



## PUBLIC PARTICIPATION NOTICE

Public Participation Accessibility for the Regular Meeting of the Paramount Planning Commission scheduled for **October 4, 2023**.

### **In-person Attendance:**

The public may attend the Planning Commission meeting in-person.

### **Public Comments:**

Members of the public wanting to address the Planning Commission, either during public comments or for a specific agenda item, or both, may do so by the following methods:

- **In-Person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail: [planning@paramountcity.com](mailto:planning@paramountcity.com)**

E-mail public comments must be received by **5:00 p.m. on Wednesday, October 4, 2023**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject; 6) Written Comments.

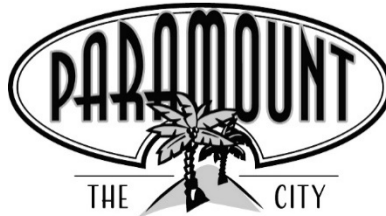
- **Teleconference: (562) 220-2036**

Participants wishing to address the Planning Commission by teleconference should call City Hall at **(562) 220-2036** by **5:00 p.m. on Wednesday, October 4, 2023** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item Number; 5) Subject. Teleconference participants will be called back during the Planning Commission meeting on speaker phone to provide their comments.

All public comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the meeting will be recorded as any other person is recorded when appearing before the Planning Commission, and all other rules of procedure and decorum will apply when addressing the Planning Commission by teleconference.

# AGENDA

Paramount Planning Commission  
October 4, 2023



*Safe, Healthy, and Attractive*

Regular Meeting  
City Hall Council Chambers  
6:00 p.m.

City of Paramount

16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000 ♦ [www.paramountcity.com](http://www.paramountcity.com)

**Public Comments:** If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public. Persons are limited to a maximum of three (3) minutes unless an extension of time is granted. No action may be taken on items not on the agenda except as provided by law.

**Americans with Disabilities Act:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Note:** Agenda items are on file in the Planning Department office and are available for public inspection during normal business hours. Materials related to an item on this Agenda submitted after distribution of the agenda packet are also available for public inspection during normal business hours in the Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

## Notes

CALL TO ORDER:	Chair Gordon Weisenburger
PLEDGE OF ALLEGIANCE:	Chair Gordon Weisenburger
ROLL CALL OF MEMBERS:	Commissioner Javier Gonzalez Commissioner David Moody Commissioner Linda Timmons Vice Chair Ernie Esparza Chair Gordon Weisenburger

## MINUTES

1. <a href="#"><u>APPROVAL OF MINUTES</u></a>	September 6, 2023
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## **PUBLIC COMMENTS**

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## **OLD BUSINESS**

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## **PUBLIC HEARINGS**

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2. [CONDITIONAL USE PERMIT NO. 942](#) A request by Rio Luna, Inc. dba Horchateria Rio Luna for the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

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## **NEW BUSINESS**

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## **PUBLIC HEARINGS**

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3. [MICHAEL FERRERO/ORIZABA 10, LP](#)
- A. [GENERAL PLAN AMENDMENT NO. 23-2](#) A request by Michael Ferrero/Orizaba 10, LP to change the General Plan Land Use Designation from Commercial to Single-Family Residential at 16261 Orizaba Avenue in the C-3 (General Commercial) zone. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered.
- B. [ZONE CHANGE NO. 245](#) A request by Michael Ferrero/Orizaba 10, LP to change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential at 16261 Orizaba Avenue. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered.

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- C. [TENTATIVE TRACT  
MAP NO. 084130](#) A request by Michael Ferrero/Orizaba 10, LP to create 10 single-family lots from one lot at 16261 Orizaba Avenue in the C-3 (General Commercial) zone. A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered.
4. [CONDITIONAL USE  
PERMIT NO. 946](#) A request by Dylan Nguyen/Dylan CHB Services to operate a customs brokerage with warehouse storage of products including dry food, medical products, dietary supplements, and plant extracts at 7825 Somerset Boulevard, Unit D in the Clearwater East Specific Plan area. This project is a Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.
5. [CONDITIONAL USE  
PERMIT NO. 947](#) A request by Christopher Pena/Mata Leon Combat Club, LLC to operate a private fitness studio at 8111 Rosecrans Avenue, Suite F in the C-3 (General Commercial) zone. This project is a Class 1 (existing facilities) Categorical Exemption pursuant to Article 19, Section 15301 of California Environmental Quality Act (CEQA) Guidelines.

## REPORTS

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6. [ORAL REPORT](#) City Council Actions

## COMMENTS

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7. [COMMENTS](#)
- City Attorney
  - Commissioners
  - Staff

## ADJOURNMENT

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To a meeting on November 1, 2023 at 6:00 p.m.

OCTOBER 4, 2023

APPROVAL OF MINUTES

PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF SEPTEMBER 6, 2023.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

## PARAMOUNT PLANNING COMMISSION MINUTES SEPTEMBER 6, 2023

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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### CALL TO ORDER:

The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger at 6:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

### ROLL CALL OF COMMISSIONERS:

Present: Commissioner Javier Gonzalez  
Commissioner David Moody  
Commissioner Linda Timmons  
Vice Chair Ernie Esparza  
Chair Gordon Weisenburger

Absent: None

### STAFF PRESENT:

John Carver, Planning Director  
John King, Assistant Planning Director  
Johnnie Rightmer, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Smyrna Caraveo, Planning Intern  
Leslie Corrales, Planning Intern  
Valerie Zaragoza, Administrative Assistant

### **PUBLIC COMMENTS**

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Ms. Dawn Weldon requested a dedicated light or turn signal at Jefferson Street and Downey Avenue.

Mr. Daniel Eid spoke regarding customer service and denial of service of the Planning Department.

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### 1. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of August 2, 2023 for approval.

It was moved by Vice Chair Esparza, seconded by Commissioner Gonzalez, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza  
NOES: None  
ABSENT: None  
ABSTAIN: Chair Weisenburger

2. APPROVAL OF MINUTES

Chair Weisenburger presented the Planning Commission minutes of August 23, 2023 for approval.

It was moved by Commissioner Timmons, seconded by Vice Chair Esparza, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Moody, and Timmons, Vice Chair Esparza, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: Commissioner Gonzalez

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**OLD BUSINESS**

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**PUBLIC HEARINGS**

3. CONDITIONAL USE PERMIT NO. 942 RIO LUNA, INC DBA HORCHATERIA RIO LUNA  
15950 PARAMOUNT BOULEVARD

Chair Weisenburger presented the item, a request by Rio Luna, Inc. dba Horchateria Rio Luna for the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Planning Director John Carver stated that the application is still being reviewed, and staff's recommendation is that the Planning Commission continue the public hearing for Conditional Use Permit No. 942 to the October 4, 2023 Planning Commission meeting.

It was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to continue the public hearing for Conditional Use Permit No. 942 to the October 4, 2023 Planning Commission meeting. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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4. RESOLUTION NO. PC  
23:030/  
DEVELOPMENT  
AGREEMENT  
NO. 23-1  
DANIEL FREEDMAN/  
JEFFER MANGELS  
BUTLER & MITCHELL,  
LLC FOR SOBEIDA  
FILIPPI  
APN 6236-035-013

Chair Weisenburger presented the item, a request by Daniel Freedman/Jeffer Mangels Butler & Mitchell, LLC for Sobeida Filippi for a development agreement with the City of Paramount for the construction, installation, and operation of a freeway-oriented digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway [Assessor Parcel Number (APN) 6236-035-013] in the M-2 (Heavy Manufacturing) zone.

Planning Director John Carver introduced Assistant Planning Director John King, who presented an overview of the request on behalf of Associate Planner Ivan Reyes.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Applicant Sobeida Filippi spoke in favor of the request.

Seeing no one else present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone present wishing to speak in opposition to the request.

Mr. Daniel Eid, purchasing adjacent property at APN 6236-603-5009, spoke in opposition to the request.

Ms. Ginger Silvera spoke in opposition to the request.

Applicant Sobeida Filippi offered a rebuttal to the comments made by the speakers in opposition to the request.

There being no one else wishing to speak in opposition of the request, it was moved by Commissioner Moody, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and  
Timmons, Vice Chair Esparza, Chair  
Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None



5. ZONING ORDINANCE  
TEXT AMENDMENT  
NO. 32

Chair Weisenburger presented the item, recommending that the City Council approve Zoning Ordinance Text Amendment No. 32, a request to implement the provisions of Senate Bill 9 for the City of Paramount.

Planning Director John Carver introduced Assistant Planning Director John King, who presented an overview of the request.

Chair Weisenburger opened the public hearing and asked if anyone wished to speak in favor of the request.

Seeing no one present wishing to speak in favor of the request, Chair Weisenburger asked if there was anyone wishing to speak in opposition to the request.

There being no one present wishing to speak in opposition to the request it was moved by Commissioner Gonzalez, seconded by Vice Chair Esparza, to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza, Chair Weisenburger

NOES: None

ABSENT: None

ABSTAIN: None

There was further discussion between the Planning Commission and staff regarding the request.

It was moved by Commissioner Gonzalez, seconded by Commissioner Timmons, to read by title only and adopt Planning Commission Resolution No. PC 23:031, recommending that the City Council Approve Zoning Ordinance Text Amendment No. 32.

AYES: Commissioners Gonzalez, Moody, and Timmons, Vice Chair Esparza

NOES: Chair Weisenburger

ABSENT: None

ABSTAIN: None

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**REPORTS**

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6. CITY COUNCIL ACTIONS      Planning Director John Carver stated that at the last City Council meeting, the City Council approved the ordinances related to the North Gateway Specific Plan as recommended by the Planning Commission.
7. COMMENTS FROM CITY ATTORNEY, COMMISSIONERS AND STAFF      There were none.

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**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 7:04 p.m. to the next Planning Commission meeting to be held on Wednesday, October 4, 2023, at City Hall Council Chambers, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Valerie Zaragoza, Administrative Assistant

OCTOBER 4, 2023

CONTINUED PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 942

- A. HEAR STAFF REPORT.
- B. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- C. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- D. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT  
PLANNING COMMISSION RESOLUTION NO. PC 23:025, A REQUEST  
BY RIO LUNA, INC. DBA HORCHATERIA RIO LUNA TO ALLOW THE  
SALES OF BEER AND WINE FOR ONSITE CONSUMPTION AT 15950  
PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED  
DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

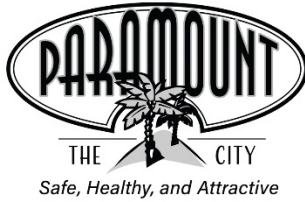
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 942</b>
<b>REQUEST:</b>	<b>Sales of beer and wine for onsite consumption</b>
<b>APPLICANT:</b>	<b>Rio Luna, Inc. dba Horchateria Rio Luna</b>
<b>MEETING DATE:</b>	<b>October 4, 2023</b>
<b>LOCATION:</b>	<b>15950 Paramount Boulevard</b>
<b>ZONE:</b>	<b>PD-PS (Planned Development with Performance Standards)</b>
<b>GENERAL PLAN:</b>	<b>Central Business District</b>
<b>PLANNER:</b>	<b>John Carver</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission

**From:** John Carver, Planning Director

**By:**

**Date:** October 4, 2023

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**Subject: CONDITIONAL USE PERMIT NO. 942  
RIO LUNA, INC. DBA HORCHATERIA RIO LUNA**

## **BACKGROUND**

This application is a request by Rio Luna, Inc. dba Horchateria Rio Luna for a conditional use permit (CUP) for the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone. The property is located in Downtown Paramount. The 24,935 square foot site is developed with a standalone 7,041 foot building constructed in 1977 and remodeled in 2015. The applicant leases a 5,432 space inside the building.

Ordinance No. 1171 provides the zoning regulations for the property at 15950 Paramount Boulevard. This ordinance states that a CUP is required for any establishment offering alcoholic beverages for sale for consumption on the premises.

On February 17, 2017, the Planning Commission approved a request by David Vazquez/Horchateria Rio Luna to operate a bakery and coffee shop with customer seats and drive-through service at the subject location. Tenant improvement construction was finished on February 3, 2020, and Horchateria Rio Luna opened for business in this location (relocating from 15729 Downey Avenue) soon thereafter.

On October 5, 2021, the City Council approved a request by David Vazquez/Rio Luna, Inc. dba Horchateria Rio Luna for a City Council Permit for live entertainment. The City Council Permit allows for an "open mic night" on alternating Wednesdays from 6:00 p.m. to 8:00 p.m. No more than 10 participants are permitted to participate on each date. The format is open to a mix of performers, including poets, comedians, literature readings, and acoustic musicians.

On August 2, 2023, the Planning Commission opened and continued the public hearing to the September 6, 2023 Planning Commission meeting. On September 6, 2023, the Planning Commission continued the public hearing to the October 4, 2023 Planning Commission meeting.

## DESCRIPTION

In an effort to broaden customer options, the applicant is proposing to offer beer and wine for onsite consumption. The business hours of operation are Monday through Sunday from 6:30 a.m. to 11:00 p.m. A total of 19 employees presently staff the bakery, and the proposed alcoholic beverage sales will increase the number of employees to 21. The approval of the CUP would not allow the service of alcohol outside of the building.

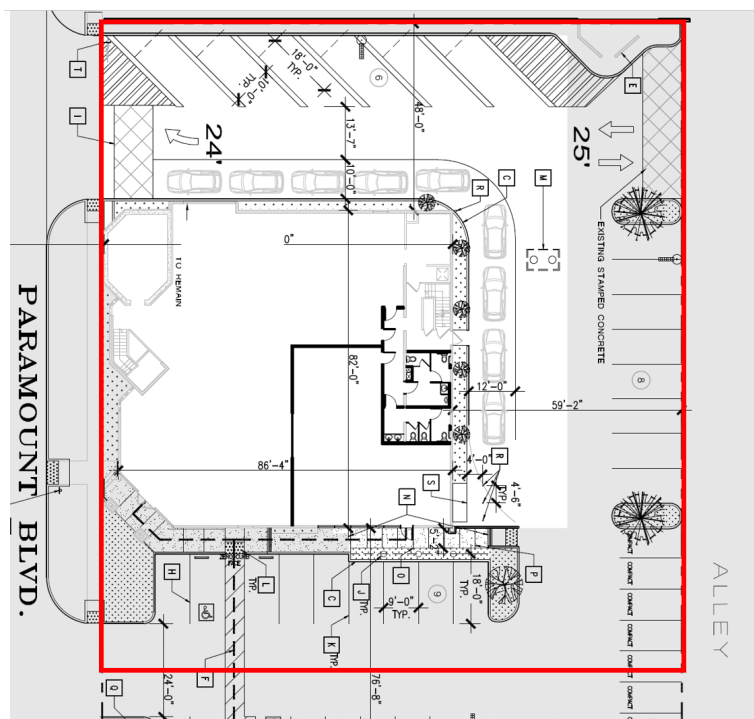
## Photo

Below is a photo looking northeast at the subject building.

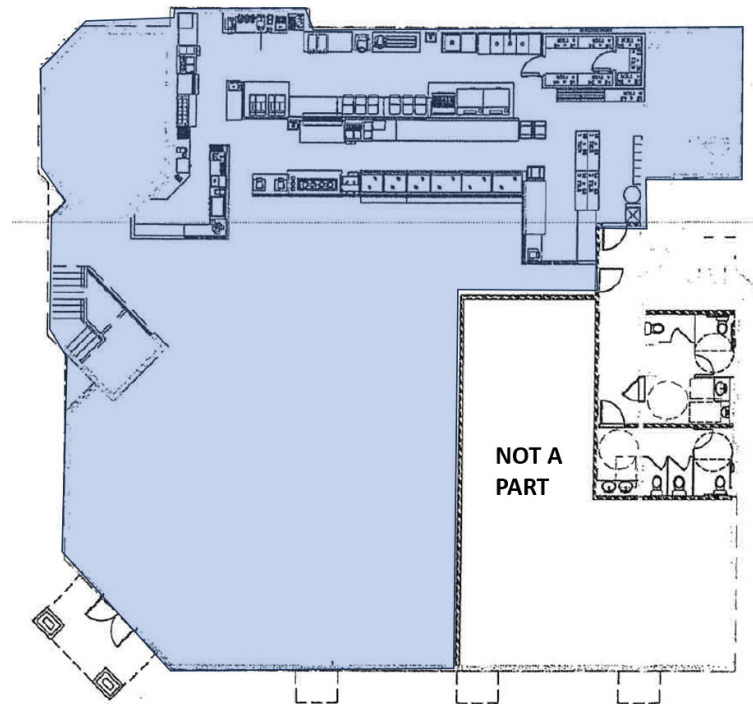


## Plans

Below is the existing site plan for the property. The subject property is outlined in red.



Below is the floor plan. The highlighted section is the lease area. Restrooms are a common area.



### **Public Safety**

The Los Angeles County Sheriff's Department and Paramount Public Safety Department have reviewed the request to allow the sale of beer and wine for onsite consumption and found no concerns. Furthermore, the applicant is required to submit a security plan for approval and is required to ensure that the security system remains operational in the future.

### **ABC Review**

The California Department of Alcoholic Beverage Control (ABC) has general guidelines, based on population, which are used to determine a recommended number of alcohol licenses within a given census tract. Without the need for a determination of public convenience or necessity, ABC allows up to six licenses for onsite consumption of alcohol in the census tract (5539.02) where the property is located. There are eight active licenses in Census Tract 5539.02. ABC categorizes alcohol beverage licenses into several different "types." The applicant is proposing to apply for a "Type-41" license for the sale of beer and wine for onsite consumption for a bona fide eating place. The seven other Paramount establishments in Census Tract 5539.02 with active licenses for onsite consumption as approved by ABC are summarized in the chart below.



BUSINESS	ADDRESS	TYPE OF LICENSE	DATE APPROVED
Gus's Deli BBQ and Grill	8320 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating place	01/04/1984
Elks Lodge Paramount	8108 Alondra Blvd	Type 51 – Club	01/27/1988
Casa Gamino Family Restaurant	8330 Alondra Blvd	Type 47 – On-Sale General eating place	11/16/1998
Blvd Cocktails	8410 Alondra Blvd	Type 48 – On-Sale General public premises	09/05/2014
Mariscos El Perihuete No. 2	16600 Paramount Blvd	Type 47 – On-Sale General eating place	08/18/2021
Japanese Castle Sushi & Roll	16222 Paramount Blvd	Type 41 – On-Sale Beer and Wine – Eating place	01/03/2022
Cates Corner	8400 Alondra Blvd	Type 41 – On-Sale Beer and Wine – Eating place	03/08/2022

If the Planning Commission approves this application with a determination that the proposed use would serve a public convenience without having a negative impact on public health and safety, ABC will issue a license. As mentioned, Horchateria Rio Luna is located in Downtown Paramount, which is an appropriate location for businesses that sell alcohol for onsite consumption.

Additionally, ABC generally views restaurants or bakeries licensed for onsite consumption of alcohol favorably, since alcohol constitutes less than 50 percent of the business receipts and cannot be taken offsite. ABC has strict operating criteria for businesses that sell beer and wine, effectively minimizing negative impacts. ABC also conducts random monitoring to ensure guidelines are being properly observed.

### **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community.

### **RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:025, approving Conditional Use Permit No. 942, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;

- d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

- 7. All applicable development fees are due prior to the issuance of building permits.
- 8. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 828.
- 9. Live entertainment shall comply with the approved City Council Permit for live entertainment (Resolution No. 21:029).
- 10. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
- 11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
- 12. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
- 13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
- 14. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
- 15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
- 16. The business hours of operation are limited to 6:30 a.m. to 11:00 p.m., Monday through Sunday. The hours of alcoholic beverage sales shall be limited to 9:00 a.m. to 10:30 p.m.

17. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
18. Special events shall comply with Zone Change No. 243/Ordinance No. 1171 or any subsequent change to special event regulations in the Town Center East PD-PS (Planned Development with Performance Standards) zone. Events other than the events allowed under Zone Change No. 243/Ordinance No. 1171 shall comply with Section 17.44.170 of the Paramount Municipal Code, and in these cases the applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
19. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
20. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.
21. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
22. It shall be unlawful for any person, who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
23. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
24. No self-service of alcoholic beverages shall be permitted.
25. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
26. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.

27. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
28. Hookah tobacco use is prohibited.
29. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
30. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
31. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.
32. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
33. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
34. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
35. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
36. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
37. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.

38. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
39. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
40. The existing bicycle rack shall be maintained in good condition in perpetuity.
41. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
42. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
43. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. The applicant and the City of Paramount agree to the justification for a finding of Public Convenience or Necessity for a Type 41 Alcohol Beverage Control license to allow the sale of beer and wine for onsite consumption at Horchateria Rio Luna.
45. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
46. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
47. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 942, A REQUEST BY RIO LUNA, INC. DBA HORCHATERIA RIO LUNA FOR THE SALES OF BEER AND WINE FOR ONSITE CONSUMPTION AT 15950 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS) ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Rio Luna, Inc. dba Horchateria Rio Luna for the sales of beer and wine for onsite consumption at 15950 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;
  - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor

- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- 2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
- 3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** The Planning Commission hereby makes a finding of Public Convenience or Necessity for a Type 41 Alcohol Beverage Control license to allow the sale of beer and wine for onsite consumption at Horchateria Rio Luna at 15950 Paramount Boulevard.

**SECTION 6.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 7.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.



4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
  - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.
7. All applicable development fees are due prior to the issuance of building permits.
8. The applicant shall comply with all conditions of approval from Conditional Use Permit No. 828.
9. Live entertainment shall comply with the approved City Council Permit for live entertainment (Resolution No. 21:029).

10. All required permits and licenses from all relevant regulating bodies shall be valid at all times. A copy of all licenses, permits, and conditions shall be posted and maintained in a place conspicuous and readable by all employees and customers of the business.
11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
12. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
13. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint.
14. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
15. The applicant and all successor tenants shall obtain and maintain a current City of Paramount business license.
16. The business hours of operation are limited to 6:30 a.m. to 11:00 p.m., Monday through Sunday. The hours of alcoholic beverage sales shall be limited to 9:00 a.m. to 10:30 p.m.
17. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
18. Special events shall comply with Zone Change No. 243/Ordinance No. 1171 or any subsequent change to special event regulations in the Town Center East PD-PS (Planned Development with Performance Standards) zone. Events other than the events allowed under Zone Change No. 243/Ordinance No. 1171 shall comply with Section 17.44.170 of the Paramount Municipal Code, and in these cases the applicant shall submit a Special Event Permit application at least two weeks in advance of a proposed event.
19. The exterior of the outside trash, recyclables, and organic waste enclosure shall be repainted and refurbished as needed and maintained in good condition. No storage shall be permitted above the height of the surrounding walls.
20. The approved floor plan shall not be changed without prior approval by the Planning Department and the Los Angeles County Sheriff's Department.

21. The onsite sale of alcoholic beverages in connection with a public eating place, shall be restricted to the sale for consumption of alcohol beverages on the subject site only; and the use shall not sell alcoholic beverages for transport and/or for consumption outside or off the subject premise.
22. It shall be unlawful for any person, who is intoxicated or under the influence of any drug, to enter, be at, or remain upon the licensed premises as set forth in Section 25602(a) of the Business and Professions Code.
23. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted. A professionally fabricated sign indicating as such shall continue to be posted.
24. No self-service of alcoholic beverages shall be permitted.
25. The applicant shall not have, upon the subject premises, any alcoholic beverage(s) other than the alcoholic beverage(s) which the licensee is authorized to sell under the license, as set forth in Section 25607(a) of the California Business and Professions Code.
26. The applicant and/or any employees shall not sell, furnish, or give any alcoholic beverage to any person under 21 years of age, as set forth in Section 25658(a) of the California Business and Professions Code.
27. All employees shall possess at the site a valid driver license or identification card issued by the California Department of Motor Vehicles. All employees shall present such identification upon demand by any regulatory official.
28. Hookah tobacco use is prohibited.
29. All alcoholic beverages purchased on the subject site shall be consumed within the business establishment.
30. All stored alcoholic beverages shall be kept in a locked and secured area that is not accessible to patrons.
31. The Public Safety Department and Planning Department shall review and approve the security camera locations and orientations, including comprehensive camera views of the establishment interior, exterior, and parking lot. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. In the event of an incident and upon request, the business owners shall allow unimpeded inspection of the security camera system to Sheriff's Department and City of Paramount personnel.

32. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
33. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
34. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
35. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
36. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
37. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
38. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
39. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter on each day the restaurant is open for business to the public. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
40. The existing bicycle rack shall be maintained in good condition in perpetuity.

