

SEP 11 2023

CITY OF PARAMOUNT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

LOS ANGELES, COUNTY CLERK

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]

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Paramount
Planning Department
16400 Colorado Street
Paramount, California 90723

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

CITY/COUNTY: City of Paramount, Los Angeles County

LOCATION: 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.

DESCRIPTION: 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.

ENVIRONMENTAL INFORMATION: 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

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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. These properties are designated as *Medium Density Residential (R-2)*.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Paramount determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached 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.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

REVIEW:

The City of Paramount invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins September 12, 2023 and ends on October 1, 2023. Written comments must be received at the City of Paramount Planning Division located at 16400 Colorado Avenue, Paramount, California 90723. Attention: John Carver, Director of Planning Department via email at JCarver@paramountcity.com by 5:30 PM on October 1, 2023. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Paramount, Planning Division
16400 Colorado Street
Paramount, California 90723

Copies of the IS/ND can also be found online at <https://www.paramountcity.com/>. Please send your comments to the attention of John Carver, Director of Planning Department, City of Paramount, Planning Department, 16400 Colorado Street, Paramount, California 90723. Your responses are requested by October 1, 2023.

Marc Blodgett
Marc Blodgett, CEQA Consultant

Date: September 11, 2023

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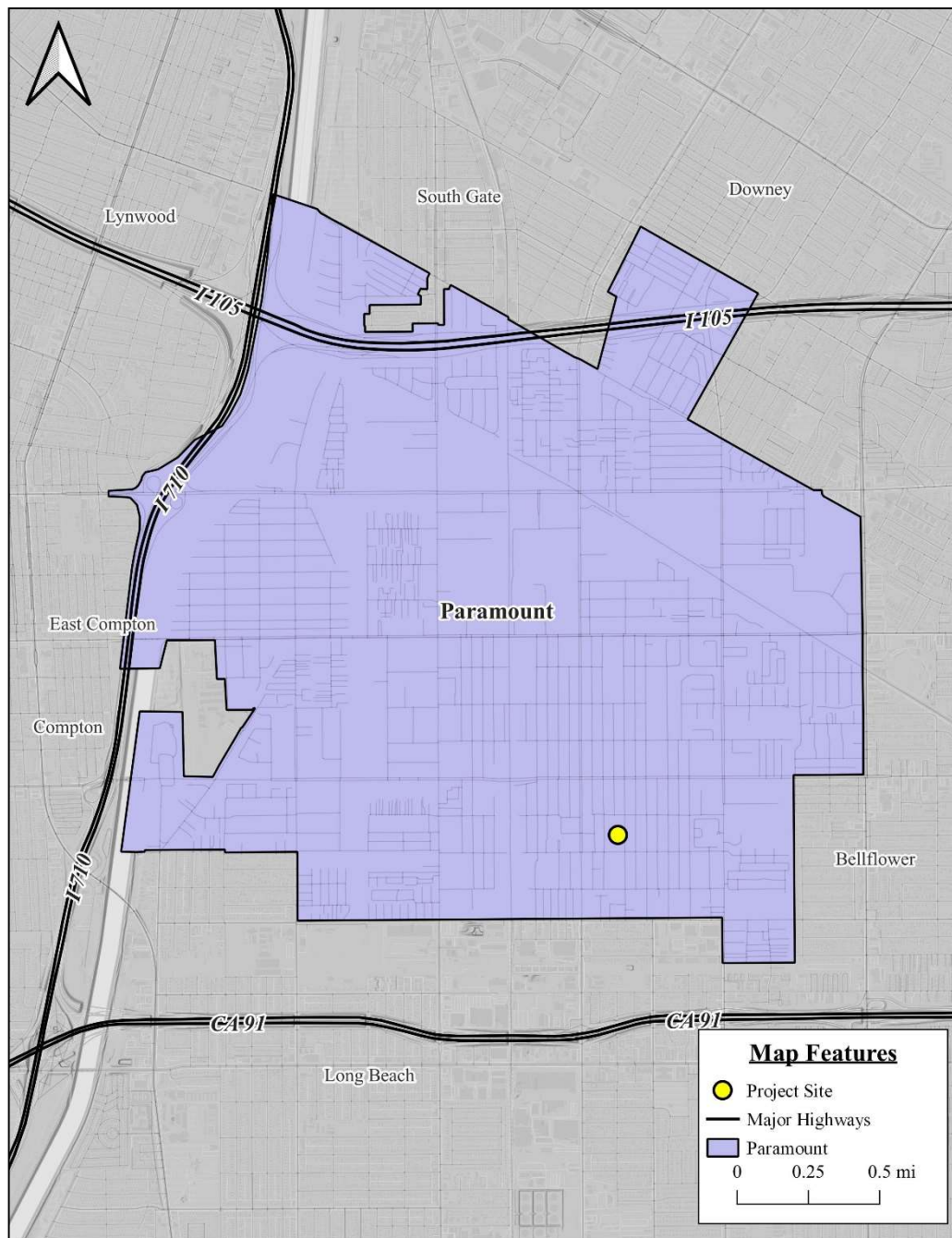


FIGURE 1. CITYWIDE MAP

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FIGURE 2. VICINITY MAP