Bellflower Station Specific Plan Infrastructure Technical Report

Report Addendum for Changes in Overlay Zones

Introduction
The Downtown Bellflower Station Specific Plan (“Specific Plan” or “BSSP”) was designed to guide redevelopment in the downtown area of Bellflower, California. The majority of land uses are proposed to occur within two overlay zones, the Mixed Use Transit Overlay (MUTO) and Mixed Use Corridor Overlay (MUCO).

In order to analyze the potential impacts to hydrology, sewer, water, and water quality infrastructure resulting from implementation of the BSSP, an infrastructure technical report (“Technical Report”) was completed by Fuscoe Engineering in October 2018. The Technical Report assessed the impacts based on CEQA significance thresholds in order to determine if any land use changes would create significant and unmitigable impacts.

In May 2019, additional land use changes were proposed within the BSSP area that directly affects the MUTO area and alters the boundaries of the MUCO area. The MUCO boundary revision reduced the MUCO area by 0.56 acres that is currently occupied by a park. However, as there is no proposed development in this 0.56 acre area under proposed conditions, there are no impacts related to CEQA associated with this boundary revision. Therefore, this addendum assesses the impacts posed by the additional land use change and associated increases in dwelling units within the MUTO area beyond those analyzed in the initial Technical Report.

Proposed Land Use Change
Under the proposed land use updates, the MUTO shall be expanded by 6.64 acres. Under existing conditions, the existing area to be expanded is a mobile-home park. Under previous iterations of the BSSP, the area was to be zoned as Medium Density Residential. By changing this land use, the total number of dwelling units (“DUs”) proposed within the MUTO shall increase by 95 DUs.

See Attachment A for an updated Figure 3 from the 2018 Technical Report, showing the expanded MUTO area. Figure 3 in Attachment A also includes the readjusted MUCO area under implementation of the BSSP.

Water Demand and Sewer Flow Increases
Under the updated building conditions, the additional 95 dwelling units proposed within the MUTO will increase water demands and sewer flows under buildout conditions.
Table 1 shows water demand increases under the proposed land use changes within the MUTO. The same City of Long Beach water demand factors from the 2018 Technical Report were employed to estimate changes in demand.

### Table 1 MUTO Expansion Water Demand Increase

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Units Proposed (DU)</th>
<th>Unit Water Demand Factor (gpd/DU)</th>
<th>Daily Water Usage (gpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential Units</td>
<td>95</td>
<td>250</td>
<td>23,750</td>
</tr>
<tr>
<td><strong>Total New Water Demand</strong></td>
<td></td>
<td></td>
<td><strong>23,750</strong></td>
</tr>
<tr>
<td><strong>Original Proposed Water Demand</strong></td>
<td></td>
<td></td>
<td><strong>463,399</strong></td>
</tr>
<tr>
<td><strong>Updated Total Water Demand (Original + New Demand)</strong></td>
<td></td>
<td></td>
<td><strong>487,149</strong></td>
</tr>
</tbody>
</table>

Under the proposed land use change, water demands will increase by 23,750 gallons per day (gpd) to 487,149 gpd. Existing water demands within the MUTO area are 22,389 gpd; therefore, proposed flows will increase by 302,210 gpd over existing conditions. The MUTO expansion represents a 5.1% increase over the originally projected demands. See Attachment A for an updated Figure 12, reflecting the updated MUTO area and the new totals in water demand.

Due to the additional 95 dwelling units, sewer flows are anticipated to increase. Sewer flow increases under the proposed land use changes are shown in Table 2 below. As in the 2018 Technical Report, LACSD sewer flow factors were used to estimate sewer flows.