41. The exterior lighting fixtures on the building shall be painted and refurbished as needed and maintained in good condition.
42. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
43. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
44. The applicant and the City of Paramount agree to the justification for a finding of Public Convenience or Necessity for a Type 41 Alcohol Beverage Control license to allow the sale of beer and wine for onsite consumption at Horchateria Rio Luna.
45. Any mural on the exterior of the building, perimeter wall, trash enclosure, or other exterior element shall comply with Chapter 17.112 (Art in Public Places) of the Paramount Municipal Code. Development Review Board review for possible approval is required for any proposed exterior mural before the mural can be painted or installed.
46. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
47. At the completion of the project, written final approval from the Planning Division shall be obtained. All conditions of approval shall be met prior to final approval by the Planning Division and prior to any sale of any type of alcoholic beverage.

**SECTION 8.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of October 2023.

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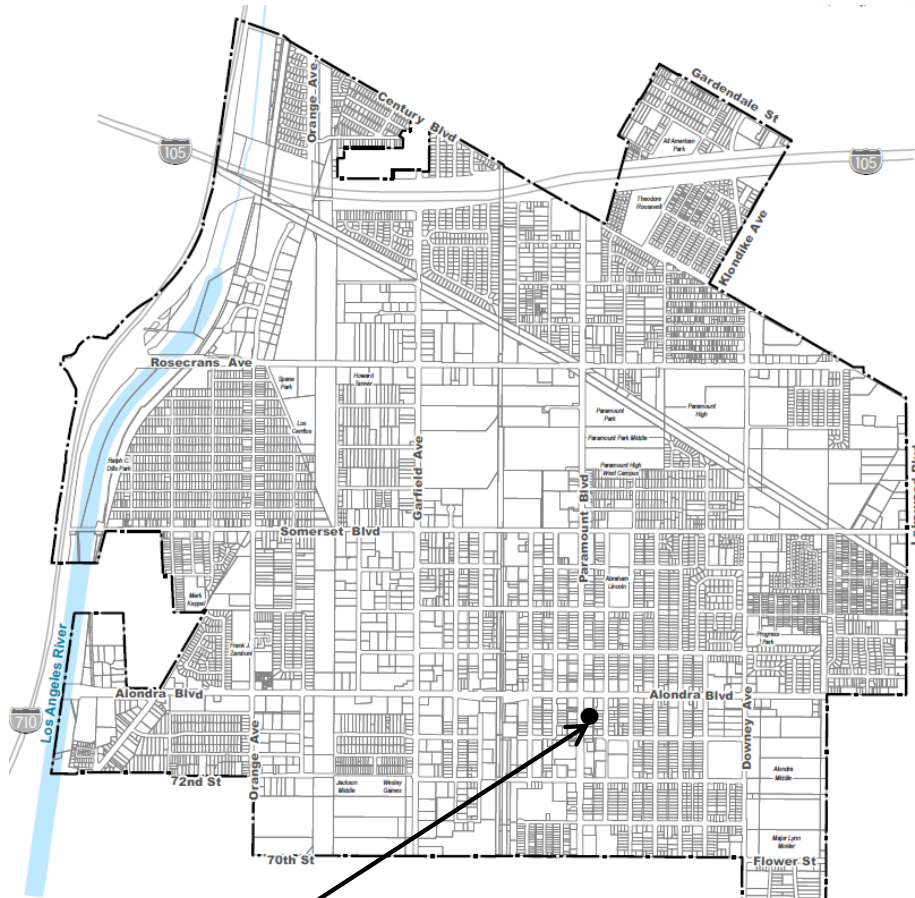
Gordon Weisenburger, Chair

Attest:

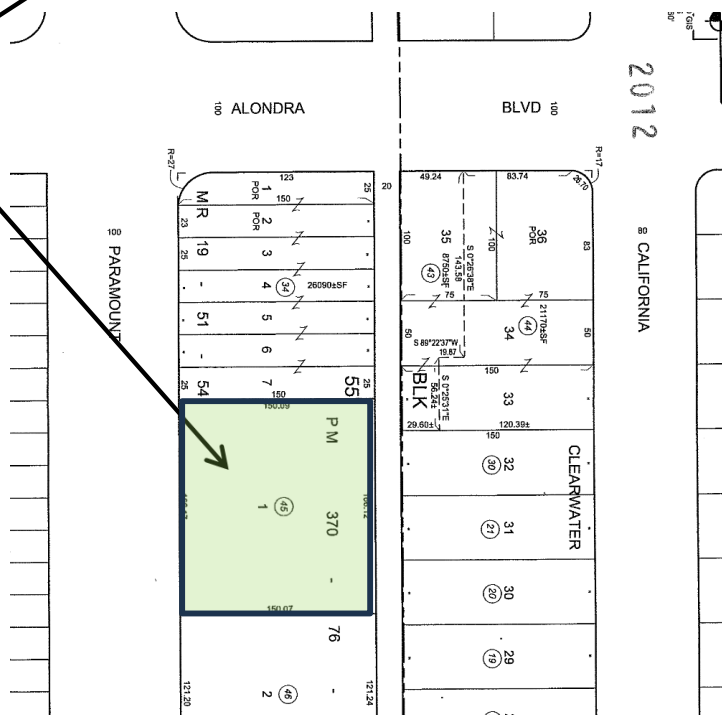
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 942



Subject  
Property



15950 Paramount Blvd.

OCTOBER 4, 2023

PUBLIC HEARING

MICHAEL FERRERO/ORIZABA 10, LP

RESOLUTION NO. PC 23:034/GENERAL PLAN AMENDMENT NO. 23-2;

RESOLUTION NO. PC 23:035/ZONE CHANGE NO. 245; RESOLUTION NO.

PC 23:036/TENTATIVE TRACT MAP NO. 084130

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
RECOMMEND THAT THE CITY COUNCIL ADOPT A MITIGATED  
NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING  
AND REPORTING PROGRAM RELATIVE TO GENERAL PLAN  
AMENDMENT NO. 23-2.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

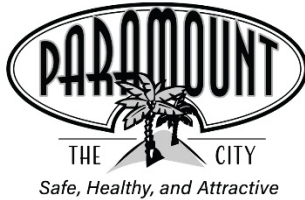
AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_





## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>General Plan Amendment No. 23-2; Zone Change No. 245; Tentative Tract Map No. 084130</b>
<b>REQUEST:</b>	<ul style="list-style-type: none"><li>• <b>Recommend that the City Council adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program</b></li><li>• <b>Recommending that the City Council change the General Plan Land Use Designation from Commercial to Single-Family Residential</b></li><li>• <b>Recommend that the City Council change the official Zoning Map of the City of Paramount from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential</b></li><li>• <b>Approve a Tentative Tract Map to create 10 single-family residential lots from one property</b></li></ul>
<b>APPLICANT:</b>	<b>Michael Ferrero/Orizaba 10, LP</b>
<b>MEETING DATE:</b>	<b>October 4, 2023</b>
<b>LOCATION:</b>	<b>16261 Orizaba Avenue</b>
<b>ZONE:</b>	<b>C-3 (General Commercial)</b>
<b>GENERAL PLAN:</b>	<b>Commercial</b>
<b>PLANNER:</b>	<b>Approval</b>



**To:** Honorable Planning Commission

**From:** John Carver, Planning Director

**By:**

**Date:** October 4, 2023

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**Subject: GENERAL PLAN AMENDMENT NO. 23-2; ZONE CHANGE NO. 245;  
TENTATIVE TRACT MAP NO. 084130  
MICHAEL FERRERO/ORIZABA 10, LP**

## **BACKGROUND**

### **Request**

This item is a request in four parts by Michael Ferrero/Orizaba 10, LP to construct 10 single-family homes at 16261 Orizaba Avenue in the C-3 (General Commercial) zone.

The first of the four associated applications is a request to change the General Plan Land Use Designation from Commercial to Single-Family Residential. The second application is a request to change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential. The third application is a request to create 10 single-family residential lots from one existing lot. The fourth application is a development review application to approve the design and site plan for the 10-unit housing project that will be heard by the Development Review Board later this evening.

The following is an aerial photograph of the project area with the site highlighted in red:



Below are photos of the project site:



## General Plan

The City Council most recently adopted a comprehensive Paramount General Plan update in 2007. The General Plan is made up of elements – land use, housing, transportation, resources management, health and safety, economic development, public facilities, and implementation. The City Council adopted a new element – environmental justice – in early 2022. The Land Use Element of the General Plan serves as the long-term guide for development in Paramount and indicates the distribution, location, and land use for housing, business, industry, open space, recreation, and public facilities. California Government Code Section 65860 requires General Plan Land Use Map and Zoning Map consistency.



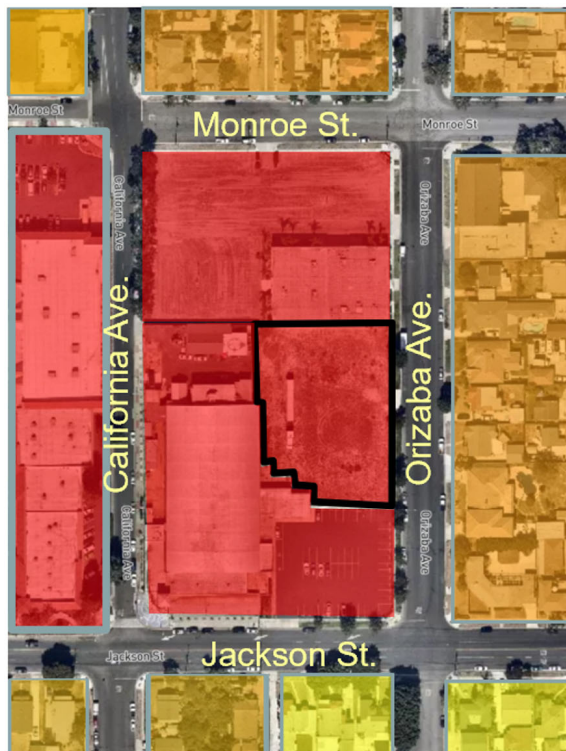
## DISCUSSION

### Proposed General Plan Amendment

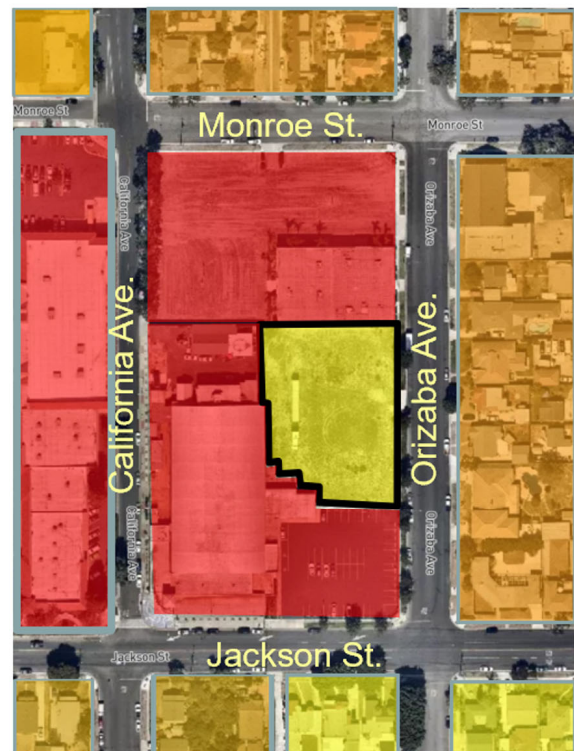
The applicant submitted an application to change the Land Use Designation on the General Plan Land Use Map for the property at 16261 Orizaba Avenue.




The two maps below show the existing and proposed Land Use Map with updated Land Use Designation:

EXISTING



PROPOSED



-  Single-Family Residential
-  Multiple-Family Residential
-  Central Business District

### Proposed Zone Change

As noted above, the second application is a request to change the zone from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential.





The two maps below show the existing and proposed Zoning Map:

**EXISTING**



**PROPOSED**

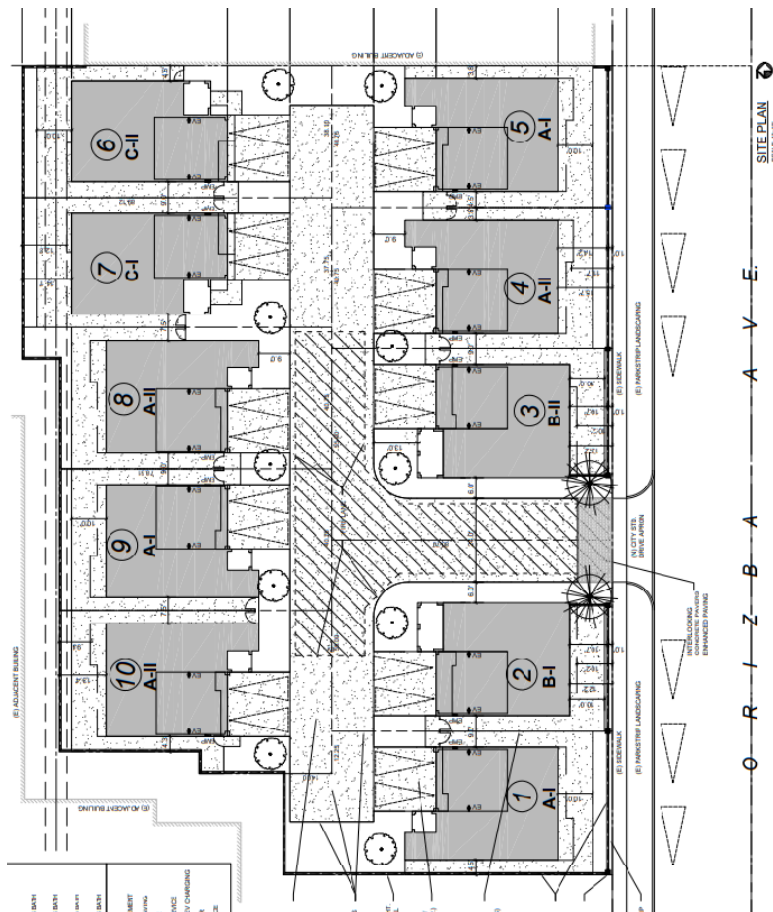


-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)

**Proposed Tentative Tract Map**

The third application submitted by the applicant is a request for a tentative tract map to create 10 single-family residential lots from one existing lot. Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and Title 16 (Subdivisions and Other Divisions of Land) of the Paramount Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer.

The map below shows the configuration of the proposed lots:



## Project Design

Below are front elevations of two of the home plan types:



The architecture of the development is consistent with the City's design requirements. The homes will have a Spanish/Mediterranean design theme and will contain concrete tile roofs, stucco exteriors, and decorative roll-up garage doors. The homes will feature multiple level roof lines and varying building projections. More details on the development will be given during the Development Review Board meeting.

### **Environmental Analysis**

Blodgett Baylosis Environmental Planning prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines to determine whether the project would have a significant impact on the environment. The Initial Study determined that with mitigations, the project would not result in any significant impacts on the environment, and a Mitigated Negative Declaration (MND) is recommended for project adoption. The environmental analysis looked at areas such as aesthetics, noise, cultural resources, tribal cultural resources, air quality, and transportation and traffic. One mitigation measure related to cultural resources and tribal cultural resources is included in the MND. The applicant will be required to hire a Native American Monitor to be present onsite during ground disturbing activities, such as grading, to document and recover Native American artifacts and other cultural resources that may be discovered.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

### **RECOMMENDED ACTION**

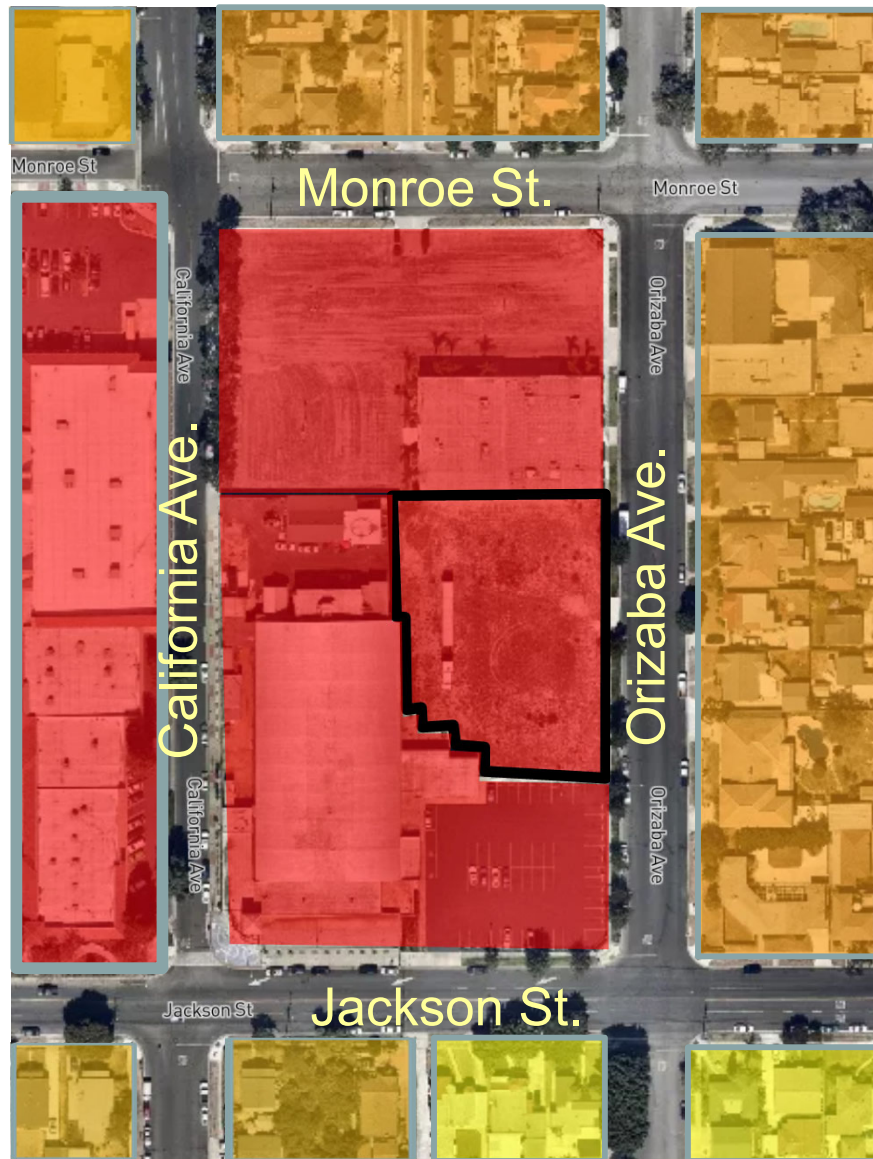
- A. Recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- B. Adopt Resolution No. PC 23:034, recommending that the City Council approve General Plan Amendment No. 23-2, changing the General Plan Land Use Designation from Commercial to Single-Family Residential; and
- C. Adopt Resolution No. PC 23:035, recommending that the City Council approve Zone Change No. 245, changing the official Zoning Map of the City of Paramount from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential; and




- D. Adopt Resolution No. PC 23:036, approving Tentative Tract Map No. 084130 to create 10 single-family residential lots from one property.



# General Plan Amendment No. 23-2

## Existing General Plan Land Use Designation

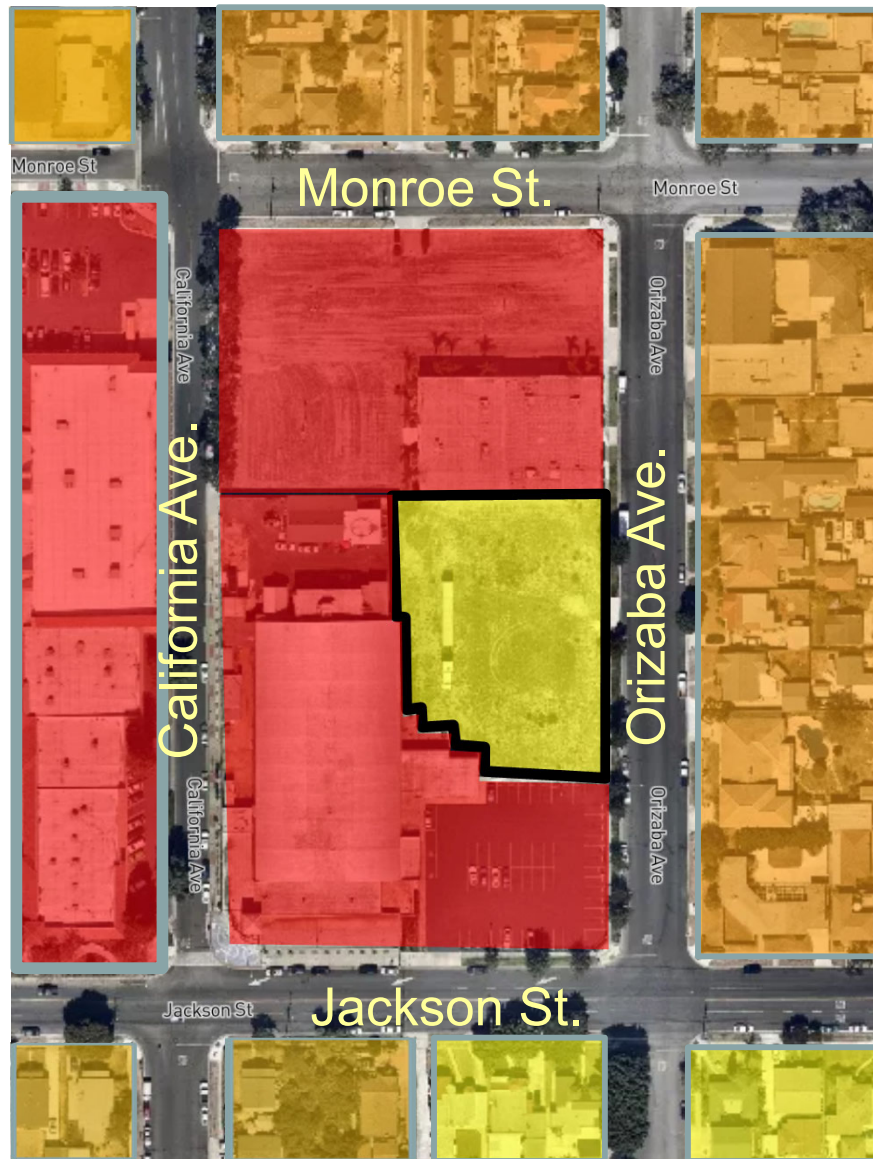





-  Single-Family Residential
-  Multiple-Family Residential
-  Central Business District

16261 Orizaba Avenue

# General Plan Amendment No. 23-2

## Proposed General Plan Land Use Designation

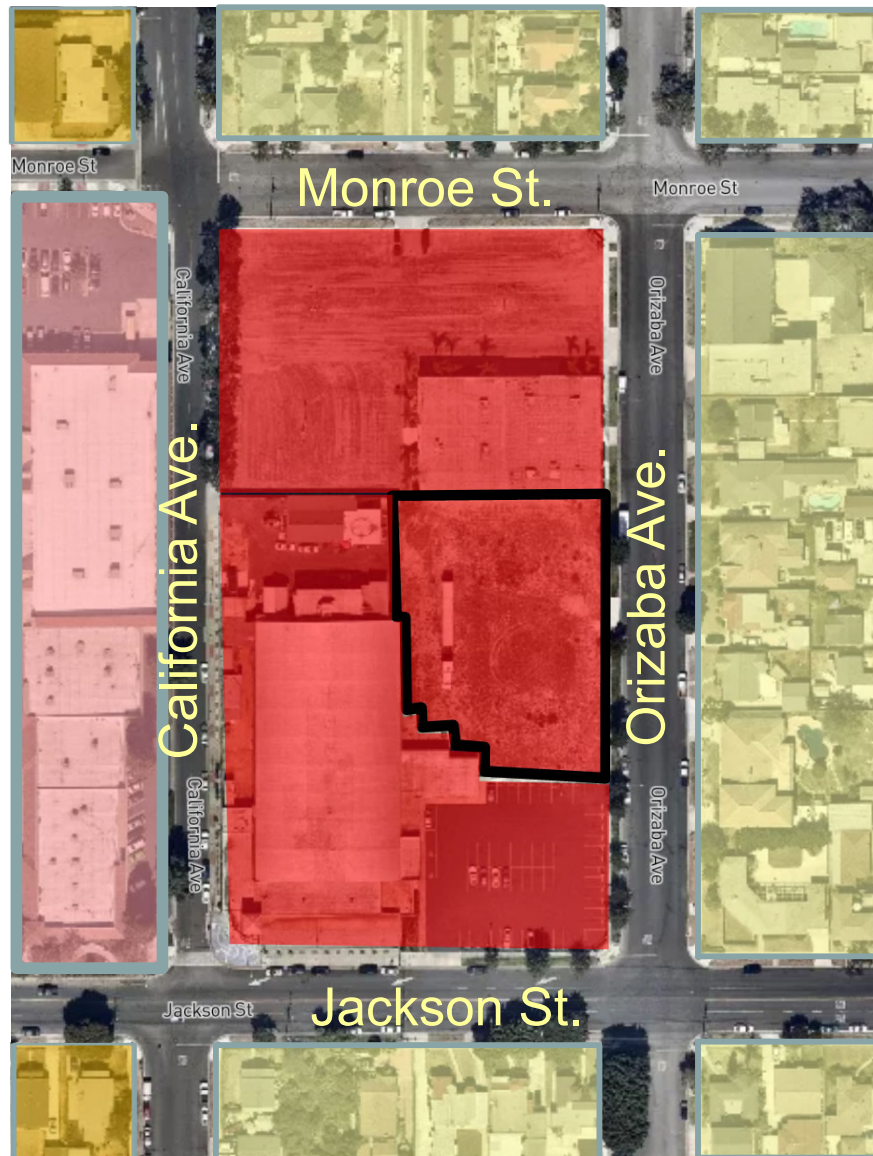






-  Single-Family Residential
-  Multiple-Family Residential
-  Central Business District

