levels based on either population density or proximity to roadway or rail traffic

  The rationale for these above recommended sound levels is that such project noise levels logarithmically added to pre-existing outdoor ambient sound levels at these magnitudes would create no more than a barely perceptible increase in the outdoor sound environment. For instance, event noise level of 56 dBA L_{eq} logarithmically added to the sampled 56 dBA L_{eq} would yield 59 dBA L_{eq}, which represents only a 3 dB and "barely perceptible" change per Caltrans guidance (Caltrans 2013).

- Construction vibration: Adopt the Caltrans guidance-based thresholds of 0.3 ips PPV for a receiving residential structure and 0.2 ips PPV for the occupants within.

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?

Stormwater Capture Project

Construction

Less-than-Significant Impact. Construction of the project would result in the temporary generation of noise emission from the project site. Construction would involve the use of heavy equipment and machinery, such as excavators, loaders, and other equipment. Construction would generate levels of noise that can vary from hour to hour and day to day depending on the equipment in use, the operations being performed, and the distance between the source and receptor. Typically, construction equipment operates in alternating cycles of full power and low power, producing average noise levels less than the maximum noise level. The average sound level of construction activity also depends on the amount of time that the equipment operates and the intensity of construction activities during that time.

On average, and as precise locations and operational status of involved mobile and stationary noise-producing sources may vary over the course of a typical construction workday, aggregate noise emission from each construction phase can be modeled as an idealized point source at the geographic center or acoustical centroid of the project area or work zone. This approximation is akin to that of the FTA "general assessment" technique but conservatively assumes all equipment for the studied construction phase are

operating from the centroid. Hence, noise exposure can be estimated at a nearest NSR by using a Federal Highway Administration Roadway Construction Noise Model emulator to define equipment reference noise levels and calculate their propagation across this horizontal distance between the NSR position and the phase centroid location. Table 12 presents these approximate NSR-to-centroid horizontal distances and corresponding predicted aggregate noise exposure levels (as 8-hour L_{eq}) for each distinct project phase at two NSRs: 9419 Oak Street, which is nearest to the Teen & Senior Center, and 9526 Oak Street, which is nearest to the stormwater capture facilities and replaced athletic fields. Details of these calculations in Appendix E show the expected acoustical contribution from each type of operating construction equipment for each phase.

Table 12. Estimated Stormwater Capture Per-Phase Construction Noise Levels

Project Construction Activity or Phase	Representative Off-Site NSR = 9419 Oak Street		Representative Off-Site NSR = 9526 Oak Street	
	Horizontal Distance from Activity Centroid to NSR (feet)	Predicted 8-hour L_{eq} (dBA) for Activity	Horizontal Distance from Activity Centroid to NSR (feet)	Predicted 8-hour L_{eq} (dBA) for Activity*
Site mobilization, clearing, grubbing, and vegetation removal	850	53.8	260	64.6
Demolition of existing pavement	850	53.8	260	64.6
Reservoir excavation	850	51.5	260	62.3
Reservoir construction	850	52.6	260	63.4
Pipeline, diversion structure, and treatment facility/pump installation	850	50.9	260	61.7
Field surface replacement	850	55.6	260	66.4
Parking reconstruction	850	50.9	260	61.7
Concrete pathway improvements	850	44.9	260	55.7
Ancillary park improvements	850	49.8	260	60.6

Note: NSR = noise-sensitive receptor; L_{eq} = energy-equivalent sound level; dBA = A-weighted decibel.
* Includes effect of existing apparent 7-foot-tall solid wall on the southern boundary of the property.

The predicted aggregate noise levels for some of the nine studied construction activity phases are substantially greater than the samples of baseline outdoor ambient noise levels appearing in Table 11 and would represent an audible change to the environment; however, all predicted levels are less than the 80 dBA 8-hour L_{eq} FTA-based standard and would therefore result in a less-than-significant impact.

Although the stormwater capture and Teen & Senior Center portions of the project may have concurrent construction phases, the logarithmic sums of noise exposure levels at the two nearest studied NSRs are also expected to be less than 80 dBA 8-hour L_{eq} as detailed in Appendix E.

The temporary traffic generated by the stormwater capture component of the project would be from its construction phase only and not involve a quantity of haul trucks, delivery vehicles, and worker passenger cars that would add substantially to existing volumes on local roadways such as Clark Avenue or Oak Street. Thus, project-attributed construction traffic increase would be considered a less-than-significant impact.

Operation

Less-than-Significant Impact. The temporary traffic generated by the stormwater capture component of the project would be from its construction phase only and would not involve a quantity of haul trucks, delivery vehicles, and worker passenger cars that would add substantially to existing volumes on local roadways such as Clark Avenue or Oak Street. Upon completion of its construction phase, the stormwater capture facility would not generate traffic on a daily basis but may exhibit a nominal amount of traffic associated with occasional maintenance activities. The proposed project would hence result in the creation of few net additional vehicle trips on local roadways (i.e., Oak Street and Clark Avenue), which means the anticipated change in traffic noise level should be negligible (far less than a barely perceptible 3 dB change to the existing CNEL value) and yield a less-than-significant impact.

Upon completion of construction, the project would feature underground infrastructure to convey stormwater. While these on-site features include a duplex submersible pump station, operation of its powered mechanical systems would be enclosed in a concrete "wet well" below grade with only a double-door hatch to the above-surface environment. Hence, noise from operation of pump would be isolated by the closed access hatch and would result in predicted noise levels that are less than 30 dBA at a radius of over 50 feet from the hatch, well below the existing noise environment (Table 11). On this basis and compared to the measurement samples of L_{eq} presented in Table 11, project operation noise is anticipated to be less than the existing outdoor ambient level at the nearest NSR and would yield a less-than-significant impact.

Less-than-Significant Impact. Replacement of the athletic fields after construction of the subsurface stormwater capture and conveying infrastructure would restore Simms Park conditions prior to the proposed project, which includes visitors enjoying sports or spectating from bleachers at locations on the field perimeters. Therefore, noise from these on-site field activities that involve participant and spectator speech and related sound emission would be relatively unchanged and would represent a less-than-significant impact.

Teen & Senior Center Project

Construction

Less-than-Significant Impact. Construction of the project would result in the temporary generation of noise emission from the project site. Construction would involve the use of heavy equipment and machinery, such as excavators, loaders, and other equipment. Construction would generate levels of noise that can vary from hour to hour and day to day depending on the equipment in use, the operations being performed, and the distance between the source and receptor. Typically, construction equipment operates in alternating cycles of full power and low power, producing average noise levels less than the maximum noise level. The average sound level of construction activity also depends on the amount of time that the equipment operates and the intensity of construction activities during that time.

On average, and as precise locations and operational status of involved mobile and stationary noise-producing sources may vary over the course of a typical construction workday, aggregate noise emission from each construction phase can be modeled as an idealized point source at the geographic center or acoustical centroid of the project area or work zone. This approximation is akin to that of the FTA "general assessment" technique but conservatively assumes all equipment for the studied construction phase are

operating from the centroid. Hence, noise exposure can be estimated at a nearest NSR by using a Federal Highway Administration Roadway Construction Noise Model emulator to define equipment reference noise levels and calculate their propagation across this horizontal distance between the NSR position and the phase centroid location. Table 13 presents these approximate NSR-to-centroid horizontal distances and corresponding predicted aggregate noise exposure levels (as 8-hour L_{eq}) for each distinct project phase at two NSRs: 9419 Oak Street, which is nearest to the Teen & Senior Center, and 9526 Oak Street, which is nearest to the stormwater capture facilities and replaced athletic fields. Details of these calculations in Appendix E show the expected acoustical contribution from each type of operating construction equipment for each phase.

Table 13. Estimated Teen & Senior Center Per-Phase Construction Noise Levels

Project Construction Activity or Phase	Representative Off-Site NSR = 9419 Oak Street		Representative Off-Site NSR = 9526 Oak Street	
	Horizontal Distance from Activity Centroid to NSR (feet)	Predicted 8-hour L_{eq} (dBA) for Activity	Horizontal Distance from Activity Centroid to NSR (feet)	Predicted 8-hour L_{eq} (dBA) for Activity*
Demolition (subphase 1)	160	70.2	650	53.3
Demolition (subphase 2)	130	72.5	650	53.3
Site preparation	130	70.4	650	51.2
Grading	130	70.8	650	51.6
Building construction	130	67.0	650	47.9
Paving	130	70.6	650	51.4
Architectural coating	130	61.4	650	42.2

Note: NSR = noise-sensitive receptor; L_{eq} = energy-equivalent sound level; dBA = A-weighted decibel.
* Includes effect of existing homes approximately 12 feet tall (at roof line) on southern side of Oak Street occluding sound pathway to NSR.

The predicted aggregate noise levels for some of the seven studied construction activity phases are substantially greater than the samples of baseline outdoor ambient noise levels appearing in Table 11 and would represent an audible change to the environment; however, all predicted levels are less than the 80 dBA 8-hour L_{eq} FTA-based standard and would therefore result in a less-than-significant impact.

Although the stormwater capture and Teen & Senior Center portions of the project may have concurrent construction phases, the logarithmic sums of noise exposure levels at the two nearest studied NSRs are also expected to be less than 80 dBA 8-hour L_{eq} as detailed in Appendix E.

The construction-related traffic generated by the Teen & Senior Center component of the project would be temporary in nature and would not involve a quantity of haul trucks, delivery vehicles, and worker passenger cars that would add substantially to existing volumes on local roadways such as Clark Avenue or Oak Street.

Operation

Less-than-Significant Impact. Upon completion of its construction phase, the proposed Teen & Senior Center building would generate permanent daily traffic associated with its uses; however, this new center will house existing services that will be relocating from other buildings in Simms Park. Therefore, except for

the addition of one new employee, a majority of traffic generated by the center is already occurring under existing park operations. The proposed project would hence result in the creation of few net additional vehicle trips on local roadways (i.e., Oak Street and Clark Avenue), which means the anticipated change in traffic noise level should be negligible (far less than a barely perceptible 3 dB change to the existing CNEL value) and yield a less-than-significant impact.