### Table 2. MUTO Expansion Sewer Flow Increases

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Units Proposed (DU)</th>
<th>Unit Sewer Flow Factor (gpd/DU)</th>
<th>Daily Sewer Flows (gpd)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium Density Residential Units</td>
<td>95</td>
<td>156</td>
<td>14,820</td>
</tr>
<tr>
<td><strong>Total New Sewer Flows</strong></td>
<td></td>
<td></td>
<td><strong>14,820</strong></td>
</tr>
<tr>
<td><strong>Original Proposed Sewer Flows</strong></td>
<td></td>
<td></td>
<td><strong>341,059</strong></td>
</tr>
<tr>
<td><strong>Updated Total Sewer Flows (Original + New Flows)</strong></td>
<td></td>
<td></td>
<td><strong>355,879</strong></td>
</tr>
</tbody>
</table>

Sewer flows are anticipated to increase an additional 14,820 gpd under the land use change. Total flows will increase by 4.3% to 355,879 gpd. This represents a 198,154 gpd increase in flows under existing conditions. Attachment A contains an updated Figure 11, showing new sewer flow totals in the BSSP area.

### Environmental Impacts

The impacts to the CEQA thresholds have been assessed for the proposed land use change using the same methodology as in the Technical Report. Water quality will not be adversely affected by the additional dwelling units as all redevelopment will follow the same regional and local standards from construction through operation, ensuring that pollutant loads are effectively managed. New development will be required to meet landscaping requirements and will implement LID design measures, reducing runoff as well as the level of targeted pollutants entering local storm drain systems.
Hydrology and flood control capacity will also not be impacted by this land use change, as there is adequate local and regional flood conveyance infrastructure capacity. Under existing conditions, the additional area to be incorporated into the MUTO is built out and largely impervious. Any redevelopment will likely increase the pervious surface ratio and reduce peak flows leaving the MUTO area.

The primary impacts of the proposed land use change will be to water demands and sewer flows. Under the land use proposed water demands will increase by 5.1% and proposed sewer flows will increase by 4.3%. The additional 95 dwelling units constructed as part of the proposed land use change will be served by the same City and regional infrastructure that is projected to serve the MUTO in the Technical Report for both water and sewer. Any capacity issues noted for both existing and proposed conditions serving the MUTO area will also be affected by the additional increase as part of the land use change and will be addressed through project-specific redevelopment measures.

No additional impacts to the CEQA thresholds of significance beyond those identified in the Technical Report are anticipated as part of implementation of the proposed land use change associated with the expansion of the MUTO area.
Figure 3

Specific Plan - Proposed Land Use

City of Bellflower

Proposed MUTO Expansion
+6.64 Acres
+95 Dwelling Units

Proposed MUCO Adjustment
-0.56 Acres
No Change to Dwelling Units
**Figure 11**

**Specific Plan - Proposed Sewer Demands**

**Legend**
- **Specific Plan Boundary**
- **Existing LACSD Sewer Lines**
- **Existing City Sewer Lines**

**City of Bellflower**

**MIXED USE TRANSIT OVERLAY**
- + 1,034 DUs - Residential
- + 149,188 SF - Non-Residential

Sewer Flows:
+ 209,968 GPD
1,015% Increase

**MIXED USE CORRIDOR OVERLAY**
- + 3 DUs - Residential
- + 32,726 SF - Non-Residential

Sewer Flows:
+ 7,013 GPD
5.0% Increase

**TOTAL SEWER FLOW INCREASE WITHIN THE BELLFLOWER STATION SPECIFIC PLAN BOUNDARY**
+ 198,154 GPD
Specific Plan - Proposed Water Demands
City of Bellflower

Legend

- Specific Plan Boundary
- Bellflower-Somerset Mutual Water Company Lines

MIXED USE TRANSIT OVERLAY
+ 1,034 DUs - Residential
+149,188 SF - Non-Residential
Water Demand:
+293,605 GPD
1,314% Increase

MIXED USE CORRIDOR OVERLAY
+ 3 DUs - Residential
+ 32,726 SF - Non-Residential
Water Demand:
+8,605 GPD
5.3% Increase

TOTAL WATER DEMAND INCREASE
WITHIN THE BELLFLOWER STATION
SPECIFIC PLAN BOUNDARY
+302,210 GPD