16261 Orizaba Avenue

# Zone Change No. 245

## Existing Zoning



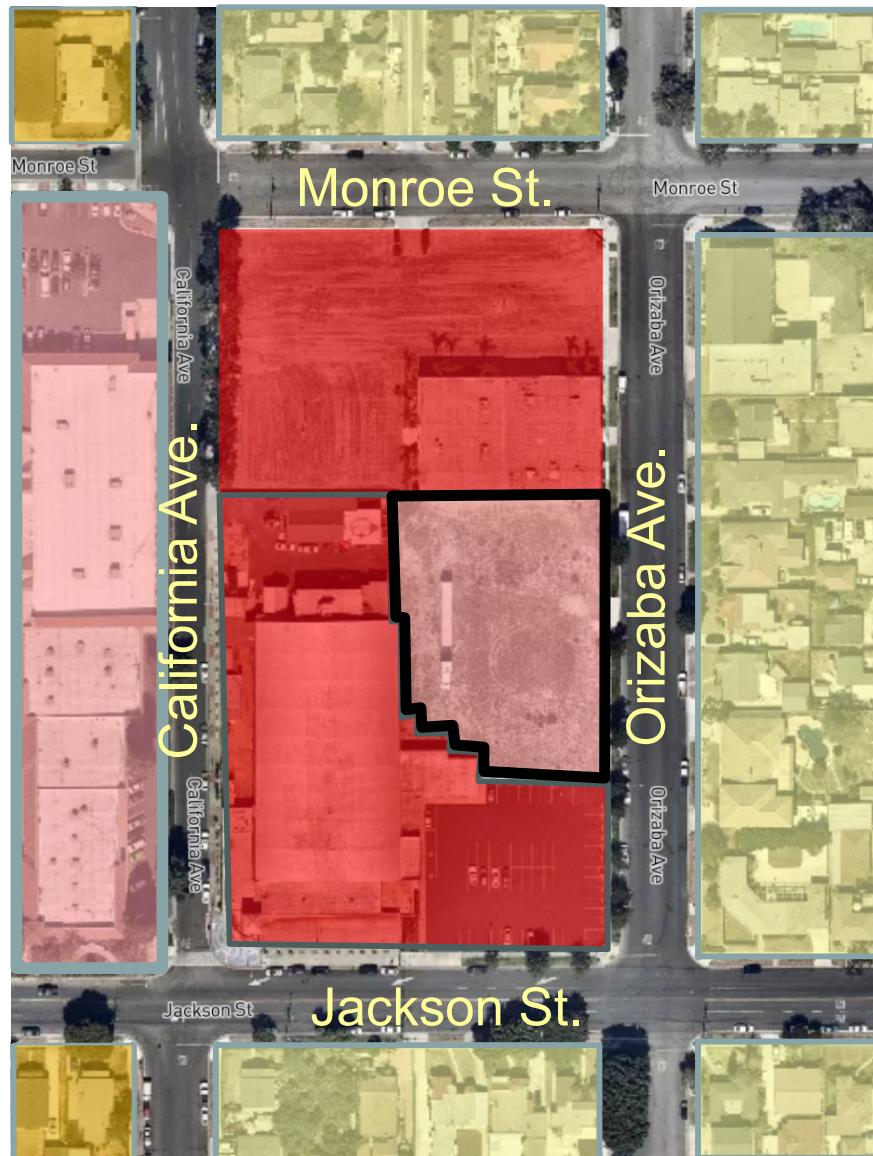
-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)





16261 Orizaba Avenue



# Zone Change No. 245

## Proposed Zoning

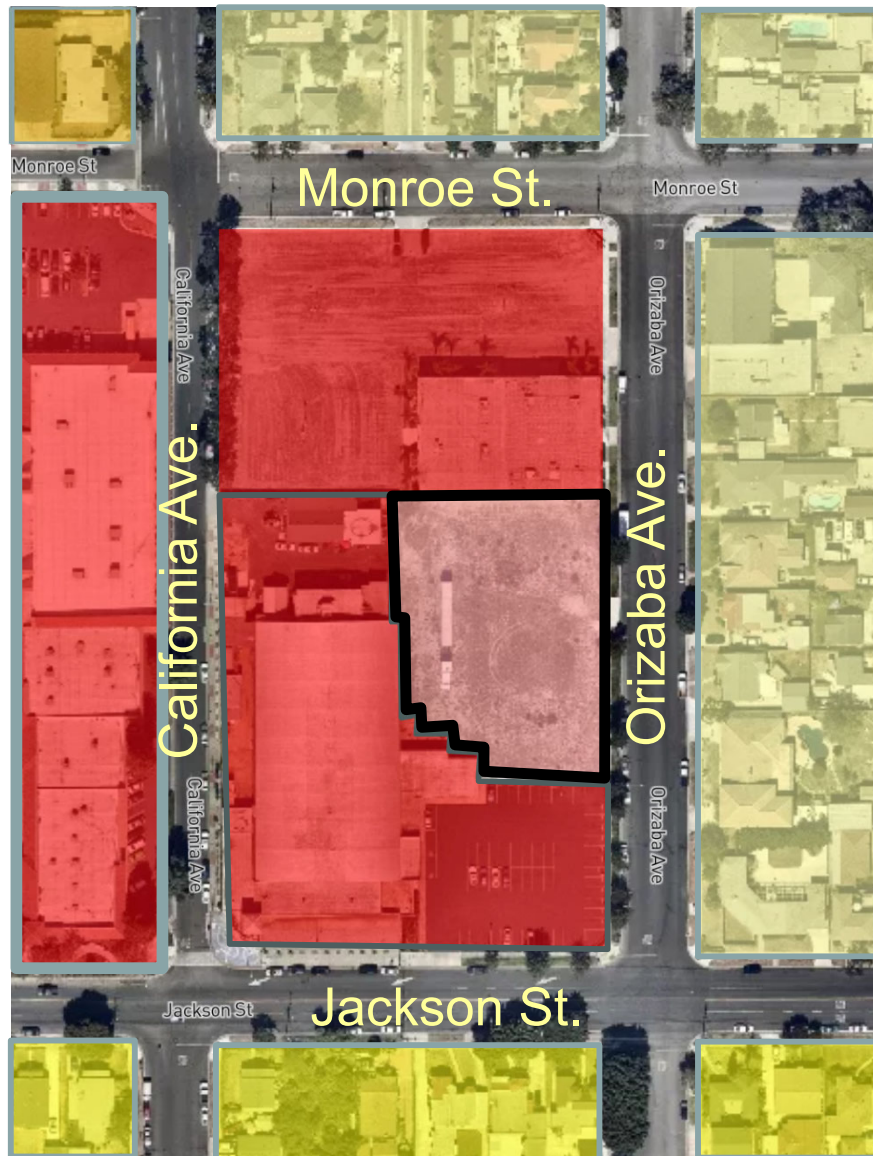






-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)

16261 Orizaba Avenue

# Zone Change No. 245

## Land Use



-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial
-  Vacant

16261 Orizaba Avenue

# INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**GOLD KEY DEVELOPMENT – ORIZABA HOMES  
GENERAL PLAN AMENDMENT GPA) No. 22-2; DEVELOPMENT  
REVIEW APPLICATION (DRA) No. 23:009; ZONE CHANGE  
(ZC) No. 245; TENTATIVE TRACT MAP (TTM) 084130  
16261 ORIZABA AVENUE, PARAMOUNT, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF PARAMOUNT  
PLANNING DEPARTMENT, PLANNING DIVISION  
16400 COLORADO AVENUE  
PARAMOUNT, CALIFORNIA 90723**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**SEPTEMBER 5, 2023**

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## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Gold Key Development – Orizaba Homes (General Plan Amendment (GPA) No. 22-2; Development Review Application (DRA) No. 23:009; Zone Change (ZC) No. 245; Tentative Tract Map (TTM) 084130)

**PROJECT ADDRESS:** The project site's address is 16261 Orizaba Avenue, Paramount, California, 90723. The project site's current Assessor's Parcel Number (APN) that is assigned to the property is 7103-012-018. The proposed project will involve a General Plan Amendment (GPA) No. 22-2, Development Review Application (DRA) No. 23:009, Zone Change (ZC) No. 245, and a Tentative Tract Map (TTM) 084130.

**APPLICANT:** The project Applicant is Michael Ferrero, Orizaba 10, LP, 5732 Engineer Drive, Suite 102, Huntington Beach, California 92649.

**CITY AND COUNTY:** Paramount, Los Angeles County.

**DESCRIPTION:** The City of Paramount is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. The proposed development would involve the construction of ten single-family, detached residential units. The new residential lots would range in size from 3,199 square feet to 4,438 square feet. Three housing plans are proposed and are referred to as Plan A, Plan B, and Plan C. The overall development density would be 13.4 units per acre. Plan A would have a footprint of 2,048 square feet with a total living area of 2,078 square feet and a garage area of 383 square feet. The Plan A units would contain 4 bedrooms and 2.5 baths. Plan B would have a footprint of 1,978 square feet with a total living area of between 2,027 square feet and 2,042 square feet and a garage area of 383 square feet. The Plan B units would contain 3 bedrooms and 2.5 baths. The Plan C would have a footprint of 1,965 square feet with a total floor area of 1,950 square feet and a garage area of 391 square feet. The Plan C units would contain 3 bedrooms and 2.5 baths. All of the residential units would consist of two levels with a maximum height of 26-feet. Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron. Access to the project would be provided by a two lane, 24-foot wide driveway connection with the west side of Orizaba Avenue. The proposed project site's current zoning is *Commercial (C-3)* and the current general Plan designation is *Commercial*. The proposed residential development would require a new tentative tract map, a zone change to *Single-Family Residential* and a general plan amendment to *Single-Family Residential*.

**EVALUATION FORMAT:** The attached initial study is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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



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**GOLD KEY DEVELOPMENT - ORIZABA HOMES • 16261 ORIZABA AVENUE, PARAMOUNT**

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

<input type="checkbox"/>	The proposed project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
<input checked="" type="checkbox"/>	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
<input type="checkbox"/>	The proposed project <i>MAY</i> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

The project is also described in greater detail in the attached Initial Study.

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## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF INITIAL STUDY

The City of Paramount is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. The proposed development would involve the construction of ten single-family, detached residential units. The new residential lots would range in size from 3,199 square feet to 4,438 square feet. Three housing plans are proposed and are referred to as Plan A, Plan B, and Plan C. The overall development density would be 13.4 units per acre. Plan A would have a footprint of 2,048 square feet with a total living area of 2,078 square feet and a garage area of 383 square feet. The Plan A units would contain 4 bedrooms and 2.5 baths. Plan B would have a footprint of 1,978 square feet with a total living area of between 2,027 square feet and 2,042 square feet and a garage area of 383 square feet. The Plan B units would contain 3 bedrooms and 2.5 baths. The Plan C would have a footprint of 1,965 square feet with a total floor area of 1,950 square feet and a garage area of 391 square feet. The Plan C units would contain 3 bedrooms and 2.5 baths. All of the residential units would consist of two levels with a maximum height of 26-feet. Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron. Access to the project would be provided by a two lane, 24-foot wide driveway connection with the west side of Orizaba Avenue. The proposed project site's current zoning is *Commercial (C-3)* and the current general Plan designation is *Commercial*. The proposed residential development would require a zone change and general plan amendment to *Single-Family Residential* and *Single-Family Residential*, respectively.<sup>1</sup>

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).<sup>2</sup> The City of Paramount is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.<sup>3</sup> The project Applicant is Michael Ferrero, Orizaba 10, with the mailing address 5732 Engineer Drive, Suite 102, Huntington Beach, California 92649. As part of the proposed project's environmental review, this Initial Study has been prepared.<sup>4</sup> The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Paramount with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for the proposed project;

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<sup>1</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

<sup>4</sup> Ibid. (CEQA Guidelines) § 15050.

- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project's implementation.

Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.<sup>5</sup> Comments must be sent to the attention of:

John Carver, Planning Department  
City of Paramount Planning Department  
16400 Colorado Street  
Paramount, California 90723

## 1.2 INITIAL STUDY'S ORGANIZATION

This Initial Study was prepared pursuant to both the State of California CEQA Guidelines and the local CEQA Guidelines of the City. The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description*, describes the proposed project's physical and operational characteristics and provides an overview of the existing environment as it relates to the project site.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the construction and the subsequent occupancy of the proposed commercial development.
- *Section 4 Conclusions*, indicates the manner in which the mitigation measures identified in the environmental analysis will be implemented as a means to address potential environmental impacts.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.



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<sup>5</sup> California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, Section 2109(b)*. 2000.

## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

The City of Paramount, in its capacity as Lead Agency, is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The proposed development would involve the construction of ten single-family, detached residential units. The new residential lots would range in size from 3,199 square feet to 4,438 square feet. Three housing plans are proposed and are referred to as Plan A, Plan B, and Plan C. The overall development density would be 13.4 units per acre. The proposed project site's current zoning is *Commercial (C-3)* and the current general Plan designation is *Commercial*. The proposed residential development would require a zone change and general plan amendment to *Single-Family Residential* and *Single-Family Residential*, respectively.<sup>6</sup>

### 2.2 PROJECT LOCATION

The proposed project site is located in the southeastern portion of the City of Paramount. The City of Paramount is located in the southeastern portion of Los Angeles County, approximately 12 miles southeast of downtown Los Angeles. The City is bounded by South Gate and Downey on the north; the Los Angeles River, Lynwood, Compton, and unincorporated areas of Rancho Dominguez on the west; Long Beach and Bellflower to the south; and Bellflower and Downey on the east.<sup>7</sup> Major physiological features within the surrounding area include the Los Angeles River, located approximately 1.05 miles to the west, and the Puente Hills, located approximately 10.35 miles to the northeast.<sup>8</sup>

The project site is located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. The project site's address is 16261 Orizaba Avenue, Paramount, California 90723. The project site's current Assessor's Parcel Number (APN) that is assigned to the property is 7103-012-018. The proposed project would involve a [General Plan Amendment \(GPA\) No. 22-2](#), a [Development Review Application \(DRA\) No. 23:009](#), a [Zone Change \(ZC\) No. 245](#), and a [Tentative Tract Map \(TTM\) 084130](#). The proposed project site's latitude and longitude is 33.886262 N; -118.157773 W. The location of the City of Paramount in a regional context is shown in Exhibit 2-1. The project site's location within the City of Paramount is shown in Exhibit 2-2 and a vicinity map is provided in Exhibit 2-3.

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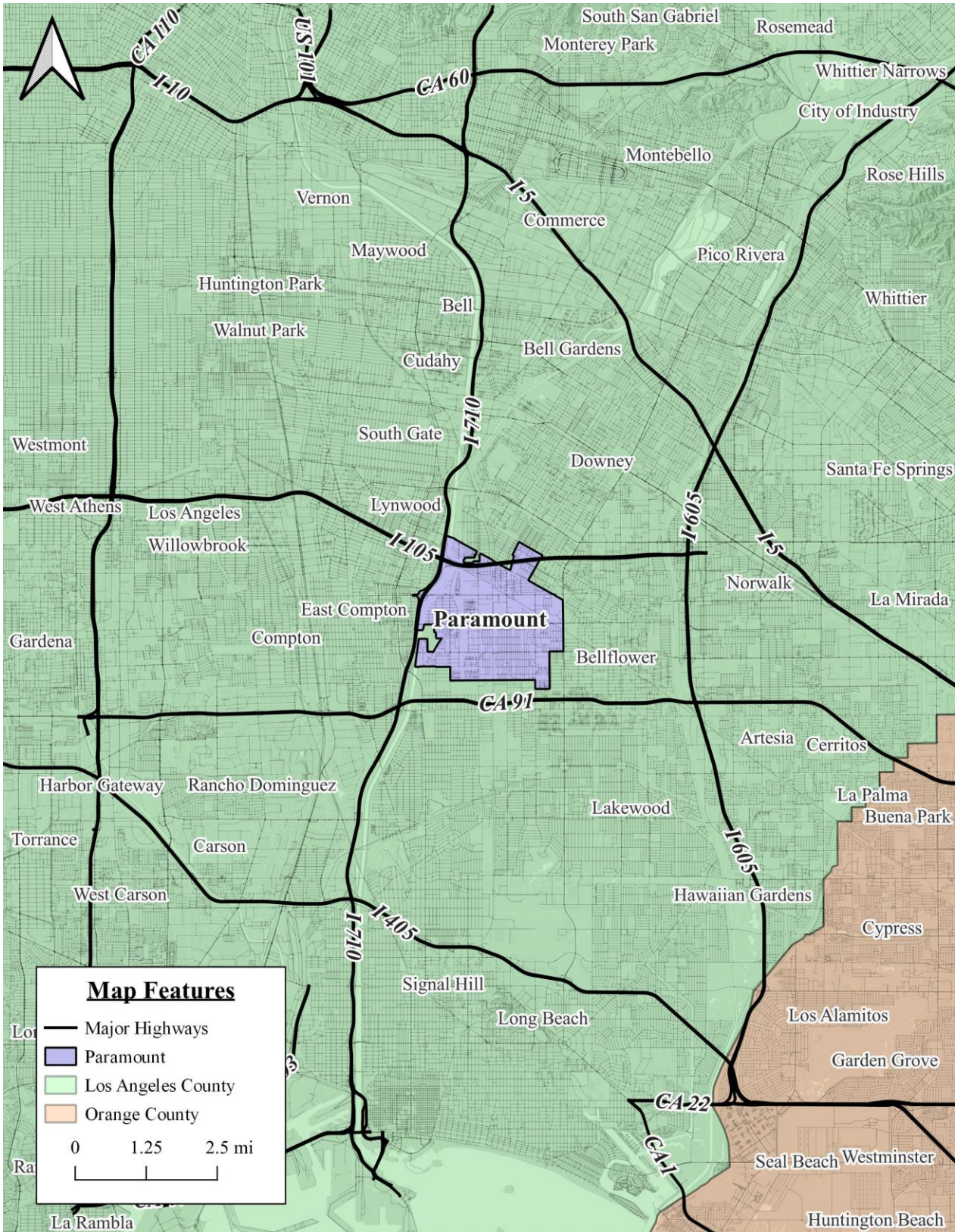
<sup>6</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.

<sup>7</sup> Quantum GIS.

<sup>8</sup> Google Earth. Website accessed October 4, 2022.



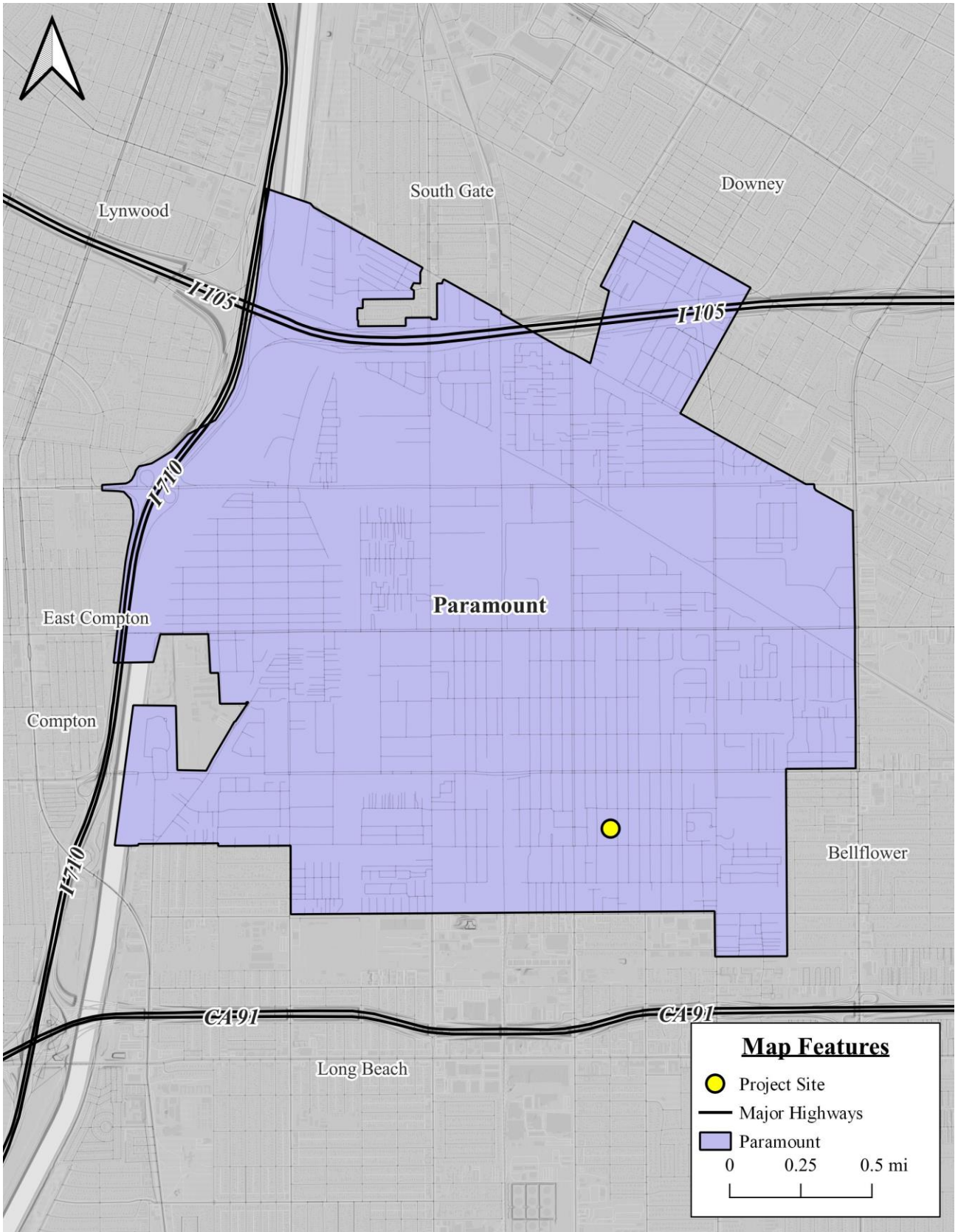
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**EXHIBIT 2-1 REGIONAL MAP**

SOURCE: QUANTUM GIS





## EXHIBIT 2-2 CITYWIDE MAP

SOURCE: QUANTUM GIS





**EXHIBIT 2-3 VICINITY MAP**  
SOURCE: QUANTUM GIS

## 2.3 ENVIRONMENTAL SETTING

The City of Paramount is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. Existing uses found in the vicinity of the project site are summarized below:

- *North of the Project Site.* The Clearwater Christian Center butts the project site on the north side (16215 Orizaba Avenue). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.<sup>9</sup>
- *South of the Project Site.* A paved parking lot that is used by the LA Kings Iceland in Paramount (an ice skating and hockey rink) abuts the project site on the south side. This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.<sup>10</sup>
- *West of the Project Site.* The LA Kings Iceland in Paramount (an ice skating and hockey rink) abuts the project site on the west side (8041 Jackson Street). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *East of the Project Site.* Orizaba Avenue extends along the project site's east side. Residential development is located further east. These properties are designated as *Medium Density Residential (R-2)*.<sup>11</sup>

An aerial photograph that indicates the location of the site is provided in Exhibit 2-4.

## 2.4 DESCRIPTION OF THE PROJECT

### OVERVIEW OF PHYSICAL CHARACTERISTICS

The City of Paramount is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The site plan is shown in Exhibit 2-5. The project elements are summarized below:

- *Site Plan.* The proposed development would involve the construction of ten single-family, detached residential units. The new residential lots would range in size from 3,199 square feet to 4,438 square feet. Three housing plans are proposed and are referred to as Plan A, Plan B, and Plan C. The overall development density would be 13.4 units per acre.<sup>12</sup>

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<sup>9</sup> Blodgett Baylosis Environmental Planning. Site Survey. Survey was conducted on July 28, 2023.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.