The renovated parking lot adjoining the proposed new Teen & Senior Center will resume low-speed and idling vehicle traffic at volumes comparable to existing conditions and thus not create a substantial new source of noise. The addition of the Teen & Senior Center building, however, will add a variety of new noise-producing electro-mechanical equipment that include those presented and discussed in the following paragraphs. Most of these noise-producing equipment or sound sources would be considered stationary, such as HVAC systems. The following are sound sources considered for purposes of this assessment and would be concurrently active or operating during normal daytime and evening hours (i.e., 7 a.m. through 10 p.m.):

- Low-profile, outdoor-exposed air-handling units and air-cooled condensing units on the two visually screened rooftop areas, each exhibiting 79–80 dBA sound power level (L_w) based on estimates of HVAC unit sizing to provide minimum return air ventilation (assumed 19,800 cubic feet per minute) and air conditioning (about 40 tons of refrigeration) for interior comfort
- An at-grade 500 kilovolt-ampere transformer (70 dBA L_w)

During hosted events at the open-roof patio area of the Teen & Senior Center, this analysis assumes additional sound sources would be added as follows:

- On average, 10 guests talking at a “loud speaking” level equal to 90 dBA sound power level (L_w) based on available research (Hayne et al. 2006)
- Bordering the patio, 10 ceiling-mounted speakers on the soffit would operate (e.g., playing background music), each emitting no more than an L_w value of 80 dBA

Inputting these studied project-attributed sound sources into a 3D sound propagation prediction model using commercially available Datakustik CadnaA, which incorporates International Organization of Standardization 9613-2 algorithms and reference data, operational noise at nearby community receptors was predicted using several parameters and assumptions as follows:

- The model calculation area encompasses the project and surrounding land uses that adjoin its boundary
- Acoustical ground absorption of the project site and the surrounding topography (conservatively modeled as flat, which generally approximates the site terrain characteristics) is set at 0.80, which on a 0 (reflective) to 1 (absorptive) scale approximates a combination of the grass-covered landscaping and pavement
- Meteorological conditions presume “calm” wind conditions (i.e., less than 0.5 meters per second in any direction) and average air temperature and relative humidity of 68°F and 70%, respectively
- The model “configuration” settings include reflection order set to “1,” which can be interpreted to mean that a sound emission path from a source will continue to be analyzed after impingement upon and reflection from the first intervening structure or barrier

Please see Appendix E for quantitative details of the inputs and outputs that form the basis of the following assessment presentations. Figures 9a and 9b illustrate prediction results, as adjoining colored bands of 5 dB decrements as sound propagates away from modeled sources across a horizontal plane approximately 5 feet above grade, for the following two assessment scenarios:

- Operation of the Teen & Senior Center under normal conditions, with the outdoor-exposed electrical transformer and rooftop equipment operating, and *with* a hosted event in progress that includes the above-mentioned speech and music sound sources emanating from the patio area
- As above, but *without* a hosted event in progress

In both scenarios, it is assumed that any interior sounds (due to normal building usage and functions, speech, etc.) are sufficiently contained or insulated within the structural envelope so as not to make a meaningful acoustical contribution to the modeled project outdoor sound levels. At the nearest NSR, 9419 Oak Street, north of the Teen & Senior Center, the with-event operation scenario is expected to cause a noise level of less than 42 dBA L_{eq}, which is far below measured samples of existing daytime sound level and would thus satisfy the less-than-audible criterion per City standards and thus result in a less-than-significant impact.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Stormwater Capture Project

Less-than-Significant Impact. Vibration is oscillatory movement of mass (typically a solid) over time. Depending on their distances to a sensitive receptor, operation of large bulldozers, graders, loaded dump trucks, or other heavy construction equipment and vehicles on a construction site have the potential to cause high vibration amplitudes.

The BMC does not have a vibration threshold against which project construction-related groundborne vibration impacts to the community can be assessed. For purposes of this impact assessment, a vibration velocity level of 0.2 ips PPV is used as the standard for evaluating human annoyance (to perceived groundborne vibration within an occupied structure) and the potential risk for residential building damage due to “continuous” or frequently occurring groundborne vibration events (Caltrans 2020).

Groundborne vibration attenuates rapidly, even over short distances. The attenuation of groundborne vibration as it propagates from source to receptor through intervening soils and rock can be estimated with expressions found in FTA and Caltrans guidance. For example, for a bulldozer or grader operating as close as 100 feet to the nearest receiving residential land use during the field surface replacement construction phase as shown in Table 12, the estimated vibration velocity level would be 0.011 ips per the equation as follows (FTA 2018):

$$PPV_{rcvr} = PPV_{ref} \times (25/D)^{1.5} = 0.011 \text{ ips PPV} = 0.089 \times (25/100)^{1.5}$$

In the above equation, PPV_{rcvr} is the predicted vibration velocity at the receiver position (i.e., residence), PPV_{ref} is the reference value at 25 feet from the vibration source (the bulldozer), and D is the actual horizontal distance to the receiver from the source.

The predicted groundborne vibration velocity of 0.11 ips PPV associated with project construction is well below the 0.2 ips PPV threshold for building occupant annoyance and 0.3 ips PPV for older residential structure damage risk. Groundborne vibration impacts during construction would therefore be less than significant.

After completion of project construction, operation of the stormwater capture project and other project components are unlikely to cause vibration at the nearest off-site structures. Powered mechanical systems like the submersible pump are designed with reciprocating and/or rotating components that are balanced well and machined to high tolerances of precision that consequently minimize vibration and help sustain long operational life. Furthermore, vibrational energy from pump operation would be attenuated by both the pump enclosure and the surrounding soils. For this reason, project operation groundborne vibration at off-site receptors would be considered less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. Vibration is oscillatory movement of mass (typically a solid) over time. Depending on their distances to a sensitive receptor, operation of large bulldozers, graders, loaded dump trucks, or other heavy construction equipment and vehicles on a construction site have the potential to cause high vibration amplitudes.

The BMC does not have a vibration threshold against which project construction-related groundborne vibration impacts to the community can be assessed. For purposes of this impact assessment, a vibration velocity level of 0.2 ips PPV is used as the standard for evaluating human annoyance (to perceived groundborne vibration within an occupied structure) and the potential risk for residential building damage due to “continuous” or frequently occurring groundborne vibration events (Caltrans 2020).

Groundborne vibration attenuates rapidly, even over short distances. The attenuation of groundborne vibration as it propagates from source to receptor through intervening soils and rock can be estimated with expressions found in FTA and Caltrans guidance. For example, for a dozer or excavator operating as close as 70 feet to the nearest receiving residential land use during the field surface replacement construction phase as shown in Table 12, the estimated vibration velocity level would be 0.019 ips per the equation as follows (FTA 2018):

$$PPV_{rcvr} = PPV_{ref} \times (25/D)^{1.5} = 0.019 \text{ ips PPV} = 0.089 \times (25/70)^{1.5}$$

In the above equation, PPV_{rcvr} is the predicted vibration velocity at the receiver position (i.e., residence), PPV_{ref} is the reference value at 25 feet from the vibration source (the bulldozer), and D is the actual horizontal distance to the receiver from the source.

During parking lot resurfacing, operation of a vibratory roller is anticipated and could be as close as 70 feet to an existing home. Because the roller exhibits more vibration than the previous dozer or grader example, having a reference PPV (PPV_{ref}) of 0.21 ips at 25 feet (FTA 2018), its groundborne vibration would attenuate to 0.04 ips PPV. Both predicted groundborne vibration velocity PPV values for the dozer or roller associated with project construction are well below the 0.2 ips PPV threshold for building occupant annoyance and 0.3 ips PPV building damage risk. Groundborne vibration impacts during construction would hence be less than significant.

After completion of project construction, operation of the Teen & Senior Center project is unlikely to cause vibration at the nearest off-site structures. Powered electro-mechanical systems like the rooftop HVAC units are designed with reciprocating and/or rotating components that are balanced well and machined to high tolerances of precision that consequently minimize vibration and help sustain long operational life. Furthermore, vibrational energy from motor, pump, and compressor operation would likely be attenuated by vibration isolators (neoprene or metal spring) mounted directly to these components or the enclosures or cabinets connecting them to the building roof deck or a roof-curb penetration for ductwork into the building. For these reasons, project operation groundborne vibration at off-site receptors would be considered less than significant.

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?***

Stormwater Capture Project and Teen & Senior Center Project

No Impact. There are no public airports or private airfields within 2 miles of the projects, and the project areas are far from any aviation traffic noise contour greater than 65 dBA CNEL. Construction workers and park users would not be exposed to excessive aviation noise levels. No impact would occur.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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)?

Stormwater Capture Project

No Impact. Construction of the stormwater capture project would result in a temporary direct increase in construction jobs in the area. However, given the relatively small nature of the project construction and anticipated schedule, the demand for construction employment would likely be met within the existing and future labor market in the City and in the greater Los Angeles County area. If construction workers live outside of the City, these workers would likely commute during the temporary construction period. Operationally, the project does not contain land uses that typically result in direct population growth, such as new homes or large commercial/business centers. The project would not change the use of the existing Simms Park. Upon completion, the project would improve Simms Park to further serve the existing and anticipated future demand for recreational uses within the City.

Additionally, the project is consistent with underlying land use and zoning designations. Therefore, the project would not directly result in substantial unplanned population growth in the area.

The project is located in an area served by existing roads and infrastructure. The project does not include the extension of utility infrastructure, such as sewer lines or roads, into previously undeveloped areas that may indirectly induce growth. Therefore, the project would not indirectly result in substantial unplanned population growth in the area. No impact would occur.

Teen & Senior Center Project

No Impact. Construction-related jobs generated by the Teen & Senior Center project would likely be met within the existing and future labor market in the City and in the greater Los Angeles County area. If construction workers live outside of the City, these workers would likely commute during the temporary construction period. Operationally, approximately four full-time Parks and Recreation staff would operate out of the offices located in the proposed Teen & Senior Center. Three of these staff are currently located in the Simms Park community center on the property, and one would be filled by a new position. The staff located in the volunteer center building on the northwest portion of the project site would be moved to the Simms Park community center. A service offered by a non-profit partnership that provides daily meals to seniors would also move from the community center to the new Teen & Senior Center. Therefore, the proposed project would not result in a substantial number of new jobs that would induce population growth in the area.

Additionally, the site has been used for similar uses in the past, as a teen center until its demolition in 2019. The proposed project would replace former jobs that were associated with the former teen center.