**EXHIBIT 2-4 AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE MAPS

[illegible]



- *Residential Unit Plan A.* Plan A would have a footprint of 2,048 square feet with a total living area of 2,078 square feet and a garage area of 383 square feet. The Plan A units would contain 4 bedrooms and 2.5 baths. A total of 6 units are Plan A units.<sup>13</sup>
- *Residential Unit Plan B.* Plan B would have a footprint of 1,978 square feet with a total living area of between 2,027 square feet and 2,042 square feet and a garage area of 383 square feet. The Plan B units would contain 3 bedrooms and 2.5 baths. A total of 2 units are Plan B units.<sup>14</sup>
- *Residential Unit Plan C.* The Plan C would have a footprint of 1,965 square feet with a total floor area of 1,950 square feet and a garage area of 391 square feet. The Plan C units would contain 3 bedrooms and 2.5 baths. A total of 2 units are Plan C units.<sup>15</sup>
- *Residential Design.* All of the residential units would consist of two levels with a maximum height of 26-feet.<sup>16</sup>
- *Parking and Access.* Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron. Access to the project would be provided by a two lane, 24-foot wide driveway connection with the west side of Orizaba Avenue.

## **CONSTRUCTION CHARACTERISTICS**

The project construction period is anticipated to take approximately 12 months to complete. The proposed project's construction will consist of the following phases:

- *Site Preparation.* The project site will be readied for development. Construction equipment that would be used onsite during this phase would include graders, dump trucks, and water trucks. This phase would require one month to complete. During this phase, the building footings, utility lines, and other underground infrastructure would be installed.
- *Construction.* The proposed 10 residential units would be constructed during this phase. Construction equipment that would be used onsite during this phase would include fork lifts, trucks, back hoes, front loaders, and compressors/generators. This phase would take approximately ten months to complete.
- *Paving, Landscaping, and Finishing.* This phase will involve paving, landscaping, and the completion of the on-site improvements. Construction equipment that would be used onsite during this phase would include fork lifts, trucks, back hoes, front loaders, and cement mixers, pavers, rollers, compressors/generators. This phase will take one month to complete.

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<sup>13</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> Ibid.

## OCCUPANCY CHARACTERISTICS

The proposed project is an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. All of the proposed floor plans contemplate 3 or 4-bedrooms and 2.5 baths. According to the most recent U. S. Census, the average household size in the City of Paramount is 3.74 persons per unit. Assuming 4 persons per unit, the new development would result in 40 new residents.

## 2.5 DISCRETIONARY ACTIONS

A Discretionary Decision is an action taken by a government agency (for this project, the government agency is the City of Paramount) that calls for an exercise of judgment in deciding whether to approve a project. The proposed project site's current zoning is *Commercial (C-3)* and the current general Plan designation is *Commercial*. The proposed residential development would require a zone change and general plan amendment to *Single-Family Residential* and *Single-Family Residential*, respectively.<sup>17</sup> The proposed project will require the following approvals:

- The approval of a general plan amendment (GPA No. 22-2);
- The approval of a zone change (ZC No. 245);
- The approval of a Development Review Application (DRA No. 23:009);
- The approval of a tentative tract map (TTM No. 084130);
- The approval of the Mitigated Negative Declaration; and,
- The adoption of the Mitigation Monitoring and Reporting Program (MMRP).

Future approvals may include grading permits, building permits, occupancy permits, etc.



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<sup>17</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.

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## SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);	Mineral Resources (Section 3.12);
Agricultural & Forestry Resources (Section 3.2);	Noise (Section 3.13);
Air Quality (Section 3.3);	Population & Housing (Section 3.14);
Biological Resources (Section 3.4);	Public Services (Section 3.15);
Cultural Resources (Section 3.5);	Recreation (Section 3.16);
Energy (Section 3.6);	Transportation (Section 3.17);
Geology & Soils (Section 3.7);	Tribal Cultural Resources (Section 3.18);
Greenhouse Gas Emissions; (Section 3.8);	Utilities (Section 3.19);
Hazards & Hazardous Materials (Section 3.9);	Wildfire (Section 3.20); and,
Hydrology & Water Quality (Section 3.10);	Mandatory Findings of Significance (Section 3.21).
Land Use & Planning (Section 3.11);	



### 3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				✗
B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✗
C. Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✗
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✗	

#### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- A substantial degradation of the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect daytime or night-time views in the area.

#### 3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

##### A. *Would the project affect a scenic vista?* • No Impact.

The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. Existing uses found in the vicinity of the project site are summarized below:

- *North of the Project Site.* The Clearwater Christian Center butts the project site on the north side (16215 Orizaba Avenue). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.

- *South of the Project Site.* A paved parking lot that is used by the LA Kings Iceland in Paramount (an ice skating and hockey rink) abuts the project site on the south side. This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *West of the Project Site.* The LA Kings Iceland in Paramount (an ice skating and hockey rink) abuts the project site on the east side (8041 Jackson Street). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *East of the Project Site.* Orizaba Avenue extends along the project site's east side. Residential development is located further east along the east side of Orizaba Avenue. These properties are designated as *Medium Density Residential*.<sup>18</sup>

The approval of the proposed project would promote the construction of 10 single-family detached units with a maximum height of 26-feet. The dominant scenic views from the area include the views of the San Gabriel Mountains, located approximately 22 miles to the north of the City and the Puente Hills located approximately 11.6 miles to the northeast.<sup>19</sup> The proposed project will not significantly impact views. These views have already been obstructed by existing development.<sup>20</sup> There are no other scenic vistas present in the vicinity of the project site that would be affected by the implementation of the proposed project. *As a result, no impacts would occur.*

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

The Paramount General Plan does not include any designated scenic corridors.<sup>21</sup> In addition, there are no scenic trees, rock outcroppings, and historic structures located on-site.<sup>22</sup> The landscaping present on-site is turf and ruderal vegetation. The project site is developed and does not contain any scenic rock outcroppings.<sup>23</sup> Lastly, the project site does not contain any buildings listed in the State or National register (refer to Section 3.5). According to the California Department of Transportation, there is no State or County designated scenic highways in the vicinity of the project site.<sup>24</sup> *As a result, no impacts on scenic resources would occur.*

**C. A substantial degradation of the existing visual character or quality of the site and its surroundings? • No Impact.**

The proposed project will feature new, modern architecture, and will be an improvement over the visual character of the undeveloped property. *As a result, no impacts would occur.*

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<sup>18</sup> Ibid.

<sup>19</sup> Google Earth. Site accessed July 28, 2023.

<sup>20</sup> Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on July 28, 2023.

<sup>21</sup> City of Paramount. *Paramount General Plan. Land Use Element.* August 2007.

<sup>22</sup> Blodgett Baylosis Environmental Planning Site Survey. Survey was conducted on July 28, 2023.

<sup>23</sup> Ibid.

<sup>24</sup> California Department of Transportation. *Official Designated Scenic Highways.* [www.dot.ca.gov](http://www.dot.ca.gov)

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

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. No light sensitive receptors are located adjacent to the project site. The proposed project would not involve any lighting equipment or signage that would result in any spillover lighting or light trespass. *As a result, the impacts would be less than significant.*

### **3.1.3 CUMULATIVE IMPACTS**

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. As a result, no cumulative aesthetic impacts are anticipated.

### **3.1.4 MITIGATION MEASURES**

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

### 3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				×
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				×
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				×
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				×
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				×

#### 3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g]);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

#### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project area is located in the midst of urban development. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink

and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. According to the California Department of Conservation, the City of Paramount does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The City's General Plan does not identify any agricultural uses within City boundaries and the site's current zoning designation does not permit agricultural uses (refer to Section 3.10, Land Use and Planning). *As a result, no impacts on prime farmland soils would occur.*

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

The applicable zoning designations (Commercial or Residential) do not contemplate agricultural land uses within the project site or on the adjacent parcels. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.<sup>25</sup> *As a result, no impacts on existing Williamson Act Contracts would occur.*

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

The City of Paramount and the project site are located in the midst of an urban area and no forest lands are located within the City. The General Plan and zoning designations applicable to the project site do not provide for any forest land preservation.<sup>26</sup> *No impacts on forest land or timber resources would result.*

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

No forest lands are found within the City nor does the applicable land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands will result from the proposed project's implementation. *As a result, no impacts would occur.*

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

No agricultural activities or farmland uses are located in the City or within the project area. The proposed project will not involve the conversion of any existing farmland area to an urban use. *As a result, no impacts would occur.*

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<sup>25</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)

<sup>26</sup> City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

### **3.2.3 CUMULATIVE IMPACTS**

The analysis determined that there are no agricultural or forestry resources located in the project area and that the proposed project's implementation would not result in any significant adverse impacts on these resources. As a result, no cumulative impacts on agricultural or farmland resources would occur.

### **3.2.4 MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no significant adverse impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

### 3.3 AIR QUALITY

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

#### 3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

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

- *Ozone (O<sub>3</sub>)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O<sub>3</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

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

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.<sup>27</sup>

### 3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

<b>A. <i>Would the project conflict with or obstruct implementation of the applicable air quality plan?</i> • No Impact.</b>
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Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>28</sup> The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>29</sup> The primary criteria pollutants that remain non-attainment in the local area include PM<sub>2.5</sub> and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:<sup>30</sup>

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>31</sup>

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<sup>27</sup> South Coast Air Quality Management District, *Final 2012 Air Quality Plan*, Adopted June 2007.

<sup>28</sup> Ibid.

<sup>29</sup> South Coast Air Quality Management District. *Final 2012 Air Quality Plan*. Adopted 2012.

<sup>30</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

<sup>31</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.



In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-3. According to the Growth Forecast Appendix prepared by SCAG, the City's future projected population for the year 2040 is 58,000 persons, an increase of 3,100 persons from the 2020 population. The potential increase of 40 persons would not result in an exceedance. As a result, the proposed project's impacts are less than significant.<sup>32</sup> The employment increase from the proposed project will be well within the projections provided by SCAG and the proposed project will not violate Consistency Criteria 2. *As a result, no impacts related to the implementation of the AQMP would occur.*

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

According to the SCAQMD, any project is significant if it triggers or exceeds the SCAQMD daily emissions threshold identified previously and noted at the bottom of Tables 3-1 and 3-2. The proposed project's construction and operation would not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.14). For air quality modeling purposes, a twelve-month period of construction for all construction phases was assumed.

**Table 3-1  
Estimated Daily Construction Emissions**

Construction Phase	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions	6.91	36.1	34.0	0.05	9.49	5.47
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.14

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 3-2 also used the CalEEMod V.2022.1.1.14 computer model. The analysis summarized in Table 3-2 indicates that the operational (long-term) emissions would be below the SCAQMD daily emissions thresholds.

**Table 3-2  
Estimated Operational Emissions in lbs./day**

Emission Source	ROG	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Daily Emissions (lbs./day)	3.44	0.54	8.26	0.02	1.24	0.84
Daily Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.14

<sup>32</sup> Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.

The analysis presented in Tables 3-1 and 3-2 reflects projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3-1 and 3-2, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control for the South Coast Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition would minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations would further reduce the potential impacts. *As a result, the impacts would be less than significant.*

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>33</sup> These population groups are generally more sensitive to poor air quality. The project area is located in the midst of urban development. The nearest sensitive receptors are the residential units located along the east side of Orizaba Avenue. According to the SCAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. As indicated in the previous section (refer to Tables 3-1 and 3-2), the proposed residential development would not result in an exceedance of SCAQMD thresholds. As indicated in Table 3-3, the project is anticipated to exceed construction LSTs for particulates. Further analysis of the CalEEMod worksheets indicated that the primary source of construction PM emissions is fugitive dust. Adherence to additional mandatory Rule 403 regulations would reduce fugitive dust emissions by approximately 50% to levels that are less than significant. Rule 403 requires that temporary dust covers be used on any piles of excavated or imported earth to reduce wind-blown dust. In addition, all clearing, earthmoving, or excavation activities must be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of fugitive dust.

**Table 3-3  
Local Significance Thresholds Exceedance SRA 5 for 1 Acre of Disturbance  
(site is 0.83 acres)**

Emissions	Maximum Emissions (lbs./day)	Type	Allowable Emissions Threshold (lbs./day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO <sub>x</sub>	<b>3.44</b>	Operation	<b>172</b>	165	176	194	244
	<b>6.91</b>	Construction	<b>172</b>	165	176	194	244
CO	<b>8.26</b>	Operation	<b>1,480</b>	1,855	2,437	3,867	9,312
	<b>34.0</b>	Construction	<b>1,480</b>	1,855	2,437	3,867	9,312
PM <sub>10</sub>	<b>1.24</b>	Operation	<b>4</b>	10	15	23	49
	<b>9.49</b>	Construction	<b>14</b>	42	60	95	203
PM <sub>2.5</sub>	<b>0.84</b>	Operation	<b>2</b>	3	4	8	25
	<b>5.47</b>	Construction	<b>7</b>	10	15	30	103

Source: CalEEMod Version 2022.1.1.14

<sup>33</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

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

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>34</sup> The proposed project is a residential use and is not anticipated to create any objectionable odors. *As a result, no impacts would occur.*

### **3.3.3 CUMULATIVE IMPACTS**

The proposed project's implementation would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse air quality impacts. As a result, no significant adverse cumulative impacts would occur.

### **3.3.4 MITIGATION MEASURES**

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

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<sup>34</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

### 3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✕
<b>B.</b> Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✕
<b>C.</b> 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?				✕
<b>D.</b> Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✕
<b>E.</b> Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✕
<b>F.</b> Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✕

#### 3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;

- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

### 3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The project area is located in the midst of urban development. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the South Gate Quadrangle (the City of Paramount is listed under the South Gate Quadrangle) indicated that out of a total of 14 native plant and animal species, five are either threatened or endangered.<sup>35</sup> These species include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the amount of urbanization in the area and the lack of suitable habitat for the California Gnatcatcher. The absence of coastal sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.<sup>36</sup>
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.<sup>37</sup> As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.<sup>38</sup> These birds are often found near streams and rivers and are not likely to be found due to lack of habitat.
- The *western yellow-billed cuckoo* is an insect-eating bird found in riparian woodland habitats. The likelihood of encountering a western yellow-billed cuckoo is slim due to the level of urbanization present in the surrounding areas and the lack of riparian habitat.<sup>39</sup>
- *California Orcutt grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties.<sup>40</sup> As indicated previously, there are no bodies of water located on-site that would be capable of supporting populations of California Orcutt grass.

The project site is located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Ice Land in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and

<sup>35</sup> California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

<sup>36</sup> Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

<sup>37</sup> California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. [http://www.prbo.org/calpif/htmldocs/species/riparian/least\\_bell\\_vireo.htm](http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm)

<sup>38</sup> Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

<sup>39</sup> US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. [http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach\\_PA\\_Western-Yellow-Billed-Cuckoo.htm](http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm)

<sup>40</sup> Center for Plant Conservation. *Orcuttia Californica*. [http://www.centerforplantconservation.org/collection/cpc\\_viewprofile.asp](http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp).

Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. The project site and surrounding areas are not conducive for the survival of the aforementioned species due to the lack of suitable habitat. *As a result, no impacts on any candidate, sensitive, or special status species would result from proposed project's implementation.*

**B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.***

A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there is no riparian habitat present within the project site or in the surrounding areas. In addition, the portion of the Los Angeles River that is located nearest to the project site is concrete-lined and contains minimal vegetation. *As a result, no impacts on natural or riparian habitats would result.*

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

According to the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper, the Los Angeles River is classified as a riverine habitat, which includes all wetlands and deep-water habitats contained in natural or artificial channels.<sup>41</sup> The proposed project will not remove, fill, or interrupt the flow of the Los Angeles River because the proposed project will be restricted to the designated project site and will not intrude on the Los Angeles River. The portion of the river that is located nearest to the City is a concrete-lined flood control channel. Furthermore, the river itself is located approximately 1.66 miles to the west. *As a result, the proposed project would not impact any protected wetland area.*

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

As indicated previously, the project site is located in the midst of an urban area and there are no natural bodies of water located in the vicinity of the project site. The aforementioned conditions restrict the site's utility as a migration corridor because the site lacks adequate suitable habitat for migratory species. *As a result, no impacts will occur.*

**E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.***

No protected tree species or "Heritage Trees" are located within the project site boundaries. No trees are located within the project site boundaries. Two smaller trees are located in the parkway right-of-way. Furthermore, no mature or heritage trees will be displaced by future development. *As a result, no impacts would occur.*

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<sup>41</sup> U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/decoders/wetlands.aspx>

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

The Los Angeles River is currently the focus of a revitalization effort. As the portion that flows parallel to the western boundary of Paramount is 1.66 miles from the project site, the project would not affect the river. In addition, the portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected. In addition, the closest Significant Ecological Area to the project site is the Alamitos Bay Significant Ecological Area (SEA #30), located approximately 12.3 miles to the southeast in the City of Los Alamitos.<sup>42</sup> The proposed project will be restricted to the project site and will not impact the Alamitos Bay SEA. *As a result, no impacts would occur.*

### **3.4.3 CUMULATIVE IMPACTS**

The impacts on biological resources are typically site specific. The proposed project will not involve any loss of protected habitat. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts on protected plant and animal species. In addition, the proposed project's implementation will not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.4 MITIGATION MEASURES**

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

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<sup>42</sup> Google Earth. Website accessed July 28, 2023.



### 3.5 CULTURAL RESOURCES

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

#### 3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The disturbance of any human remains, including those interred outside of formal cemeteries.

#### 3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;

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

A search was conducted using the California Historical Resources database available at the California Office of Historic Preservation website to identify the presence of historic structures within the project site. The search through the State's registrar yielded no results.<sup>43</sup> In addition, a second search was conducted using the National Registrar of Historic Places. Again, the search yielded no results.<sup>44</sup> The LA Kings Iceland in Paramount building abuts the project site on the west side (8041 Jackson Street). The LA Kings Iceland in Paramount was previously known as Paramount Iceland and was home to the "Model A Zamboni" which revolutionized the maintenance of ice surfaces. The Paramount Iceland was also the "home rink" of Olympic Figure Skating Gold Medalist, Peggy Fleming. Paramount Iceland opened in 1940 as one of the largest rinks in the country, with over 20,000 square feet of iced surface. The original rink was an open-air facility though the Zamboni brothers realized that the Southern California climate affected the quality of their ice surfaces so the rink was subsequently covered with a domed roof. To overcome the challenge of maintaining the rink's surface, Frank Zamboni began the development of the "Zamboni Machine" in the rear of Iceland skating rink. These machines have undergone numerous upgrades over the years and are now used worldwide. Inside the facility, there's a Zamboni museum in honor of the late Frank J. Zamboni. While the ice skating and hockey rink is a local landmark, the project would not physically impact the building or its use. The proposed project would be confined to the vacant lot which has remain vacant for many years. In addition, the project site does not appear on any State or Federal historic register. *As a result, no impacts would occur.*

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

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around

<sup>43</sup> California Office of Historic Preservation. California Historical Resources. <http://ohp.parks.ca.gov/ListedResources/?view=countyandcriteria=19>

<sup>44</sup> National Park Service, U.S. Department of the Interior. *National Registrar of Historic Places*. <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

7,000 years.<sup>45</sup> Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin. Even though the project site has been disturbed to accommodate the existing on-site development, the following mitigation is required based on the AB-52 consultation with the Gabrieleño-Kizh Nation:

- The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed.

*Adherence to the required mitigation will reduce potential impacts to levels that are less than significant.*

**C. Would the project disturb any human remains, including those interred outside of formal cemeteries?**

- *Less than Significant Impact.*

There are no cemeteries present on-site and in the surrounding areas. The site is currently occupied by urban development. In the event that an un-recorded burial is encountered, conformance to the Health and Safety Code § 7050.5 will be required. The Code section requires the project to halt until the County coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code § 5097.98. Should human remains or archaeological resources be encountered, all construction activities must stop and the Los Angeles County Sheriff must be contacted. CEQA Guidelines §15064.5 of CEQA also regulates the identification of significant archaeological resources and their salvage. This section of CEQA, among other things, incorporates provisions previously contained in Appendix K of the Guidelines. *The aforementioned requirements would reduce the impacts to levels that are less than significant.*

### **3.5.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

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<sup>45</sup> National Park Service, U.S. Department of the Interior. *National Registrar of Historic Places*. <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>  
SECTION 3 • ENVIRONMENTAL ANALYSIS

### 3.5.4 MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's implementation. Even though the project site has been disturbed to accommodate the existing on-site development, the following mitigation is required based on the AB-52 consultation with the Gabrieleño-Kizh Nation:

*Mitigation Measure No. 1 (Cultural Resources Impacts).* The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The on-site monitoring shall end when the project site grading and excavation activities are completed.

### 3.6 ENERGY

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

#### 3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or,
- A conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

#### 3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Southern California Edison (SCE) will provide electricity to the project site. Currently, the existing site is currently vacant. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. As shown in Table 3-4 the proposed project is anticipated to consume 206.95 kWh daily. The proposed project is located within the service area of the Southern California Gas Company. The project site is currently vacant and has no demand for natural gas. Therefore, the development of the proposed project would create a permanent increase in the demand for natural gas. As shown in Table 3-4, the proposed project is anticipated to consume 6,756 cubic feet of natural gas on a daily basis.

**Table 3-4  
Proposed Project's Energy Consumption**

Energy Type	Consumption Rate	Daily Energy Consumption
Electrical Consumption	7,554 kWh/unit/year	206.95 kWh/Day
Natural Gas Consumption	675.6 cu. ft./unit/day	6,756 Cu. Ft/Day

Source: Blodgett Baylosis Environmental Planning

During construction, the proposed project would consume energy related to the use of fuels used to power construction vehicles and other equipment that would be used during site clearing, grading, and

construction. Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips, haul truck trips for material transport, and vendor trips for construction material deliveries. The proposed project would be constructed pursuant to the 2022 energy standards of Title 24. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than five minutes. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction are anticipated and no mitigation measures are required. *As a result, the anticipated energy impacts will be less than significant.*

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

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. The most recent update became effective January 1, 2020. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. *As a result, the potential impacts will be less than significant.*

### **3.6.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to energy consumption are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on energy resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

### **3.6.4 MITIGATION MEASURES**

The analysis determined that no mitigation measures would be required.

### 3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving.			✗	
<b>i).</b> Would the project, directly or indirectly, cause rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; Refer to Division of Mines and Geology Special Publication 42.			✗	
<b>ii).</b> Would the project, directly or indirectly, cause Strong seismic ground shaking?			✗	
<b>iii).</b> Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction;			✗	
<b>iv).</b> Would the project, directly or indirectly, cause landslides?			✗	
<b>B.</b> Would the project result in substantial soil erosion or the loss of topsoil?			✗	
<b>C.</b> 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?			✗	
<b>D.</b> 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?			✗	
<b>E.</b> Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				✗

#### 3.7.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project,



and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;

- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

### 3.7.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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), ground-shaking, liquefaction, or landslides?*

- *Less than Significant Impact.*

The Southern California region is bisected by numerous faults, many of which are still considered to be active and many more unknown blind thrust faults are also likely to be present in the area.<sup>46</sup> There are a number of active faults located in the surrounding region that could contribute to localized seismic effects. The nearby faults are summarized below:

- *Newport-Inglewood Fault Zone.* The Newport-Inglewood Fault Zone is a series of northwesterly trending folded hills extending over 40 miles from the Santa Monica Mountains to the offshore area near Newport Beach. This fault is located approximately nine miles southwest of the City.
- *Whittier-Elsinore Fault.* The Whittier fault extends over 20 miles from the Whittier Narrows area continuing southeasterly to the Santa Ana River where it merges with the southeasterly trending Elsinore fault. These two faults, combined with smaller faults, form the Whittier-Elsinore fault zone. This fault is located approximately eight miles north of the City.
- *Norwalk Fault.* The Norwalk fault is an active fault located approximately 16 miles in length and is located approximately two miles to the north of the City.
- *Elysian Park Fault.* The Elysian Park Fault is located approximately 15 miles northwest of Paramount in the Montebello and Monterey Park areas. This fault produced the 5.9 magnitude Whittier Narrows earthquake (1987) and is a blind thrust fault that extends from the Puente Hills into downtown Los Angeles.
- *San Andreas Fault.* The San Andreas Fault is located approximately 60 miles north of the City.

In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.<sup>47</sup> The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.<sup>48</sup> The

<sup>46</sup> U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

<sup>47</sup> California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>

<sup>48</sup> Ibid.

City of Paramount is not on the list; therefore, no risk from potential fault rupture is anticipated.<sup>49</sup> The project site is located in an area that is at an elevated risk for liquefaction (refer to Exhibit 3-3). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The risk of liquefaction is no greater for the project site than the rest of the City. Lastly, the project site is not at risk for landslides. The proposed project is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the City. *Therefore, the impacts would be less than significant.*

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

According to the United States Department of Agriculture General Soil Map for Los Angeles County, the project site is underlain by the Hanford Soils Association. The Hanford Soils Association is used extensively for development but is also suitable for residential uses. They are excessively drained and are over 60 inches deep with high water permeability. However, soils of the Hanford Soils Association have a moderate to high wind erosion risk. *The potential impacts from soil erosion are expected to be less than significant.*

**C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.**

Soils of the Hanford Soils Association underlie the project site and immediate area. The Hanford Soils Association is suitable for development, as evident by the existing land uses. The surrounding area is relatively level and is at no risk for landslides. Lateral spreading is not anticipated to occur because prior development would have compressed the native soils that underlie the project site. In addition, the project site is not prone to subsidence because subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table.<sup>50</sup> The soils that underlie the project site are not prone to shrinking and swelling (refer to section 3.6.2.D), thus no impacts related to unstable soils and subsidence are expected. The site is located in an area that is subject to liquefaction. The level of impact within the project site is the same as that identified for the surrounding area. *As a result, the impacts would be less than significant.*

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

As indicated in Section 3.6.2.C, the soils that underlie the project site are not prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.<sup>51</sup> Clay

<sup>49</sup> California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

<sup>50</sup> Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

<sup>51</sup> Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2\\_065083](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083)

is not present in the composition of Hanford Soils Association.<sup>52</sup> *As a result, no impacts related to expansive soils would occur.*

**E.** *Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.*

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. *As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.*

### **3.7.3 CUMULATIVE IMPACTS**

The potential cumulative impact related to earth and geology is typically site specific. Furthermore, the analysis herein determined that the proposed project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

### **3.7.4 MITIGATION MEASURES**

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

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<sup>52</sup> United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California*. Revised 1969.

### 3.8 GREENHOUSE GAS EMISSIONS

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

#### 3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influences global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, it remains in the atmosphere and maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor are directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to “hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth’s surface thereby affecting surface temperatures.
- *Carbon Dioxide (CO<sub>2</sub>).* The natural production and absorption of CO<sub>2</sub> is achieved through the terrestrial biosphere and the ocean. Human-made sources of CO<sub>2</sub> include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700’s, these activities

have increased the atmospheric concentrations of CO<sub>2</sub>. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm), from the International Panel on Climate Change (IPCC Fifth Assessment Report, 2014). Emissions of CO<sub>2</sub> from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.

- *Methane (CH<sub>4</sub>)*. CH<sub>4</sub> is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO<sub>2</sub>. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO<sub>2</sub>, N<sub>2</sub>O, and Chlorofluorocarbons (CFCs)). CH<sub>4</sub> has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (N<sub>2</sub>O)*. Concentrations of N<sub>2</sub>O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N<sub>2</sub>O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C<sub>2</sub>H<sub>6</sub>) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF<sub>3</sub>), HFC-134a (CF<sub>3</sub>CH<sub>2</sub>F), and HFC-152a (CH<sub>3</sub>CHF<sub>2</sub>). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are human-made and used for applications such as automobile air conditioners and refrigerants.
- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF<sub>4</sub>) and

hexafluoroethane (C<sub>2</sub>F<sub>6</sub>). Concentrations of CF<sub>4</sub> in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

- *Sulfur Hexafluoride (SF<sub>6</sub>)*. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> has the highest global warming potential of any gas evaluated; 23,900 times that of CO<sub>2</sub>. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

### 3.8.2 ENVIRONMENTAL ANALYSIS

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

The State of California requires CEQA documents to do an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). Carbon dioxide equivalent, or CO<sub>2</sub>E, is a term that is used for describing different greenhouse gases in a common and collective unit. The SCAQMD established the 3,000 MTCO<sub>2</sub> threshold for residential land uses. As indicated in Table 3-5, the operational CO<sub>2</sub>E is 141 MTCO<sub>2</sub> per year, which is well below the threshold.

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

Source	GHG Emissions (MT/Yr)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Long-Term – Area Emissions	3.26	--	--	3.35
Long-Term – Energy Emissions	37.0	--	--	37.1
Long-Term – Mobile Emissions	92.4	0.01	--	93.9
Long-Term – Total Emissions	137	0.09	--	141
Total Construction Emissions	312	0.01	--	313
Significance Threshold				<b>3,000 MTCO<sub>2</sub>E</b>

As indicated in Table 3-5, the majority of the GHG emissions (313 MTCO<sub>2</sub>E) would originate from mobile sources. *As a result, the potential impacts are considered to be less than significant.*

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

The Paramount General Plan Change includes Goals, Policies and Programs with a preamble identifying the City's efforts to coordinate with state, regional, and County agencies to establish and maintain an up to date database on climate change conditions in the region, legislation affecting the City's regulatory responsibilities, and changing technical assessments that refine or re-characterize the climate change impacts affecting the region. The City would also monitor the effectiveness of its adaptation strategies. The City's development review process is designed to assure that development proposals are thoroughly evaluated regarding climate change and that comprehensive mitigation measures are developed and

implemented. The City is also taking a proactive role to assure the public is safe by informing them about severity of climate change impacts and what resources are available to them to mitigate these impacts. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The project would also comply with applicable Green Building Standards and City of Paramount's policies regarding sustainability as dictated by the Paramount Climate Action Plan (PCAP) that was adopted in 2021. The PCAP provided an evaluation of Paramount's current GHG emissions and established GHG target and reduction goals. Finally, the PCAP included the Plan's implementation and monitoring.

The previous section evaluated the proposed project's GHG emissions. The analysis determined that the GHG emissions would be below the regionally accepted thresholds. The calculated emissions would not exceed the GHG and criteria air pollutant thresholds and therefore would not interfere with the City's efforts to monitor and do its part to address climate change. The proposed project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. *As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation would occur and the potential impacts are considered to be less than significant.*

### **3.8.3 CUMULATIVE IMPACTS**

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gases. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### **3.8.4 MITIGATION MEASURES**

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



### 3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✗
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

#### 3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- The creation of 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;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;

- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

### 3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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

**B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • No Impact.**

As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Environstor database. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote. *As a result, no impacts would occur.*

**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? • No Impact.**

The nearest school is the Alondra Middle School is located 1,800 feet to the east of the site.<sup>53</sup> Once implemented, the proposed 10-unit residential project would not be involved in the handling of hazardous materials. *As a result, no impacts would occur.*

**D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.**

A review was conducted using the California Department of Toxic Substances Control (DTSC) Envirostor database. The project site is not included in the list of Cortese sites.<sup>54</sup> As a result, no impacts are

<sup>53</sup> Google Earth. Website accessed July 31, 2023.

<sup>54</sup> California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2022.

anticipated to occur regarding the placement of the proposed project on a Federal or State designated hazardous waste site. *As a result, no impacts would occur.*

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

The project site is not located within two miles of an operational public airport. The nearest airport is located in the City of Compton, approximately four miles to the west of the site. The Los Angeles International Airport (LAX) is located approximately 13 miles to the northwest. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area. *As a result, no impacts would occur.*

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

At no time will any local street, including Orizaba Avenue, be closed to traffic during the project's construction and subsequent operation. *As a result, no impacts are anticipated.*

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

The area surrounding the project site is developed and there are no areas containing natural vegetation that could lead to a wildfire.<sup>55</sup> There are no impacts associated with potential wildfires from off-site locations. *As a result, no impacts are anticipated.*

### **3.9.3 CUMULATIVE IMPACTS**

The potential impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

### **3.9.4 MITIGATION MEASURES**

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

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<sup>55</sup> Blodgett Baylosis Environmental Planning. Site Survey was completed on October 10, 2022.

### 3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
<b>B.</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?			✗	
<b>C.</b> 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:				✗
<b>i).</b> Would the project result in substantial erosion or siltation on- or off-site;				✗
<b>ii).</b> Would the project result substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site.				✗
<b>iii).</b> Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				✗
<b>iv).</b> Would the project impede or redirect flood flows?				✗
<b>D.</b> Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

#### 3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;

- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

### 3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in debris, leaves, soils, oil/grease, and other pollutants.<sup>56</sup> Developers would be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements. Developers will be required to prepare a Water Quality Management Plan (WQMP) utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable. The WQMP will also identify post-construction best management practices (BMPs) that will be the responsibility of the property owner to implement over the life of the project. In addition, the following *standard conditions* are required as part of this project to ensure that potential water quality impacts are mitigated:

- Prior to issuance of any grading permit for the project that would result in soil disturbance of one or more acres of land, Developers shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer.
- Developers shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Building Official and City Engineer prior to the issuance of a grading permit. The Applicant shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request.

*With the aforementioned requirements (standard conditions), the impacts would be less than significant.*

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<sup>56</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. October 30, 2015.

**B.** *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • No Impact.*

The local identified aquifers in the area include the Exposition and Gage Aquifers which are part of the Lakewood Formation, the Hollydale, Lynwood, and Silverado Aquifers part of the San Pedro Formation which contains most of the important producing aquifers in the coastal plain. Groundwater recharge is primarily from the adjacent mountains and San Fernando Valley via the Los Angeles Narrows (DWR Bulletin 104A). According to information obtained from the Los Angeles Department of Public Works, Hydrological Division, groundwater in the vicinity of the site is found at a depth of approximately 90 feet below the ground surface (bgs). This datum represents the reported depth to static water level at the time of measurement. Depth to groundwater beneath the site is expected to be at a depth of approximately 90 feet. However, this depth can vary due the effects of infiltration of rainfall and pumping activities. The flow direction of groundwater beneath the site is not known; however, based on the slope of the surrounding land and flow direction of surface water, the groundwater flow direction is inferred to be to the southwest toward the Los Angeles River. The proposed project will not affect this existing well. The proposed project will be connected to the City's water and sewer lines and will not impact a local aquifer. *As a result, no impacts would occur.*

**C.** *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion? • No Impact.*

The project site is currently vacant and level and the site's natural drainage patterns have been altered as a result of the previous construction within the adjacent properties. In addition, the proposed project will be restricted to the project site and will not alter the course of the channelized Los Angeles River. *As a result, no impacts would occur.*

**D.** *Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? • No Impact.*

According to the FEMA flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X. Areas located within the designated Zone X have a minimal flood hazard and are usually depicted on FIRMs as above the 500-year flood level. Thus, properties located in Zone X are not located within a 100-year flood plain.<sup>57</sup> *As a result, no impacts would occur.*

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<sup>57</sup> FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

### **3.10.3 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts. As a result, no cumulative impacts are anticipated.

### **3.10.4 MITIGATION MEASURES**

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



### 3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✗

#### 3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community; or
- A conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

#### 3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The City of Paramount is reviewing an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. The project site is currently vacant and is covered in turf. The site is bounded by the LA Kings Iceland in Paramount (an ice skating and hockey rink and parking lot) on the west and south, the Clearwater Christian Center on the north, and Orizaba Avenue on the east. Residential development is located along the east side of Orizaba Avenue. Existing uses found in the vicinity of the project site are summarized below:

- *North of the Project Site.* The Clearwater Christian Center butts the project site on the north side (16215 Orizaba Avenue). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *South of the Project Site.* A paved parking lot that is used by the LA Kings Iceland in Paramount (a parking lot for the ice skating and hockey rink) abuts the project site on the south side. This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *West of the Project Site.* The LA Kings Iceland in Paramount (an ice skating and hockey rink) abuts the project site on the west side (8041 Jackson Street). This property is designated as *Commercial* in the City's General Plan and the zoning designation is *General Commercial (C-3)*.
- *East of the Project Site.* Orizaba Avenue extends along the project site's east side. Residential development is located further east along the east side of Orizaba Avenue. These properties are designated as *Medium Density Residential*.

The proposed project will be restricted to the project site and will not divide an established neighborhood. In addition, the majority of the uses in the surrounding area are residential. The implementation of the proposed project will not result in incompatible land uses. *As a result, no impacts would occur.*

**B.** *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • No Impact.*

The proposed project is an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. All of the proposed floor plans contemplate 3 or 4 bedrooms and 2.5 baths. According to the most recent U. S. Census, the average household size in the City of Paramount is 3.74 persons per unit. Assuming 4 persons per unit, the new development would result in 40 new residents. The proposed project site's current zoning is *Commercial (C-3)* and the current general Plan designation is *Commercial*. The proposed residential development would require a zone change and general plan amendment to *Single-Family Residential* and *Single-Family Residential, respectively*.<sup>58</sup> The proposed project will require the following approvals:

- The approval of a General Plan Amendment (GPA No. 22-2);
- The approval of a Zone Change (ZC No. 245);
- The approval of a Development Review Application (DRA No.23:009); and,
- The approval of a Tentative Tract Map (TTM No. 084130).

The proposed project will be restricted to the project site and will not divide an established neighborhood. As a result, the proposed project will not result in incompatible land uses. *As a result, no impacts will occur.*

### 3.11.3 CUMULATIVE IMPACTS

The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur as part of the proposed project's implementation.

### 3.11.4 MITIGATION MEASURES

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

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<sup>58</sup> Timothy S. Racisz Architect. *10 Units Residential Development [for Gold Key Development]*. May 15, 2023.

### 3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✗
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✗

#### 3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

#### 3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project site does not contain sand, gravel, mineral, or timber resources. In addition, there are no active oil wells or natural resource extraction activities within the project site.<sup>59</sup> Furthermore, the project area is not located within a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that no abandoned wells are located in the vicinity of the project site.<sup>60</sup> As a result, no impacts on available mineral and energy resources are anticipated.

**B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.**

There is no mineral, oil, or energy extraction and/or generation activities located within or near the proposed project site. Review of the City of Paramount General Plan and maps provided by the State Department of Conservation indicated that there are no significant mineral resources located in the

<sup>59</sup> Blodgett Baylosis Environmental Planning. Site Survey was completed on July 28, 2023.

<sup>60</sup> California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. <http://maps.conservation.ca.gov/doggr/index.html#close>

vicinity of the project site.<sup>61</sup> The resources and materials used during construction activities will not include any materials that are considered rare or unique. *As a result, the proposed project will not result in any impacts on mineral resources in the region.*

### **3.12.3 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

### **3.12.4 MITIGATION MEASURES**

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

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<sup>61</sup> California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.  
<http://maps.conservation.ca.gov/doggr/index.html#close>

### 3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✕	
B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?			✕	
C. For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✕

#### 3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels.

#### 3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity.<sup>62</sup> The project’s traffic would not be great enough to result in an audible change in traffic noise. The project site is located in an area with substantial ambient noise levels related to vehicular traffic on adjacent roadways. In addition, the project site is located in the midst of a residential and commercial area. The proposed project’s potential construction noise impacts are outlined in Sections 3.12.2.D, respectively.

<sup>62</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

Noise measurements were taken at one location near the project site on July 28, 2023, at 11:45 AM. The measurement location is located approximately 15 feet from the project site. A Sper Scientific Digital Sound Meter was used to conduct the noise measurements. A series of one hundred (100) discrete noise measurements were recorded and the results of the survey are summarized in Table 3-6. The L<sub>50</sub> noise level represents the noise level that is exceeded 50 percent of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. The average noise levels during the measurement period was 60.0 dBA. As indicated in Table 3-6, the ambient noise environment is relatively quiet.

**Table 3-6  
Noise Measurement Results**

Noise Metric	Noise Level (dBA) Location
L <sup>50</sup> (Noise levels <50% of time)	60.0
L <sup>75</sup> (Noise levels >75% of time)	61.3
L <sup>90</sup> (Noise levels >90% of time)	62.3
L <sup>99</sup> (Noise levels >L99% of time)	63.8
L <sub>min</sub> (Minimum Noise Level)	54.6
L <sub>max</sub> (Maximum Noise Level)	64.7
Average Noise Level	60.0

Source: Blodgett Baylosis Environmental Planning, July 2023.

*Based on the proposed project's estimated and current noise levels, the impacts will be less than significant.*

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

Construction activities would produce varying degrees of ground vibration, depending on the equipment and methods employed. While ground vibrations from typical construction activities very rarely reach levels high enough to cause damage to structures, special consideration must be made when sensitive or historic land uses are near the construction site. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 3-7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. The effects of vibration on buildings are summarized in Table 3-7.

**Table 3-7  
Common Effects of Construction Vibration**

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 3-8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (vibration decibels, or 0.5 inches per second [in/sec]) is considered safe and would not result in any construction vibration damage.

**Table 3-8  
Vibration Source Levels for Typical Construction Equipment**

Construction Equipment		PPV @25 ft. (inches/sec.)	Vibration (VdB) @ 25 ft.
Pile Driver (impact)	Upper range	1.58	112
	Typical	0.644	104
Pile Drive (Sonic)	Upper range	0.734	105
	Typical	0.170	93
Clam Shovel Drop		0.202	94
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Trucks		0.076	86
Small Bulldozer		0.035	79

Source: Noise and Vibration During Construction

The project will be required to adhere to all pertinent City noise control regulations. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts. Therefore, project construction would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant. *As a result, the impacts would be less than significant.*



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

The project site is not located within two miles of an operational airport. The Compton-Woodley Airport, a general aviation airport, is located approximately four miles to the west. The Los Angeles International Airport (LAX) is located approximately 13 miles to the northwest.<sup>63</sup> *As a result, no impacts are expected with regard to excessive noise levels due to airfields.*

### **3.13.3 CUMULATIVE IMPACTS**

The analysis indicated the proposed project would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

### **3.13.4 MITIGATION MEASURES**

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

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<sup>63</sup> United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

### 3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✗	
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

#### 3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project; or,
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing.

#### 3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project is an application to construct ten (10) single-family residential units on a 0.83-acre property located west of Orizaba Avenue and north of Jackson Street. All of the proposed floor plans contemplate 3 or 4 bedrooms and 2.5 baths. According to the most recent U. S. Census, the average household size in the City of Paramount is 3.74 persons per unit. Assuming 4 persons per unit, the new development would result in 40 new residents. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently largely undeveloped (the site is currently vacant) though the site has been disturbed. All land use surrounding the property are designated for commercial and residential development.
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.

- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is vacant. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The proposed 10-unit project would potentially result in 40 new residents assuming an average household size of 4 persons per unit derived from the most recent U. S. Census.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The newly established roads and existing utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth. *Therefore, the impacts would be less than significant.*

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

The project area is currently vacant and no *occupied* housing units will be displaced as part of the proposed project's implementation. As a result, no impacts related to housing displacement will result from the proposed project's implementation. No occupied housing units will be affected by the proposed project and no displacement of persons will result. *As a result, no impacts related to population displacement will result from the proposed project's implementation.*

### 3.14.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no significant adverse cumulative impacts related to population and housing will occur.

### 3.14.4 MITIGATION MEASURES

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

### 3.15 PUBLIC SERVICES

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

#### 3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *government services*.

### 3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

**i.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services? • Less than Significant Impact.*

The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine.<sup>64</sup> The proposed residential development would be subject to any conditions prescribed by the LACFD (including compliance with applicable codes and ordinances including those related to emergency access, fire flows, etc.). The proposed project would also be required to adhere to all pertinent site and building design regulations. Compliance with the following condition as well as the pertinent codes and ordinances, would reduce the impacts to levels that are less than significant:

- The proposed project will undergo review by the Los Angeles County Fire Department to ensure that sprinklers, hydrants, fire flow, etc. are adequate in meeting the Department's requirements.

*The aforementioned condition would reduce the potential impact to levels that are less than significant.*

**ii.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.*

Law enforcement services in Paramount are contracted through the Los Angeles County Sheriff's Department. The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood and by a substation located near the intersection of Paramount and Somerset Boulevards in Paramount. Emergency response times are approximately three minutes throughout the City. The proposed commercial development would likely result in an increase in the number of calls for service. To ensure the proposed project elements adhere to the City's security requirements, the following standard condition would be required:

- *Public Safety Department* and the Los Angeles County Sheriff's Department shall review the site plan and other plans for the proposed project to ensure that the development adheres to the Department requirements.

The aforementioned condition would reduce the potential impacts to levels that are less than significant.

**iii.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios or other performance objectives relative to school services? • Less than Significant Impact.*

<sup>64</sup> United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

The City is served by the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The site is also within the service boundaries of the Los Angeles County Community College District. The proposed 10-unit residential development would result in a limited increase in direct impact on school enrollments. The developer will be required to pay any pertinent development fees to the local school districts. *As a result, less than significant impact would occur.*

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

No new governmental services will be needed to serve the facility and the proposed project is not expected to have any impact on existing governmental services. *As a result, no impacts are anticipated.*

### **3.15.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will not result in an incremental increase in the demand for emergency services. As a result, no cumulative impacts are anticipated.

### **3.15.4 MITIGATION MEASURES**

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

### 3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✗	
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✗	

#### 3.16.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- 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; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

#### 3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • Less than Significant Impact.*

The City of Paramount operates six public parks devoted to active recreation. No parks or related recreational facilities are located adjacent to the project site. The proposed project will also contribute property taxes that will offset the increased demand for recreational services and facilities. *As a result, the project's potential impacts on park facilities would be less than significant.*

**B.** *Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.*

The proposed residential development will not place an incremental demand on parks and recreational facilities. The proposed project will contribute to property taxes that will offset the increased demand for recreational services and facilities. *As a result, the project's potential impacts on park facilities would be less than significant.*



### **3.16.3 CUMULATIVE IMPACTS**

The analysis determined the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.16.4 MITIGATION MEASURES**

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

### 3.17 TRANSPORTATION

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

#### 3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

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

The ICU method determines the volume-to-capacity (V/C) ratio on a critical lane basis and determines LOS associated with each critical V/C ratio at the signalized intersection. The level of service definitions is also described in Table 3-9.

**Table 3-9**  
**Level of Service Definitions**

Level of Service	V/C Ratio or ICU (signalized)	Control Delay in Seconds (unsignalized)
A	0.00 – 0.60	0.0 – 10.0 seconds
B	0.61 – 0.70	10.1 – 15.0 seconds
C	0.71 – 0.80	15.1 – 25.0 seconds
D	0.81 – 0.90	25.1 – 35.0 seconds
E	0.91 – 1.00	35.1 – 50.0 seconds
F	1.01 or greater	50.1 seconds or greater

The degree of congestion at an intersection is described by the level of service, which ranges from LOS A to LOS F, with LOS A representing free-flow conditions with little delay and LOS F representing over-saturated traffic flow throughout the peak hour. A complete description of the meaning of level of service can be found in the Highway Research Board Special Report 209, *Highway Capacity Manual* (HCM 2000). Brief descriptions of the six levels of service for signalized intersections are shown in Table 3-10.

**Table 3-10  
Level of Service Descriptions**

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are nearing full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially, and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

Source: Highway Capacity Manual, Transportation Research Board, Special Report No. 209, Washington, D.C., 2000.

The City of Paramount uses the same significance criteria found in the CMP under *Appendix B.9.1 – Criteria for Determining a Significant Impact*. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by two percent of capacity ( $V/C \geq 0.02$ ), causing LOS F ( $V/C > 1.00$ ). If the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by two percent of capacity ( $V/C \geq 0.02$ ).

This section analyzes the potential project-related impacts based on CEQA Guidelines Section 15064.3(b), which focuses on VMT for determining the significance of transportation impacts. Pursuant to SB 743, the focus of transportation analysis changed from level of service or vehicle delay to VMT. The related updates to the CEQA Guidelines required under SB 743 were approved on December 28, 2018. This methodology was required to be used statewide beginning July 1, 2020. For the purposes of this section, Los Angeles County Public Works (Transportation Impact Analysis Guidelines) has been used. For the purpose of screening for daily vehicle trips, a proposed project's daily vehicle trips should be estimated using the most recent edition of the ITE Trip Generation Manual.

### 3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Regional access to the project area is provided by the Century Freeway (I-105 Freeway), located approximately 1.76 miles to the north; the State Route 91 (Riverside Freeway), located approximately 3,500 feet to the south; and the Long Beach Freeway (I-710) located approximately 1.83 miles to the west. The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – “Single-Family Detached Housing” included in the Institute of Transportation Engineers’ (ITE) *Trip Generation*, 11th Edition. As shown in Table 3-11, the proposed project is forecast to generate 8 total trips in the AM. peak hour, 9 total trips in the PM peak hour, and 94 daily trips.

**Table 3-11  
Project Trip Generation**

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single-Family	ITE Code 210	0.19	0.56	0.74	0.62	0.37	0.99	9.44
Project	10 units	2	6	8	6	3	9	94

The total trip generation assumed 94 trip ends per day for the 10 single-family units. Of this total, 8 trips would occur during the AM peak hour and 9 trips would occur during the PM peak hour. The proposed project would not create a level of service deficiency at any area intersection due to the limited trip generation.

The Bellflower-Paramount Joint Active Transportation Plan is designed to guide the design of safe, enjoyable, and convenient walking and biking options to schools, parks, and other local destinations. According to the Plan, a Class III bicycle route is proposed along both Orizaba Avenue and Jackson Street. The proposed project would not preclude the implementation the proposed bike lanes. *As a result, the impacts will be less than significant.*

**B.** *Would the project result in a conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • Less than Significant Impact.*

Per the *Guidelines for CMP Transportation Impact Analysis*, which is Appendix B of the CMP, a CMP-level traffic analysis shall address all CMP freeway monitoring intersections where the proposed project would add 150 or more trips during the weekday peak hour.<sup>65</sup> With the proposed project’s implementation, the net change in traffic will be as follows: 94 trip ends per day for the 10 single-family

<sup>65</sup> Los Angeles County Metropolitan Transportation Authority. *2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring*. Page accessed October 26, 2015.

units, 8 trips would occur during the AM peak hour, and 9 trips would occur during the PM peak hour. Since the proposed project would generate less than 150 peak hour trips on a CMP freeway facility, a CMP-level traffic analysis would not be required.<sup>66</sup> As a result, no impact to CMP roadways is anticipated to occur.