The project is located in an area served by existing roads and infrastructure. The project does not include the extension of utility infrastructure, such as sewer lines or roads, into previously undeveloped areas that may indirectly induce growth. Therefore, the project would not indirectly result in substantial unplanned population growth in the area. No impact would occur.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. The project site does not contain any existing housing or provide other means of housing people. The project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impact would occur.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
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 could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

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 could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire Protection? Police protection? Schools? Other public facilities?

Stormwater Capture Project and Teen & Senior Project Center

No Impact. As discussed in Section 3.14, Population and Housing, the projects would not induce substantial unplanned population growth in the area. As such, construction, operation, and maintenance of the projects would not require new or physically altered facilities associated with fire protection, police protection, schools, or other public facilities. Therefore, no impacts would occur.

Parks?

Stormwater Capture Project

Less-than-Significant Impact. The stormwater capture project is located within Simms Park and would result in physical alteration to an existing park. The total duration of project construction is anticipated to last 20 months (including overlap with the Teen & Senior Center Project) and would require temporary closure of the park. Depending on the construction phase, affected portions of Simms Park would be temporarily closed to the public for the duration. The construction area would be fenced off for safety and security purposes and made unavailable for public use during project construction. During construction, organized sports activities may be temporarily relocated to other park facilities, in coordination with the City Parks and Recreation Department.

Once operational, the proposed stormwater capture and filtration facility would be located primarily underground and would not affect park use. In addition, the project would include redesigning the existing sports fields to accommodate two softball/baseball fields, a full-size soccer field configuration, and two smaller-sized youth soccer fields. Improvements also include artificial turf, perimeter fence and chain-link softball field fence, native landscaping, a bioretention area, and other ancillary improvements as described in Section 2.2. Upon completion of construction, recreational use of the park would resume similar to existing conditions. As such, implementation of the project would not require the provision of new parks. Therefore, impacts to parks as a result of the project would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project is located on the northwestern portion of the Simms Park property and would not result in physical alteration to an existing park. The existing surface parking lot in the northern portion of the Simms Park complex would be redeveloped to accommodate the Teen & Senior Center while providing parking for Simms Park and the community center facilities. The proposed project would provide an additional service to the Simms Park complex similar to services that were previously provided in the former teen center. The project would not require the expansion of any additional park-related facilities. The Teen & Senior Center construction would not affect the operation of the active park or community center; therefore, impacts to parks as a result of the project would be less than significant.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
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) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

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?

Stormwater Capture Project

Less-than-Significant Impact Project construction would require the temporary closure of Simms Park. Accordingly, project construction may result in the temporary increase in use of other parks in the City. The Parks and Recreation Department would coordinate with sports organizations and the public to relocate activities to other appropriate facilities. However, upon completion of construction, recreational use of the affected portion of the park would resume similar to existing conditions. The proposed park improvements would provide soccer fields in addition to the existing softball/baseball fields, which would provide additional facilities to meet existing needs in the community. As such, impacts to recreational facilities would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center parking and access reconfiguration would require demolition of the storage and volunteer center building and the existing parking lot facilities. Construction of the Teen & Senior Center would not interfere with the use of the adjacent park and community center facilities. Upon completion of construction, parking lots and access would resume similar to existing conditions. Operation of the Teen & Senior Center would include activities consistent with services previously offered by the adjacent community center and the former teen center. It is assumed a similar population would use the new facilities that currently use the Simms Park community center and that previously used the former teen center. The proposed Teen & Senior Center would provide services to the teen and senior populations in the area but would not induce significant increase of use of the Simms Park facilities. As such, impacts to recreational facilities would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Stormwater Capture Project

Less-than-Significant Impact. The stormwater capture project would include improvements to the existing Simms Park. As discussed in Section 3.16(a), the temporary closure of the park may result in an increase in use of other parks in the City. The project would involve temporary construction of Simms Park recreational facilities; however, upon completion of construction, recreational use of the affected portion of the park would resume similar to existing conditions. Potential environmental impacts associated with the implementation of the project are analyzed throughout this MND and would result in potentially significant impacts associated with air quality, biological resources, cultural resources, and geology and soils. As discussed in Sections 3.3, 3.4, 3.5, and 3.7, impacts associated with air quality, biological resources, cultural resources, and geology and soils would all be reduced to less-than-significant levels with implementation of mitigation. As such, the project's recreational facilities impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project would contain an entrance and reception area, community and youth rooms, private offices, a common space, a kitchen, and an open patio. The Teen & Senior Center project would expand recreational activities in the area by providing a space used to house municipal social programs and as a gathering space for the community and would feature offices for City employees. Potential environmental impacts associated with the implementation of the project are analyzed throughout this MND and would result in impacts associated with air quality, biological resources, cultural resources, and geology and soils. As discussed in Sections 3.3, 3.4, 3.5, and 3.7, impacts associated with air quality, biological resources, cultural resources, and geology and soils would all be reduced to less-than-significant levels with implementation of mitigation. Therefore, the project's recreational facilities impacts would be less than significant.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

This section analyzes the potential transportation impacts of the projects including impacts to VMT per CEQA Guidelines Section 15064.3(b). Pursuant to SB 743, the focus of transportation analysis changed from the level of service, or vehicle delay, metric to VMT. The City does not currently have specific VMT analysis guidelines; therefore, for the purposes of this section, the Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (December of 2018) has been used in addition to other City traffic analysis requirements as provided by the City Engineer.

Project Trip Generation

The projects include two primary components: (1) a stormwater capture facility under existing play fields; and (2) a new 12,355-square-foot Teen & Senior Center to house existing services that mostly will be relocating from other buildings in Simms Park and elsewhere in the City. The traffic generated by the stormwater capture component would be from its construction phase only and, hence, temporary in nature. Upon completion of its construction phase, trip generation from the stormwater capture facility would not generate traffic on a daily basis, but a nominal amount of traffic may be generated for occasional maintenance activities. Conversely, the proposed Teen & Senior Center building would generate permanent daily traffic associated with its uses; however, as previously stated, the center will house existing services that will be relocating from other buildings in Simms Park. Therefore, with the exception of the addition of one new employee, a majority of traffic generated by the center is already occurring under existing park operations.

The trip generation of the proposed Teen & Senior Center has been estimated using trip generation rates for a Recreational Community Center obtained from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition (ITE 2021). Table 14 provides the estimated trip generation for the Teen & Senior Center building (which includes the trips from the existing operations at the park that are being relocated to the proposed building).

Table 14. Project Trip Generation

Land Use	Size/Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Generation Rates[1]								
Recreational Community Center (ITE 495)	per TSF	28.82	1.26	0.65	1.91	1.18	1.32	2.50
Trip Generation								
Teen & Senior Center	12.355 TSF	356	16	8	24	15	16	31

Notes: ITE = Institute of Transportation Engineers; TSF = thousand square feet.
[1] Daily and peak hour trip rates from Institute of Transportation Engineers Trip Generation Manual, 11th Edition 2021.

As shown in the table, the Teen & Senior Center is estimated to generate 356 daily trips, 24 AM peak hour trips, and 31 PM peak hour trips. However as previously noted, the center will house existing services that will be relocating from other buildings in Simms Park. With the exception of the addition of one new employee, a majority of traffic generated by the center is already occurring under existing park operations. Therefore, new trips associated with

the Teen & Senior Center would be nominal and would not result in a measurable effect on the adjacent street network. Per the City Engineer, the projects would not require further traffic analysis.[11]

The following describes the projects' potential impacts to programs, plans and policies, VMT, hazards related to geometric design, and emergency access.

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Relevant plans and policies pertaining to the projects' transportation setting are described below.

General Plan Circulation Element

The primary goal of Bellflower's Circulation Element is to achieve and maintain a balanced, safe, problem-free transportation system. The following goals are included the City's Circulation Element

Goal 1: Provide a comprehensive transportation system for the movement of persons and goods with optimum safety, efficiency, and convenience, and with a minimum of delay and cost.

Goal 2: Provide a balanced roadway system which will provide adequate accessibility to existing and future land uses with minimum impact on residential neighborhoods.

Goal 3: Provide residents and business occupants in the City of Bellflower with a convenient and viable public transportation system.

Goal 4: Encourage the use of alternative and/or non-motorized transportation modes including bicycle and pedestrian travel.

Goal 5: Provide adequate, properly designed off-street parking facilities for all developments.

Roadway Facilities

Access to the projects is via Clark Avenue, Oak Street, and Ardmore Avenue. These roadways are built out per the City's circulation system. Clark Avenue is a north–south, four-lane Secondary Arterial roadway within the City limits. Oak Street is an east–west, two-lane Local Street. Ardmore Avenue is a north–south, two-lane Local Street.

Transit, Bicycle, and Pedestrian Facilities

Sidewalks are provided along both sides of Clark Avenue and Oak Street in the vicinity of the projects. There are no marked bicycle facilities within the vicinity of the project sites. The Norwalk Transit System Route 1 provides bus service along Clark Avenue. It operates between Rio Hondo College and Woodruff/Rosecrans

[11] Because the project would not generate 50 or more peak hour trips, an operational traffic analysis would not be required (Stock, pers. comm., 2023).

at a frequency of approximately 37 minutes. The nearest transit stop is located approximately just south of the Clark Avenue/Oak Street intersection, along the projects' western boundary.

Stormwater Capture Project

Less-than-Significant Impact. Construction of the project would generate temporary trips. Maintenance of the stormwater capture facility would require occasional trips that would not cause a measurable effect to the circulation system or warrant traffic analysis. Additionally, the project would not result in a permanent change to the existing or planned circulation system in the City. The project would be served by existing roadway, transit, and pedestrian facilities and would not conflict with a program, plan, ordinance, or policy addressing the circulation system including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. As discussed above, the traffic generated by the Teen & Senior Center would generate a nominal number of new trips, which would not cause a measurable effect to the circulation system or warrant traffic analysis. The project would be served by existing roadway, transit, and pedestrian facilities; would not include site improvements that would extend into the public right-of-way or interfere with existing public transit, bicycle, or pedestrian facilities; and would not impede the construction of new facilities or the expansion of such existing facilities in the future. The project would not preclude implementation of any plans or policies regarding existing or proposed bicycle or pedestrian facilities in the area. Consequently, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

CEQA Guidelines Section 15064.3(b) focuses on VMT for determining the significance of transportation impacts. It is further divided into four subdivisions: (1) land use projects, (2) transportation projects, (3) qualitative analysis, and (4) methodology. CEQA Guidelines Section 15064.3(a) states that "generally, vehicle miles traveled is the most appropriate measure of transportation impacts," and defines VMT as "the amount and distance of automobile travel attributable to a project." "Automobile" refers to on-road passenger vehicles, specifically cars and light trucks. The OPR has clarified in its Technical Advisory (OPR 2018) that heavy-duty truck VMT is not required to be included in the estimation of a project's VMT. Per CEQA Guidelines Section 15064.3(a), "Other relevant considerations may include the effects of the project on transit and non-motorized traveled."