Further, CEQA Section 15064.3(b)1 states that projects within 0.5 miles of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located within 700 feet of a public transit line (Bellflower Bus Route 265). The nearest Long Beach Transit No. 22 is located approximately 1,900 feet from the site. Finally, the site is located approximately 2.5 miles from the Metrolink Green Line (Lakewood) station. Given the relatively low number of daily and peak hour trips, and its close proximity to active Metro lines, the project's impact to VMT would be less than significant. *As a result, the impacts will be less than significant.*

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

Each unit would be provided with an enclosed garage that would accommodate two vehicles. The driveway apron would accommodate an additional two vehicles. The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. *As a result, the potential impacts would be less than significant.*

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

The proposed project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be completely closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

### **3.17.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will not result in any significant traffic generation in the area. As a result, no cumulative impacts are anticipated.

### **3.17.4 MITIGATION MEASURES**

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

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<sup>66</sup> Personal communication with John Carver, Planning Director. City of Paramount.

### 3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> 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:			✗	
<b>i)</b> Would the project have listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✗
<b>ii).</b> Would the project have resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American.		✗		

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: • Less than Significant Impact.*

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

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

Adherence to the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant. The site is also within an area of the City that has been disturbed due to adjacent development and there is a limited likelihood that artifacts would be encountered. The proposed project's construction would involve shallow excavation for the installation of building footings, utility lines, and other underground infrastructure. Ground disturbance would involve grading and earth-clearing activities for the installation of the grass and landscaping and other on-site improvements. In addition, the proposed project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. With the implementation of the mitigation measure found in subsection B of the Cultural Resources section within this document, impacts would be reduced to levels that would be less than significant.

**i). *Would the listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). • No Impact***

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. The project site is not listed in the Register, therefore there will be no impact.

**ii). *Would the project have a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact with Mitigation.***

A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "non-unique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a). As a result, there will be a less than significant impact with mitigation.

### **3.18.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will not result in any increased tribal/cultural resources impacts in the area. As a result, no cumulative impacts are anticipated.

### **3.18.4 MITIGATION MEASURES**

The analysis of potential impacts related to tribal cultural resources indicated that mitigation under subsection B in Cultural Resources would be required.



### 3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✗	
<b>B.</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?			✗	
<b>C.</b> 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?				✗
<b>D.</b> 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?			✗	
<b>E.</b> Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			✗	

#### 3.19.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Paramount, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

### 3.19.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.**

The County Sanitation Districts of Los Angeles County (LACSD) also treats wastewater from the City of Paramount.<sup>67</sup> Local sewer lines are maintained by the City of Paramount, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Los Coyotes Water Reclamation Plant (Los Coyotes WRP), which is operated by the LACSD. The Los Coyotes WRP, located at the northwest junction of the San Gabriel River and Artesia Freeway, provides primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. According to Table 3-12, the proposed project is expected to generate approximately 2,450 gallons of sewage per day.

**Table 3-12  
Wastewater (Effluent) Generation (gals./day)**

Use	Unit	Factor	Generation
Single-Family Residential	10 units	245 gals./unit/day	2,450 gals./day
<b>Total</b>	10 units		2,450 gals./day

Source: Blodgett Baylosis Environmental Planning

The project's sewage generation will likely be lower since the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. *As a result, the impacts would be less than significant.*

**B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • Less than Significant Impact.**

Paramount owns and operates a domestic water system that includes three wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. To supplement groundwater production, the City also purchases treated, imported water from the Central Basin Municipal Water District (CBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD).<sup>68</sup> The City also purchases recycled water from CBMWD and has recycled water distribution piping, and appurtenant valves and equipment to serve recycled water to commercial/industrial water users. Paramount also has emergency mutual-aid domestic water connections with the City of Long Beach, the City of Downey, and the Golden State Water Company. The City currently does not have storage reservoirs though the groundwater basin

<sup>67</sup> Los Angeles County Sanitation Districts. [www.lacsd.org/about/serviceareamap.asp](http://www.lacsd.org/about/serviceareamap.asp)

<sup>68</sup> Los Angeles County Metropolitan Transportation Authority. 2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring. Page accessed JULY 23, 2023.

provides groundwater storage.<sup>69</sup> Water mains are located within the existing public streets located adjacent to the project site. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project. As indicated in Table 3-13, the proposed project is projected to consume approximately 4,770 gallons of water on a daily basis.

**Table 3-13  
Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Single-family Home	10 units	477 gals./dwelling unit	4,770 gals./day
<b>Total</b>	10 units		4,770 gals./day

Source: California Home Building Foundation

Water Conservation in Landscaping Ordinance No. 825 of the Paramount Municipal Code requires that contractors complete a water use audit, which includes the designation of low water use plants and water conserving sprinklers. If the development is located within 150 feet of a public reclaimed water distribution system, the contractor will be required to connect to it for landscape irrigation. According to the City's 2020 Urban Water Management Plan, the 2025 citywide demand was estimated to be 5,955 acre-feet per year while the 2035 demand citywide demand is projected to be 6,194 acre-feet per year. This translates into a net annual increase of 154 acre-feet per year. As indicated in Table 3-12, the proposed project will result in a net increased consumption of approximately 4,770 gallons of water on a daily basis is well within the 154 acre-feet increase projected for the year 2025. *As a result, the impacts will be less than significant.*

**C.** *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.*

The City of Paramount is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the LACFCD in making local drainage plans and improvements. As discussed in Section 3.9, the developer will be required to control future runoff during construction and future occupancy through the use of best management practices (BMPs). Furthermore, mitigation measures provided in Section 3.9 will address any potential storm water run-off produced by the proposed project. As a result, the impacts are less than significant. These BMPs are included in the project Storm Water Pollution Prevention Plan and the Standard Urban Storm Water Management Plan (SUSMP) and must deliver runoff from the future developed site that will not cause a violation or exceedance of the Regional Board's standards. *As a result, no impacts are anticipated.*

**D.** *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • No Impact.*

Trash collection is provided by the Athens Services for disposal at the area MRF facilities and/or area landfills. The proposed project is anticipated to generate approximately 120 pounds per day of solid waste (refer to Table 3-14). The projected quantity of solid waste is limited and can be accommodated by the

<sup>69</sup> Los Angeles County Metropolitan Transportation Authority. 2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring. Page accessed JULY 23, 2023.

existing capacity. As a result, the potential impacts are considered to be less than significant.

**Table 3-14  
Solid Waste Generation (lbs./day)**

Use	Unit	Factor	Generation
Single-Family Residential	10 units	12 lbs./unit/day	120 lbs./unit/day
<b>Total</b>	10 units		120 lbs./unit/day

Source: Blodgett Baylosis Environmental Planning.

All of the solid waste will be transported to materials recovery facility located in the City. Given the proposed residential use, the majority of the waste would consist of domestic waste, including recyclables. As a result, no impacts will occur.

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

The majority of the proposed project's waste would consist of domestic waste, including recyclables. The proposed project, like all other development in Paramount, would be required to adhere to City and County ordinances with respect to waste reduction and recycling including Chapter 13.20 (Refuse, garbage and weeds) and Chapter 13.09 (Mandatory organic Waste Disposal Reduction) of the Paramount Municipal Code. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

### **3.19.3 CUMULATIVE IMPACTS**

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant adverse impact on local utilities. The ability of the existing sewer and water lines to accommodate the projected demand from future related projects will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

### **3.19.4 MITIGATION MEASURES**

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

### 3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				×

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

**B.** *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

The project site is located in the midst of an urbanized zoned area. However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. *As a result, no impacts would occur.*

**C.** *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

The project site is not located in an area that is classified as a moderate fire risk severity within a Local Responsibility Area (LRA), and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. *As a result, no impacts will occur.*

**D.** *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

The proposed project site is located within an area classified as urban and is not within a high fire risk and local responsibility area. Therefore, the project will not expose future residents to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts would occur.*

### **3.20.3 CUMULATIVE IMPACTS**

The analysis herein also determined that the proposed project would not result in any significant adverse impact on wildfires. As a result, no cumulative impacts on utilities will occur.

### **3.20.4 MITIGATION MEASURES**

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

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the standard conditions contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.





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## SECTION 4 CONCLUSIONS

### 4.1 FINDINGS

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

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

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Paramount can make the following additional findings:

- A Mitigation Reporting and Monitoring Program *will* be required; and,
- An accountable enforcement agency or monitoring agency *does* need to be identified for the Mitigation Measures adopted as part of the decision-maker's final determination.



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## SECTION 5 REFERENCES

### 5.1 PREPARERS

Blodgett Baylosis Environmental Planning  
2211 S Hacienda Blvd, Suite 107  
Hacienda Heights, CA 91745  
(626) 336-0033

Marc Blodgett, Principal  
Raymond Wen, Project Manager & GIS Technician

### 5.2 REFERENCES

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- California Administrative Code, *Title 24, Energy Conservation*, 1990.
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**CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**  
**GOLD KEY DEVELOPMENT - ORIZABA HOMES • 16261 ORIZABA AVENUE, PARAMOUNT**  
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**DRAFT**

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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**GOLD KEY DEVELOPMENT – ORIZABA HOMES  
GENERAL PLAN AMENDMENT GPA) No. 22-2; DEVELOPMENT  
REVIEW APPLICATION (DRA) No. 23:009; ZONE CHANGE  
(ZC) No. 245; TENTATIVE TRACT MAP (TTM) 084130  
16261 ORIZABA AVENUE, PARAMOUNT, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF PARAMOUNT  
PLANNING DEPARTMENT, PLANNING DIVISION  
16400 COLORADO AVENUE  
PARAMOUNT, CALIFORNIA 90723**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**SEPTEMBER 05, 2023**

PARA 107

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## MITIGATION MONITORING & REPORTING PROGRAM

### INTRODUCTION & FINDINGS

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

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Santa Fe Springs can make the following additional findings:

- A mitigation reporting or monitoring program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

A number of mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels. AB-3180 requires that a monitoring and reporting program be adopted for the recommended mitigation measures.

## MITIGATION MEASURES

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Paramount can make the following additional findings:

**The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's implementation. Even though the project site has been disturbed to accommodate the existing on-site development, the following mitigation is required based on the AB-52 consultation with the Gabrieleño-Kizh Nation:**

*Cultural Resources Mitigation Measure No. 1.* The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The on-site monitoring shall end when the project site grading and excavation activities are completed.

## MITIGATION MONITORING MATRIX

The monitoring and reporting for the mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1.

Table 1 Mitigation Monitoring Program			
MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<b>CULTURAL RESOURCES</b>			
<p><b>The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's implementation. Even though the project site has been disturbed to accommodate the existing on-site development, the following mitigation is required based on the AB-52 consultation with the Gabrieleño-Kizh Nation:</b></p> <p><i>Cultural Resources Mitigation Measure No. 1.</i> The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. The on-site monitoring shall end when the project site grading and excavation activities are completed.</p>	<p>City of Paramount Planning Department</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p> <p>Mitigation ends at the completion of the site grading and excavation construction phase.</p>	<p>Date:</p> <p>Name &amp; Title:</p>



OCTOBER 4, 2023

PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 23-2

A. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION  
RESOLUTION NO. PC 23:034, RECOMMENDING THAT THE CITY  
COUNCIL APPROVE A REQUEST BY MICHAEL FERRERO/ORIZABA  
10, LP TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION  
FROM COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL AT 16261  
ORIZABA AVENUE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:034**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 23-2, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST BY MICHAEL FERRERO/ORIZABA 10, LP TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL AT 16261 ORIZABA AVENUE IN THE CITY OF PARAMOUNT.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Michael Ferrero/Orizaba 10, LP to change the General Plan Land Use Designation from Commercial to Single-Family Residential at 16261 Orizaba Avenue in the C-3 (General Commercial) zone; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, the Planning Commission recommended approval to the City Council of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program relative to this project; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. That modified conditions warrant a revision in the General Plan Land Use Map as it pertains to the area under consideration.
2. That a need for the proposed land use designation exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.

3. That the particular properties under consideration are proper locations for the said land use designation within such area and suitable in terms of access and size of parcels.
4. That placement of the proposed land use designation at such location will be in the interest of public health, safety, and general welfare.
5. That such land use designation is necessary or desirable for the development of the community, is essentially in harmony with the various elements of the General Plan, and is not detrimental to existing uses.

**SECTION 5.** Based on the foregoing findings the Planning Commission recommends that the City Council adopt a resolution following a public hearing to be conducted as required by law.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 4<sup>th</sup> day of October 2023.

---

Gordon Weisenburger, Chair

ATTEST:

---

Valerie Zaragoza, Administrative Assistant



OCTOBER 4, 2023

PUBLIC HEARING

ZONE CHANGE NO. 245

B. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION  
RESOLUTION NO. PC 23:035, RECOMMENDING THAT THE CITY  
COUNCIL APPROVE ZONE CHANGE NO 245, A REQUEST BY  
MICHAEL FERRERO/ORIZABA 10, LP TO CHANGE THE OFFICIAL  
ZONING MAP FROM C-3 (GENERAL COMMERCIAL) TO PD-PS  
(PLANNED DEVELOPMENT WITH PERFORMANCE  
STANDARDS)/SINGLE-FAMILY RESIDENTIAL ZONE.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:035**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVE ZONE CHANGE NO. 245, A REQUEST BY MICHAEL FERRERO/ORIZABA 10, LP TO CHANGE THE OFFICIAL ZONING MAP FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/ SINGLE-FAMILY RESIDENTIAL AT 16261 ORIZABA AVENUE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Michael Ferrero/Orizaba 10, LP to change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Single-Family Residential at 16261 Orizaba Avenue; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, The Planning Commission of the City of Paramount recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reproting Program for this project, pursuant to the provisions of the California Environmental Quality Act (CEQA) with the approval of General Plan Amendment No. 23-2.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. That modified conditions warrant a revision in the Zoning Map as it pertains to the area under consideration.

2. That a need for the proposed zone classification exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council in 2007.

**SECTION 5.** Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 4<sup>th</sup> day of October 2023.

---

Gordon Weisenburger, Chair

ATTEST:

---

Valerie Zaragoza, Administrative Assistant

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. \_\_\_\_**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 245, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS/ SINGLE-FAMILY RESIDENTIAL) TO ALLOW FOR THE DEVELOPMENT OF 10 SINGLE-FAMILY HOMES AT 16261 ORIZABA AVENUE IN THE CITY OF PARAMOUNT

THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1. Purpose and Findings.** The City Council finds and declares as follows:

WHEREAS, California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations, including the location and boundaries of the various zones shown and delineated on the Official Zoning Map of the City, is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 4, 2023 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 23:035, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on \_\_\_\_\_, 2023, at which time it considered all evidence presented, both written and oral.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PARAMOUNT DOES ORDAIN AS FOLLOWS:

**SECTION 2.** The official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked Exhibit "A", to be zoned PD-PS (Planned Development with Performance Standards)/Single-Family Residential. Said change shall be made on the official Zoning Map of the City of Paramount

Said zone change shall be subject to the following conditions:

Permitted Uses:

The following uses shall be permitted in this PD-PS zone:

1. One single-family dwelling. Lots shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any lot other than a detached single-family dwelling. No part of the properties shall ever be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purpose.
2. Accessory dwelling unit (ADU) and/or junior accessory dwelling unit (JADU). An ADU and/or JADU shall be permitted pursuant to Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code and State law.
2. Attached accessory buildings and structures, including private garages.
3. Animals. Dogs and cats as household pets, provided that the total number is any combination thereof shall not exceed three. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited. Fish contained within an aquarium shall be permitted.
4. Family daycare homes. A family daycare home shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.
5. Home garden. A home garden is permitted as a complement or accessory to a completed development project.
6. Home occupation. A Home Occupation Permit may be granted pursuant to Section 17.08.020(E) of the Paramount Municipal Code.
7. Small licensed residential care facilities. A small licensed residential care facility shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.

Prohibited uses:

1. Short-term rentals. A short-term rental means a residential building or a portion of a residential building that is rented to a person or person for 30 consecutive days or less.

Performance Standards:

1. Vehicle repair. The repair or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards/Single-Family Residential) zone shall be prohibited.
2. Commercial trucks/trailers. The parking or storage of trailers or commercial trucks shall not be allowed.
3. Vehicle parking. The parking of any vehicle in any area of any lot, other than the garage or driveway, is prohibited.
4. Recreational vehicles. The outdoor parking or outdoor storage of any recreational vehicle shall not be allowed. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.
5. Satellite dish. The installation of a satellite dish shall be at a location at the rear of the house or garage and shall not project above the peak of the roof so as not to be visible from the public right-of-way.
6. Pole/antennae. No television or radio poles, antennae, or other external fixtures other than those originally installed by the developer and any replacements thereof, shall be constructed, erected or maintained on or within any lot. No other than that originally installed by the developer and any replacements thereof, shall be constructed, erected or maintained on any lot.
7. Clotheslines. Clotheslines shall be located at the rear of the house or garage and shall not be visible from the public right-of-way.
8. Trash/recyclables. Trash, recyclables, garbage, or other waste shall be kept only in sanitary containers that shall be stored in a location so as not to be visible from the public right-of-way. No owner of a lot shall permit or cause any trash or refuse to be kept on any portion of the properties other than in receptacles customarily used therefore.
9. Storage. The storage or accumulation of junk, trash, manure, and other offensive or noxious materials on any lot is specifically prohibited. No burning on any lot shall be permitted except in fireplaces or barbecues, if any. No lumber, metals, machinery, equipment, or building materials shall be kept, stored, or allowed to accumulate on any lot.

10. Modifications. No owner shall make any alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on his lot, or change the grade or drainage pattern of his lot, without the prior consent of the Planning Director.
11. Home gardens, front yard. With the exception of fruit trees, edible landscaping in the front yard shall be restricted to raised garden beds. Raised garden beds shall be constructed of wood (free of rot), brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber. With the exception of fruit trees, edible landscaping in the front yard shall not exceed a maximum height of 42 inches measured from the top of soil. Edible plant materials shall be promptly harvested and removed when mature or ripe. Plants not harvested for consumption shall be promptly removed or tilled into the soil. Planting areas fallowed between growing seasons shall be covered with mulch or similar material or otherwise maintained in clean condition until the next planting period. Weeds shall be promptly removed. Actions shall be taken to prevent and eliminate pests.

Development Standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Parking shall be provided at a minimum rate of two garage spaces per unit and two driveway parking spaces per unit.
3. Driveways. The driveway shall not be widened.
4. Roofing. Decorative roofing material shall be maintained. Asphalt composition shingle is not considered decorative roofing material and is not permissible as reroofing material. Reroofing requires separate Planning Department review and approval of the material and color.
5. Signage. Each lot or parcel of land in this PD-PS zone may have the following signs:
  - a. Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
  - b. Address numbers not exceeding six inches in height.
6. Mailboxes. Mailboxes shall be provided at a rate of one per unit. Said boxes shall be installed by the developer.
7. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback areas on any lot. No chainlink fences will be permitted.

8. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.
9. Garbage and recyclable cans. Each home shall store garbage and recyclable cans within garages or behind private area fencing.
10. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
11. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of Title 17 (Zoning) of the Paramount Municipal Code.
12. Automobile maintenance. The minor maintenance of vehicles (oil change, etc.) shall be screened from public view.
13. Security wire. No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear, or front yard.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code, Section 17.72.010 to 17.72.210, inclusive.

**SECTION 3. California Environmental Quality Act (CEQA)**. This Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15305, minor alterations in land use limitations in areas with an average slope of less than 20% that do not result in any changes in land use or density and Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and CEQA does not apply where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

**SECTION 4. Severability**. If any section, subsection, sentence, clause, or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.



**SECTION 5. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published as required by law, together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 14th day of November 2023.

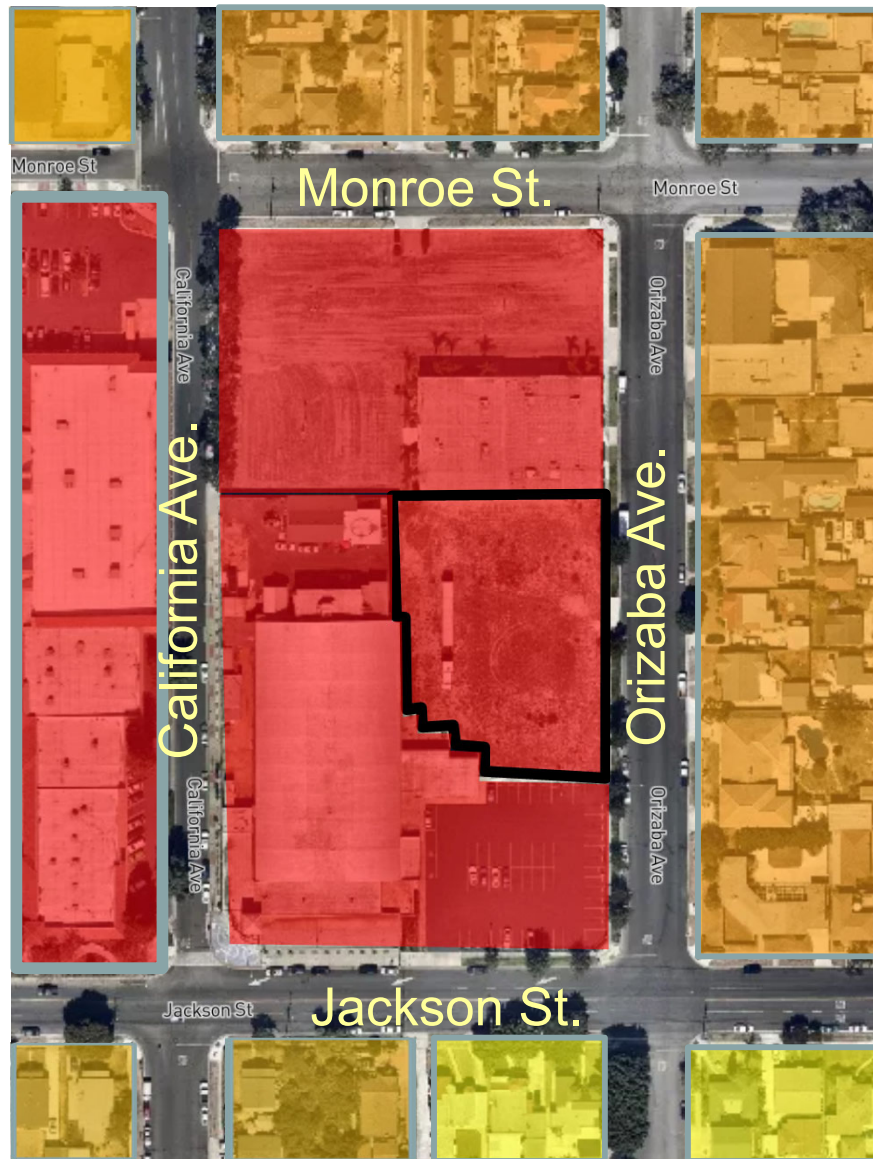
\_\_\_\_\_  
Isabel Aguayo, Mayor




Attest:

\_\_\_\_\_  
Heidi Luce, City Clerk

# General Plan Amendment No. 23-2

## Existing General Plan Land Use Designation

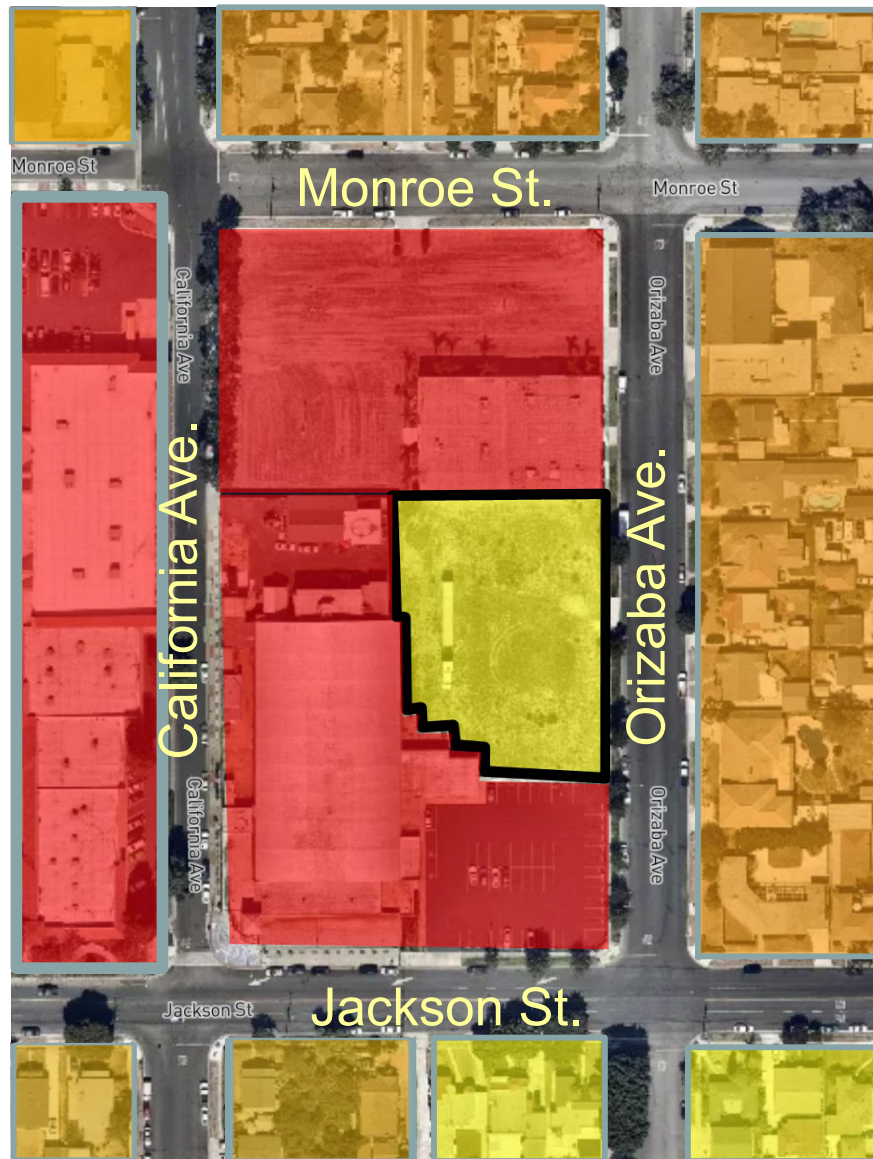





-  Single-Family Residential
-  Multiple-Family Residential
-  Central Business District

16261 Orizaba Avenue

# General Plan Amendment No. 23-2

## Proposed General Plan Land Use Designation

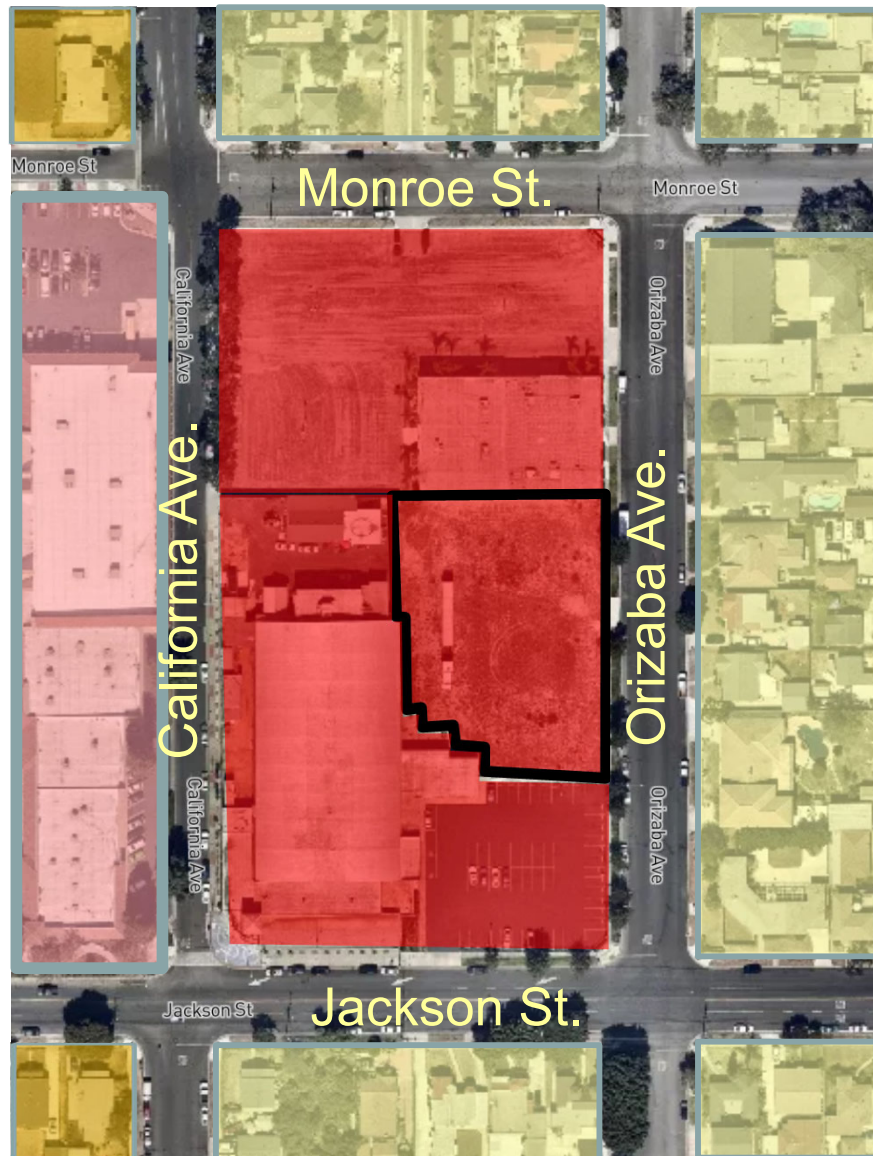






-  Single-Family Residential
-  Multiple-Family Residential
-  Central Business District

16261 Orizaba Avenue

# Zone Change No. 245

## Existing Zoning



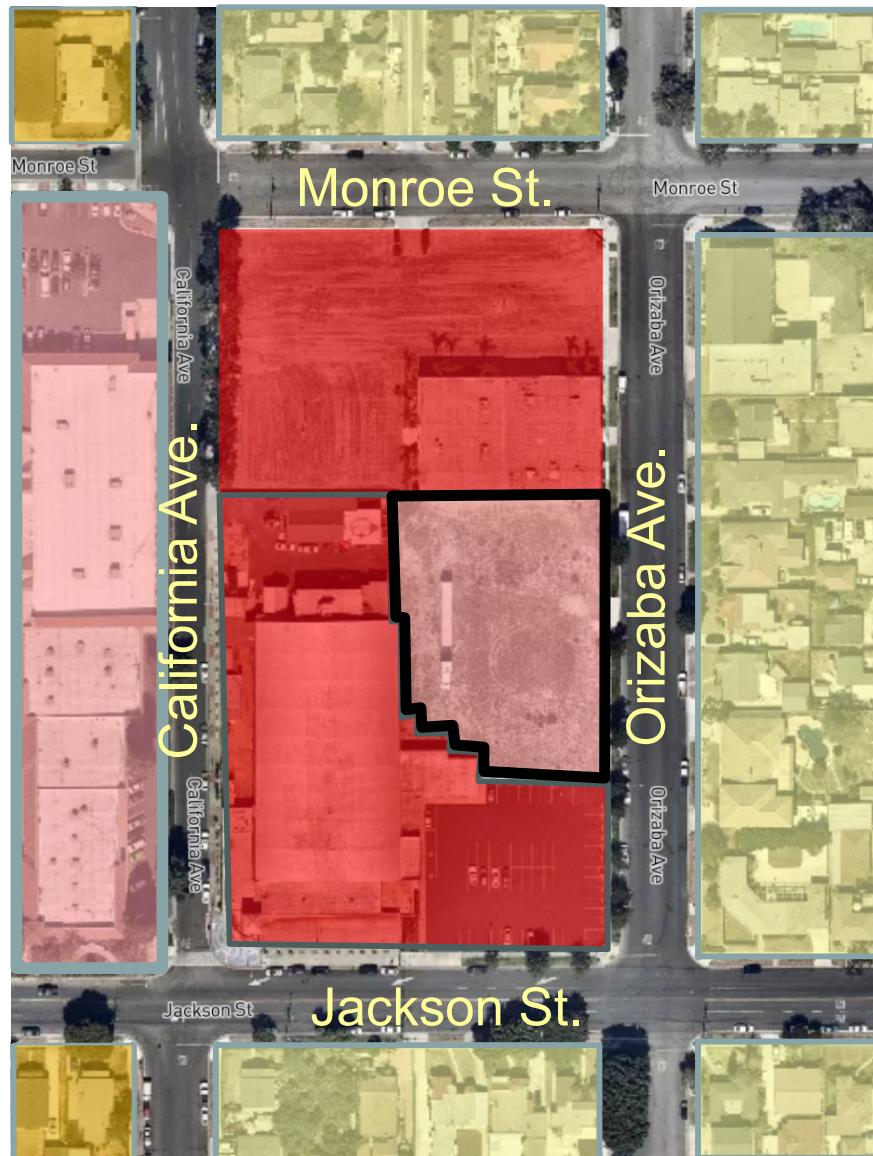
-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)





16261 Orizaba Avenue



# Zone Change No. 245

## Proposed Zoning

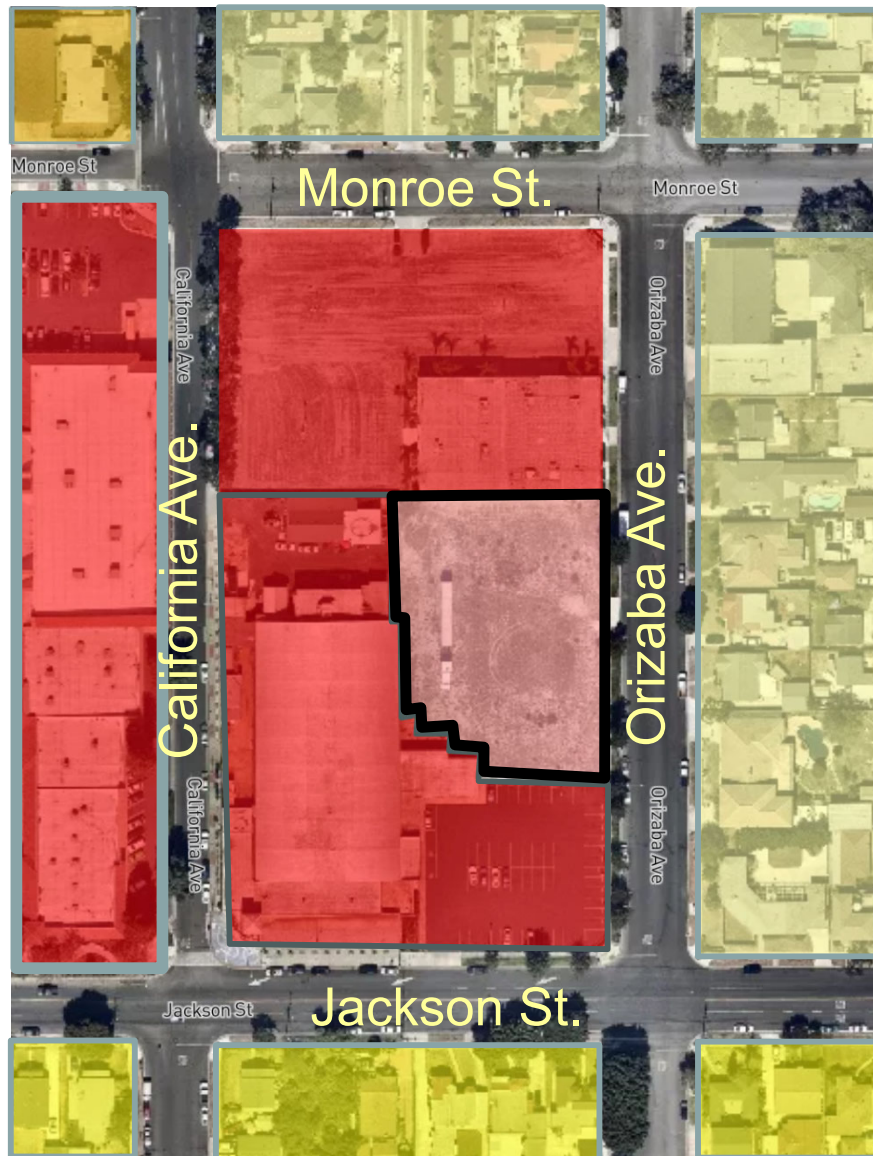






-  R-2 (Medium Density Residential)
-  R-M (Multiple-Family Residential)
-  C-3 (General Commercial)
-  PD-PS (Planned Development with Performance Standards)

16261 Orizaba Avenue

# Zone Change No. 245

## Land Use



-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial
-  Vacant

16261 Orizaba Avenue

OCTOBER 4, 2023

PUBLIC HEARING

TENTATIVE TRACT MAP NO. 084130

C. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT PLANNING COMMISSION  
RESOLUTION NO. PC 23:036, A REQUEST BY MICHAEL  
FERRERO/ORIZABA 10, LP TO SUBDIVIDE ONE PROPERTY TO  
CREATE 10 SINGLE-FAMILY RESIDENTIAL LOTS AT 16261  
ORIZABA AVENUE IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:036**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO TENTATIVE TRACT MAP NO. 084130, A REQUEST BY MICHAEL FERRERO/ORIZABA 10, LP TO SUBDIVIDE ONE PROPERTY TO CREATE 10 SINGLE-FAMILY RESIDENTIAL LOTS AT 16261 ORIZABA AVENUE IN THE C-3 (GENERAL COMMERCIAL) ZONE.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Michael Ferrero/Orizaba 10, LP to subdivide one property to create 10 single-family residential lots at 16261 Orizaba Avenue in the C-3 (General Commercial) zone; and

WHEREAS, Ordinance No. 238, the Subdivision Ordinance of the City of Paramount, as implemented in Title 16 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, The Planning Commission of the City of Paramount recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project, pursuant to the provisions of the California Environmental Quality Act (CEQA) with the approval of General Plan Amendment No. 23-2.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT DOES RESOLVE, DETERMINE AND ADJUDGE AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.



**SECTION 5.** The Planning Commission finds that the evidence presented does justify the granting of this application, and the Planning Commission hereby approves the applied for tentative tract map, subject to the following conditions:

1. This tentative tract map shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this subdivision application. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the tentative tract map void.
2. A final tract map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final tract map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/tract map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easements holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within rights of way proposed to be deeded or dedicated for public streets until after the tract is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of tract map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit tentative tract map to and notify all utility companies of proposed development.
10. Prior to filing of a final map, the applicant shall submit a soils engineering report on all building sites in the subdivision.

11. A preliminary soil report is required before grading plan approval.
12. The grading plan must be approved prior to filing of a final map.
13. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
14. Each unit of this subdivision shall be served by a separate building sewer.
15. All applicable water capital improvements and sewer reconstruction fees shall be paid prior to submitting the final map to the City Engineer for approval by City Council.
16. Details shown on the tentative tract map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
17. Any broken or damaged sidewalk panels shall be repaired by the applicant.
18. Documentation of tract map boundaries, street centerlines, and lot boundaries is required.
19. The plans are subject to Los Angeles County Fire Department approval.
20. The contractor shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
21. All grading shall be completed in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations.
22. A State of California NPDES construction permit shall be obtained prior to construction.
23. The project shall comply with all current NPDES permit requirements of Los Angeles County and the State of California.
24. All conditions of the Fire Prevention Land Development Unit of the Los Angeles County Fire Department shall be incorporated into the project.
25. During construction, tires scrubs shall be utilized at every entry/exit point to the subject property.
26. An agreement addressing common area maintenance responsibilities between property owners shall be recorded with the Los Angeles County Recorder following separate review and approval of the agreement by the City Attorney and City Engineer.

27. This application is subject to all conditions of Zone Change No. 245 and Development Review Application No. 23:009.

**SECTION 6.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 4<sup>th</sup> day of October 2023.

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Gordon Weisenburger, Chair

Attest:

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Valerie Zaragoza, Administrative Assistant

OCTOBER 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 946

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT  
PLANNING COMMISSION RESOLUTION NO. PC 23:032, A REQUEST  
BY DYLAN NGUYEN/DYLAN CHB SERVICES TO OPERATE A  
CUSTOMS BROKERAGE WITH WAREHOUSE STORAGE OF  
PRODUCTS, INCLUDING DRY FOOD, MEDICAL PRODUCTS,  
DIETARY SUPPLEMENTS, AND PLANT EXTRACTS AT 7825  
SOMERSET BOULEVARD, UNIT D IN THE CLEARWATER EAST  
SPECIFIC PLAN AREA.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

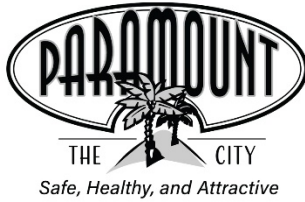
ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 946</b>
<b>REQUEST:</b>	<b>Operate a customs brokerage with warehouse storage of products, including dry food, medical products, dietary supplements, and plant extracts</b>
<b>APPLICANT:</b>	<b>Dylan Nguyen/Dylan CHB Services</b>
<b>MEETING DATE:</b>	<b>October 4, 2023</b>
<b>LOCATION:</b>	<b>7825 Somerset Boulevard, Unit D</b>
<b>ZONE:</b>	<b>Clearwater East Specific Plan</b>
<b>GENERAL PLAN:</b>	<b>Clearwater East Specific Plan</b>
<b>PLANNER:</b>	<b>Smyrna Caraveo</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission

**From:** John Carver, Planning Director

**By:** Smyrna Caraveo, Planning Intern

**Date:** October 4, 2023

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**Subject: CONDITIONAL USE PERMIT NO. 946  
DYLAN NGUYEN/DYLAN CHB SERVICES**

## **BACKGROUND**

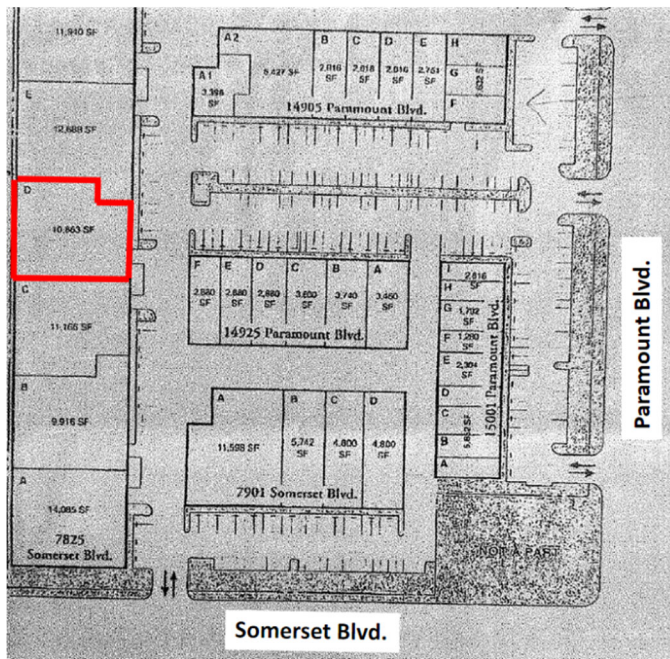
This application is a request by Dylan Nguyen/Dylan CHB Services for a conditional use permit (CUP) to operate a customs brokerage with warehouse storage of products, including dry food, medical products, dietary supplements, and plant extracts at 7825 Somerset Boulevard, Unit D in the Clearwater East Specific Plan area. The existing suite is a 10,843 square foot industrial condominium in the Somerset Business Park. The business park is at the northwest corner of Paramount Boulevard and Somerset Boulevard, and the business park is the location of the Paramount Sheriff's Station and a number of businesses.

## **DESCRIPTION**

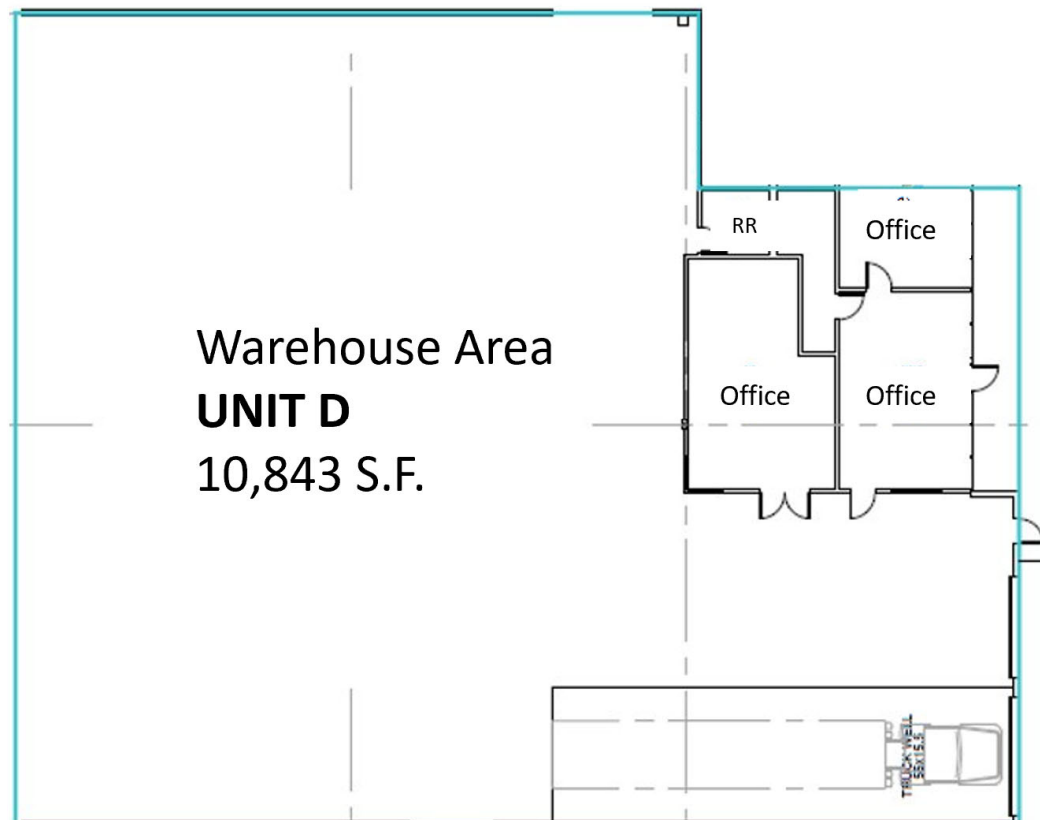
Dylan CHB Services is a customs brokerage firm filing customs clearance for import freight at the Port of Long Beach and Port of Los Angeles. The applicant provides additional services by arranging the transfer of import containers from Long Beach/Los Angeles ports to client destinations and warehouses for freight storage and distribution. Business operations are Monday through Friday from 8:00 a.m. to 5:00 p.m. There will be four employees working at the site. The warehouse area will serve as a storage area for product inventory from client cargo. There will be two forklifts to operate and unload freight. The inventory will be delivered to the warehouse with the use of two loading docks located on the east side of the suite. Outdoor storage and outdoor work is prohibited.

There are no commercial vehicles associated with the business operations. The number of outbound and inbound deliveries generally occurs once a day via a freight forwarding delivery company.

Below is the site plan.



Below is the floor plan.





Below are site photos from September 18, 2023.



*The front of the subject unit facing  
Paramount Blvd.*



*The west side of the subject unit facing  
the alley (unpermitted work to be  
removed).*

## **Analysis**

The business is located in an appropriate zone and is compatible with the surrounding businesses. The location is adequate in size and location for the business, and sufficient parking will be provided.

## **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcome No. 1: Safe Community.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:032, approving Conditional Use Permit No. 946, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
  - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Division.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall refurbish the exterior of the suite, entry door, and the two loading doors on the east side of the suite to remove graffiti, blemishes, and peeling paint.
11. The exterior of the suite, including the windows and building surface, shall be cleaned and maintained in good condition.
12. The unpermitted rear loading and entry doors on the west side of the building shall be removed and restored back to the original wall. Construction plans shall be submitted to Building and Safety Division plan check by December 1, 2023. Construction shall be completed by April 1, 2024.
13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a City of Paramount business license.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.

19. Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
20. No outside loitering shall be allowed on the premises.
21. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
22. Outdoor storage and outdoor work are prohibited.
23. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.
24. Signs stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations shall be installed by December 1, 2023, following separate Planning Department review and approval of the specific sign types and locations.
25. The approved floor plan shall not be changed without prior approval by the Planning Department.
26. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
27. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
28. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
30. Trucks are prohibited from overnight storage on the property.

31. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
32. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
33. At least one bicycle rack shall be installed by December 1, 2023 and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
35. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
36. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
37. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:032**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 946, A REQUEST BY DYLAN NGUYEN/DYLAN CHB SERVICES TO OPERATE A CUSTOMS BROKERAGE WITH WAREHOUSE STORAGE OF PRODUCTS, INCLUDING DRY FOOD, MEDICAL PRODUCTS, DIETARY SUPPLEMENTS, AND PLANT EXTRACTS AT 7825 SOMERSET BOULEVARD, UNIT D IN THE CLEARWATER EAST SPECIFIC PLAN AREA

WHEREAS, the Planning Commission of the City of Paramount has received an application from Dylan Nguyen/Dylan CHB Services to operate a customs brokerage with warehouse storage of products, including dry food, medical products, dietary supplements, and plant extracts at 7825 Somerset Boulevard, Unit D in the Clearwater East Specific Plan area; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety or welfare of persons residing or working in the surrounding area;

- b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
  - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- 2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
- 3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 6.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

- 1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
- 2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
- 3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
- 4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.