The potential VMT generated by the construction, operation, and maintenance of this component of the projects have been evaluated qualitatively per OPR guidance and is discussed below.

Stormwater Capture Project

Less-than-Significant Impact. Construction of this component would generate temporary construction-related traffic, and nominal permanent operations and maintenance traffic. As mentioned above, heavy vehicle traffic is not required to be included in the estimation of a project's VMT. Even though worker and vendor trips would generate VMT, once construction is completed, the construction-related traffic and VMT

would cease and return to pre-construction conditions. Additionally, the air quality and GHG analyses account for the worker and truck trips during the construction period (see Sections 3.8 and 3.8). Once construction is complete, this facility is anticipated to entail routine and occasional maintenance activities performed by City staff. These operational trips would be nominal and would not occur daily.

Measures to reduce the VMT generated by workers and trucks are limited, and there are no thresholds or significance criteria provided by OPR for temporary, construction-related VMT. The project construction would be generally consistent with construction activities in terms of the temporary nature of activities, trip generation characteristics, and the types of vehicles and equipment required. The increase in VMT associated with the projects' construction is expected to be temporary and would therefore not cause a significant VMT impact.

Additionally, the operation of the project would be screened out of VMT analysis per the "Small Project" screening threshold. Based on OPR guidance, projects that generate or attract fewer than 110 daily trips can use the Screening Threshold for Small Projects[12] and generally may be assumed to cause a less-than-significant transportation impact. As mentioned in the trip generation analysis above, the traffic generated by the stormwater capture component would be from its construction phase only and, hence, temporary in nature. Upon completion of its construction phase, the stormwater capture facility would not generate daily traffic, but a nominal amount of traffic may be generated for occasional maintenance activities. Therefore, the operation of the project can be considered a Small Project per OPR's Technical Advisory since it would not generate 110 or more daily trips and can be presumed to have a less-than-significant VMT impact. Therefore, the project would not conflict or be inconsistent with CEQA Guidelines Sections 15064.3(b)(1) and 15064.3(b)(3), and impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. As mentioned above, the Teen & Senior Center is estimated to generate 356 daily trips, 24 AM peak hour trips, and 31 PM peak hour trips. However, the center will house existing services that will be relocating from other buildings in Simms Park. With the exception of the addition of one new employee, a majority of traffic generated by the center is already occurring under existing park operations. Therefore, new trips associated with the Teen & Senior Center would be nominal and would not result in a measurable effect on the adjacent street network.

The operation of the Teen & Senior Center would be considered a Small Project per OPR's Technical Advisory, given that it would not generate 110 or more (new) daily trips and would be presumed to have a less-than-significant VMT impact. Therefore, the project would not conflict or be inconsistent with CEQA Guidelines Sections 15064.3(b)(1) and 15064.3(b)(3), and impacts would be less than significant.

[12] This screening threshold ties directly to the OPR Technical Advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area (14 CCR 15301[e][2]). Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110–124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

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)?

Stormwater Capture Project

Less-than-Significant Impact. Access for construction-related traffic (i.e., workers and trucks) to the stormwater capture project site would be from the existing driveways along Clark Avenue, Oak Street, and Ardmore Avenue. Construction staging, including equipment storage, material laydown, and worker parking is anticipated to occur in the existing parking lots of the park. No construction work is anticipated to permanently impede public rights-of-way (i.e., streets and sidewalks) or increase hazards for users. However, if any temporary road closures are anticipated, standard construction management practices to maintain access for all road users and emergency vehicles. As such, passenger cars and trucks entering and exiting the project site would be able to do so safely and without causing congestion at the driveways. Therefore, the project would not substantially increase hazards due to a roadway design feature or introduce incompatible uses. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. Access to the Teen & Senior Center site is currently via the two existing driveways along Clark Avenue and two existing driveways along Oak Street. The western driveway along Oak Street would be removed to accommodate the new building. However, the Teen & Senior Center project and the parking lot would have adequate access via three driveways, which would operate acceptably with the low number of trips generated under existing and proposed conditions. The project would not add any new driveways or geometric design features or incompatible uses. Therefore, the project would not substantially increase hazards due to a roadway design feature or introduce incompatible uses. Impacts would be less than significant.

d) Would the project result in inadequate emergency access?

Stormwater Capture Project

Less-than-Significant Impact. Construction of the stormwater capture project would entail temporary partial closure of Clark Avenue to excavate and install the connection between the proposed stormwater system and the existing storm drain. No total road closures are proposed, and this would not impede emergency response or evacuation within the City. While construction could block the entrance to the site from Clark Avenue, alternate entrances to the park and existing facilities could be used along Oak Street or via Ardmore Avenue. Thus, construction would not prevent adequate emergency access to the project site. Therefore, the construction or operation of the project would not result in inadequate emergency access and impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center would be designed and constructed to local standards and comply with emergency access requirements of the local fire department. Upon completion, the project site would continue to be accessible via three existing driveways. The proposed project would result in nominal new traffic, and the project driveways would provide adequate access to the site during

normal operations or any emergency. On-site circulation in the parking lot would include an internal roadway with adequate turn radii for all vehicles including fire trucks with apparatus.

Therefore, the construction or operation of the Teen & Senior Center would not result in inadequate emergency access, and impacts would be less than significant.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
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:				
a) 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	☐	☐	☒	☐
b) 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.	☐	☒	☐	☐

The evaluation of potential impacts to tribal cultural resources (TCRs) is based on the background research conducted to inform this analysis, including the results of ethnographic research, archival research and CHRIS database records search, and the results of formal tribal consultation completed by the City pursuant to AB 52 and Senate Bill (SB) 18, a brief summary of which is provided in this section.

Assembly Bill 52 and Senate Bill 18 Consultation Outreach

The projects are subject to compliance with AB 52 (PRC Section 21074), which requires consideration of impacts to TCRs as part of the CEQA process and that the lead agency notify California Native American tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the projects. All Native American Heritage Commission-listed California Native American tribal representatives that have requested project notification pursuant to AB 52 were sent letters by the City on March 15, 2023, via United States Postal Service certified mailing. The notification letters contained a project description, outline of AB 52 timing, an

invitation to consult, a project site plan, and contact information for the appropriate lead agency representative. AB 52 allows tribes 30 days after receiving notification to request consultation. If a response is not received within the allotted 30 days, it can be assumed consultation is declined. The 30-day tribal consultation request window pursuant to AB 52 closed on April 14, 2023.

SB 18 requires local governments to invite California Native American tribal representatives to participate in consultation when a General Plan, Specific Plan, or open space designation is proposed for adoption or to be amended. The Teen & Senior Center project component would be subject to City Council approval of a General Plan Amendment. Therefore, the project is subject to compliance with SB 18 (Government Code Section 65352.3). The City notified eligible California Native American tribal entities in accordance with SB 18 and AB 52 notification, with a single letter to each tribe on March 15, 2023. The letters contained a project description, an outline of AB 52 and SB 18 timing requirements, request for consultation, and contact information for the appropriate lead agency representative. AB 52 allows tribes 30 days and SB 18 allows 90 days after receiving notification to request consultation. If a response is not received within the allotted 30 days pursuant to AB 52 or 90 days pursuant to SB 18, it is assumed that consultation is declined. Accordingly, the City's letter indicated the 90-day tribal consultation request window pursuant to SB 18 would close on June 13, 2023.

The City notified nine California Native American tribal representatives and received two responses from the following tribal entities: the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians–Kizh Nation. Table 15 summarizes the results of the AB 52 and SB 18 notification and consultation efforts for the projects. The confidential AB 52 and SB 18 consultation records are on file with the City.

Table 15. Assembly Bill 52 and Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Consultation Record
Christina Marsden Conley, Administrator Gabrielino Tongva Indians of California Tribal Council	**March 28, 2023** Email response to City acknowledging receipt of notification letter for project and requesting a cultural resources report for the projects. **April 3, 2023** Email response from the City acknowledging receipt of Ms. Conley's request for a cultural report. The City notes in the email response the developed nature of the project sites and the proposed development within the existing setting and further stated that the cultural resources inventory and literature review prepared for the projects would be considered by the City to determine the potential to encounter cultural resources during the implementation of both projects. The City informed Ms. Conley that the cultural resources assessment would be integrated directly into the MND and that it would be provided to Ms. Conley upon completion. **May 10, 2023** Email response from Ms. Conley requesting an update on the cultural report for review.

Table 15. Assembly Bill 52 and Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Consultation Record
	May 11, 2023 The City emailed Ms. Conley regarding status of document preparation and processing. **May 11, 2023** Ms. Conley emailed City acknowledging receipt of City's email.
Andrew Salas, Chairperson Gabrieleño Band of Mission Indians–Kizh Nation (Kizh Nation)	**March 20, 2023** Email response with letter attachment requesting to consult on the projects. **April 3, 2023** Email response from the City acknowledging receipt of Chairman Salas' request to consult for the projects. The City attempted to contact Chairman Salas via phone call; however, Chairman Salas could not be reached. The City notes in the email response the developed nature of the project sites and the proposed development within the existing setting and further stated that the cultural resources inventory and literature review prepared for the projects would be considered by the City to determine the potential to encounter cultural resources during the implementation of both projects. On the same day, the Kizh Nation responded to the City via email requesting a phone consultation and provided the City with their availability. **April 4, 2023** A phone call consultation between the City and Kizh Nation was conducted. The Kizh Nation informed the City that they would provide cultural information and mitigation measures for the projects. **April 5, 2013** The City provided a follow-up email to the Kizh Nation, summarizing the phone consultation. The City stated that the MND would be provided to the Kizh Nation upon completion for review and follow-up discussions with the City. The City included in the email the original AB 52 and SB 18 notification letter. The Kizh Nation responded the same day acknowledging the email from the City and confirmed that they would be sending historical information and mitigation measures to the City. To date, no additional record of communication has been received by the City from the Kizh Nation.

Table 15. Assembly Bill 52 and Senate Bill 18 Native American Tribal Outreach Results

Native American Tribal Representatives	Consultation Record
Joseph Ontiveros Soboba Band of Luiseño Indians	No response has been received to date.
Anthony Morales, Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians	No response has been received to date.
Sadonne Goad, Chairperson Gabrielino/Tongva Nation	No response has been received to date.
Robert F. Dorame, Chairperson Gabrielino Tongva Indians of California Tribal Council	No response has been received to date.
Charles Alvarez Gabrielino-Tongva Tribe	No response has been received to date.
Lovina Redner, Chairperson Santa Rosa Band of Cahuilla Indians	No response has been received to date.
Isaiah Vivanco, Chairperson Soboba Band of Luiseño Indians	No response has been received to date.

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:

a) 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)?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. As discussed in Section 3.5, Cultural Resources, no previously recorded archaeological resources of Native American origin or TCRs listed in the CRHR or a local register were identified within the project sites as a result of the SCCIC records or as a result of information provided from consulting tribes. Therefore, the projects would not adversely affect TCRs that are listed or eligible for listing in the state or local register. Impacts would be less than significant.

b) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. The projects are subject to compliance with AB 52 (PRC Section 21074) and SB 18 (Government Code Section 65352.3), which requires consideration of impacts to TCRs as part of the CEQA process and requires lead agencies notify California Native American tribal representatives who are traditionally or culturally affiliated with the geographic area of the project. As a result of the City's outreach efforts, two tribal organizations responded expressing interest in the projects: the Gabrielino Tongva Indians of California Tribal Council and the Gabrieleño Band of Mission Indians–Kizh Nation. Although the Gabrieleño Band of Mission Indians–Kizh Nation stated that the projects are within their ancestral tribal territory and the Gabrielino Tongva Indians of California Tribal Council stated that the projects are within one of their villages, neither tribe provided specific information about TCRs that would be affected by project-related construction or operation. Therefore, the City determined that no substantial evidence has been presented that would demonstrate a significant TCR (pursuant to criteria set forth in subdivision C of Public Resources Code Section 5024.1) exists within the project sites.

However, in an abundance of caution and in an effort to protect unknown TCRs, the City has developed mitigation measures (**MM-CUL-1** through **MM-CUL-3**), as outlined in Section 3.5, Cultural Resources, to ensure the proper treatment of unknown subsurface cultural and tribal cultural resources in the event of an inadvertent discovery. Significant impacts are not expected. It should be noted, however, that City-to-tribal government consultation pursuant to AB 52 and SB 18 will continue as required by state laws.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Stormwater Capture Project

Less-than-Significant Impact. The stormwater capture project includes the construction of a stormwater capture and filtration facility and improvements to the existing Simms Park. A diversion concrete structure with maintenance hole access would be constructed within Clark Avenue near the driveway entrance to the Simms Park parking lot and would connect to the existing reinforced concrete box storm drain within Clark Avenue maintained by the Los Angeles County Flood Control District. The proposed pump associated with the treatment facility would be electrically powered, thus requiring an additional connection to the electrical power that currently serves the park's lights and irrigation system. Connection to these existing distribution facilities would be sufficient for providing power to the project and would not require any other relocation or construction of electrical power facilities. The project would also require reconstruction of minor existing water infrastructure in the removal and replacement of the existing irrigation pipes and sprinkler heads. These minor improvements are features of the project that would be subject to engineering design to ensure adjacent facilities and users are not negatively affected. Any relocation of existing facilities would not be substantial enough to result in a significant impact pursuant to CEQA. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project would connect to the existing water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities surrounding the project site. Construction impacts, such as ground disturbance to make these utility connections, could result in minimal impacts to soil such as soil displacement, erosion, or runoff; however,

implementation of BMPs would minimize the amount of erosion and/or siltation that would have the potential to occur during construction. Impacts would be less than significant.

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?

Stormwater Capture Project

Less-than-Significant Impact. Project construction would temporarily require a minor amount of water primarily associated with site watering in compliance with SCAQMD Rule 403 to prevent, reduce, or mitigate fugitive dust emissions from construction activities. Existing components of the park that require water would not change their existing usage. As such, operation of the project would not demand additional water use. Therefore, impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. The Teen & Senior Center project would be similar to operation of the adjacent storage and volunteer building that would be demolished and the former teen center that previously operated at the project site. The project site would be served by existing water infrastructure. Because the site was previously developed with similar uses as the proposed project, it would have sufficient water supplies available to serve the project and reasonably foreseeable future development. Water supply increase associated with the project would be minimal and similar to the uses of the former teen center. The size of the proposed building would be slightly larger than previous uses but would not result in a substantial significant increase in water supplies. Therefore, impacts would be less than significant.

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?

Stormwater Capture Project

No Impact. Construction and operation of the stormwater capture project would not generate wastewater demand. Therefore, no impacts would occur.

Teen & Senior Center Project

Less-than-Significant Impact. Construction and operation of the Teen & Senior Center project would generate some wastewater demand; however, wastewater generated from the Teen & Senior Center would be similar to former uses of the teen center. The size of the proposed building would be slightly larger than previous uses but would not result in a substantial significant increase in wastewater. Additionally, new utility fixtures would be more efficient with water use than the former fixtures. Therefore, impacts would be less than significant.

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?

Stormwater Capture Project

Less-than-Significant Impact. During construction, the stormwater capture project would generate solid waste such as residual wastes, plastics, and soils. Construction-generated solid waste would be temporary and would cease once construction is completed. Solid waste generated by project construction would be properly disposed of at designated landfill facilities. Operation of the project would not generate any additional solid waste beyond current park conditions. The closest solid waste disposal sites would be the Whittier Landfill, approximately 9 miles northeast of the project site, and the South Gate Construction and Demolition Recycling Center, approximately 6 miles northwest of the project site. Solid waste generated by the project would not exceed state or local standards or the capacity of local infrastructure. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. During construction, the Teen & Senior Center project would generate solid waste such as residual wastes, plastics, and soils. Construction-generated solid waste would be temporary and would cease once construction is completed. Solid waste generated by project construction would be properly disposed of at designated landfill facilities. Operation of the project would not generate a significant amount of solid waste beyond the capacity of local infrastructure. The closest solid waste disposal sites would be the Whittier Landfill, approximately 9 miles northeast of the project site, and the South Gate Construction and Demolition Recycling Center, approximately 6 miles northwest of the project site. Solid waste generated by the project would not exceed state or local standards or the capacity of local infrastructure. Impacts would be less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Stormwater Capture Project and Teen & Senior Center Project

No Impact. As discussed in Section 3.19(d), construction-generated solid waste would be temporary, and operation of the projects would not generate solid waste. Solid waste generated by construction of both projects would be disposed of at designated landfill facilities under federal, state, and local regulation. Additionally, the projects would be required to adhere to City and Los Angeles County ordinances with respect to waste reduction and recycling. In compliance with AB 939, construction and demolition materials would be recycled or reused as much as possible in order to support waste diversion statewide goals. As a result, no impacts related to state and local statutes governing solid waste are anticipated.

3.20 Wildfire

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

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. Please see response to threshold question 3.9(f) above. According to the California Department of Forestry and Fire Protection Fire Hazard Severity Zone Viewer, the projects are not located within a Very High Fire Hazard Severity Zone (CAL FIRE 2023). The City prepared a local hazard mitigation plan. The hazard mitigation plan contains information to reduce risks from hazards through education and outreach programs; it contains action items that address multiple hazards associated with natural disasters, technological incidents, and human-caused events (City of Bellflower 2017). Construction of the projects would require the temporary encroachment into the two easternmost lanes of Clark Avenue for construction of the diversion structure. The temporary encroachment into the two easternmost lanes of Clark Avenue would not impede emergency response or evacuation within the City, as two travel lanes would remain open. Clark Avenue would resume existing conditions upon completion of the projects. As the projects would be uninhabited, future emergency response and evacuation planning would not change from current conditions. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Stormwater Capture Project

Less-than-Significant Impact. Construction of the project would comply with BMC Chapter 15.40, which adopts the California Fire Code (CFC) by reference. Chapter 33 of the CFC outlines general fire safety precautions during construction and demolition that are intended to maintain minimum levels of fire protection and limit the spread of fire. The project would not include structures intended for long-term occupancy. Furthermore, the project site is relatively flat and would not influence prevailing winds or other factors that could exacerbate wildfire risk. As such, the project would not exacerbate wildfire risks such that project users would be exposed to pollutants concentrations. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. Construction of the project would comply with BMC Chapter 15.40, which adopts the CFC by reference. Chapter 33 of the CFC outlines general fire safety precautions during construction and demolition that are intended to maintain minimum levels of fire protection and limit the spread of fire. Furthermore, the project site is relatively flat and would not influence prevailing winds or other factors that could exacerbate wildfire risk. The project would not exacerbate wildfire risks such that project users would be exposed to pollutants concentrations. Impacts would be less than significant.

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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact. As discussed previously, both projects overall would not exacerbate fire risk. Construction would comply with CFC requirements to manage and minimize fire risk during construction. Operation of the projects would not contain potential sources for fire risk. As such, the projects would not result in installation or maintenance of associated infrastructure that may exacerbate fire risk. Impacts would be less than significant.

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?

Stormwater Capture Project

Less-than-Significant Impact. For reasons described previously in Sections 3.9(g) and 3.20(a), (b), and (c), the project would not pose a substantial risk for wildfire. The project would be located on relatively flat land within Simms Park. As such, implementation of the project would not expose people or structures to significant risks from post-fire slope instability or drainage changes. Impacts would be less than significant.

Teen & Senior Center Project

Less-than-Significant Impact. For reasons described previously in Sections 3.9(g) and 3.20(a), (b), and (c), the project would not pose a substantial risk for wildfire. The project would be located on relatively flat land. As such, implementation of the project would not expose people or structures to significant risks from post-fire slope instability or drainage changes. Impacts would be less than significant.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
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?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated**.** Potential impacts related to sensitive and special-status habitat, wildlife species, and plant species are discussed in Section 3.4. As discussed in Section 3.4, all potentially significant impacts to biological resources would be reduced to a level below significance with incorporation of mitigation measures. The proposed projects would not substantially degrade the quality of the environment or impact fish or wildlife species or plant communities. As discussed in Section 3.5, potential impacts to cultural resources would be reduced to a level below significance with incorporation of mitigation measures. In addition, as discussed in Section 3.18, the proposed projects would not result in impacts to TCRs. The proposed projects would not eliminate important examples of the major periods of California history or prehistory. Overall, impacts would be less than significant with incorporation of mitigation measures.

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.)

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. As indicated in the analysis presented throughout Section 3 of this MND, the proposed projects would not result in significant and unavoidable impacts in any issue area. Mitigation measures would reduce impacts to below a level of significance.

Cumulative projects in the City include the Downtown Bellflower Transit Oriented Development Mixed-Use Project, located between Oak Street and Mayne Street on the block just west of Bellflower Boulevard. Simms Park is located approximately 0.21 miles south of the cumulative project. This project is a Specific Plan that provides zoning standards to allow for future development in the downtown. The proposed projects, as with potential cumulative projects, would incorporate mitigation measures to reduce impacts, as applicable, particularly during construction. Upon completion of construction, the proposed projects would have no potential to contribute to a cumulative impact. Impacts would be less than significant with incorporation of mitigation measures.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Stormwater Capture Project and Teen & Senior Center Project

Less-than-Significant Impact with Mitigation Incorporated. The potential for adverse direct or indirect impacts to human beings was considered throughout Section 3 of this MND. Based on this evaluation, there is no substantial evidence that construction or operation of the projects with the proposed mitigation measures incorporated would result in a substantial adverse effect on human beings. Impacts would be less than significant with incorporation of mitigation measures.

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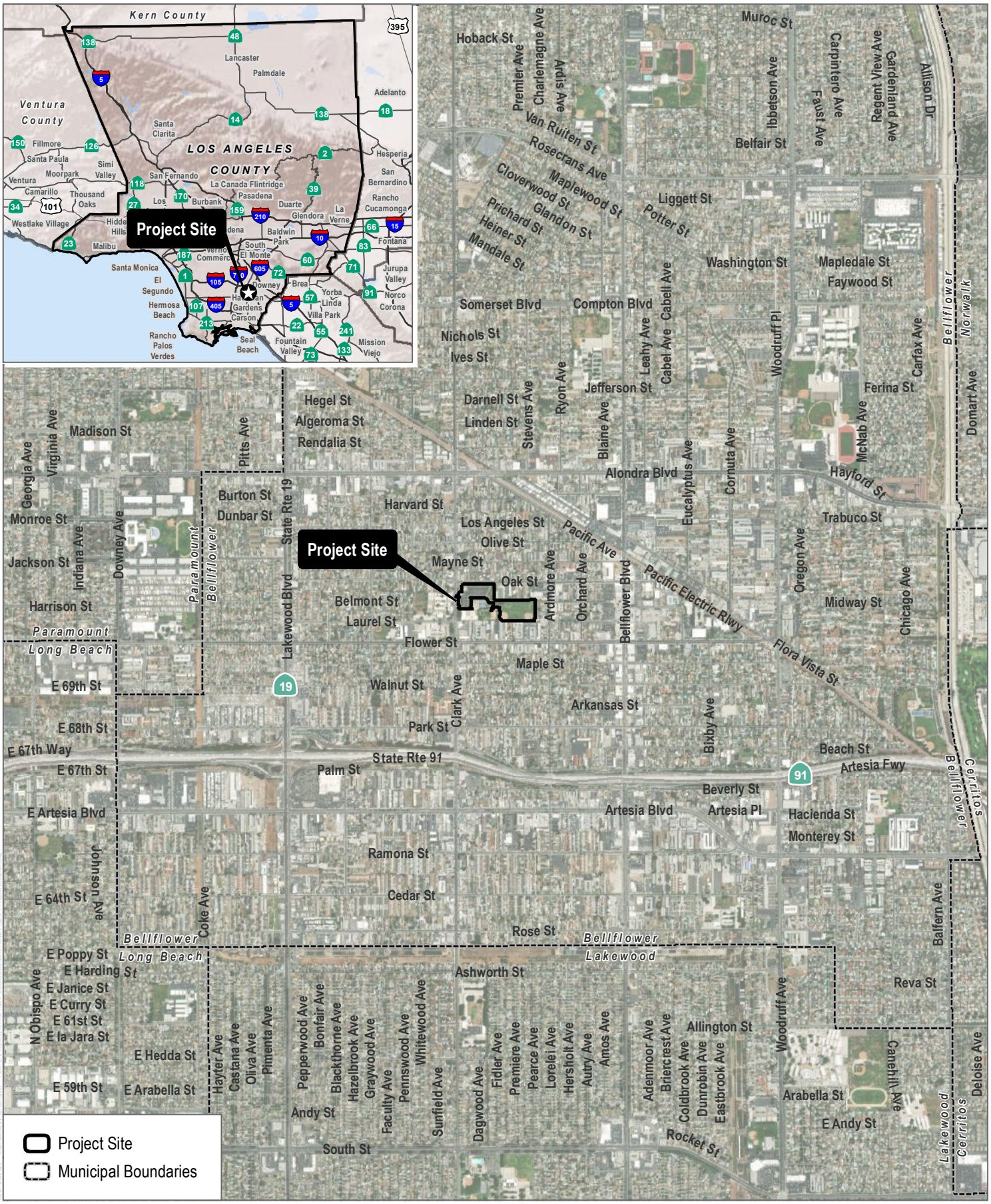

SOURCE: Esri 2023; County of Los Angeles 2023

FIGURE 1

Project Location

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

DUDEK

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SOURCE: Bing Maps 2023; County of Los Angeles 2023

DUDEK

0 50 100 Feet

FIGURE 2

Project Site and Existing Features

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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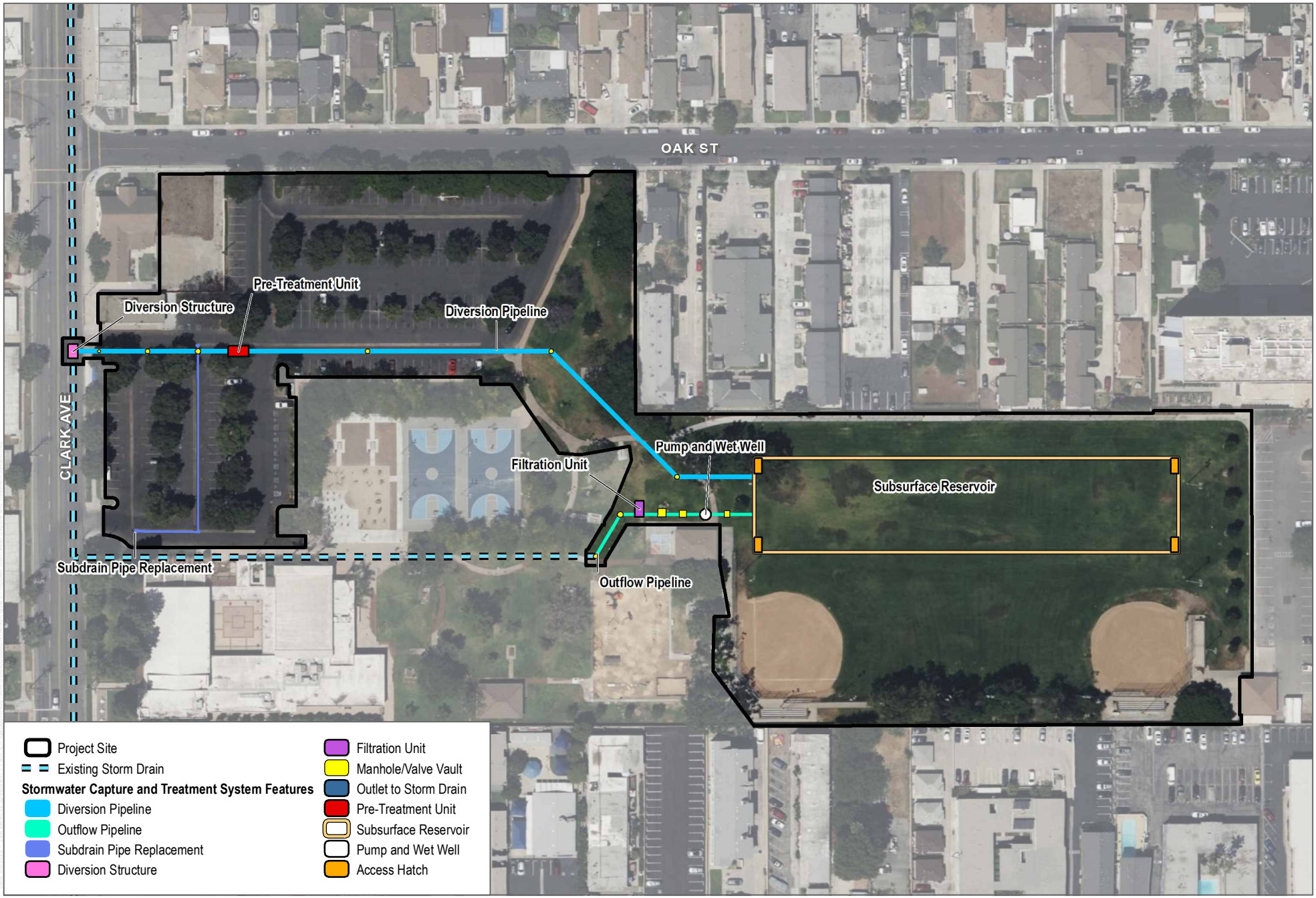

SOURCE: Bing Maps 2023; County of Los Angeles 2023

DUDEK

0 50 100 Feet

FIGURE 3

Proposed Stormwater Capture and Treatment System

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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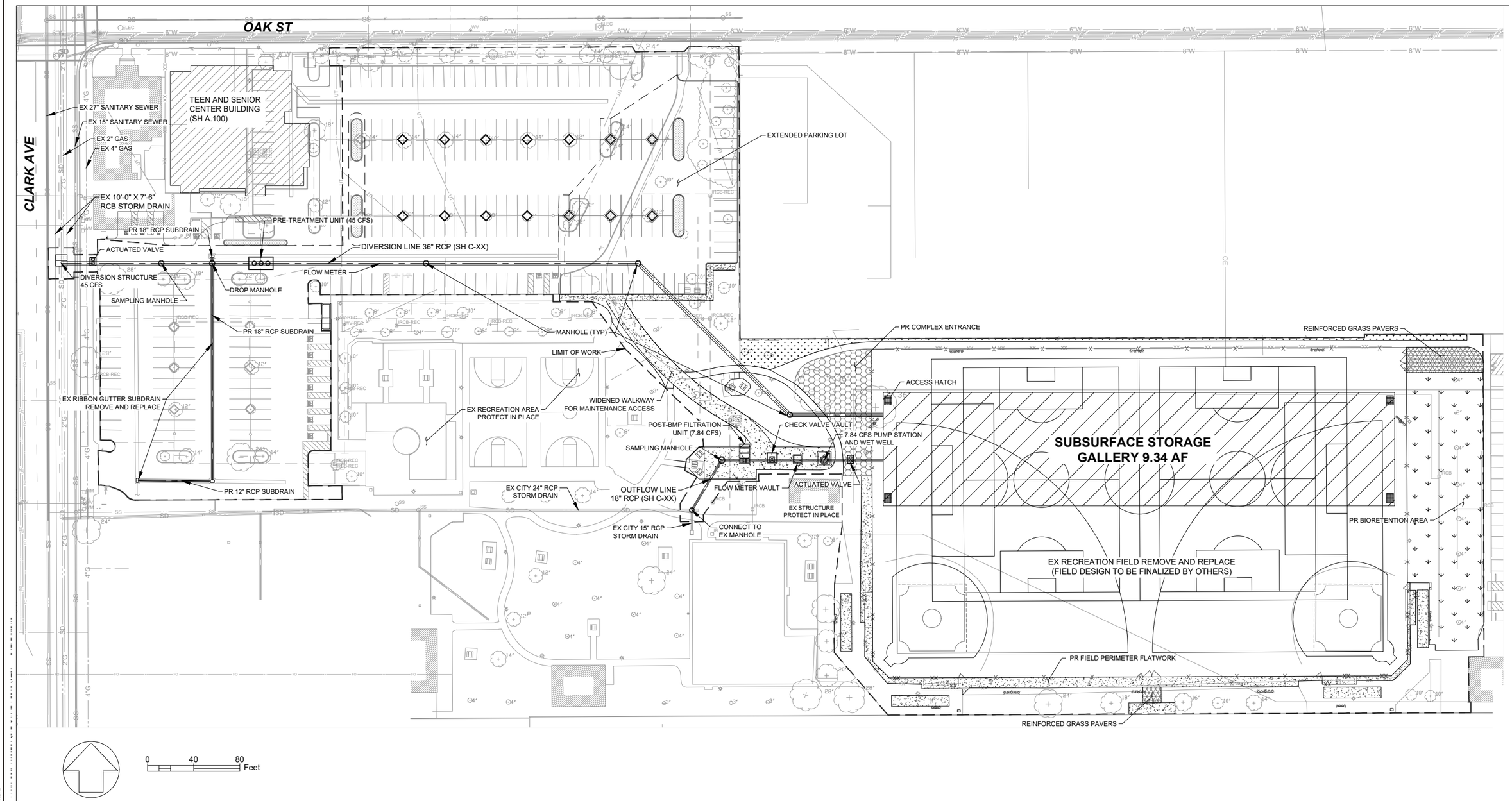

SOURCE: Craftwater Engineering, Inc 2023

FIGURE 4

Stormwater Capture Project and Park Improvements Site Plan

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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SOURCE: Bing Maps 2023; County of Los Angeles 2023

DUDEK

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FIGURE 5

Proposed Teen & Senior Center Site Overview

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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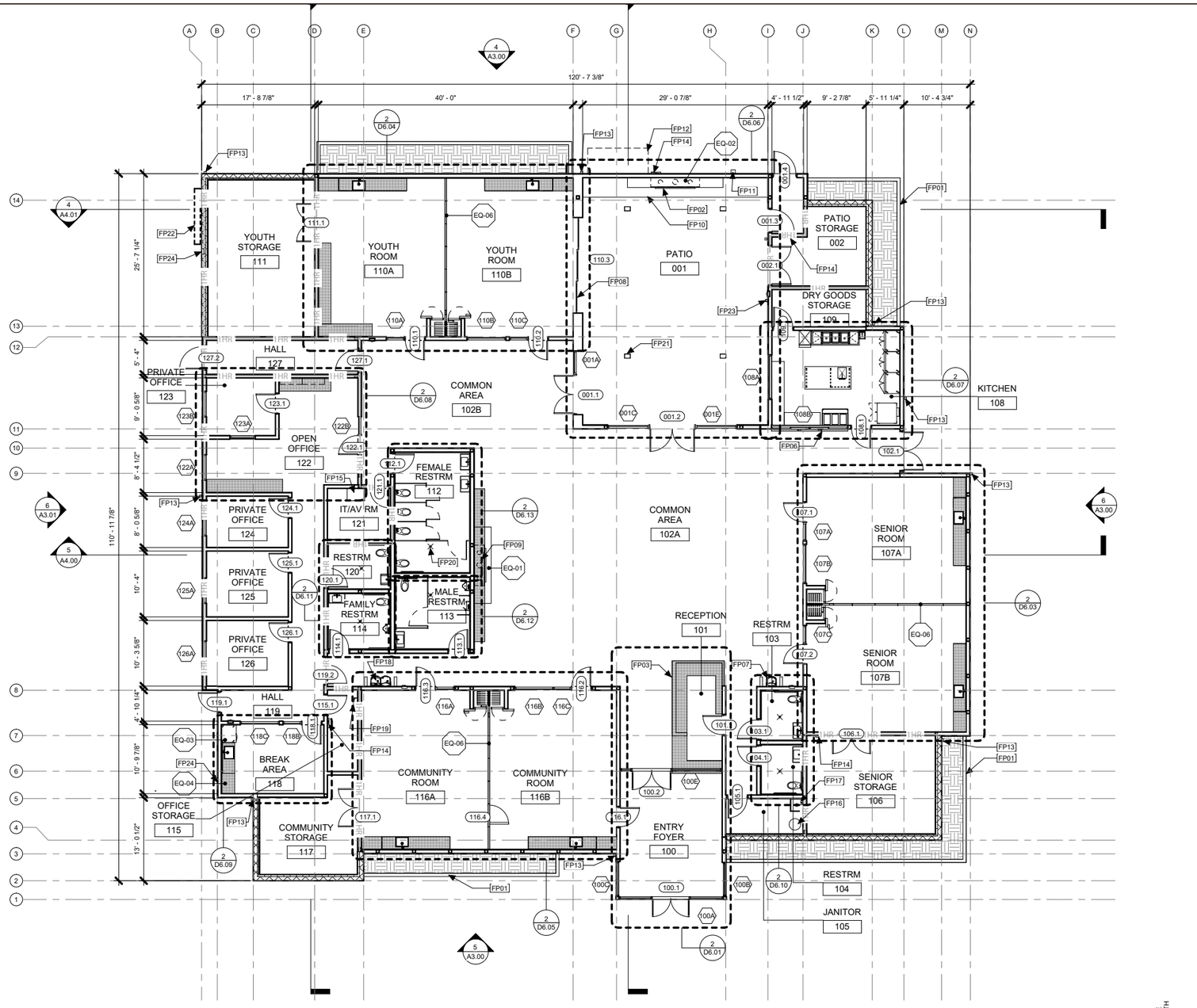

FLOOR PLAN

SCALE 1/8" = 1'-0"

SOURCE: NCA STUDIO 2023

FIGURE 6

Teen & Senior Center Floor Plan

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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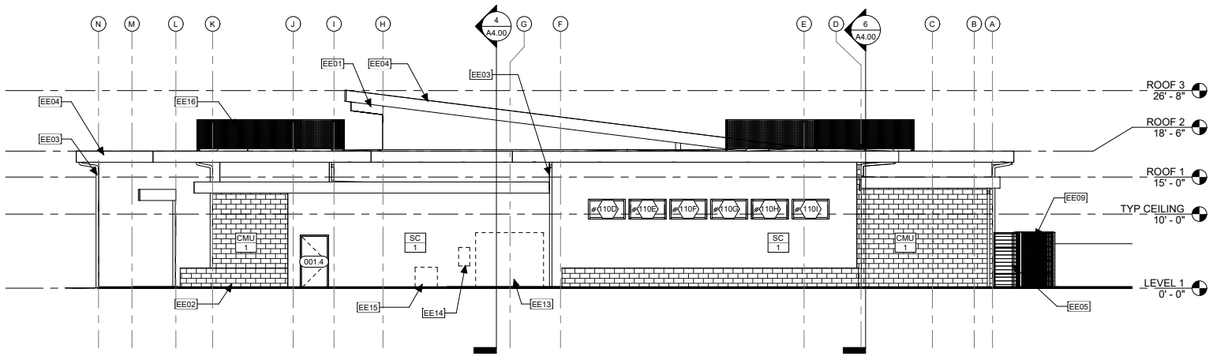
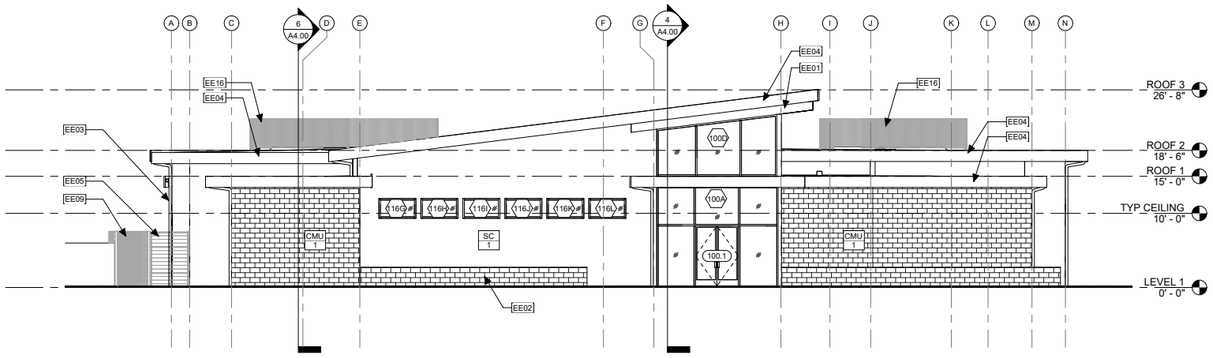


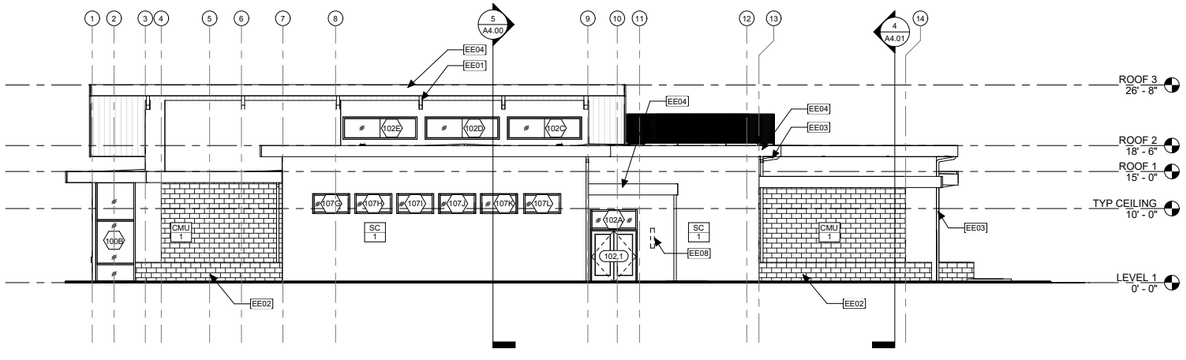
NORTH ELEV

SCALE 1/8" = 1'-0"



SOUTH ELEV

SCALE 1/8" = 1'-0"



EAST ELEV

SCALE 1/8" = 1'-0"

SOURCE: NCA STUDIO 2023

FIGURE 7

Teen & Senior Center Elevations

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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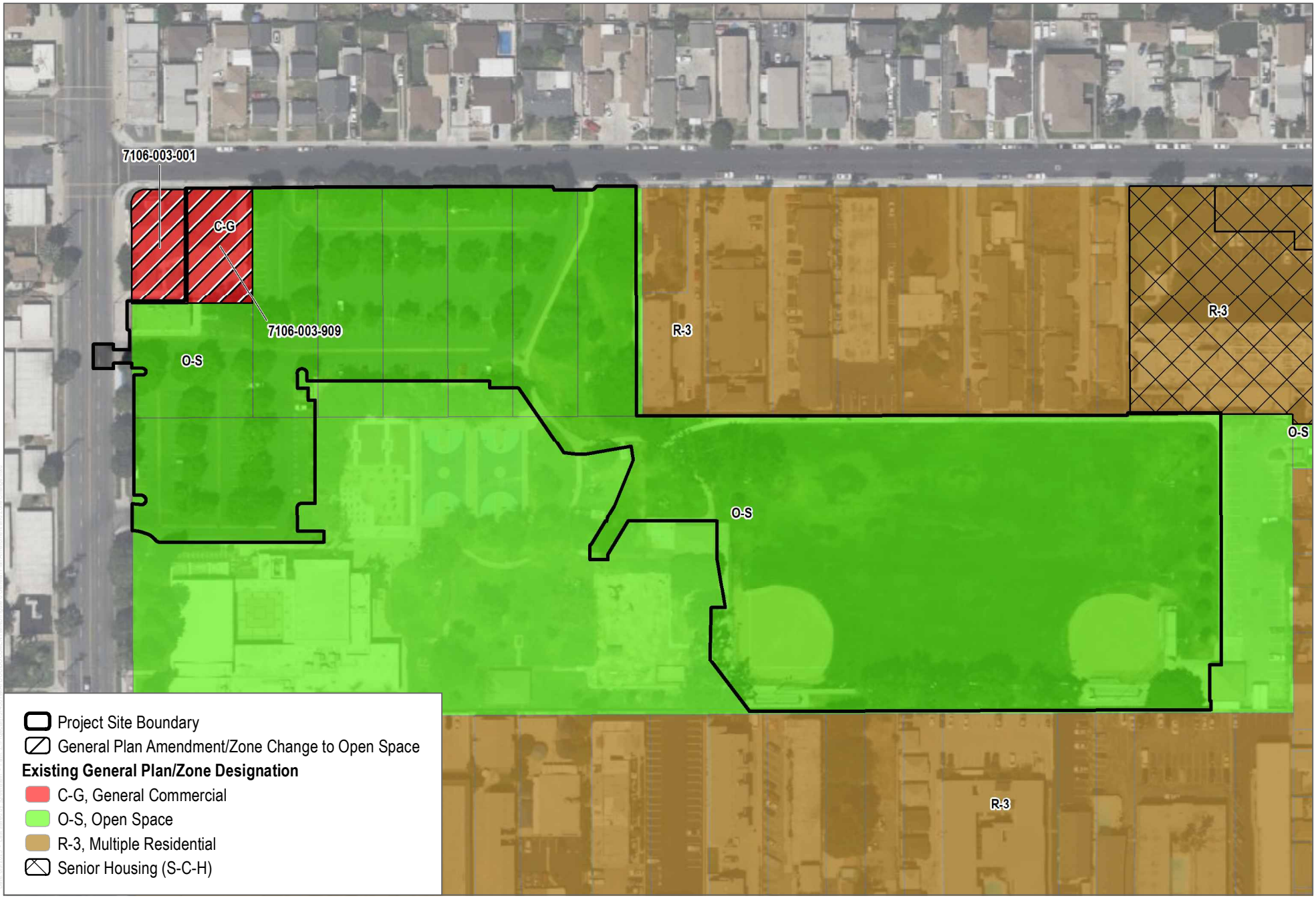

SOURCE: Bing Maps 2023; County of Los Angeles 2023; City of Belflower 2023

DUDEK

0 50 100 Feet

FIGURE 8

General Plan Amendment and Zone Change

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FIGURE 9a

Predicted Operational Noise Levels - w/ Hosted Event

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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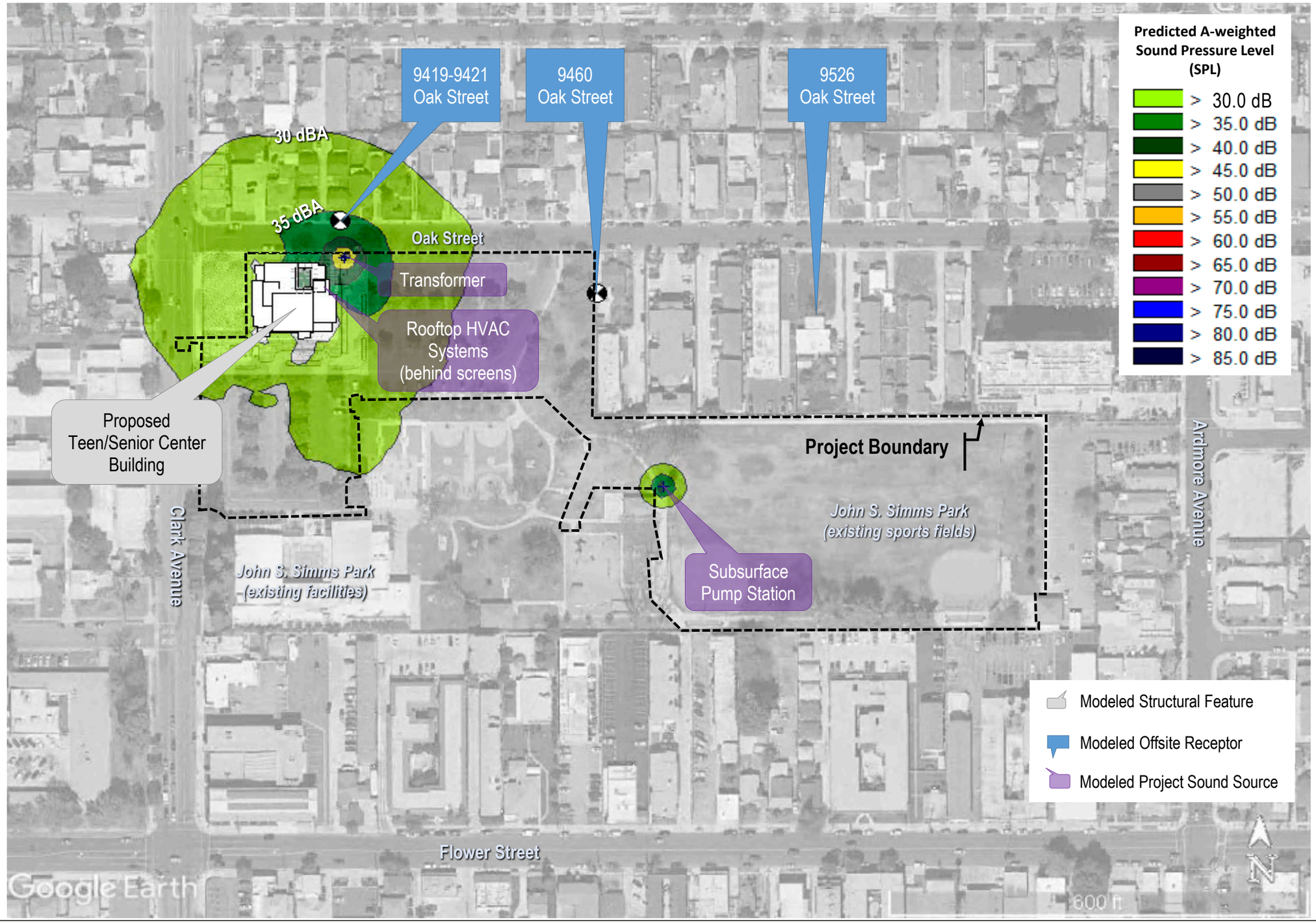

FIGURE 9b

Predicted Operational Noise Levels - w/o Hosted Event

Simms Park Stormwater Capture and Teen & Senior Center Projects MND

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