5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
  - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds for modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. All applicable development fees are due prior to the issuance of building permits.
8. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
9. The installation of exterior window security bars is prohibited in accordance with Section 17.36.090(L) of the Paramount Municipal Code.
10. The applicant shall refurbish the exterior of the suite, entry door, and the two loading doors on the east side of the suite to remove graffiti, blemishes, and peeling paint.



11. The exterior of the suite, including the windows and building surface, shall be cleaned and maintained in good condition.
12. The unpermitted rear loading and entry doors on the west side of the building shall be removed and restored back to the original wall. Construction plans shall be submitted to Building and Safety Division plan check by December 1, 2023. Construction shall be completed by April 1, 2024.
13. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, and over driveways and in parking and circulation areas.
14. The applicant and all successor tenants shall obtain and maintain a City of Paramount business license.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. Business hours shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.
19. Landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
20. No outside loitering shall be allowed on the premises.
21. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
22. Outdoor storage and outdoor work are prohibited.
23. Delivery trucks associated with courier services stopping, loading, and unloading is prohibited on public streets and alleys.

24. Signs stating that truck drivers shall limit idling of diesel-powered vehicles to less than five minutes in accordance with Title 13 – Section 2485 of the California Code of Regulations shall be installed by December 1, 2023, following separate Planning Department review and approval of the specific sign types and locations.
25. The approved floor plan shall not be changed without prior approval by the Planning Department.
26. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
27. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
28. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
29. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code).
30. Trucks are prohibited from overnight storage on the property.
31. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be restriped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking lot shall be repaved free from cracks. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
32. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The parking lot shall be completely swept and maintained free of debris and litter at least weekly. Areas adjacent to a parking lot, including, but not limited to, planters, loading

and unloading areas, and surrounding public rights-of-way shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.

33. At least one bicycle rack shall be installed by December 1, 2023 and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
34. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
35. Future tenant improvements and other construction shall meet all requirements of the Building and Safety Division.
36. An electronic copy (PDF format) of the plans shall be submitted to the Planning Department prior to permit issuance.
37. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

**SECTION 7.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of October 2023.

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Gordon Weisenburger, Chair

Attest:

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Valerie Zaragoza, Administrative Assistant

The map shows a portion of Section 18, Township 25N, Range 8E. The main area is labeled 'SHEET 2' and '4.87±AC'. To the left is a blue-shaded area labeled 'C-P M 355' and 'SHEET 2 1 4.87±AC'. To the right is a smaller area labeled 'SHEET 2' and '1.94±AC'. The map includes various land parcels with acreage, lot numbers, and street names like 'BLVD' and 'ST'. A large blue-shaded area is labeled 'SHEET 2' and '4.87±AC'. Other areas are labeled 'C-P M 355' and 'SHEET 2 1 4.87±AC'. The map also shows 'PARAMOUNT CITY' and 'PARAMOUNT' areas. A north arrow is present in the top right corner.

7825 Somerset Boulevard, Unit D

OCTOBER 4, 2023

PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 947

- A. HEAR STAFF REPORT.
- B. OPEN THE PUBLIC HEARING.
- C. HEAR TESTIMONY IN THE FOLLOWING ORDER:
  - (1) THOSE IN FAVOR
  - (2) THOSE OPPOSED
  - (3) REBUTTAL BY THE APPLICANT
- D. MOTION TO CLOSE THE PUBLIC HEARING.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
[ ] APPROVED	ABSENT: _____
[ ] DENIED	ABSTAIN: _____

- E. MOTION IN ORDER:  
READ BY TITLE ONLY, WAIVE FURTHER READING AND ADOPT  
PLANNING COMMISSION RESOLUTION NO. PC 23:033, A REQUEST  
BY CHRISTOPHER PENA/MATA LEON COMBAT CLUB, LLC TO  
OPERATE A PRIVATE FITNESS STUDIO AT 8111 ROSECRANS  
AVENUE, SUITE F IN THE C-3 (GENERAL COMMERCIAL) ZONE.

MOTION:

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_



## **CITY OF PARAMOUNT PLANNING DEPARTMENT STAFF REPORT SUMMARY**

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<b>PROJECT NUMBER:</b>	<b>Conditional Use Permit No. 947</b>
<b>REQUEST:</b>	<b>Operate a private fitness studio</b>
<b>APPLICANT:</b>	<b>Christopher Pena/Mata Leon Combat Club, LLC</b>
<b>MEETING DATE:</b>	<b>October 4, 2023</b>
<b>LOCATION:</b>	<b>8111 Rosecrans Avenue, Suite F</b>
<b>ZONE:</b>	<b>C-3 (General Commercial)</b>
<b>GENERAL PLAN:</b>	<b>Commercial</b>
<b>PLANNER:</b>	<b>Leslie Corrales</b>
<b>RECOMMENDATION:</b>	<b>Approval</b>



**To:** Honorable Planning Commission  
**From:** John Carver, Planning Director  
**By:** Leslie A. Corrales, Planning Intern  
**Date:** October 4, 2023

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**Subject: CONDITIONAL USE PERMIT NO. 947  
CHRISTOPHER PENA/MATA LEON COMBAT CLUB, LLC**

## **BACKGROUND**

This application is a request by Christopher Pena/Mata Leon Combat Club, LLC for a conditional use permit (CUP) to operate a private fitness studio at 8111 Rosecrans Avenue, Suite F in the C-3 (General Commercial) zone.

The 35,898 square foot site is developed with a multi-tenant building. The property, constructed in 1990, is located on the northeast corner of Rosecrans Avenue and Orizaba Avenue. The requesting business will lease Suite F, a 2,190 square foot suite previously occupied by a laundry business. Other businesses in the retail building include a beauty salon, restaurants, and a market.

## **DESCRIPTION**

The applicant is requesting to operate a private fitness studio. To begin, the hours of operation for fitness classes will be limited to Tuesdays, Thursdays, and Saturdays from 9:00 a.m. to 10:00 a.m. and Mondays to Thursdays from 6:00 p.m. to 9:00 p.m. The applicant is requesting approval to expand operating hours to all days of the week from 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. An approval would provide flexibility for the business to include additional classes within the allowed timeframe in the future.

Equipment such as punching bags, dumbbell free weights, and kettlebells will be used during the fitness classes. Classes will have anywhere from four to ten students on average per class. The applicant and his business partner are the fitness instructors. The business will have no other employees.

City permit records indicate that modifications to the business suite following the closure of the laundry business were undertaken without permits. Tenant improvement plans will be required to be submitted to remedy the unpermitted work.



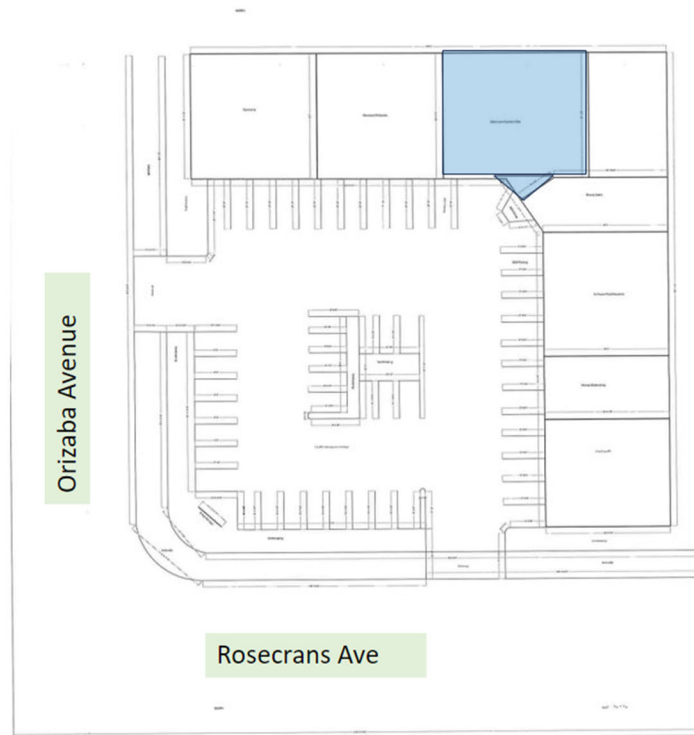
## Photo

Following is a photo of the suite proposed for this private fitness studio.



## Plans

Below is the proposed site plan. The subject suite is on the north side of the property.



## **Analysis**

The proposed use of a private fitness studio is consistent with the surrounding commercial uses in this plaza. The proposed suite is adequate in size and location for the use of this proposed business.

## **Environmental Assessment**

This project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration not involving substantial expansion.

## **FISCAL IMPACT**

None.

## **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community; and No. 2: Community Health.

## **RECOMMENDED ACTION**

It is recommended that the Planning Commission read by title only, waive further reading, and adopt Resolution No. PC 23:033, approving Conditional Use Permit No. 947, subject to the following conditions:

1. Except as set forth in conditions, development shall take place substantially as shown on the approved site plan. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit acknowledging and accepting all conditions of this Conditional Use Permit. The affidavit shall be submitted by Friday, October 20, 2023. Failure to provide the City of Paramount with the requisite affidavit within the stated here in above shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.

4. It is hereby declared to be the intent, that if any provision of this permit is violated or held to be invalid, or if any law, statute, or ordinance is violated, this Permit shall be subject to the revocation process at which time, the Permit may become terminated and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a) That the approval was obtained by fraud;
  - b) That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c) That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
  - d) That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
8. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.

9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.
10. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
12. The business and all future tenants shall obtain and maintain a current City of Paramount business license and meet all requirements for the zone.
13. Tenant improvement plans shall be submitted to the Building and Safety Division of the Planning Department, and permits shall be obtained for construction undertaken following the closure of the laundry business. The permit applicant shall comply with approved plan requirements and shall contact the Building and Safety Division to inspect for code compliance during the course of construction. Permits shall be finalized in accordance with all building and other construction codes before the fitness studio can open for business.
14. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. The applicant shall repaint/refurbish the exterior of the building as needed following separate Planning Department review and approval of proposed colors.
19. Walkways adjacent to the subject suite shall be powerwashed to remove stains and graffiti.

20. The hours of operation for fitness classes shall be limited to 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. all days of the week.
21. No outside loitering shall be allowed on the premises.
22. Outdoor speakers or other exterior audible devices are prohibited.
23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
24. Outdoor storage and outdoor workouts are prohibited.
25. The approved floor plan shall not be changed without prior approval by the Planning Department.
26. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
27. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
28. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
29. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize noise.
31. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.

32. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.
33. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The four parking stalls adjacent to the subject suite shall be completely swept and maintained free of debris and litter on each day the business is open. The walkway adjacent to the subject suite shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
34. Nearby landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
36. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
37. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 23:033**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO CONDITIONAL USE PERMIT NO. 947, A REQUEST BY CHRISTOPHER PENA/MATA LEON COMBAT CLUB, LLC TO OPERATE A PRIVATE FITNESS STUDIO AT 8111 ROSECRANS AVENUE, SUITE F IN THE C-3 (GENERAL COMMERCIAL) AREA.

WHEREAS, the Planning Commission of the City of Paramount has received an application from Christopher Pena/Mata Leon Combat Club, LLC to operate a private fitness studio at 8111 Rosecrans Avenue, Suite F in the C-3 (General Commercial) area; and

WHEREAS, Ordinance No. 178, the Zoning Ordinance of the City of Paramount, requires the Planning Commission to announce its findings and decisions in zoning matters; and

WHEREAS, this project is exempt from the provisions of the California Environmental Quality Act (CEQA) as a Section 15301, Class 1 Categorical Exemption – minor alteration to an existing private structure.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission finds that the evidence presented does justify the granting of this application for the following reasons:

1. The requested use at the location proposed will not:
  - a. Adversely affect the health, peace, safety, or welfare of persons residing or working in the surrounding area;
  - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; nor

- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this chapter, or as is otherwise required in order to integrate such use with the uses in the surrounding area; and
3. That the proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - b. By other public or private service facilities as are required.

**SECTION 5.** That pursuant to Resolution No. 82:043 of the City Council the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 6.** The Planning Commission hereby approves the applied for Conditional Use Permit as to use in the above entitled matter, subject to the following conditions:

1. Except as set forth in conditions, development shall take place as shown on the approved site plans and elevations. Any material deviation must be approved by the Planning Department before construction.
2. This Conditional Use Permit shall not be effective for any purposes until the applicant has first filed at the office of the Planning Commission a sworn affidavit both acknowledging and accepting all conditions of approval of this Conditional Use Permit application. The affidavit shall be submitted by Friday, October 30, 2023. Failure to provide the City with the requisite affidavit within the time stated hereinabove shall render the Conditional Use Permit void.
3. This approval is valid for a period of one year from the date of final determination. If the use approved by this action is not established within such a period of time, this approval shall terminate and shall be null and void.
4. It is hereby declared to be the intent that if any provision of this Conditional Use Permit is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse.



5. It is further declared and made a condition of this Conditional Use Permit that if any condition hereof is violated or if any law, statute or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse, provided that the applicant has been given written notice to cease such violation and has failed to do so within thirty (30) days of receipt of said notification.
6. The applicant understands that an Unclassified Use Permit, Conditional Use Permit, and/or Variance granted under the Zoning Ordinance, or any section thereof, is granted and accepted by all parties with the express understanding that the Planning Commission may hold a public hearing, notice of time and place of which shall be given to the applicant, if one or more of the following conditions exists:
  - a. That the approval was obtained by fraud;
  - b. That the need for which such approval was granted has ceased to exist or has been suspended for one year or more;
  - c. That the Unclassified Use Permit, Conditional Use Permit, and/or Variance is being, or recently has been, exercised contrary to the terms or conditions of such approval or in violation of any statute, provision of the Code, ordinance, law or regulation;
  - d. That the need for which the approval was granted was so exercised as to be detrimental to the public health or safety or so as to constitute a nuisance (Section 17.48.070, Paramount Municipal Code).

If after such hearing, the Planning Commission finds that any grounds modification, suspension, or revocation exist, the Planning Commission may modify, suspend, or revoke such Unclassified Use Permit, Conditional Use Permit, and/or Variance.

7. The applicant is required to obtain all necessary City of Paramount permits, including electrical, mechanical, and plumbing for any interior and/or exterior modifications made to the structures on the subject site.
8. The installation of exterior window security bars, security door, and security gates is prohibited in accordance with Section 17.24.070(C) of the Paramount Municipal Code.
9. The applicant shall maintain sufficient quantities of matching exterior paint to remove graffiti, blemishes, and peeling paint. Graffiti shall be promptly removed or painted over with paint to match the predominant surface paint or stucco color. Live plants that have been vandalized with graffiti shall be trimmed to remove the graffiti. Graffiti in the form of window etching shall be promptly removed.

10. Tarps are prohibited from use as carports, patio covers, shade covers, and covers for outdoor storage in all front and side setback areas, rear yard areas, over driveways, and in parking and circulation areas.
11. No exterior structural alteration or building color change, other than the colors or building treatments originally approved, shall be permitted without the prior approval of the Planning Department.
12. The business and all future tenants shall obtain and maintain a current City of Paramount business license and meet all requirements for the zone.
13. Tenant improvement plans shall be submitted to the Building and Safety Division of the Planning Department, and permits shall be obtained for construction undertaken following the closure of the laundry business. The permit applicant shall comply with approved plan requirements and shall contact the Building and Safety Division to inspect for code compliance during the course of construction. Permits shall be finalized in accordance with all building and other construction codes before the fitness studio can open for business.
14. Proposed and any future tenant improvements shall meet all requirements of the Building and Safety Division of the Planning Department.
15. Signs, banners, and feather flags require separate review and approval by the Planning Department prior to fabrication and installation. Damage to the building exterior from wall signs that have been removed shall be repainted and repaired as needed.
16. Special events shall be reviewed in accordance with Special Event Permit regulations for possible approval by the Planning Department.
17. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, and the surrounding property perimeter.
18. The applicant shall repaint/refurbish the exterior of the building as needed following separate Planning Department review and approval of proposed colors.
19. Walkways adjacent to the subject suite shall be powerwashed to remove stains and graffiti.
20. The hours of operation for fitness classes shall be limited to 5:30 a.m. to 12:00 p.m. and 5:00 p.m. to 9:00 p.m. all days of the week.
21. No outside loitering shall be allowed on the premises.
22. Outdoor speakers or other exterior audible devices are prohibited.

23. All operations conducted on the premises shall not be objectionable by reason of noise, steam, vibration, odor, or hazard.
24. Outdoor storage and outdoor workouts are prohibited.
25. The approved floor plan shall not be changed without prior approval by the Planning Department.
26. Security cameras shall be installed following City review and approval of a security camera plan. The approved cameras or more technologically advanced versions of the approved cameras shall be maintained in perpetuity. Security camera recordings shall be maintained for at least 30 days and provided for law enforcement review upon request.
27. A sufficient amount of lighting, as determined by the Planning Department and the Public Safety Department, shall illuminate the premises. New light fixtures as needed shall be reviewed and approved by the Planning Department for their decorative quality and location, and permits shall be obtained.
28. The applicant shall comply with all relevant labor laws and regulations of the Division of Labor Standards Enforcement of the California Department of Industrial Relations and the Division of Occupational Safety and Health (Cal/OSHA).
29. In the ongoing business operations, the applicant shall comply with all relevant federal, state, and local laws and regulations of all relevant government agencies, including but not limited to (1) the Los Angeles County Fire Department, (2) the Industrial Waste Unit of the Los Angeles County Department of Public Works (3) the South Coast Air Quality Management District, and (4) the California Department of Resources Recycling and Recovery (CalRecycle).
30. In the ongoing business operations, the applicant shall comply with the Noise Ordinance (Chapter 9.12 of the Paramount Municipal Code) and make all feasible efforts to minimize.
31. Window sign area shall be limited to 40 percent of each grouping of adjacent panes of glass.
32. All parking areas shall comply with applicable development requirements as specified in Article 3 (Loading Areas and Off-Street Parking) of Chapter 17.44 of the Paramount Municipal Code. The parking lot shall be striped to a clear condition in compliance with Americans with Disabilities Act (ADA) requirements. The parking spaces and drive aisles shall meet all Municipal Code and Americans with Disabilities Act (ADA) requirements.

33. The applicant shall comply with Chapter 8.20 (Urban Stormwater Management) of the Paramount Municipal Code. The outside premises shall be maintained in a clean manner at all times, and trash and debris shall be promptly removed from the yard areas, landscaped areas, the parking lot, and the surrounding property perimeter. The four parking stalls adjacent to the subject suite shall be completely swept and maintained free of debris and litter on each day the business is open. The walkway adjacent to the subject suite shall be maintained free of debris and litter by sweeping and other equally effective measures. Such debris and litter shall be collected and properly disposed of in compliance with all applicable local, State, and Federal regulations.
34. Nearby landscaping shall be maintained to the satisfaction of the Planning Department in perpetuity. Landscape changes are subject to Planning Department review and approval. Mature trees shall not be removed without prior approval by the Planning Department. Plant material shall be maintained in a thriving condition in perpetuity in compliance with Chapter 17.96 (Water-Efficient Landscape Provisions) of the Paramount Municipal Code.
35. At least one bicycle rack shall be provided and maintained in good condition in perpetuity. The rack shall be an inverted "U" rack or another rack type that allows for a bicycle frame and one wheel to be attached. The type, color, and precise location of the rack shall be reviewed and approved by the Planning Department prior to purchase or installation of the rack. The precise location shall be within the clear range of a security camera.
36. The business shall comply with organic waste disposal requirements of Chapter 13.09 of the Paramount Municipal Code.
37. At the completion of the project, final approval from the Planning Division shall be obtained prior to Building and Safety Division final approval. All conditions of approval shall be met prior to final approval by the Planning Division.

**SECTION 8.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> day of October 2023.

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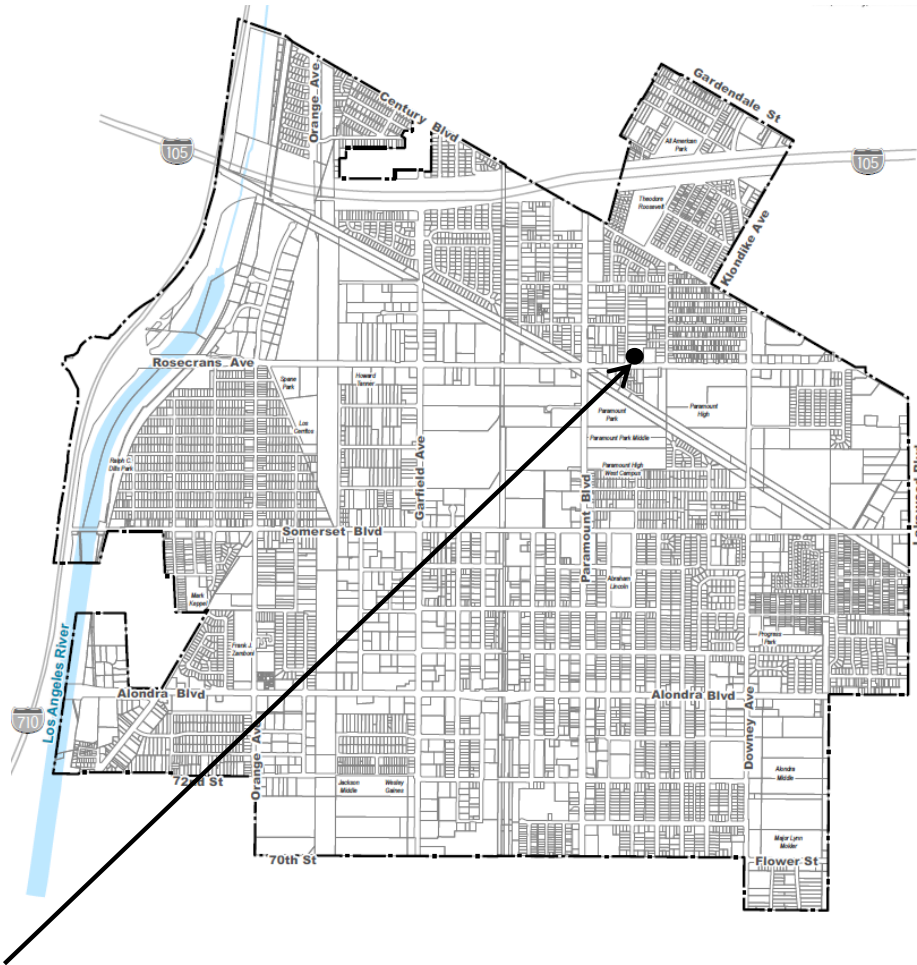
Gordon Weisenburger, Chair

Attest:

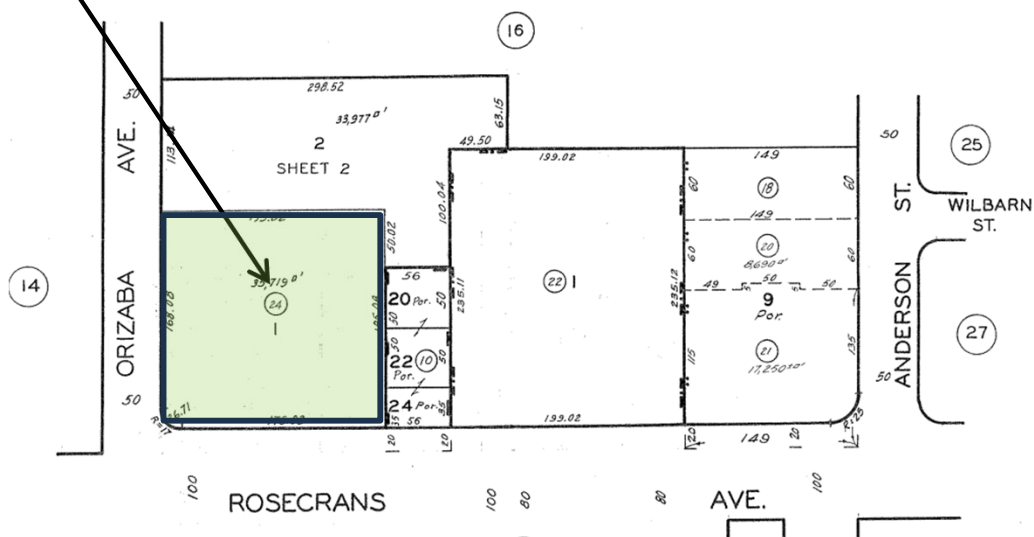
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Valerie Zaragoza, Administrative Assistant

# Conditional Use Permit No. 947



## Subject Property



8111 Rosecrans Ave, Suite F

OCTOBER 4, 2023

ORAL REPORT

CITY COUNCIL ACTIONS

OCTOBER 4, 2023

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF