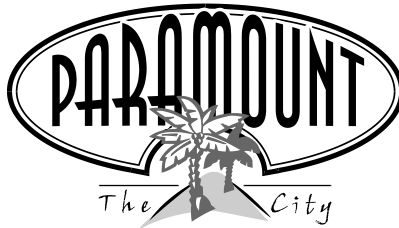


AGENDA

Paramount City Council
August 7, 2018



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

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 rostrum provided for the public. Persons are limited to a maximum of 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) 220-2027 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 City Clerk's 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 City Clerk's office. The office of the City Clerk is located at City Hall, 16400 Colorado Avenue, Paramount.

Notes

CALL TO ORDER:	Mayor Diane J. Martinez
PLEDGE OF ALLEGIANCE:	Councilmember Daryl Hofmeyer
INVOCATION:	Pastor Brian Warth Chapel of Change
ROLL CALL OF COUNCILMEMBERS:	Councilmember Laurie Guillen Councilmember Daryl Hofmeyer Councilmember Peggy Lemons Vice Mayor Tom Hansen Mayor Diane J. Martinez

PRESENTATIONS

- | | | |
|----|---|-------------------------------------|
| 1. | <u>CERTIFICATE OF RECOGNITION</u> | Latinas Art Foundation |
| 2. | <u>PROCLAMATION</u> | National Night Out – August 2018 |
| 3. | <u>PLAQUE</u> | Deputy Alfonso Esqueda |
| 4. | <u>INTRODUCTION</u> | Assistant Fire Chief Patrick Errett |

CITY COUNCIL PUBLIC COMMENT UPDATES

PUBLIC COMMENTS

CONSENT CALENDAR

All items under the Consent Calendar may be enacted by one motion. Any item may be removed from the Consent Calendar and acted upon separately by the City Council.

- | | | |
|-----|--|--|
| 5. | <u>APPROVAL OF MINUTES</u> | July 3 and July 17, 2018 |
| 6. | <u>APPROVAL</u> | Register of Demands |
| 7. | <u>ACCEPTANCE OF WORK</u> | Construction of the Orange Avenue and Somerset Boulevard Traffic Signal Improvements (City Project No. 9834) |
| 8. | <u>ORDINANCE NO. 1104/ZOTA NO. 10 (Adoption)</u> | Approving Zoning Ordinance Text Amendment No. 10 to Comply With State Law by Establishing an Emergency Shelter Overlay Zone, Including Transitional and Supportive Housing, and Licensed Residential Care Facilities Serving Six or Fewer Persons as a Permitted Use by Right in All Residential Zones |
| 9. | <u>APPROVAL</u> | City Prosecutor Legal Services for the City's Code Enforcement Program |
| 10. | <u>APPROVAL</u> | Treasurer's Report for the Quarter Ending June 30, 2018 |

-
- | | |
|--|---|
| 11. <u>RESOLUTION NO.
18:023</u> | Approving Both the Administering Agency State Master Agreement No. 00536S and Program Supplement Agreement No. OR41 Rev. 000 for Funding the Design Phase for the West Santa Ana Branch Bikeway Project Between Somerset Boulevard and Rosecrans Avenue |
|--|---|

NEW BUSINESS

- | | |
|--|--|
| 12. <u>APPROVAL</u> | Appointment of Parks & Recreation Commissioner |
| 13. <u>APPROVAL</u> | Finance Agreement for Auditing and Professional Services – Vavrinek, Trine, Day & Co., LLP |
| 14. <u>PUBLIC HEARING
ORDINANCE NO.
1106/ZOTA NO. 8
(Introduction)</u> | Approving Zoning Ordinance Text Amendment No. 8 to Revise Land Use Regulations for Manufacturing Uses and Development in Manufacturing Zones |
| 15. <u>APPROVAL</u> | Agreement By and Between the County of Los Angeles and the City of Paramount for Deputy District Attorney Services - Strategies Against Gang Environments (SAGE) Program for Fiscal Year 2018-2019 |

COMMENTS/COMMITTEE REPORTS

- Councilmembers
- Staff

ADJOURNMENT

To a meeting on September 4, 2018 at 6:00 p.m.

AUGUST 7, 2018

CERTIFICATE OF RECOGNITION

LATINAS ART FOUNDATION

AUGUST 7, 2018

PROCLAMATION

NATIONAL NIGHT OUT - AUGUST 2018

Proclamation

National Night Out

2018

WHEREAS, the National Association of Town Watch (NATW) is sponsoring its 35th annual nationwide crime, drug, and violence prevention program on Tuesday, August 7 entitled “National Night Out”; and

WHEREAS, National Night Out provides a unique opportunity for the City of Paramount to join forces with thousands of other communities across the country in promoting cooperative police/community crime prevention efforts; and

WHEREAS, the City of Paramount plays a vital role in coordinating crime, drug, and violence prevention efforts in its strong partnership with the Los Angeles County Sheriff’s Department and held a “National Night Out” dinner on August 6 to recognize community partners who keep the City safe like Neighborhood Watch groups and the Volunteers on Patrol; and

WHEREAS, it is essential that all citizens of Paramount be aware of the importance of crime prevention programs and the impact their participation in them can have in the City; and

WHEREAS, police/community partnerships, neighborhood safety, and awareness and cooperation are important themes of the “National Night Out” program.

NOW, THEREFORE, I, Diane J. Martinez, Mayor of the City of Paramount, and my City Council colleagues, Tom Hansen, Vice Mayor; Laurie Guillen, Councilmember; Daryl Hofmeyer, Councilmember; and Peggy Lemons, Councilmember; do hereby thank all the partners in our law enforcement efforts in conjunction with “National Night Out.”

Diane J. Martinez, Mayor

AUGUST 7, 2018

PLAQUE

RECOGNITION OF OUTGOING DEPUTY ALFONSO ESQUEDA

AUGUST 7, 2018

INTRODUCTION

ASSISTANT FIRE CHIEF PATRICK ERRETT

AUGUST 7, 2018

APPROVAL OF MINUTES

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL MINUTES OF
JULY 3 AND JULY 17, 2018.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
JULY 3, 2018**

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

CALL TO ORDER:

The regular meeting of the Paramount City Council was called to order by Mayor Diane J. Martinez at 6:02 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF
ALLEGIANCE:**

The Pledge of Allegiance was led by Vice Mayor Tom Hansen.

INVOCATION:

The invocation was delivered by Pastor Larry Jameson, Lifegate Foursquare Church.

**ROLL CALL OF
COUNCILMEMBERS:**

Present: Councilmember Laurie Guillen
Councilmember Daryl Hofmeyer
Councilmember Peggy Lemons
Vice Mayor Tom Hansen
Mayor Diane J. Martinez

STAFF PRESENT:

John Moreno, City Manager
John E. Cavanaugh, City Attorney
Kevin Chun, Assistant City Manager
David Johnson, Com. Serv. & Recreation Director
Karina Liu, Finance Director
Clyde Alexander, Assistant Finance Director
Angel Arredondo, Code Enforcement Division Head
Chris Callard, Public Information Officer
John Carver, Assistant Community Development Director
Steve Coumparoules, Management Analyst
Marco Cuevas, Community Development Planner
Jaime De Guzman, Senior Accountant
Danny Elizarraras, Management Analyst
Antulio Garcia, Development Services Manager
Magda Garcia, Senior Com. Serv. & Recreation Supervisor
Yecenia Guillen, Asst. Com. Serv. & Rec. Director
Sarah Ho, Interim Public Works Director
John King, Planning Manager
Wendy Macias, Public Works Manager
Jonathan Masannat, Management Analyst
Margarita Matson, Assistant Public Safety Director

CITY COUNCIL PUBLIC COMMENT UPDATES

CF 10.4

City Manager Moreno responded to comments made by Ms. Sandra DeKay, Mr. Robert Ibarra, and Mr. Richard Alaniz at the June 19, 2018 City Council meeting.

PUBLIC COMMENTS

CF 10.3

Paramount Library Manager Andrea Crow extended an invitation to attend upcoming library events.

CONSENT CALENDAR

1. APPROVAL OF
MINUTES
June 5 and June 19,
2018

It was moved by Vice Mayor Hansen and seconded by Councilmember Lemons to approve the Paramount City Council minutes of June 5 and June 19, 2018. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

2. Register of Demands
CF 47.2

It was moved by Vice Mayor Hansen and seconded by Councilmember Lemons to approve the Register of Demands of the Paramount City Council. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

3. Conflict of Interest Code
CF 77.3

It was moved by Vice Mayor Hansen and seconded by Councilmember Lemons to receive and file the report. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

4. Identify Theft Prevention Program ("Red Flags Rule") Update
CF 47.26
- It was moved by Vice Mayor Hansen and seconded by Councilmember Lemons to receive and file the Identity Theft Prevention Program ("Red Flags Rule") report. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

NEW BUSINESS

5. CONSIDERATION
Plan to Prevent and
Combat Homelessness
CF 43.1074
- Representatives from People Assisting the Homeless (PATH) provided an overview of the Homelessness Plan and gave a PowerPoint presentation.

There was discussion about the need for public information on homelessness and the importance of educating and engaging the community. Discussion also ensued regarding mental illness and having an informational flyer available on the City's website.

6. PUBLIC HEARING
ORDINANCE NO.
1104/ZOTA NO. 10
(Introduction)
Approving Zoning
Ordinance Text
Amendment No. 10 to
Comply With State Law
by Establishing an
Emergency Shelter
Overlay Zone, Including
Transitional and
Supportive Housing, and
Licensed Residential
Care Facilities Serving
Six or Fewer Persons as
a Permitted Use by
Right in All Residential
Zones
CF 109:ZOTA 10
- Assistant City Manager Chun gave the report and presented a PowerPoint presentation.
- Discussion followed regarding the establishment of the emergency shelter overlay zone location, continuing the item for further study, and the impact that the proposed zone would have on businesses located at the Paramount Business Center (6301-6439 Alondra Boulevard).
- Mayor Martinez opened the public hearing and Mr. Timothy McGinity spoke in opposition. And, there being no further testimony, it was moved by Vice Mayor Hansen and seconded by Councilmember Lemons to close the public hearing. The motion was passed by the following roll call vote:
- AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Vice Mayor Hansen to read by title only, waive further reading, introduce Ordinance No. 1104/ZOTA 10, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 10, AMENDING SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; ADDING SECTION 44-19 (i) TO CHAPTER 44, ARTICLE II (R-1, SINGLE-FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-30 (i) TO CHAPTER 44, ARTICLE III (R-2, MEDIUM DENSITY RESIDENTIAL ZONE); ADDING SECTION 44-43 (h) TO CHAPTER 44, ARTICLE IV (R-M, MULTIPLE FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-75 (61) TO CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE) OF THE PARAMOUNT MUNICIPAL CODE TO COMPLY WITH STATE LAW BY ESTABLISHING AN EMERGENCY SHELTER OVERLAY ZONE, INCLUDING TRANSITIONAL AND SUPPORTIVE HOUSING AS DEFINED USES BY RIGHT IN ALL RESIDENTIAL ZONES, AND INCLUDING LICENSED RESIDENTIAL CARE FACILITIES SERVING SIX OR FEWER PERSONS AS A PERMITTED USE BY RIGHT IN ALL RESIDENTIAL ZONES," and place it on the next regular agenda for adoption. The motion was passed by the following roll call vote:

AYES: Councilmembers Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: Councilmember Guillen

7. PUBLIC HEARING
Assessment of Charges
for Delinquent Refuse
Collection
CF 86.1

Assistant City Manager Chun gave the report.

Mayor Martinez opened the public hearing. There being no one in the audience wishing to testify, it was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to close the public hearing. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to authorize the City Manager to submit the Calendar Year 2017 delinquent refuse collection charge list to the Los Angeles County Auditor/Controller. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

8. Agreement Between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Paramount for Cost Sharing for the Installation of Monitoring Equipment and Monitoring Pursuant to the Harbor Toxic Pollutants TMDL CF 43.995

Interim Public Works Director Ho gave the report.

It was moved by Councilmember Hofmeyer and seconded by Vice Mayor Hansen to approve the agreement between the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority and the City of Paramount for cost sharing for the installation of monitoring equipment and monitoring pursuant to the Harbor Toxic Pollutants TMDL, and authorize the Mayor to execute the agreement. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

9. Updated City Special and Holiday Events Schedule for the Remaining 2018 Events CF 39

Community Services & Recreation Director Johnson gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to approve the Updated Special and Holiday Events Schedule for the remaining 2018 events. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons
Vice Mayor Hansen, Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Hofmeyer discussed the issuance of fireworks citations.

Councilmember Guillen requested that a bus be provided to the Sans neighborhood for transportation to the summer concerts at Progress Park, expressed appreciation to staff regarding the new zoning regulations for the industrial area, and shared that some community members would like to have at least one City Council meeting per month be scheduled at 7:00 p.m.

Vice Mayor Hansen inquired about marketing the new Veterans Program at the City's summer concerts.

Mayor Martinez read a letter from longtime resident Mr. George Tanner.

Staff

City Manager Moreno showed the City's recent social media videos.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Martinez adjourned the meeting in memory of Long Beach Fire Captain David Rosa at 7:22 p.m. to a meeting on July 17, 2018 at 5:00 p.m.

Diane J. Martinez, Mayor

ATTEST:

Christopher Callard, Public Information Officer
for Lana Chikami, City Clerk

**PARAMOUNT CITY COUNCIL
MINUTES OF AN ADJOURNED MEETING
JULY 17, 2018**

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

CALL TO ORDER:

The adjourned meeting of the Paramount City Council was called to order by Mayor Diane J. Martinez at 5:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**ROLL CALL OF
COUNCILMEMBERS**

Present: Councilmember Laurie Guillen
Councilmember Daryl Hofmeyer
Councilmember Peggy Lemons
Mayor Diane J. Martinez

Absent: Vice Mayor Tom Hansen

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to excuse Vice Mayor Hansen's absence. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None

STAFF PRESENT:

John Moreno, City Manager
John E. Cavanaugh, City Attorney
David Johnson, Com. Serv. & Recreation Director
Karina Liu, Finance Director
Adriana Lopez, Public Safety Director
Clyde Alexander, Assistant Finance Director
Angel Arredondo, Code Enforcement Division Head
Chris Callard, Public Information Officer
John Carver, Assistant Community Development Director
Lana Chikami, City Clerk
Steve Coumparoules, Management Analyst
Marco Cuevas, Community Development Planner
Jaime De Guzman, Senior Accountant
Danny Elizarraras, Management Analyst
Magda Garcia, Senior Com. Serv. & Recreation Supervisor
Yecenia Guillen, Asst. Com. Serv. & Recreation Director
Margarita Gutierrez, Finance Supervisor
Sarah Ho, Interim Public Works Director
John King, Planning Manager
Diana Lopez, Human Resources Analyst

Wendy Macias, Public Works Manager
Anthony Martinez, Crime Analyst
Margarita Matson, Assistant Public Safety Director

PUBLIC COMMENTS

CF 10.3

The following individuals addressed the City Council and provided public comments: Ms. Andrea Crow (Paramount Library) and Ms. Lisa Bravo.

OLD BUSINESS

1. URGENCY ORDINANCE
NO. 1105 (Adoption)
Extending an Interim
Urgency Ordinance
Pursuant to California
Government Code
Section 65858
Suspending the Issuance
of Any Resident Permit
Parking Requests During
the Pendency of the City's
Review and Adoption of
Formal Criteria of Such
Requests and Declaring
the Urgency Thereof
CF 73

Public Safety Director Lopez gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only, waive further reading, and adopt Urgency Ordinance No. 1105, "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT EXTENDING AN INTERIM URGENCY ORDINANCE PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 SUSPENDING THE ISSUANCE OF ANY RESIDENT PERMIT PARKING REQUESTS DURING THE PENDENCY OF THE CITY'S REVIEW AND ADOPTION OF FORMAL CRITERIA OF SUCH REQUESTS AND DECLARING THE URGENCY THEREOF." The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez

NOES: None

ABSENT: Vice Mayor Hansen

ABSTAIN: None

2. Plan to Prevent and
Combat Homelessness
for the Cities of
Paramount and Bellflower
CF 43.1074, 69

City Manager Moreno announced that a Path representative was present at the meeting, and then Public Safety Director Lopez gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to approve and adopt the Plan to Prevent and Combat Homelessness with the stipulation that the final draft of the Plan be submitted to the Los Angeles County Homeless Initiative by July 27, 2018. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None

NEW BUSINESS

3. RESOLUTION NO.
18:022
Expressing Support for
Everyone In Campaign, a
Coalition of People Who
Embrace the Common
Goal of Ending
Homelessness
CF 43.1073, 43.1074, 69

City Manager Moreno announced that a United Way representative was present at the meeting, and then Public Safety Director Lopez gave the report.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only and adopt Resolution No. 18:022, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, EXPRESSING SUPPORT FOR **EVERYONE IN** CAMPAIGN, A COALITION OF PEOPLE WHO EMBRACE THE COMMON GOAL OF ENDING HOMELESSNESS." The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None

4. Appointment of Planning
Commissioner
CF 27.7

Mayor Martinez appointed Mr. Jaime Abrego to the Planning Commission to fill the vacant position for a term expiring April 2021.

Councilmember Lemons made a motion to approve the appointment and it was seconded by Councilmember Hofmeyer. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None

5. Proposed Residential Air Purifier Filtration and HVAC Filter Rebate Program
CF 31.20, 46

Assistant Community Development Director Carver gave the report and presented a PowerPoint presentation.

Discussion followed regarding reimbursing residents for prior air purifier unit or HVAC filter purchases and the availability of Minimum Efficiency Reporting Value (MERV) information on air filter packaging.

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to authorize the City Manager or his designee to implement the Residential Air Purifier Filtration and HVAC Filter Rebate Program as outlined in the report. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons, Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None
6. AWARD OF CONTRACT Construction Services for Housing Rehabilitation
8842 Vans Street
CF 69.13

Assistant Community Development Director Carver gave a combined report and Power Point presentation for both agenda items 6 and 7.

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to award the contract for construction services to Affordable Built Construction in the total amount of \$33,665.00 from the Home Investment Partnership Program (HOME) grant. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons, Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None
7. AWARD OF CONTRACT Construction Services for Housing Rehabilitation
15133 Bellota Avenue
CF 69.13

Community Development Director Carver gave a combined report and PowerPoint presentation for both agenda items 6 and 7.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to award the contract for construction services to Affordable Built Construction in the total amount of \$28,285.00 from the Home Investment Partnership Program (HOME) grant. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer, Lemons,
Mayor Martinez
NOES: None
ABSENT: Vice Mayor Hansen
ABSTAIN: None

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Lemons thanked Public Works staff for the expeditious removal of graffiti in the city. She also commented on attending the Networking & Tacos event held at Northgate and noted that Assemblyman Rendon shared some great information.

Councilmember Guillen commented on her attendance at the Concert in the Park and the Saturday cleanup event. She also expressed appreciation to the volunteers. Additionally, Councilmember Guillen commented on the reading of Mr. George Tanner's letter at a prior City Council meeting and provided clarification about the letter.

Mayor Martinez extended an invitation to attend the grand opening event of Pizza Press and encouraged everyone to come to the Concert in the Park events.

Staff

City Manager Moreno reported on a productive meeting that was held with City staff and the service clubs and mentioned that they plan to meet quarterly.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Martinez adjourned the meeting at 5:34 p.m. to a meeting on August 7, 2018 at 6:00 p.m.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

H:\CITYMANAGER\AGENDA\MINUTES\TEMPLATES-MINUTES\ADJOURN\ADJ MTG MINUTES-CC.DOC8/2/2018 2:33 PM

AUGUST 7, 2018

REGISTER OF DEMANDS

PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE REGISTER OF DEMANDS OF THE PARAMOUNT CITY
COUNCIL.

APPROVED: _____ DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
July 31, 2018
Printed Checks**

Check Number	Vendor Name	Amount	Description
308007	A & B CONCRETE PUMPING	281.00	PW - STREET MNTC SUPPLIES
		236.00	PW - STREET MNTC SUPPLIES
	Vendor Total	517.00	
308008	A & C WEDDING	62.80	WTR DEP REF - 14333 GARFIELD
	Vendor Total	62.80	
308009	ACTENVIRO	4,832.08	PW - HAZARDOUS WASTE SVCS
	Vendor Total	4,832.08	
308010	ADVANCE ELEVATOR, INC	300.00	PW - ELEVATOR MNTC (7/18)
	Vendor Total	300.00	
308011	ADVANCED AQUATIC TECHNOLOGY	975.00	PW - CIVIC CENTER FOUNTAIN MNTC (6/18)
	Vendor Total	975.00	
308012	ALIN PARTY SUPPLY CO.	104.10	CSR - RECREATION SUPPLIES
		93.08	CSR - SUMMER CONCERT (7/5)
		43.15	CSR - ENP EVENT SUPPLIES
	Vendor Total	240.33	
308013	ARAMARK UNIFORM SERVICES, INC.	110.33	CSR - LAUNDRY SVCS (6/27)
		110.33	CSR - LAUNDRY SVCS (6/13)
		110.33	CSR - LAUNDRY SVCS (7/11)
	Vendor Total	330.99	
308014	BACKFLOW APPARATUS & VALVE	310.68	PW - WATER OPER MNTC SUPPLIES
	Vendor Total	310.68	
308015	BRITHINEE ELECTRIC	847.00	PW - WATER OPER MNTC SVCS
	Vendor Total	847.00	
308016	CALIF SHOPPING CART RETRIEVAL	600.00	PW - CART SERVICES (5/18)
	Vendor Total	600.00	
308017	CDW GOVERNMENT, INC.	160.64	GEN - COMPUTER MTNC SUPPLIES
		35.04	GEN - COMPUTER MTNC SUPPLIES
	Vendor Total	195.68	
308018	CHARLES G HARDY, INC.	80.73	PW - FACILITY MNTC SUPPLIES
		28.74	PW - WATER OPER MNTC SUPPLIES
	Vendor Total	109.47	
308019	CINTAS FIRE PROTECTION	120.00	PW - FIRE PROTECTION SVCS (7/18-9/18)
	Vendor Total	120.00	
308020	CITY OF CERRITOS	637.50	PS - FINGERPRINTING SVCS (4/18 - 5/18)
	Vendor Total	637.50	
308021	CITY OF DOWNEY	1,538.69	PW - TRAFFIC SIGNAL MNTC (7/17 - 12/17)
		146.25	PW - TRAFFIC SIGNAL MNTC (1/18 - 3/18)
	Vendor Total	1,684.94	
308022	CITY OF SANTA FE SPRINGS	12,546.72	PW - TRAFFIC SIGNAL MNTC (3/18)
		10,527.83	PW - TRAFFIC SIGNAL MNTC (5/18)
		8,119.19	PW - TRAFFIC SIGNAL MNTC (4/18)
	Vendor Total	31,193.74	
308023	CLEANSTREET	16,067.52	PW - STREET SWEEPING (6/18)
	Vendor Total	16,067.52	
308024	COAST FITNESS REPAIR SHOP	1,719.69	PS - GYM EQUIPMENT MNTC
	Vendor Total	1,719.69	
308025	COCA COLA ENTERPRISES	734.57	GEN - VENDING MACHINE (REIMB)
	Vendor Total	734.57	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
July 31, 2018
Printed Checks**

Check Number	Vendor Name	Amount	Description
308026	CONTINENTAL INTERPRETING	477.50	PW - COMMUNITY INTERPRETER (5/1)
		477.50	PW - COMMUNITY INTERPRETER (6/5)
		477.50	PW - COMMUNITY INTERPRETER (5/15)
		350.00	PW - COMMUNITY INTERPRETER (6/19)
		350.00	CC - COMMUNITY INTERPRETER (7/3)
		150.00	PW - COMMUNITY INTERPRETER (5/10)
	Vendor Tota	2,282.50	
308027	CORTEZ	17.23	WTR DEP REF - 6520 SAN LUIS
	Vendor Tota	17.23	
308028	DANDURAND	28.12	WTR DEP REF - 16818 VERDURA
	Vendor Tota	28.12	
308029	DAVID VOLZ DESIGN	4,125.00	CIP - VILLAGE HANDBALL COURTS (5/18)
	Vendor Tota	4,125.00	
308030	DELPHIN COMPUTER SUPPLY	175.20	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	175.20	
308031	DELUXE TRAILER SUPPLY	65.59	PW - RECREATION SUPPLIES
	Vendor Tota	65.59	
308032	DEPT OF JUSTICE	576.00	PERS - FINGERPRINTING SVCS (6/18)
		32.00	PERS - FINGERPRINTING SVCS (5/18)
	Vendor Tota	608.00	
308033	DION AND SONS, INC	399.83	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	399.83	
308034	DUARTE DE MOJICA	15.79	WTR DEP REF - 15150 OLIVA
	Vendor Tota	15.79	
308035	ESCOBAR	17.57	WTR DEP REF - 16413 INDIANA
	Vendor Tota	17.57	
308036	FACILITY WERX, INC	1,175.15	PW - HOUSEHOLD SUPPLIES
		922.98	PW - HOUSEHOLD SUPPLIES
		548.49	PW - HOUSEHOLD SUPPLIES
		404.00	PW - HOUSEHOLD SUPPLIES
		390.59	PW - HOUSEHOLD SUPPLIES
		312.47	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	3,753.68	
308037	FERGUSON ENTERPRISES, INC	841.92	PW - FACILITY MNTC SUPPLIES
		414.73	PW - FACILITY MNTC SUPPLIES
		303.21	PW - FACILITY MNTC SUPPLIES
		268.31	PW - FACILITY MNTC SUPPLIES
		165.48	PW - FACILITY MNTC SUPPLIES
		59.82	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	2,053.47	
308038	FIRST TRANSIT, INC	56,760.30	CSR - SHUTTLE BUSES (5/18)
		-5,209.36	CSR - SHUTTLE FARES (5/18)
		47,463.37	CSR - SHUTTLE BUSES (6/18)
		-4,773.25	CSR - SHUTTLE FARES (6/18)
	Vendor Tota	94,241.06	
308039	FIRST VEHICLE SERVICES	3,023.55	PW - VEHICLE NON-CONTRACT MNTC (6/18)
	Vendor Tota	3,023.55	
308040	FORD MOTOR CREDIT COMPANY LLC	556.92	PW - GRAFFITI TRUCK LATE FEES
	Vendor Tota	556.92	

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Check Number	Vendor Name	Amount	Description
308041	FULLER ENGINEERING INC	1,320.46	PW - FACILITY MNTC SUPPLIES
		1,316.74	PW - FACILITY MNTC SUPPLIES
		1,274.82	PW - FACILITY MNTC SUPPLIES
		1,216.88	PW - FACILITY MNTC SUPPLIES
		1,168.37	PW - FACILITY MNTC SUPPLIES
		462.64	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	6,759.91	
308042	GOLDEN TOUCH CLEANING, INC	12,032.05	PW - JANITORIAL SVCS (6/18)
	Vendor Tota	12,032.05	
308043	GRAINGER	110.91	PW - FACILITY MNTC SUPPLIES
		108.68	PW - FACILITY MNTC SUPPLIES
		54.47	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	274.06	
308044	GUTIERREZ	15.08	WTR DEP REF - 14726 JETMORE
	Vendor Tota	15.08	
308045	HACH COMPANY	207.68	PW - WATER OPER MNTC SUPPLIES
		79.22	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	286.90	
308046	HAGEN PLUMBING, INC	1,451.00	PW - FACILITY MNTC SVCS
		419.75	PW - FACILITY MNTC SVCS
	Vendor Tota	1,870.75	
308047	HD SUPPLY WHITE CAP CONST	1,147.53	PW - GENERAL SMALL TOOLS
		695.24	PW - GENERAL SMALL TOOLS
		375.80	PW - GENERAL SMALL TOOLS
	Vendor Tota	2,218.57	
308048	HI-WAY SAFETY INC	860.00	PW - STREET MNTC SUPPLIES
	Vendor Tota	860.00	
308049	HUMAN SERVICES ASSOCIATION	2,000.00	CSR - ENP MEALS (COM CTR) - 5/18
		1,138.25	CSR - ENP MEALS (HOME DEL) - 6/18
		923.65	CSR - ENP MEALS (HOME DEL) - 5/18
		576.00	CSR - ENP EVENT MEALS (6/14)
	Vendor Tota	4,637.90	
308050	IMAGE 2000, INC	13.00	GEN - PRINTER TONER
		8.50	CSR - PEP COPIER TONER
	Vendor Tota	21.50	
308051	INTERFACE SYSTEMS, LLC	305.25	PS - STATION SECURITY (7/18 - 9/18)
	Vendor Tota	305.25	
308052	J & M SANITATION COMPANY	313.04	PW - SALUD PARK RESTROOM (5/18)
	Vendor Tota	313.04	

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308054	JANKOVICH COMPANY	1,477.92	PS - FLEET FUEL (6/22 - 6/30)
		1,269.22	PS - FLEET FUEL (5/22 - 5/31)
		1,042.59	PW - FLEET FUEL (5/8 - 5/14)
		948.12	PW - FLEET FUEL (5/1 - 5/7)
		944.71	PW - FLEET FUEL (6/15 - 6/21)
		843.57	PS - FLEET FUEL (6/15 - 6/21)
		842.31	PW - FLEET FUEL (6/8 - 6/14)
		737.57	PW - FLEET FUEL (6/22 - 6/30)
		680.59	PW - FLEET FUEL (6/1 - 6/7)
		678.43	PW - FLEET FUEL (6/22 - 6/30)
		654.05	PS - FLEET FUEL (6/8 - 6/14)
		607.97	PW - FLEET FUEL (5/15 - 5/21)
		596.81	PW - FLEET FUEL (5/8 - 5/14)
		588.89	PW - FLEET FUEL (5/22 - 5/31)
		564.95	PW - FLEET FUEL (6/15 - 6/21)
		541.10	PW - FLEET FUEL (6/1 - 6/7)
		527.45	PW - FLEET FUEL (5/15 - 5/21)
		423.76	PW - FLEET FUEL (6/8 - 6/14)
		389.32	PW - FLEET FUEL (5/22 - 5/31)
		334.40	PW - FLEET FUEL (5/1 - 5/7)
		330.80	PW - FLEET FUEL (5/22 - 5/31)
		314.33	PW - FLEET FUEL (5/1 - 5/7)
		297.81	PW - FLEET FUEL (6/22 - 6/30)
		281.53	PS - FLEET FUEL (6/22 - 6/30)
		264.18	PW - FLEET FUEL (6/15 - 6/21)
		239.20	PS - FLEET FUEL (6/8 - 6/14)
		230.95	PW - FLEET FUEL (6/1 - 6/7)
		226.59	PW - FLEET FUEL (6/1 - 6/7)
		219.44	PW - FLEET FUEL (5/15 - 5/21)
		195.68	PW - FLEET FUEL (5/1 - 5/7)
		194.73	PW - FLEET FUEL (6/22 - 6/30)
		189.13	PW - FLEET FUEL (6/1 - 6/7)
		187.50	PW - FLEET FUEL (6/22 - 6/30)
		186.61	PS - FLEET FUEL (7/1 - 7/7)
		182.85	PW - FLEET FUEL (5/15 - 5/21)
		171.05	PW - FLEET FUEL (5/15 - 5/21)
		164.23	CSR - FLEET FUEL (6/22 - 6/30)
		164.09	PW - FLEET FUEL (5/1 - 5/7)
		151.89	CSR - FLEET FUEL (5/22 - 5/31)
		149.66	PW - FLEET FUEL (5/8 - 5/14)
		147.13	CD - FLEET FUEL (6/22 - 6/30)
		142.84	CSR - FLEET FUEL (6/15 - 6/21)
		137.60	PW - FLEET FUEL (6/8 - 6/14)
		127.21	CSR - FLEET FUEL (7/1 - 7/7)
		126.61	PW - FLEET FUEL (6/8 - 6/14)
		126.54	CSR - FLEET FUEL (6/8 - 6/14)
		118.65	CSR - FLEET FUEL (7/8-7/14)
		116.98	PS - FLEET FUEL (6/15 - 6/21)
		115.85	PS - FLEET FUEL (6/1 - 6/7)
		113.32	PW - FLEET FUEL (6/15 - 6/21)
		112.29	PW - FLEET FUEL (5/15 - 5/21)
		110.28	PW - FLEET FUEL (6/1 - 6/7)
		102.95	PW - FLEET FUEL (6/15 - 6/21)
		96.64	PW - FLEET FUEL (6/8 - 6/14)
		94.57	PW - FLEET FUEL (5/22 - 5/31)
		88.23	CSR - FLEET FUEL (6/1 - 6/7)
		83.11	PW - FLEET FUEL (5/8 - 5/14)
		81.70	PW - FLEET FUEL (5/22 - 5/31)
		79.88	CD - FLEET FUEL (6/8 - 6/14)
		79.54	PS - FLEET FUEL (7/1 - 7/7)

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308054	JANKOVICH COMPANY	76.91	PS - FLEET FUEL (6/22 - 6/30)
		71.73	PW - FLEET FUEL (5/22 - 5/31)
		69.17	CD - FLEET FUEL (7/1 - 7/7)
		68.29	CD - FLEET FUEL (6/15 - 6/21)
		55.74	CD - FLEET FUEL (6/1 - 6/7)
		52.90	PW - FLEET FUEL (5/22 - 5/31)
		22.85	PS - FLEET FUEL (6/15 - 6/21)
		11.44	PW - FLEET FUEL (5/8 - 5/14)
		11.32	PW - FLEET FUEL (5/1 - 5/7)
	Vendor Total	21,678.25	
308055	JHM SUPPLY LANDSCAPE AND	185.20	PW - WATER OPER MNTC SUPPLIES
	Vendor Total	185.20	
308056	JMD NET	2,500.00	AS - COMPUTER NETWORK SUPPORT (6/18)
	Vendor Total	2,500.00	
308057	JMG SECURITY SYSTEMS, INC	4,736.67	GEN - SECURITY SYSTEM MNTC (7/18- 9/18)
		2,699.73	PW - SECURITY SYSTEM MNTC (7/18- 9/18)
		1,910.52	PS - SECURITY SYSTEM MNTC (7/18- 9/18)
		6,265.00	GEN - ALARM INSTALL (PROGRESS PLAZA)
		1,694.20	GEN - ALARM INSTALLATION (CLRWTR)
	Vendor Total	17,306.12	
308058	JOHN L HUNTER	1,472.00	PW - STORMWATER MGMT SVCS (3/18)
		419.34	PW - STORMWATER MGMT SVCS (4/18)
		378.85	PW - STORMWATER MGMT SVCS (5/18)
	Vendor Total	2,270.19	
308059	JOHN'S WHOLESALE ELECTRIC, INC	2,334.96	PW - FACILITY MNTC SUPPLIES
		804.32	PW - FACILITY MNTC SUPPLIES
		343.67	PW - FACILITY MNTC SUPPLIES
		240.22	PW - FACILITY MNTC SUPPLIES
	Vendor Total	3,723.17	
308060	KAPOOR	56.33	WTR DEP REF - 15309 RANCHO CENTINA
	Vendor Total	56.33	
308061	KIRST PUMP & MACHINE WORKS INC	1,446.13	PW - SPANE PARK PUMP REPAIR
	Vendor Total	1,446.13	
308062	KLM, INC.	1,307.88	PW - A/C SYSTEM SVCS (COM CTR)
		864.53	PW - A/C SYSTEM SVCS (STATION)
		582.54	PW - A/C SYSTEM SVCS (ROOFTOP)
		485.07	PW - A/C SYSTEM SVCS (WELL #15)
		438.63	PW - A/C SYSTEM SVCS (GYM)
		415.00	PW - A/C SYSTEM SVCS (STATION)
		360.00	PW - A/C SYSTEM SVCS (CITY HALL)
		348.56	PW - FREEZER MNTC SVCS (COM CTR)
		310.00	PW - A/C SYSTEM SVCS (COM CTR)
		303.00	PW - A/C TONNAGE & REFRIGERANT CHARGE
		150.00	PW - A/C SYSTEM SVCS (WELL #13)
	Vendor Total	5,565.21	
308063	L A COUNTY DEPT OF PUBLIC WORK	872.74	PW - INDUSTRIAL WASTE SVCS (5/18)
	Vendor Total	872.74	
308064	LANDSCAPE STRUCTURES INC.	129.12	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Total	129.12	
308065	LINCOLN AQUATICS	57.89	PW - FACILITY MNTC SUPPLIES
	Vendor Total	57.89	

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308066	M. HARA LAWNMOWER CENTER	64.35	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	64.35	
308067	MATT CHLOR INC	190.00	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	190.00	
308068	MCMASTER-CARR SUPPLY CO	289.66	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	289.66	
308069	NAPA AUTO PARTS	37.77	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	37.77	
308070	NATIONAL READY MIXED CONCRETE	927.90	PW - TRAFFIC SAFETY SUPPLIES
		587.70	PW - STREET MNTC SUPPLIES
	Vendor Tota	1,515.60	
308071	NEOPOST	258.42	FIN - POSTAGE MACHINE INK
	Vendor Tota	258.42	
308072	NIKKI'S FLAGS	1,785.35	PW - FLAGS
	Vendor Tota	1,785.35	
308073	NORTHERN SAFETY CO, INC	125.60	PW - LANDSCAPE MNTC SUPPLIES
		10.15	PW - LANDSCAPE MNTC SUPPLIES (TAX)
		-10.15	NORTHERN SAFETY & INDUSTRIAL
	Vendor Tota	125.60	
308074	OFFICE DEPOT, INC.	341.63	GEN - PRINTER TONER
		74.67	FIN - OFFICE SUPPLIES
		415.99	CSR - OFFICE SUPPLIES
		398.14	CSR - STAR SUPPLIES
		278.50	FIN - OFFICE SUPPLIES
		243.10	PS - OFFICE SUPPLIES
		172.00	GEN - PRINTER TONER
		149.47	PS - OFFICE SUPPLIES
		145.01	GEN - PRINTER TONER
		125.07	FIN - OFFICE SUPPLIES
		101.05	PS - OFFICE SUPPLIES
		97.10	PS - OFFICE SUPPLIES
		79.21	PS - OFFICE SUPPLIES
		53.96	PS - OFFICE SUPPLIES
		27.31	PS - OFFICE SUPPLIES
		24.93	FIN - OFFICE SUPPLIES
		14.03	FIN - OFFICE SUPPLIES
		11.60	GEN - OFFICE SUPPLIES
	Vendor Tota	2,752.77	
308075	OFFICE SOLUTIONS	538.02	GEN - OFFICE SUPPLIES
		260.61	CSR - STAR CHAIRS (2)
		51.25	AS - OFFICE SUPPLIES
		3.70	CM - OFFICE SUPPLIES
		10.82	PERS - OFFICE SUPPLIES
		11.83	AS - OFFICE SUPPLIES
		20.30	AS - OFFICE SUPPLIES
		12.83	GEN - OFFICE SUPPLIES
		-10.82	PERS - OFFICE SUPPLIES (CREDIT)
		-11.82	AS - OFFICE SUPPLIES (CREDIT)
	Vendor Tota	886.72	
308076	ONTIVEROS	18.24	WTR DEP REF - 15163 CASTANA
	Vendor Tota	18.24	

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308077	PACIFIC RIM AUTOMATION, INC.	8,379.00	PW - SCADA SOFTWARE SUPPORT (FY 2019)
		1,050.00	PW - SCADA COMPUTER MNTC (7/18)
	Vendor Tota	9,429.00	
308078	PARAMOUNT JOURNAL	713.35	CM - PUBLISHED NOTICE (6/28)
		207.68	CM - PUBLISHED NOTICE (6/14)
		142.89	CM - PUBLISHED NOTICE (6/21)
		124.74	CM - PUBLISHED NOTICE (6/28)
		97.68	CD - PUBLISHED NOTICE (6/28)
		95.26	CD - PUBLISHED NOTICE (6/28)
		88.00	CM - PUBLISHED NOTICE (6/21)
	Vendor Tota	1,469.60	
308079	PEGASUS INTERPRINT	670.16	CD - 2-PART DEVELOPMENT FEE RECEIPTS
		434.15	CD - 2-PART BUILDING NOTICE BOOKLETS
	Vendor Tota	1,104.31	
308080	PEREZ	14.09	WTR DEP REF - 8340 QUIMBY
	Vendor Tota	14.09	
308081	POLYMERSHAPES LLC	321.70	PW - FACILITY MNTC SUPPLIES
		193.02	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	514.72	
308082	POWERS ELECTRIC PRODUCTS CO	512.63	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	512.63	
308083	PRINTTIO	1,013.97	PS - 4TH OF JULY DOOR HANGERS
	Vendor Tota	1,013.97	
308084	PTM GENERAL ENG SVCS, INC	73,536.08	CIP - ORANGE/SOMERSET SIGNAL IMP (6/18)
	Vendor Tota	73,536.08	
308085	Q DOXS	347.99	CSR - COM CTR COPIER OVERAGE (5/18)
		501.28	CSR - COM CTR COPIER USAGE (6/18)
		501.28	CSR - COPIER USAGE (7/18)
		290.45	GEN - COLOR COPIER USAGE (6/18)
		2.86	GEN - COLOR COPIER OVERAGE (5/18)
		93.08	GEN - COPIER USAGE (6/18)
		60.23	CD - COPIER USAGE (6/18)
		.12	CD - COPIER USAGE OVERAGE (5/18)
		20.74	CSR - COPIER OVERAGE (6/18)
	Vendor Tota	1,818.03	
308086	QUADRANT SYSTEMS INC.	840.00	GEN - CASH REGISTER SUPPORT (FY 2019)
		840.00	FIN - CASH REGISTER SUPPORT (FY 2019)
	Vendor Tota	1,680.00	
308087	QUICKBUYS, INC./ALWAYS BI-RITE	1,515.48	GEN - PRINTER TONER
		308.77	GEN - PRINTER TONER
	Vendor Tota	1,824.25	
308088	RAMOS	39.91	WTR DEP REF - 8315 ROSECRANS
	Vendor Tota	39.91	
308089	RAYVERN LIGHTING SUPPLY CO INC	193.52	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	193.52	
308090	RCI IMAGE SYSTEMS	3,253.74	CD - DOCUMENT IMAGING SVCS
		903.24	CD - DOCUMENT IMAGING SVCS
	Vendor Tota	4,156.98	
308091	RICE	17.38	WTR DEP REF - 6802 ALONDRA
	Vendor Tota	17.38	

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308092	RILEY PRINTING CO	848.15	PS - PRINTING/REPRO SVCS
	Vendor Tota	848.15	
308093	RIO VERDE NURSERY	462.16	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	462.16	
308094	ROADLINE PRODUCTS INC	319.74	PW - TRAFFIC SAFETY SUPPLIES
	Vendor Tota	319.74	
308095	ROBERT SKEELS & CO.	428.50	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	428.50	
308096	RPW SERVICES, INC.	190.00	PW - PEST CONTROL SVCS (COM CTR)
		120.00	PW - PEST CONTROL SVCS (SIDEWALKS)
		95.00	PW - PEST CONTROL SVCS (COM CTR)
		95.00	PW - PEST CONTROL SVCS (STATION)
		95.00	PW - PEST CONTROL SVCS (POND)
		90.00	PW - PEST CONTROL SVCS (CIVIC CENTER)
		88.00	PW - PEST CONTROL SVCS (GYM)
		88.00	PW - PEST CONTROL SVCS(ALL AMERICAN PK)
		88.00	PW - PEST CONTROL SVCS (PARAMOUNT PARK)
		88.00	PW - PEST CONTROL SVCS (PROGRESS PARK)
		88.00	PW - PEST CONTROL SVCS (DILLS PARK)
		88.00	PW - PEST CONTROL SVCS (SALUD PARK)
		88.00	PW - PEST CONTROL SVCS (SPAN PARK)
		80.00	PW - PEST CONTROL SVCS (CITY YARD)
		70.00	PW - PEST CONTROL SVCS (CITY HALL)
		65.00	PW - PEST CONTROL SVCS (FIREHOUSE)
		45.00	PW - PEST CONTROL SVCS (SNACK SHACK)
	Vendor Tota	1,561.00	
308097	S & S WORLDWIDE	2,146.05	CSR - SNAP SUPPLIES
		161.92	CSR - ENP EVENT SUPPLIES
	Vendor Tota	2,307.97	
308098	SALCO GROWERS, INC.	126.47	PW - LANDSCAPE MNTC SUPPLIES
		99.37	PW - LANDSCAPE MNTC SUPPLIES
		8.62	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	234.46	
308099	SENIOR	2.87	WTR DEP REF - 6649 SAN VINCENTE
	Vendor Tota	2.87	
308100	SHI INTERNATIONAL CORP	6,500.88	GEN - WIRELESS BRIDGE (COMM CTR)
		3,614.58	CIP - TRANSMITTER/TRANSLATOR IMP
		2,990.99	GEN - WIRELESS BRIDGE (COMM CTR)
		564.61	GEN - WIRELESS BRIDGE (COMM CTR)
		409.57	GEN - COMPUTER MNTC SUPPLIES
		192.31	GEN - COMPUTER MNTC SUPPLIES
		197.82	GEN - PRINTER TONER
	Vendor Tota	14,470.76	
308101	SMART & FINAL IRIS CO	569.33	GEN - KITCHEN SUPPLIES
	Vendor Tota	569.33	
308102	SMITH PAINT	405.37	PW - STREET MNTC SUPPLIES
		131.38	PW - FACILITY MNTC SUPPLIES
		88.37	PW - STREET MNTC SUPPLIES
	Vendor Tota	625.12	
308103	SO CALIF ASSOC OF GOVERNMENTS	5,646.00	CC - SCAG MEMBERSHIP (FY 2019)
	Vendor Tota	5,646.00	

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308104	SOURCE GRAPHICS	52.56	CSR - AQUATIC SUPPLIES
	Vendor Tota	52.56	
308105	STATEWIDE SAFETY & SIGNS	4,140.19	PW - STREET MNTC SUPPLIES
	Vendor Tota	4,140.19	
308106	STEPHEN DORECK	26,495.00	PW - WTR SVC INSTALL (ALONDRA E/O PRMT)
	Vendor Tota	26,495.00	
308107	SUPERIOR OFFICE PRODUCTS	365.37	PS - OFFICE SUPPLIES
		325.33	PS - OFFICE SUPPLIES
		318.30	PS - OFFICE SUPPLIES
		243.58	PS - OFFICE SUPPLIES
		204.95	PS - OFFICE SUPPLIES
	Vendor Tota	1,457.53	
308108	TACTICAL DIGITAL CORP	11.91	GEN - EMAIL TO FAX SVCS (6/18)
	Vendor Tota	11.91	
308109	TAYLOR'S LOCK & KEY SVCS	82.65	PW - FACILITY MNTC SUPPLIES
		10.78	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	93.43	
308110	TETRATECH, INC	26,973.00	CIP - WELL #16 DEVELOPMENT (4/18)
	Vendor Tota	26,973.00	
308111	TRUESDAIL LABORATORIES, INC	144.00	PW - WATER CHEMICAL TESTING
		130.50	PW - WATER CHEMICAL TESTING
		126.00	PW - WATER CHEMICAL TESTING
		126.00	PW - WATER CHEMICAL TESTING
		126.00	PW - WATER CHEMICAL TESTING
		36.00	PW - WATER CHEMICAL TESTING
		36.00	PW - WATER CHEMICAL TESTING
		24.00	PW - WATER CHEMICAL TESTING
		11.50	PW - WATER CHEMICAL TESTING
	Vendor Tota	760.00	
308112	UNDERGROUND SERVICE ALERT	90.85	PW - WATER OPER MNTC SVCS (6/18)
	Vendor Tota	90.85	
308113	US SOUND & VIBRATION INSTITUTE	11.82	WTR DEP REF - 6325 ALONDRA
	Vendor Tota	11.82	
308114	USC FOUNDATION FOR CROSS-CONNE	340.00	PW - WTR PURVEYOR MEMBERSHIP(FY 2019)
	Vendor Tota	340.00	
308115	VAZQUEZ, VICTOR	28.90	WTR DEP REF - 8314 ACKLEY
	Vendor Tota	28.90	
308116	WEST COAST ARBORISTS, INC	11,431.65	CIP - STREET TREE RENOVATIONS (6/15/18)
		667.80	CIP - STREET TREE RENOVATIONS (6/30/18)
	Vendor Tota	12,099.45	

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Check Number	Vendor Name	Amount	Description
308117	WILLDAN ASSOCIATES, INC	14,250.00	CIP - ARTERIAL STREET RESURFACING (5/18)
		11,481.20	CIP - GARFIELD STREET WIDENING (5/18)
		10,800.00	PW - GENERAL ENG SVCS (5/18)
		3,500.00	CIP - ARTERIAL STREET RESURFACING (5/18)
		4,875.00	CIP - ARTERIAL STREET RESURFACING (5/18)
		7,750.00	CIP - ORANGE/SOMERSET SIGNAL IMP (5/18)
		600.00	CIP - NEIGHBORHOOD STREET IMP (5/18)
		2,000.00	CIP - NEIGHBORHOOD STREET IMP (5/18)
		1,080.00	CIP - VILLAGE HANDBALL COURT DESIGN
		1,077.50	PW - WSAB BIKEWAY CONCEPT
		360.00	PW - I-710 EIR REVIEW (5/18)
		270.00	PW - LANDSCAPE ARCH SVCS (4/18)
	Vendor Tota	58,043.70	
308118	XEROX CORP.	944.17	PS - PRINTER (6/18)
		147.45	PS - COPIER INTEGRATOR (6/18)
	Vendor Tota	1,091.62	
308119	ZUMAR INDUSTRIES, INC.	142.35	PW - STREET MNTC SUPPLIES
		123.58	PW - STREET MNTC SUPPLIES
	Vendor Tota	265.93	
A total of 112 checks were issued for		\$522,908.76	

**CITY OF PARAMOUNT
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Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
307897	999 FOR KIDS PROGRAM	1,000.00	CP - COMMUNITY ORGANIZATION FUNDING
	Vendor Tota	1,000.00	
307898	A & G FENCE AND SUPPLY SALES	12,000.00	CIP - VEHICLE ACCESS GATES-PMOUNT PARK
		3,141.70	PW - FENCE INSTALL (SALUD PARK)
		3,000.00	CIP - VEHICLE ACCESS GATES-PMOUNT PARK
307925		13,825.00	CIP - NEIGHBORHOOD IMP (GARFIELD PK)
	Vendor Tota	31,966.70	
307899	ABLES, TAMMY MYESHA	71.00	PS - PARKING CITATION REFUND
	Vendor Tota	71.00	
307751	ADMINISTRATIVE SERVICES CO-OP	2,274.97	CSR - MEDICAL TRANSIT SVCS (3/18)
307836		2,301.04	CSR - MEDICAL TRANSIT SVCS (5/18)
		2,016.02	CSR - MEDICAL TRANSIT SVCS (4/18)
307971		2,466.64	CSR - MEDICAL TRANSIT SVCS (6/18)
	Vendor Tota	9,058.67	
307752	ADT SECURITY SERVICES, INC.	143.67	PS - SECURITY CAMERA MNTC (7/18 - 9/18)
307779		46.80	PS - SECURITY CAMERA MNTC (7/18)
	Vendor Tota	190.47	
307900	ALL AMERICAN ASPHALT	42,662.00	CIP - ARTERIAL STREET RESURF (6/18)
	Vendor Tota	42,662.00	
307807	ALLIANT INSURANCE SERVICES, INC	3,260.00	SPECIAL EVENT INSURANCE (4/18 - 6/18)
307827		1,883.00	GEN - CRIME INSURANCE (FY19)
	Vendor Tota	5,143.00	
307926	ALVARADO, GLORIA	9,250.00	CUP REFUND (7237 ROSECRANS)
		575.00	CUP REFUND (7237 ROSECRANS)
	Vendor Tota	9,825.00	
307725	AMSTERDAM PRINTING & LITHO	470.48	CSR - STAR SUPPLIES
		31.16	CSR - STAR SUPPLIES (TAX)
		-31.16	AMSTERDAM
307780		1,278.02	CP - HERITAGE FESTIVAL
		103.08	CP - HERITAGE FESTIVAL (SALES TAX)
		-103.08	AMSTERDAM PRINTING
	Vendor Tota	1,748.50	
307753	ANGUINO, ARACELI	65.00	CSR - DAY CAMP REFUND
	Vendor Tota	65.00	
307972	ARELLANO, DAVID	90.00	PW - WATER TREATMENT CERTIFICATION (DA)
	Vendor Tota	90.00	
307927	AT & T	109.25	GEN - CLRWTR INTERNET (6/18)
307928		90.00	GEN - COM CTR INTERNET (7/18)
307929		81.06	GEN - PARAMOUNT POOL INTERNET (7/18)
307930		5,236.01	GEN - TELEPHONE SERVICE (6/18)
		1,048.06	PW - WATER SYSTEM SERVICE (6/18)
	Vendor Tota	6,564.38	
307754	AT&T MOBILITY	90.83	AS - CELLULAR SERVICE (6/18)
		55.82	FIN - CELLULAR SERVICE (6/18)
307781		105.74	PW - CELLULAR SERVICE (6/18)
307782		25.80	PS - CELLULAR SERVICE (6/18)
307837		1,056.94	CSR - STAR CELLULAR SERVICE (6/18)
		12.54	CSR - CELLULAR SERVICE (6/18)
	Vendor Tota	1,347.67	
307901	ATS PROCESSING SERVICES	57.00	PS - PARKING CITATION REFUND
	Vendor Tota	57.00	

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Check Number	Vendor Name	Amount	Description
307859	BARTEL ASSOCIATES, LLC	3,708.00	FIN - OPEB VALUATION (6/30/17)
	Vendor Tota	3,708.00	
307989	BARTLE WELLS ASSOCIATES	4,900.00	PW - WATER RATE STUDY (5/18)
		2,240.00	PW - WATER RATE STUDY (6/18)
	Vendor Tota	7,140.00	
307726	BAUDVILLE	7.95	CSR - STAR SUPPLIES
		.76	CSR - STAR SUPPLIES (TAX)
		-.76	BAUDVILLE
307838		57.50	CSR - RECREATION SUPPLIES
		5.46	CSR - RECREATION SUPPLIES (TAX)
		-5.46	BAUDVILLE
	Vendor Tota	65.45	
307783	BEARCOM	7,661.32	PW - EMERGENCY RADIO UPGRADE
	Vendor Tota	7,661.32	
307755	BEIGHTON, DAVE	2,250.00	PS - DETECTIVE SPECIALIST (6/9 - 6/22)
307902		2,050.00	PS - DETECTIVE SPECIALIST (6/23 - 7/6)
	Vendor Tota	4,300.00	
307839	BERNAL	197.08	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	197.08	
307973	BLODGETT BAYLOSIS	6,750.00	CD - ENV ANALYSIS (AEROCRAFT)
		4,200.00	CD - ENV ANALYSIS (CALMET MRF)
	Vendor Tota	10,950.00	
307950	BRAUN, ERIC	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307974	BSN SPORTS	12,235.32	CSR - BASKETBALL COURT MOTOR REPL (5)
	Vendor Tota	12,235.32	
307840	CA DEPT OF FOOD & AGRICULTURE	696.33	CSR - FARMER'S MARKET FEES
	Vendor Tota	696.33	
307841	CACTUS BINGO SUPPLY, INC	190.47	CSR - BINGO SUPPLIES
	Vendor Tota	190.47	
307975	CAL HOME REMODELING	2,984.50	CD - RES REHAB (8240 GOLDEN)
	Vendor Tota	2,984.50	
307813	CALIF SOCIETY OF MUNICIPAL	400.00	PERS - JOB NOTICE (ACCOUNTANT)
	Vendor Tota	400.00	
307876	CALIFORNIA BUILDING STANDARDS	327.60	CD - REMITTANCE SB 1473 (4/18 - 6/18)
		36.40	CD - ADMIN SB 1473 (4/18 - 6/18)
		-36.40	CD - ADMIN SB 1473 (4/18 - 6/18)
	Vendor Tota	327.60	
307860	CALIFORNIA CONTRACT CITIES	4,069.00	CC - CCCA MEMBERSHIP (FY 2019)
	Vendor Tota	4,069.00	
308006	CALIFORNIA JPIA	469,795.00	GEN - LIABILITY INSURANCE (FY2019)
		509,269.00	GEN - WORKERS COMPENSATION (FY2019)
		-67,607.00	GEN - LIABILITY INSURANCE (FY2018 ADJ)
		10,397.00	GEN - WORKERS COMPENSATION (FY2018 ADJ)
	Vendor Tota	921,854.00	

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Check Number	Vendor Name	Amount	Description
12560	CALIFORNIA PUBLIC EMPLOYEES'	559,089.98	OPEB PREFUNDING (FY2018)
12563		38,416.88	PERS RETIREMENT - PPE 6/22
12564		5,199.91	PERS RETIREMENT - PPE 6/22
12591		4,903.60	GEN - CALPERS SURVIVOR (CLASSIC-FY18)
12592		1,112.80	GEN - CALPERS SURVIVOR (PEPRA-FY18)
12593		700,000.00	PERS UNFUNDED LIABILITY (ADDITIONAL)
		180,000.00	PERS UNFUNDED LIABILITY (ADDITIONAL)
12594		98,695.67	MEDICAL INSURANCE (ACTIVE) - 7/18
		5,187.00	MEDICAL INSURANCE (RETIRED) - 7/18
		433.03	MEDICAL INSURANCE (ADMIN FEE) - 7/18
12610		37,294.79	PERS RETIREMENT - PPE 7/6
12611		5,189.66	PERS RETIREMENT - PPE 7/6
	Vendor Tota	1,635,523.32	
307842	CARLOS, JUAN	122.50	CSR - GUITAR CLASS (6/18)
	Vendor Tota	122.50	
307951	CASTLE PARK	998.95	CSR - DAY CAMP EXCURSION (7/13)
	Vendor Tota	998.95	
307756	CASTRO, VANESSA	175.19	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	175.19	
307784	CENTRAL BASIN MUNI WATER DIST	97,454.62	PW - PURCHASED WATER (5/18)
307990		458,147.34	PW - PURCHASED WATER (6/18)
	Vendor Tota	555,601.96	
307913	CENTRAL BASIN WATER ASSOC	2,991.50	PW - CBWA MEMBERSHIP (FY2019)
	Vendor Tota	2,991.50	
307914	CERTIFIED INSPECTIONS & CODE	3,400.00	CD - PLAN CHECK SVCS (6/18)
	Vendor Tota	3,400.00	
307903	CHRISTIAN, DENNIS	136.00	PS - PARKING CITATION REFUND
	Vendor Tota	136.00	
307757	CINDY'S JUMPERS, LLC	812.00	CSR - DAY CAMP EXCURSION (6/29)
307843		124.00	CSR - SUMMER CONCERT (7/5)
307904		920.00	CSR - DAY CAMP SUPPLIES (7/13)
307915		199.00	CSR - SUMMER CONCERT (7/12)
307976		124.00	CSR - SUMMER CONCERT (7/19)
	Vendor Tota	2,179.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
307905	CINTAS #053	56.61	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		68.73	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WATER PROD)
		41.03	PW - UNIFORM SVC (WATER DIST)
		22.48	PW - UNIFORM SVC (WATER CUST SVC)
		37.67	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		30.85	PW - UNIFORM SVC (ROADS)
		53.85	PW - UNIFORM SVC (WATER PROD)
		41.03	PW - UNIFORM SVC (WATER DIST)
		22.48	PW - UNIFORM SVC (WATER CUST SVC)
		39.02	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		33.70	PW - UNIFORM SVC (ROADS)
		35.69	PW - UNIFORM SVC (WATER PROD)
		41.03	PW - UNIFORM SVC (WATER DIST)
		22.48	PW - UNIFORM SVC (WATER CUST SVC)
		37.67	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		32.75	PW - UNIFORM SVC (ROADS)
		35.86	PW - UNIFORM SVC (WATER PROD)
		41.03	PW - UNIFORM SVC (WATER DIST)
		22.48	PW - UNIFORM SVC (WATER CUST SVC)
	Vendor Tota	886.83	
307877	CIT TECHNOLOGY FIN SERV, INC	156.69	PW - COPIER (7/18)
	Vendor Tota	156.69	
307785	CITY OF BELLFLOWER	25,000.00	PS - HOMELESSNESS PLANNING GRANT
	Vendor Tota	25,000.00	
*12330	CITY OF PARAMOUNT PAYROLL	239.90	SPEC PAY - 1/26/18
12551		101,583.95	NET PAYROLL - SPEC 6/20
12555		580.09	NET PAYROLL - SPEC 6/22
12559		285,505.21	NET PAYROLL - PPE 6/22
12572		151.04	NET PAYROLL - SPEC 6/27
12575		40.60	NET PAYROLL - SPEC 6/27
12578		129.44	NET PAYROLL - SPEC 6/27
12581		147.24	NET PAYROLL - SPEC 6/29
12585		1,360.68	NET PAYROLL - SPEC 6/29
12588		10,721.56	NET PAYROLL - SPEC 6/29
12595		41.27	NET PAYROLL - SPEC 7/3
12598		102.37	NET PAYROLL - SPEC 6/29
12602		2,567.56	NET PAYROLL - SPEC 7/6
12607		266,303.93	NET PAYROLL - PPE 7/6
12620		3,532.90	NET PAYROLL - SPEC 7/17
	Vendor Tota	673,007.74	
307786	COLORS PRINTING	238.17	CSR - SENIOR NEWSLETTER (6/18)
307878		238.17	CSR - SENIOR NEWSLETTER (7/18)
	Vendor Tota	476.34	
307916	CONFIDENCE CONSULTING	1,200.00	PERS - LEADERSHIP ASSESSMENT (MM)
	Vendor Tota	1,200.00	
307998	COPY R OFFICE SOLUTIONS	233.78	CSR - COM CTR COPIER OVERAGE (4-6/18)
		49.28	CSR - COM CTR COPIER (7/18)
	Vendor Tota	283.06	
307787	CORELOGIC SOLUTIONS, LLC	170.50	PS - PROPERTY DATA SVCS (6/18)
	Vendor Tota	170.50	

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Check Number	Vendor Name	Amount	Description
307788	COTA COLE& HUBER LLP	1,125.00	PS - LEGAL SERVICES (5/18)
		777.78	PS - LEGAL SERVICES (15131 GUNDRY)
		339.61	PS - LEGAL SERVICES (15131 GUNDRY)
	Vendor Tota	2,242.39	
307991	COUNTY SANITATION DISTRICTS	475.93	PW - WELL #15 WASTEWATER SURCHARGE
		256.27	PW - WELL #13 WASTEWATER SURCHARGE
	Vendor Tota	732.20	
307738	DATA TICKET, INC	7,152.16	PS - PARKING CITATION SVCS (5/18)
	Vendor Tota	7,152.16	
307879	DE LAGE LANDEN	208.93	CSR - COM CTR COPIER (7/18)
	Vendor Tota	208.93	
307943	DELL MARKETING L.P.	8,025.53	GEN - SERVER WARRANTY RENEWAL
	Vendor Tota	8,025.53	
307906	DEPT OF CONSERVATION	1,817.40	CD - SMI FEE (4/18 - 6/18)
	Vendor Tota	1,817.40	
307789	DIAZ, VICENTE JR	188.05	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	188.05	
307880	DIRECTV	77.99	PS - EOC SATELLITE SVCS (7/18)
	Vendor Tota	77.99	
307881	DIVISION OF THE STATE	2,556.00	SB 1186 BUSINESS ACCESS FEE (4/18-6/18)
		-2,556.00	SB 1186 BUSINESS ACCESS FEE (4/18-6/18)
		255.60	SB 1186 FEE-STATE PORTION (4/18 - 6/18)
	Vendor Tota	255.60	
307828	DOLLFACE ENTERTAINMENT, INC.	450.00	CSR - SUMMER CONCERT (7/5)
	Vendor Tota	450.00	
307952	DORANTES, OSCAR	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307814	ELECSYS INTERNATIONAL CORP	3,096.00	FIN - RADIX MNTC SVCS (6/18 - 5/19)
	Vendor Tota	3,096.00	
12553	EMPLOYMENT DEVELOPMENT DEPT	2,429.42	STATE PAYROLL TAX - SPEC 6/20
12557		1.84	STATE PAYROLL TAX - SPEC 6/22
12562		10,668.19	STATE PAYROLL TAX - PPE 6/22
12587		12.07	STATE PAYROLL TAX - SPEC 6/29
12590		1,376.22	STATE PAYROLL TAX - SPEC 6/29
12604		10.20	STATE PAYROLLTAX - SPEC 7/6
12609		10,012.53	STATE PAYROLL TAX - PPE 7/6
12622		117.06	STATE PAYROLL TAX - SPEC 7/17
307758		57.70	UNEMPLOYMENT INSURANCE ADJ(10/17-12/17)
	Vendor Tota	24,685.23	
307759	ENRIQUEZ, HOLLIE	234.79	PC - CCCA ANNUAL MUNI CONF (HE)
	Vendor Tota	234.79	
307739	ESCALANTE	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307861	EVAN BROOKS ASSOCIATES, INC	3,000.00	FIN - GRANT WRITING SVCS (5/18)
		3,000.00	FIN - GRANT WRITING SVCS (6/18)
	Vendor Tota	6,000.00	
307882	FAIR HOUSING FOUNDATION	944.43	FIN - FAIR HOUSING SVCS (6/18)
	Vendor Tota	944.43	

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Check Number	Vendor Name	Amount	Description
307829	FARMERS STATE BANK OF HARTLAND	35.10	GEN - POSTAGE EXPENSE
307944		10,000.00	CP - YOUTH GROUP FUNDING (SOCCER)
307945		1,650.00	CP - YOUTH GROUP FUNDING (SOFTBALL)
	Vendor Tota	11,685.10	
307953	FEDEX	39.01	GEN - POSTAGE EXPENSE
	Vendor Tota	39.01	
307954	FEDEX OFFICE	41.64	CSR - SNAP SUPPLIES
	Vendor Tota	41.64	
307844	FERNANDO TOURS INC	1,245.00	CSR - DAY CAMP EXCURSION (7/6)
307977		1,358.00	CSR - DAY CAMP EXCURSION (7/20)
	Vendor Tota	2,603.00	
307931	FILARSKY & WATT LLP	1,085.00	PERS - LEGAL SVCS (6/18)
	Vendor Tota	1,085.00	
307907	FILE KEEPERS, LLC	82.95	PS - SHREDDING SVCS (6/28)
	Vendor Tota	82.95	
307815	FORD MOTOR CREDIT COMPANY LLC	19,885.95	PW - BOOM TRUCK (PRINCIPAL)
307816		11,178.93	PW - COMBO F350 (PRINCIPAL)
	Vendor Tota	31,064.88	
307862	FORD, SHANIKA	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307790	FRANCHISE TAX BOARD	426.38	PAYROLL DEDUCTION - PPE 6/22
307917		379.14	PAYROLL DEDUCTION - PPE 7/6
	Vendor Tota	805.52	
307955	FRISCH, MARY K.	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307956	GARCIA, MARIA	20.00	CSR - ENP EXCURISON REFUND
	Vendor Tota	20.00	
307992	GAS COMPANY	1,904.55	GEN - FACILITIES NATURAL GAS (6/18)
		401.07	PW - WELLS #13 & #14 NATURAL GAS (6/18)
		2.85	GEN - CLRWTR NATURAL GAS (6/18)
	Vendor Tota	2,308.47	
307863	GATEWAY CITIES COG	21,000.00	CC - COG MEMBERSHIP (FY 2019)
307883		25,000.00	PW - I-710 EIR/EIS STUDY (FY 2019)
307884		20,000.00	PW - 91/405/605 CORRIDOR STUDY(FY2019)
	Vendor Tota	66,000.00	
307918	GATEWAY WATER MANAGEMENT	15,000.00	PW - IRWM JPA MEMBERSHIP (FY 19)
	Vendor Tota	15,000.00	
307740	GEIGER	343.28	CSR - GRIP MCGRUFF SUPPLIES
	Vendor Tota	343.28	
307978	GIVENS, MELBA	50.00	FACILITY DEPOSIT REFUND (GIVENS)
	Vendor Tota	50.00	
307908	GODINEZ, MARIA DELCARMEN	29.00	PS - PARKING CITATION REFUND
	Vendor Tota	29.00	
307727	GOLDEN STATE WATER COMPANY	342.65	PW - MEDIAN IRRIGATION (5/18)
		3,131.28	GEN - ALL AMERICAN PARK WATER (5/18)
307993		356.71	PW - MEDIAN IRRIGATION (6/18)
		3,912.04	GEN - ALL AMERICAN PARK WATER (6/18)
	Vendor Tota	7,742.68	

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Check Number	Vendor Name	Amount	Description
307728	GOPHER	2,456.73	CSR - STAR SUPPLIES
	Vendor Tota	2,456.73	
307932	GORLITZ SEWER & DRAIN, INC	1,741.07	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	1,741.07	
307817	HARRIS COMPUTER SYSTEMS	26,115.78	CD - CITY VIEW SOFTWARE SUPPORT (FY19)
	Vendor Tota	26,115.78	
307979	HD SUPPLY WHITE CAP CONST	766.50	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	766.50	
307741	HEALTHFIRST-NORTH MEDICAL GRP	160.00	PERS - HEALTH SCREENINGS (5/18)
	Vendor Tota	160.00	
307980	HERNANDEZ, CLARA	50.00	FACILITY DEPOSIT REFUND (HERNANDEZ)
	Vendor Tota	50.00	
307981	HERRERA, GUADALUPE	50.00	FACILITY DEPOSIT REFUND (HERRERA)
	Vendor Tota	50.00	
307729	HOLLY, INGRID	445.99	PW - EDUCATION REIMBURSEMENT
	Vendor Tota	445.99	
307933	HOME DEPOT CRC/GECF	563.73	CSR - RECREATION SUPPLIES
	Vendor Tota	563.73	
307791	INK HEAD DESIGN & PRINTS	679.56	CSR - PEP SUPPLIES
307885		239.81	CSR - SUMMER CONCERT
	Vendor Tota	919.37	
*12183	INTERNAL REVENUE SERVICE	1.46	MEDICARE PAYMENT - SPEC 9/25
*12331		7.64	MEDICARE PAYMENT - SPEC 1/26
*12412		2.84	MEDICARE PAYMENT - SPEC 3/22
12552		10,530.76	FED PAYROLL TAX - SPEC 6/20
		3,648.72	MEDICARE PAYMENT - SPEC 6/20
12556		32.20	FED PAYROLL TAX - SPEC 6/22
		19.56	MEDICARE PAYMENT - SPEC 6/22
12573		1.24	FED PAYROLL TAX - SPEC 6/27
		4.86	MEDICARE PAYMENT - SPEC 6/27
12576		1.30	MEDICARE PAYMENT - SPEC 6/27
12579		4.12	MEDICARE PAYMENT - SPEC 6/27
12582		.81	FED PAYROLL TAX - SPEC 6/29
		4.72	MEDICARE PAYMENT - SPEC 6/29
12584		29,875.89	FED PAYROLL TAX - PPE 6/22
		10,063.36	MEDICARE PAYMENT - PPE 6/22
12586		16.77	FED PAYROLL TAX - SPEC 6/29
		40.90	MEDICARE PAYMENT - SPEC 6/29
12589		3,142.66	FED PAYROLL TAX - SPEC 6/29
		448.48	MEDICARE PAYMENT - SPEC 6/29
12596		1.32	MEDICARE PAYMENT - SPEC 7/3
12599		3.26	MEDICARE PAYMENT - SPEC 7/3
12603		67.95	FED PAYROLL TAX - SPEC 7/6
		85.18	MEDICARE PAYMENT - SPEC 7/6
12608		27,990.19	FED PAYROLL TAX - PPE 7/6
		9,313.20	MEDICARE PAYMENT - PPE 7/6
12621		254.20	FED PAYROLL TAX - SPEC 7/17
		114.88	MEDICARE PAYMENT - SPEC 7/17
	Vendor Tota	95,678.47	
307957	IRON MOUNTAIN, INC	483.89	GEN - OFFSITE TAPE VAULTING SVC (6/18)
	Vendor Tota	483.89	

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Check Number	Vendor Name	Amount	Description
307864	JANKOVICH COMPANY	196.02	PS - FLEET FUEL (6/8 - 6/14)
		112.13	PS - FLEET FUEL (6/1 - 6/7)
	Vendor Tota	308.15	
307845	JOHNSON, FORESTINE	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307742	JUAREZ, LIGIA	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307743	KEN MATSUI IMAGES PHOTOGRAPHY	475.00	CP - HERITAGE FESTIVAL
	Vendor Tota	475.00	
307760	KTS NETWORKS, INC.	190.00	GEN - TELEPHONE MNTC (5/23)
	Vendor Tota	190.00	
307865	L A COUNTY DEPT OF PUBLIC WORK	1,055.91	PW - STREET LIGHT ASSESSMENT (FY 2018)
	Vendor Tota	1,055.91	
307792	L A COUNTY SHERIFF	8,085.72	PS - SUPERVISOR OVERTIME (3/18)
		7,730.40	PS - SUPERVISOR OVERTIME (2/18)
		7,544.84	PS - PROBATION SVCS (2/18)
		5,844.41	PS - PROBATION SVCS (3/18)
		3,755.60	PS - PARTY PATROL (GRANT) - 2/18
		3,219.08	PS - PARTY PATROL (GRANT) - 3/18
		1,646.48	PS - VENDOR PATROL (GRANT) - 2/18
		1,304.21	PS - HELICOPTER SVCS (5/18)
		658.59	PS - VENDOR PATROL (GRANT) - 3/18
		261.55	PS - TRAINING (2/7)
307808		9,447.33	PS - CRIME SUPPRESSION (GRANT) - 2/18
		8,499.19	PS - CRIME SUPPRESSION (3/18)
		6,795.85	PS - TRANSIT ENFORCEMENT (GRANT) - 2/18
		4,869.17	PS - GANG SUPPRESSION (2/18)
		3,576.76	PS - TRANSIT ENFORCEMENT (GRANT) - 2/18
		3,335.53	PS - GANG SUPPRESSION (3/18)
		2,804.65	PS - TRANSIT ENFORCEMENT (GRANT) - 3/18
		658.59	PS - TRANSIT ENFORCEMENT (GRANT) - 3/18
307958		9,660.18	PS - CRIME SUPPRESSION (4/18)
		8,913.36	PS - SUPERVISOR OVERTIME (4/18)
		6,946.31	PS - TRANSIT ENFORCEMENT (GRANT) - 4/18
		5,347.65	PS - PROBATION SVCS (4/18)
		3,934.44	PS - PARTY PATROL (GRANT) - 4/18
		1,893.45	PS - VENDOR PATROL (GRANT) - 4/18
		1,251.86	PS - TRAFFIC ENFORCEMENT (4/18)
	Vendor Tota	117,985.20	
307761	L A SIGNS & BANNERS	2,445.30	CSR - SIGNAGE (PARAMOUNT PARK COM CTR)
		1,751.85	CSR - SIGNAGE (MARIPOSA CENTER)
307846		151.77	CSR - MILITARY BLVD BANNERS
	Vendor Tota	4,348.92	
307934	LANAIR GROUP, LLC	6,740.00	GEN - VIRTUALIZED SERVERS
	Vendor Tota	6,740.00	
307746	LDI COLOR TOOLBOX	35.96	PW - COPIER (6/18)
		9.36	PW - COPIER OVERAGE (5/18)
	Vendor Tota	45.32	
307959	LEAD TECH ENVIRONMENTAL	705.00	CD - LEAD/ASBESTOS TEST (8842 VANS)
		655.00	FIN - LEAD/ASBESTOS TEST (16639 EUREKA)
	Vendor Tota	1,360.00	

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Check Number	Vendor Name	Amount	Description
307818	LEAGUE OF CALIFORNIA CITIES	1,218.00	CC - LOCC MEMBERSHIP (FY 2019)
	Vendor Tota	1,218.00	
307960	LEAL, RICARDO	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307819	LIEBERT CASSIDY WHITMORE	3,370.00	PERS - ERC MEMBERSHIP (7/18 - 6/19)
	Vendor Tota	3,370.00	
307820	LINCOLN NATIONAL LIFE INS CO	701.66	DENTAL INSURANCE (HMO) - 7/18
		8,112.02	DENTAL INSURANCE (PPO) - 7/18
		-463.93	DENTAL INSURANCE (HMO) - 1/18 ADJ
		130.76	DENTAL INSURANCE (PPO) - 6/18 ADJ
		1,121.58	LIFE INSURANCE (7/18)
		2,840.18	DISABILITY INSURANCE (7/18)
		621.61	VOLUNTARY LIFE INSURANCE (7/18)
	Vendor Tota	13,063.88	
307730	LINEN X PRESS, INC	161.06	CSR - LAUNDRY SVCS (5/30)
		156.45	CSR - LAUNDRY SVCS (6/13)
		29.40	CSR - LAUNDRY SVCS (6/11)
307793		120.65	CSR - LAUNDRY SVCS (6/20)
307847		70.05	CSR - LAUNDRY SVCS (6/27)
307982		152.63	CSR - LAUNDRY SVCS (7/2)
	Vendor Tota	690.24	
307961	LONG BEACH TRANSIT	14,619.00	CSR - FY2019 TRANSIT CONTRIBUTION
	Vendor Tota	14,619.00	
307762	LOPEZ, ADRIANA	134.96	PS - CCCA ANNUAL MUNI CONF (AL)
	Vendor Tota	134.96	
307866	LOPEZ, ELIZABETH GUTIERREZ	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307794	MARES, ALBERTO	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307983	MARIACHI ROMANZA	1,100.00	CSR - SUMMER CONCERT (7/19)
	Vendor Tota	1,100.00	
307763	MASTERCARD - WF BANK	2,099.57	GEN - COUNCIL CHAMBER ARTWORK
		34.90	PERS - WORKER'S COMP PUBLICATIONS
		32.84	GEN - TELEPHONE MNTC
		753.33	PC - CCCA ANNUAL MUNI CONF (HE)
		753.33	PC - CCCA ANNUAL MUNI CONF (JH)
		753.33	PC - CCCA ANNUAL MUNI CONF (RG)
		753.32	PC - CCCA ANNUAL MUNI CONF (GD)
		-600.00	PC - CCCA ANNUAL MUNI CONF (EE-CREDIT)
		40.00	AS - LOCC COUNTRYWIDE CM (KC)
		168.29	PC - CCCA ANNUAL MUNI CONF (GD)
		164.20	CIP - CITY HALL A/V UPGRADE
		39.00	GEN - BANK CHARGES
		3,337.50	CP - AROUND TOWN (5/18)
		99.59	CD - CALDAG PUBLICATIONS
		225.00	PERS - JOB NOTICE (PW DIRECTOR)
		635.00	PERS - JOB NOTICE (PW DIRECTOR)
		418.00	PERS - JOB NOTICE (PW DIRECTOR)
		450.00	PERS - JOB NOTICE (PW DIRECTOR)
		30.00	PERS - JOBS AVAILABLE SUBSCRIPTION
		325.00	PERS - JOB NOTICE (PW DIRECTOR)
	Vendor Tota	10,512.20	

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Check Number	Vendor Name	Amount	Description
307764	MASTERCARD W F	350.00	PW - CRWA TRAINING (DA, IV)
		-175.00	PW - CRWA TRAINING (CREDIT)
		525.00	PW - CRWA TRAINING (NM, HM, MH)
		350.00	PW - CRWA TRAINING (AB, JM)
		64.41	PW - SCWUA VENDOR FAIR (HM, MH)
		64.41	PW - SCWUA VENDOR FAIR (AB, JM)
		64.42	PW - SCWUA VENDOR FAIR (NM, RL)
		213.60	PW - FACILITY MNTC SUPPLIES
	Vendor Total	1,456.84	

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Check Number	Vendor Name	Amount	Description
307766	MASTERCARD WF BANK	375.00	CSR - RECREATION SUPPLIES
		73.16	CSR - RECREATION SUPPLIES
		195.00	CSR - RECREATION SUPPLIES
		74.85	CSR - RECREATION SUPPLIES
		144.56	CSR - MEETING SUPPLIES
		52.38	CSR - MEETING SUPPLIES
		39.99	CSR - RECREATION SUPPLIES
		3.80	CSR - RECREATION SUPPLIES (TAX)
		-3.80	MC - PORTAL OUTDOORS
		27.98	CSR - RECREATION SUPPLIES
		2.09	CSR - RECREATION SUPPLIES (TAX)
		-2.09	MC - MY DOORSIGN
		16.75	CSR - ENP PHOTOS
		155.99	CSR - PRESCHOOL SUPPLIES
		259.56	CSR - PRESCHOOL SUPPLIES
		20.91	CSR - MEETING SUPPLIES
		158.47	CSR - AQUATIC SUPPLIES
		156.26	CSR - AQUATIC SUPPLIES
		173.75	CSR - AQUATIC SUPPLIES
		74.41	CP - HERITAGE FESTIVAL
		140.93	CP - HERITAGE FESTIVAL
		89.96	CP - HERITAGE FESTIVAL
		7.60	CP - HERITAGE FESTIVAL (TAX)
		-7.60	MC - CROWN AWARDS
		62.38	CP - HERITAGE FESTIVAL
		23.85	CP - HERITAGE FESTIVAL
		134.69	CSR - PRESCHOOL SUPPLIES
		582.30	CSR - EQUIPMENT MNTC SVCS
		486.73	CSR - ENP SUPPLIES
		61.53	CSR - ENP EVENT SUPPLIES
		414.03	CSR - PEP SUPPLIES
		72.23	CP - COMMISSIONER'S BBQ
		511.49	CSR - MEETING SUPPLIES
		32.05	CSR - MEETING SUPPLIES
		484.16	CIP - CITY HALL A/V UPGRADE
		46.00	CIP - CITY HALL A/V UPGRADE (TAX)
		-46.00	MC - ONLINE STORES
307767		356.00	PS - COMMUNITY PROMO SUPPLIES
		30.87	PS - COMMUNITY PROMO SUPPLIES (TAX)
		-30.87	MC - OMG NATIONAL
		10.94	PS - OFFICE SUPPLIES
		26.28	PS - BUSINESS CARDS (TA)
307768		1,062.53	CC - CCCA ANNUAL SEMINAR
		68.33	PS - OFFICE SUPPLIES
		1,170.00	PS - DEPUTY TRAINING(PA,AE,IM,KA,KD,PC)
		87.59	CC - OFFICE SUPPLIES
		1,004.44	AS - CCCA ANNUAL SEMINAR EXPENSE (KC)
		600.00	PS - CCCA ANNUAL MUNI CONF (AL)
		753.33	PS - CCCA ANNUAL MUNI CONF (AL)
		1,004.44	CC - CCCA ANNUAL MUNI CONF (LG)
		1,004.44	CC - CCCA ANNUAL MUNI CONF (DM)
		1,004.44	CC - CCCA ANNUAL MUNI CONF (PL)
		1,004.44	CC - CCCA ANNUAL MUNI CONF (DH)
		1,004.44	CC - CCCA ANNUAL MUNI CONF (TH)
		1,092.24	CM - CCCA ANNUAL MUNI CONF (JM)
		-251.11	CC - CCCA ANNUAL MUNI CONF (DM-CREDIT)
		-251.11	CC - CCCA ANNUAL MUNI CONF (LG-CREDIT)
		400.00	CM - FY 2019 CCMF MEMBERSHIP (JM)
		49.71	CM - MEETING EXPENSE
		83.16	CSR - RECREATION SUPPLIES
307769			

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Check Number	Vendor Name	Amount	Description
307769	MASTERCARD WF BANK	469.87	CSR - RECREATION SUPPLIES
		95.36	CSR - RECREATION SUPPLIES
		166.55	CSR - AQUATIC SUPPLIES
		55.80	CSR - SUMMER CONCERT
		5.30	CSR - SUMMER CONCERT (TAX)
		-5.30	MC - LIVE INFINITELY LLC
		231.97	CSR - ENP SUPPLIES
		122.05	CSR - EQUIPMENT MNTC SUPPLIES
		55.33	GEN - CC MEETING (6/5)
		191.78	GEN - CC MEETING (6/5)
		39.00	GEN - BANK FEE
		6.27	CSR - RECREATION SUPPLIES
		5.23	CSR - RECREATION SUPPLIES
	Vendor Tota	17,819.09	
307821	MATRIX TRUST TPA 000363	12,389.40	RETIREE HEALTH TRUST (8/18)
		12,118.78	RETIREE HEALTH TRUST (8/18)
		183.34	RETIREE HEALTH TRUST (8/18)
	Vendor Tota	24,691.52	
307848	MAX & SALLY'S PARTY RENTALS	90.00	CSR - LAUNDRY SVCS (7/2)
	Vendor Tota	90.00	
307809	MDG ASSOCIATES, INC	1,440.00	CD - RES ADMIN (13227 DOWNEY) - 5/18
		1,440.00	CD - RES ADMIN (8240 GOLDEN) - 5/18
		2,105.00	FIN - CDBG PROGRAM ADMIN (5/18)
		1,496.25	FIN - HOME PROGRAM ADMIN (5/18)
		225.00	CD-COM ADMIN (15957-75 PARAMOUNT)-5/18
		315.00	CD-COM ADMIN (16230 PARAMOUNT)-5/18
		180.00	CD-COM ADMIN (13913 PARAMOUNT)-5/18
		367.50	CD - ARCH SVCS (8548 ROSECRANS) - 5/18
		210.00	CD - ARCH SVCS (13913 PARAMOUNT) - 5/18
307946		1,890.00	CD - RES ADMIN (13227 DOWNEY) - 6/18
		1,890.00	CD - RES ADMIN (8240 GOLDEN) - 6/18
		3,705.00	FIN - CDBG PROGRAM ADMIN (6/18)
		951.25	FIN - HOME PROGRAM ADMIN (6/18)
		90.00	CD - COM ADMIN (16230 PARAMOUNT) - 6/18
		180.00	CD - COM ADMIN (13913 PARAMOUNT) - 6/18
		105.00	CD - ARCH SVCS (13913 PARAMOUNT) - 6/18
307962		300.00	CD - APPRAISAL (13227 DOWNEY)
		300.00	CD - APPRAISAL SVCS (8842 VANS)
		300.00	FIN - APPRAISAL SVCS (16639 EUREKA)
		300.00	CD - APPRAISAL SVCS (8240 GOLDEN)
	Vendor Tota	17,790.00	
307822	MEGAPATH	186.92	GEN - STATION INTERNET (7/18)
		177.02	GEN - PROGRESS PLAZA INTERNET (7/18)
		151.73	GEN - PARAMOUNT PARK INTERNET (7/18)
	Vendor Tota	515.67	
307770	MERCADO, BLANCA	175.99	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	175.99	
307984	MICHAEL BAKER INTERNATIONAL,	4,275.00	CD - PLANNER SVCS (6/18)
	Vendor Tota	4,275.00	
307795	MIRANDA, LUIS RENE	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307935	MOBILE RELAY ASSOCIATES	725.00	GEN - WIRELESS SITE RENT (7/18)
	Vendor Tota	725.00	

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Check Number	Vendor Name	Amount	Description
307963	MONDRAGON, MARGARET	10.00	CSR - FACILITY RENTAL REFUND
	Vendor Tota	10.00	
307744	NETWORK INNOVATIONS US, INC	221.45	PS - SATELLITE PHONE SVC (5/18)
	Vendor Tota	221.45	
307886	NOLAN, TOM	1,100.00	CSR - SUMMER CONCERT (7/12)
	Vendor Tota	1,100.00	
307823	NUNEZ, MARTHA	1,000.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	1,000.00	
307731	OFFICE DEPOT, INC.	985.80	CSR - STAR SUPPLIES
		353.98	CSR - STAR SUPPLIES
		124.80	CSR - STAR SUPPLIES
		7.33	CSR - STAR SUPPLIES
307887		47.28	FIN - OFFICE SUPPLIES
		23.30	FIN - OFFICE SUPPLIES
		.60	PS - OFFICE SUPPLIES
	Vendor Tota	1,543.09	
307867	OFFICE SOLUTIONS	294.54	GEN - PRINTER TONER
		19.45	PW - OFFICE SUPPLIES
	Vendor Tota	313.99	
12601	OPENEDGE	1,515.54	GEN - UB WEB BANK CHARGES (6/18)
	Vendor Tota	1,515.54	
307868	ORTIZ, CINDY	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307771	PARAMOUNT CHAMBER OF COMMERCE	110.00	AS - CHAMBER INSTALLATION (KC,CC)
		110.00	FIN - CHAMBER INSTALLATION (CA,KL)
		110.00	CM - CHAMBER INSTALLATION (JM, LC)
		165.00	CD - CHAMBER INSTALLATION (JC,AG,JK)
		220.00	PS - CHAMBER INSTALLATION(MM,AL,OB, PA)
		110.00	CSR - CHAMBER INSTALLATION (DJ,YG)
		165.00	PW - CHAMBER INSTALLATION (WM,SH,BP)
		275.00	CC - CHAMBER INSTALL (DH,LG,TH,PL,DM)
307830		10,000.00	CD - ECONOMIC DEVELOPMENT (PMT #1)
307936		110.00	PS - CHAMBER INSTALLATION (JW,RH)
307999		664.00	CP - PULSE BEAT CITY SCAPE (7/18)
	Vendor Tota	12,039.00	
307796	PARAMOUNT UNIFIED SCHOOL DIST	22,569.24	PS - RESOURCE OFFICER (3/18 - 5/18)
	Vendor Tota	22,569.24	
307964	PARTY PRONTO	1,759.00	CP - HERITAGE FESTIVAL
		697.94	CP - HERITAGE FESTIVAL
		374.40	CP - HERITAGE FESTIVAL
	Vendor Tota	2,831.34	
307797	PEOPLE ASSISTING THE HOMELESS	3,864.00	PS - HOMELESS PLAN SVCS (5/18)
	Vendor Tota	3,864.00	
307849	PEREZ, DANALY	570.50	CSR - FOLKLORICO CLASS (6/18)
		49.00	CSR - SALSA CLASS (6/18)
	Vendor Tota	619.50	

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Check Number	Vendor Name	Amount	Description
307798	PETTY CASH	70.00	CSR - ENP EVENT SUPPLIES
307810		402.49	PETTY CASH REPLENISHMENT
307869		2,284.00	PERS - EMPLOYEE GIFT CARDS
307870		150.00	PERS - ACTIVE SHOOTER TRAINING (7/10)
		150.00	PERS - EMPLOYEE MEETING (7/12)
307871		220.00	PC - PLANNING COMMISSION MEETING
	Vendor Tota	3,276.49	
307909	PICHE, FRANCISCO	48.00	PS - PARKING CITATION REFUND
	Vendor Tota	48.00	
307772	PITTMAN, HENRY	68.00	PS - PARKING CITATION REFUND
	Vendor Tota	68.00	
307773	PRINTTIO	206.96	CSR - SUMMER CONCERT
307888		711.75	CSR - NETWORKING BANNER
		169.73	CSR - BANNER UPDATES
		.00	CSR - BANNER CHANGES
307919		453.33	CSR - SUMMER CONCERT
		289.08	CSR - SUMMER CONCERT
308000		729.27	CSR - FUTSAL BANNERS
		108.41	CSR - SOCIAL MEDIA BANNER
	Vendor Tota	2,668.53	
307965	PROMOTIONAL SIGNS, INC	2,252.61	CIP - USPS PARKING LOT SIGNS (50% DEP)
	Vendor Tota	2,252.61	
307850	QUINONEZ, ALICIA	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307937	RAYCOM	597.21	GEN - WIRELESS BRIDGE (COMM CTR)
	Vendor Tota	597.21	
307889	REGISTRAR-RECORDER/L.A. COUNTY	75.00	CD - PUBLISHED NOTICE (7/11)
307890		75.00	CD - PUBLISHED NOTICE (7/2)
	Vendor Tota	150.00	

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Check Number	Vendor Name	Amount	Description
*12332	RELIANCE TRUST COMPANY	19.76	PT DEF COMP 457 - SPEC 1/26
12554		9,446.31	PT DEF COMP 457 - SPEC 6/20
12558		50.59	PT DEF COMP 457 - SPEC 6/22
12569		1,709.67	FT ROTH 457 - PPE 6/22
12570		13,123.38	FT DEF COMP 457 - PPE 6/22
12571		8,479.97	PT DEF COMP 457 - PPE 6/22
12574		12.54	PT DEF COMP 457 - SPEC 6/27
12577		3.35	PT DEF COMP 457 - SPEC 6/27
12580		10.66	PT DEF COMP 457 - SPEC 6/27
12583		12.20	PT DEF COMP 457 - SPEC 6/29
12597		3.40	PT DEF COMP 457 - SPEC 7/3
12600		8.43	PT DEF COMP 457 - SPEC 7/3
12605		20.00	FT DEF COMP 457 - SPEC 7/6
12606		89.36	PT DEF COMP 457 - SPEC 7/6
12614		157.66	FT 401 LOAN PAYMENT - PPE 7/6
12616		1,709.67	457 ROTH - PPE 7/6
12617		11,414.16	FT DEF COMP 457 - PPE 7/6
12618		7,688.47	PT DEF COMP 457 - PPE 7/6
12565		2,355.04	ICMA 401 LOAN PAYMENT - PPE 6/22
12566		402.29	457 LOAN PAYMENT - PPE 6/22
12612		2,355.04	ICMA 401 LOAN PAYMENT - PPE 7/6
12613		446.32	457 LOAN PAYMENT - PPE 7/6
12567		157.66	401 LOAN PAYMENT - PPE 6/22
12568		633.85	FT 401 QUAL COMP - PPE 6/22
12615		633.85	FT 401 QUAL COMP - PPE 7/6
	Vendor Tota	60,943.63	
307831	RICARDO LEVMO & MAKINA LOCA	1,100.00	CSR - SUMMER CONCERT (7/5)
	Vendor Tota	1,100.00	
307910	RIZO, GUSTAVO	104.00	PS - PARKING CITATION REFUND
	Vendor Tota	104.00	
307966	ROBERT SKEELS & CO.	602.73	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	602.73	
307799	RODGER'S CATERING	537.51	CSR - MEETING SUPPLIES
	Vendor Tota	537.51	
307872	ROMERO, MEREDITH	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307851	RON'S MAINTENANCE	4,761.00	PW - CATCH BASIN MNTC (6/18)
		3,174.00	PW - CATCH BASIN STENCILING
	Vendor Tota	7,935.00	
307832	RONALD ROBERSON	500.00	CSR - GRIP VIDEO (2G - BULLYING)
		500.00	CSR - GRIP VIDEO (2G - ALTERNATIVES)
		500.00	CSR - GRIP VIDEO (5G - BULLYING)
		500.00	CSR - GRIP VIDEO (5G - ALTERNATIVES)
	Vendor Tota	2,000.00	
307833	ROSS CREATIONS	700.00	CSR - SUMMER CONCERT (7/5)
307891		3,000.00	CP - TREE LIGHTING EVENT
307911		700.00	CSR - SUMMER CONCERT (7/12)
307985		700.00	CSR - SUMMER CONCERT (7/19)
	Vendor Tota	5,100.00	
307800	ROXANNE'S COCKTAIL LOUNGE	250.00	CP - HERITAGE FESTIVAL
	Vendor Tota	250.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
307732	RPW SERVICES, INC.	341.25	PW - PEST CONTROL SVCS (CITY YARD)
		130.00	PW - PEST CONTROL SVCS (CITY YARD)
	Vendor Tota	471.25	
307733	S & S WORLDWIDE	335.03	CSR - STAR SUPPLIES
		223.20	CSR - STAR SUPPLIES
307801		2,307.58	CSR - SNAP SUPPLIES
		1,405.89	CSR - SNAP SUPPLIES
307852		14.88	CSR - RECREATION SUPPLIES
	Vendor Tota	4,286.58	
307938	SANDOVAL, ALICIA	1,000.00	FACILITY DEPOSIT REFUND (SANDOVAL)
		403.00	CSR - FACILITY INSURANCE
		292.00	CSR - FACILITY RENTAL FEES
	Vendor Tota	1,695.00	
307892	SHAW & SONS	8,550.00	CIP - ICE POND RESURFACING (6/18)
	Vendor Tota	8,550.00	
307734	SHOATS, CHERYL L	400.00	AS - MAYOR'S SCRAPBOOK
	Vendor Tota	400.00	
307986	SKILLPATH SEMINARS	299.00	PS - BUSINESS WRITING WORKSHOP (BR)
	Vendor Tota	299.00	
307735	SMART & FINAL IRIS CO	27.49	PW - GATEWAY MEETING (6/14)
307811		85.94	GEN - COUNCIL MEETING (6/19)
		32.04	PS - MEETING SUPPLIES (6/24)
		25.94	PS - MEETING SUPPLIES
		53.86	CSR - HERITAGE FESTIVAL
307939		208.14	CSR - SUMMER CONCERT
307940		70.32	CSR - RECREATION SUPPLIES
307947		24.76	PS - NW MEETING (7/4)
307948		21.95	PW - GATEWAY MEETING (7/12)
307987		62.01	PS - NW MEETING (7/11)
308001		190.09	CSR - FACILITY SUPPLIES
		99.22	CSR - SUMMER CONCERT SUPPLIES
		52.60	CSR - SUMMER CONCERT SUPPLIES
		48.96	CSR - DAY CAMP SUPPLIES
	Vendor Tota	1,003.32	
307920	SOURCE GRAPHICS	2,084.88	CSR - GRIP 2ND GRADE WORKBOOKS
307941		105.12	GEN - BUSINESS CARDS (MM,PUBLIC SAFETY)
	Vendor Tota	2,190.00	
307824	SOUTH COAST AIR QUALITY	235.86	PW - FY18 PROGRAM FEE (15966 DOWNEY)
	Vendor Tota	235.86	
307967	SOUTHERN CALIFORNIA EDISON CO.	28,573.46	GEN - FACILITIES & PARKS (6/18)
		1,015.79	GEN - PARAMOUNT PARK (6/18)
		1,272.65	GEN - CLRWTR BLDG (6/18)
		6,254.49	PW - STREET LIGHTS & MEDIANS (6/18)
		18,767.16	PW - WATER PRODUCTION WELLS (6/18)
	Vendor Tota	55,883.55	
307893	SPLASH!	1,500.20	CSR - DAY CAMP EXCURSION (7/6)
	Vendor Tota	1,500.20	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
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Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
307736	STAPLES - DEPT 51-7862079851	480.12	CSR - OFFICE SUPPLIES
		577.00	GEN - PRINTER TONER
		73.03	CSR - RECREATION SUPPLIES
		27.32	CSR - RECREATION SUPPLIES
		71.49	CSR - RECREATION SUPPLIES
		64.02	CSR - RECREATION SUPPLIES
		479.50	CSR - RECREATION SUPPLIES
307994		436.87	FIN - OFFICE SUPPLIES
		-27.32	CSR - OFFICE SUPPLIES (CREDIT)
		19.92	CSR - PEP EVENT SUPPLIES
		17.51	CSR - PEP EVENT SUPPLIES
		26.04	CSR - PEP EVENT SUPPLIES
		1,577.81	CSR - PEP EVENT SUPPLIES
		13.13	CSR - PEP EVENT SUPPLIES
	Vendor Tota	3,836.44	
307802	STATE DISBURSEMENT UNIT	325.00	PAYROLL DEDUCTION - PPE 6/22
307921		325.00	PAYROLL DEDUCTION - PPE 7/6
307804		224.76	PAYROLL DEDUCTION - PPE 6/22
307923		224.76	PAYROLL DEDUCTION - PPE 7/6
307803		250.00	PAYROLL DEDUCTION - PPE 6/22
307922		250.00	PAYROLL DEDUCTION - PPE 7/6
	Vendor Tota	1,599.52	
307854	TAPIA, KIMBERLY	73.50	CSR - BALLET & TAP CLASS (6/18)
	Vendor Tota	73.50	
307894	TETRATECH, INC	62,980.00	CIP - WELL #16 DEVELOPMENT (5/18)
	Vendor Tota	62,980.00	
307834	THE CAVANAUGH LAW GROUP, APLC	20,556.50	CA - CITY ATTORNEY SVCS (6/18)
		9,259.75	PS - CITY PROSECUTOR (6/18)
	Vendor Tota	29,816.25	
307737	TIME WARNER CABLE	105.26	GEN - CITY YARD CABLE (6/18)
307774		323.94	GEN - CITY HALL INTERNET (6/18)
307775		250.00	GEN - CABLE INSTALLATION (CITY HALL)
307825		139.98	GEN - CITY YARD INTERNET (6/18)
307968		105.26	GEN - CITY YARD CABLE (7/18)
	Vendor Tota	924.44	
307855	TORRES, MAYRA	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	
307873	TOWN CLEANERS	120.10	PW - FLAG CLEANING
		120.10	PW - FLAG CLEANING
	Vendor Tota	240.20	
307747	TRIPEPI SMITH & ASSOCIATES	6,387.75	PW - ENVIRONMENTAL SVCS (1/18)
	Vendor Tota	6,387.75	
307895	U S BANK	145,535.13	PW - IBANK PRINCIPAL (FY 2019)
		90,003.79	PW - IBANK INTEREST (7/18)
	Vendor Tota	235,538.92	
307748	U S POSTAL SVC/ U S POSTMASTER	225.00	FIN - FIRST CLASS MAIL ANNUAL FEE
307874		3,000.00	FIN - BULK MAIL PERMIT
	Vendor Tota	3,225.00	
307924	UNITED STATES TREASURY	636.00	PAYROLL DEDUCTION - PPE 7/6
	Vendor Tota	636.00	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
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Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
307749	UNIVAR USA	962.78	PW - WATER OPER MNTC SUPPLIES
		952.17	PW - WATER OPER MNTC SUPPLIES
307805		1,798.24	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	3,713.19	
307776	UNIVERSITY TROPHIES	119.07	CP - PLAQUES
	Vendor Tota	119.07	
307912	US BANK VOYAGER FLEET	280.56	PW - CNG FUEL (6/18)
		101.97	PW - CNG FUEL (6/18)
	Vendor Tota	382.53	
307995	USA BLUEBOOK	200.43	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	200.43	
307856	VALVERDE CONSTRUCTION	13,096.33	PW - HYDRANT REPAIR (16530 GARFIELD)
	Vendor Tota	13,096.33	
308002	VARGAS, MARLENE	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307857	VASQUEZ, YESICA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307969	VAVRINEK, TRINE, DAY & CO.,LLP	10,500.00	FIN - AUDIT SVCS (FY 2018)
		1,850.00	FIN - AUP SVCS - PAYABLES (FY 2018)
		750.00	SA - AUDIT SVCS (FY 2018)
		3,600.00	FIN - STATE CONTROLLER'S REPORT(FY2017)
	Vendor Tota	16,700.00	
308003	VENEGAS, JOSE	235.00	CSR - DAY CAMP REFUND (VENEGAS)
	Vendor Tota	235.00	
307777	VERIZON WIRELESS - LA	76.31	AS - CELLULAR SERVICE (5/18)
		25.21	CD - CELLULAR SERVICE (5/18)
		105.93	CM - CELLULAR SERVICE (5/18)
		53.35	FIN - CELLULAR SERVICE (5/18)
		188.32	PS - CELLULAR SERVICE (5/18)
		194.36	PS - CELLULAR SERVICE (5/18)
		389.66	PW - CELLULAR SERVICE (5/18)
		25.28	AS - SOCIAL MEDIA CELLULAR SVC (5/18)
		14.86	GEN - EOC CELLULAR & P/R DEVICE(5/18)
		375.99	CM - CELLULAR EQUIPMENT (LC)
		38.01	PW - USB AIRCARD WELLS #13 & #14 (4/18)
307942		53.35	FIN - CELLULAR SERVICE (6/18)
		25.27	CD - CELLULAR SERVICE (6/18)
		107.46	CM - CELLULAR SERVICE (6/18)
		70.54	AS - CELLULAR SERVICE (6/18)
		168.37	PS - CELLULAR SERVICE (6/18)
		182.46	PS - CELLULAR SERVICE (6/18)
		382.35	PW - CELLULAR SERVICE (6/18)
		25.48	AS - SOCIAL MEDIA CELLULAR SVC (6/18)
		14.86	GEN - EOC CELLULAR & P/R DEVICE (6/18)
		38.01	PW - USB AIRCARD (WELLS #13 & #14) 6/18
	Vendor Tota	2,555.43	
307875	VICTORIA-GARCIA, MIGUEL	50.00	CSR - FACILITY DEPOSIT REFUND
	Vendor Tota	50.00	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
July 31, 2018
Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
307750	VIDIFLO, LLC	1,998.71	CIP - CITY HALL A/V UPGRADE
		409.24	CIP - CITY HALL A/V UPGRADE
307806		696.30	CIP - CITY HALL A/V UPGRADE
307812		6,856.64	CIP - CITY HALL A/V UPGRADE
	Vendor Tota	9,960.89	
307826	VISION SERVICE PLAN	2,001.60	VISION INSURANCE (7/18)
	Vendor Tota	2,001.60	
307949	WALMART COMMUNITY	2.16	CSR - ENP EVENT SUPPLIES
		62.18	CSR - ENP EVENT SUPPLIES
		52.49	CSR - PRESCHOOL SUPPLIES
		18.58	CSR - AQUATIC SUPPLIES
	Vendor Tota	135.41	
307858	WATER REPLENISHMENT DISTRICT	10,460.09	PW - WATERMASTER SERVICE (FY 2019)
307996		148,165.74	PW - GROUNDWATER PRODUCTION (5/18)
	Vendor Tota	158,625.83	
12619	WELLS FARGO BANK	1,337.15	GEN - CITY BANK ANALYSIS (6/18)
	Vendor Tota	1,337.15	
307896	WELLS FARGO FINANCIAL LEASING	214.62	FIN - COPIER (7/18)
	Vendor Tota	214.62	
307988	WEST COAST PERFORMING ARTS	200.00	CSR - SENIOR ENTERTAINMENT (7/19)
	Vendor Tota	200.00	
308004	WILLEMSE, LUCAS	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
307778	XEROX CORP.	394.89	GEN - CITY HALL COPIER (6/18)
		172.85	GEN - CITY HALL COLOR COPIER (6/18)
		181.79	CD - COPIER (6/18)
		361.08	CSR - COPIER (6/18)
307997		314.80	CSR - COPIER (11/17)
	Vendor Tota	1,425.41	
308005	YEPEZ, ITZEL	182.85	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	182.85	
307970	YEPEZ, MARIA	183.69	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	183.69	
307835	ZUNABY, JULIO R	200.00	CSR - SENIOR ENTERTAINMENT (7/3)
	Vendor Tota	200.00	

A total of 355 checks were issued for \$5,328,879.76

*From previous registers

AUGUST 7, 2018

ACCEPTANCE OF WORK FOR CONSTRUCTION OF THE ORANGE
AVENUE AND SOMERSET BOULEVARD TRAFFIC SIGNAL
IMPROVEMENTS (CITY PROJECT NO. 9834)

MOTION IN ORDER:

ACCEPT AND APPROVE THE WORK PERFORMED BY PTM GENERAL
ENGINEERING SERVICES, RIVERSIDE, CALIFORNIA, FOR
CONSTRUCTION OF THE ORANGE AVENUE AND SOMERSET
BOULEVARD TRAFFIC SIGNAL IMPROVEMENTS AND AUTHORIZE
PAYMENT OF THE REMAINING RETENTION.

APPROVED: _____ DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Sarah Ho/William C. Pagett

Date: August 7, 2018

Subject: ACCEPTANCE OF WORK FOR CONSTRUCTION OF THE ORANGE AVENUE AND SOMERSET BOULEVARD TRAFFIC SIGNAL IMPROVEMENTS (CITY PROJECT NO. 9834)

The work performed under this contract has been inspected under the supervision of the Director of Public Works, in conformance with Section 6-8 of the Standard Specifications for Public Works Construction.

The project was completed on July 20, 2018, and the Notice of Completion will be filed with the County Recorder after approval by the City Council. The contract retention of \$9,410.05 will be held for thirty-five (35) days from that date.

Recommended Action

It is recommended that the City Council accept and approve the work performed by PTM General Engineering Services, Riverside, California, for construction of the Orange Avenue and Somerset Boulevard traffic signal improvements and authorize payment of the remaining retention.

AUGUST 7, 2018

ORDINANCE NO. 1104/ZONING ORDINANCE TEXT AMENDMENT
NO. 10

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 10, AMENDING SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; ADDING SECTION 44-19 (i) TO CHAPTER 44, ARTICLE II (R-1, SINGLE-FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-30 (i) TO CHAPTER 44, ARTICLE III (R-2, MEDIUM DENSITY RESIDENTIAL ZONE); ADDING SECTION 44-43 (h) TO CHAPTER 44, ARTICLE IV (R-M, MULTIPLE FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-75 (61) TO CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE) OF THE PARAMOUNT MUNICIPAL CODE TO COMPLY WITH STATE LAW BY ESTABLISHING AN EMERGENCY SHELTER OVERLAY ZONE, INCLUDING TRANSITIONAL AND SUPPORTIVE HOUSING AS DEFINED USES BY RIGHT IN ALL RESIDENTIAL ZONES, AND INCLUDING LICENSED RESIDENTIAL CARE FACILITIES SERVING SIX OR FEWER PERSONS AS A PERMITTED USE BY RIGHT IN ALL RESIDENTIAL ZONES”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
ORDINANCE NO. 1104.

CONTINUED... PLEASE TURN PAGE 

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Lana Chikami, City Clerk
Date: August 7, 2018

Subject: ORDINANCE NO. 1104/ZOTA NO. 10

The City Council, at its regularly scheduled meeting of July 3, 2018, conducted a public hearing on Ordinance No. 1104/ZOTA No. 10. Following the public hearing, the City Council introduced the ordinance for first reading, passed it to second reading, and placed it on the next regular agenda for adoption.

ORDINANCE NO. 1104/ZOTA NO. 10

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 10, AMENDING SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; ADDING SECTION 44-19 (i) TO CHAPTER 44, ARTICLE II (R-1, SINGLE-FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-30 (i) TO CHAPTER 44, ARTICLE III (R-2, MEDIUM DENSITY RESIDENTIAL ZONE); ADDING SECTION 44-43 (h) TO CHAPTER 44, ARTICLE IV (R-M, MULTIPLE FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-75 (61) TO CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE) OF THE PARAMOUNT MUNICIPAL CODE TO COMPLY WITH STATE LAW BY ESTABLISHING AN EMERGENCY SHELTER OVERLAY ZONE, INCLUDING TRANSITIONAL AND SUPPORTIVE HOUSING AS DEFINED USES BY RIGHT IN ALL RESIDENTIAL ZONES, AND INCLUDING LICENSED RESIDENTIAL CARE FACILITIES SERVING SIX OR FEWER PERSONS AS A PERMITTED USE BY RIGHT IN ALL RESIDENTIAL ZONES”

Attached is the agenda report from the July 3, 2018 meeting.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1104/ZOTA No. 10.



To: Honorable City Council

From: John Moreno

By: Kevin M. Chun/John King

Date: July 3, 2018

Subject: Ordinance No. 1104/Zoning Ordinance Text Amendment No. 10 – Emergency Shelter Overlay Zone, Transitional Housing, Supportive Housing, Licensed Residential Care Facilities Serving Six or Fewer Persons

Request

This item is a request for City Council adoption of a Zoning Ordinance Text Amendment (ZOTA) to implement the 5th Cycle Housing Element Update and to comply with State law by (1) establishing an emergency shelter overlay zone at the Paramount Business Center at 6301-6439 Alondra Boulevard in the M-1 (Light Manufacturing) zone; (2) including transitional housing as a defined permitted use by right in all residential zones; (3) including supportive housing as a defined permitted use by right in all residential zones; and (4) including licensed residential care facilities serving six or fewer persons as a permitted use by right in all residential zones. At its June 12, 2018 meeting, the Planning Commission unanimously approved Resolution No. PC 18:015, recommending adoption of this ZOTA request.

The proposed ZOTA will bring the City of Paramount in compliance with State law, allow for the final certification of the City's Housing Element by the California Department of Housing and Community Development (HCD), and meet the requirements of the Assessment of Fair Housing with the United States Department of Housing and Urban Development (HUD). Further, on March 6, 2018 the City Council authorized the development of a comprehensive Homeless Action Plan following award of a grant for this purpose from Measure H ("Los Angeles County Plan to Prevent and Combat Homelessness") funds. A final Homelessness Plan will be completed in the coming weeks, and the proposed ZOTA will meet many of the basic needs of the housing component of the Plan.

Background – SB 2

On October 13, 2007, Governor Schwarzenegger signed Senate Bill (SB) 2 (copy of the bill text is attached), which requires all local jurisdictions to identify a zone for the approval of emergency shelters without a Conditional Use Permit or any other type of discretionary permit. SB 2 also requires cities and counties to remove regulations in order to meet the housing need for persons with disabilities, supportive housing, and transitional housing. The above requirements are required through the Housing Element update process.

Housing Element

On February 4, 2014, the City Council adopted the 2014-2021 Housing Element Update (5th Cycle). A Housing Element, one of the required General Plan Elements, is used to identify

existing and projected local housing needs and to specify measures that will be undertaken to meet the housing needs of all economic segments of a community. The adopted Housing Element included the following provisions:

- Emergency shelter overlay zone. California Health and Safety Code Section 50801 defines emergency shelters as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” This program provides for the creation of an overlay zone within the Paramount Business Center at 6301-6439 Alondra Boulevard where an emergency shelter would be permitted by right if an emergency shelter operator and a property owner meet required development standards. The base zone district (M-1) and uses permitted would continue to apply. Proposed performance standards for the emergency shelter overlay zone will be discussed in a summary section below.
- Transitional housing. California Government Code Section 65582 defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.” The definitions section of the Zoning Ordinance would be updated to include transitional housing to be permitted subject to the same permitting procedures as required for other permitted uses. Cities are prohibited by State law from imposing regulations or requirements other than building and site standards (such as height, setbacks, and landscaping) common to all other types of housing in the respective residential zones. Transitional housing is subject to government regulations depending on the specific program, and the target population includes foster kids aging out of the foster system and individuals exiting from institutional settings. Regulating agencies include HUD, the California Department of Social Services, and Los Angeles County Department of Children and Family Services.
- Supportive housing. California Government Code Section 65582 defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” The Government Code defines “target population” in relation to supportive housing as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition. The target population may include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. The definitions section of the Zoning Ordinance would be updated to include supportive housing to be permitted subject to the same permitting procedures as required for other permitted uses.

Assessment of Fair Housing

On October 4, 2016, the City Council approved the Assessment of Fair Housing (AFH) and authorized the Finance Director to submit the document to HUD. The AFH is a five-year planning document that identifies fair housing issues in Paramount, including access to decent

affordable housing. To increase the availability of decent affordable housing, the AFH calls for the City to complete the Zoning Ordinance Text Amendments mentioned above with the addition of licensed residential care facilities serving six or fewer persons as a permitted use by right in all residential zones.

Summary – Licensed Residential Care Facilities

State law preempts local Conditional Use Permits or other types of discretionary review for licensed residential care facilities serving six or fewer persons, and the Community Development Department has by policy complied with the law. As an example, licensed “small” child care facilities are only required to obtain a City of Paramount Business License while operational licensing and compliance are under the purview of other agencies such as the California Department of Social Services Community Care Licensing Division. Other examples of small residential care facilities are adult residential, adult daycare, and elderly assisted living. In accordance with California Health and Safety Code Section 1566, “six or fewer persons” does not include the licensee or members of the licensee’s family or persons employed as facility staff. The proposed change to the Zoning Ordinance would codify the long-established City policy.

Summary – Emergency Shelter Performance Standards

Although State law prohibits Conditional Use Permits or other discretionary approvals for emergency shelters, a jurisdiction can establish reasonable performance standards. The provisions of the proposed emergency shelter overlay zone include the following:

- The facility must adhere to Federal, State, and local licensing as required for any program incidental to the operation of an emergency shelter.
- The facility must comply with applicable State and local housing, building, and fire code requirements.
- The facility shall have onsite security during all hours when the shelter is open. A security plan shall be required.
- The facility shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets. Lighting shall provide a minimum intensity of three foot-candles at ground level.
- The facility shall provide secure areas for personal property.
- Each facility shall provide common kitchen and dining room area adequate for the number of residents serviced.
- Each facility shall provide bathroom with lavatory, toilet, and showers adequate for the number of residents serviced.
- The facility’s capacity shall be evaluated based upon the design and layout of the building and the appropriate building and fire code.
- The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period. Shorter stays are encouraged to facilitate the transition into permanent housing.
- The emergency shelter shall provide onsite parking at a minimum rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity. The precise number of parking spaces required will be determined based on the operating characteristics of the specific proposal.

- A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter.
- All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
- An adequate-sized indoor client intake area shall be provided.
- Any queuing areas shall be onsite, in covered areas, away from public sidewalks, and shall not extend into parking and landscape areas.
- Loitering and/or congregating is prohibited during operating and non-operating hours.

Public Notification

Extensive public outreach was conducted to solicit public input about this ZOTA. When the components of this ZOTA were first mentioned during the Housing Element update in 2014, a number of public input sessions occurred. In addition to the publicly noticed Planning Commission public hearing on September 10, 2013, and the City Council public hearing on February 4, 2014, the City hosted community meetings on August 8 and 22, 2013, to introduce the Housing Element revision and obtain comments. The meetings were advertised on the City's webpage, in the Paramount Journal, as a bulletin board posting in various public facility locations, and through the distribution of flyers. Furthermore, the draft Housing Element was prominently posted on the City website for public opportunity to review the document in the course of its preparation.

More recently, residents and stakeholders were able to participate in the development of the Federal Assessment of Fair Housing (AFH) through surveys, community meetings and public hearings. Public hearings were held on August 2, 2016, October 4, 2016, and May 2, 2017. Community meetings were held on July 11, 14, and 16, 2016.

Finally, Community Development Department staff conducted outreach, including direct mail and an in-person meeting on January 10, 2018, with the property owners and business owners of the Paramount Business Center to discuss the proposed emergency shelter overlay zone. Notifications continued for the Planning Commission meeting on June 12, 2018 and the immediate City Council public hearing.

Conclusion

As noted above, the proposed changes to the Zoning Ordinance will bring the City of Paramount in compliance with State law, allow for the final certification of the Housing Element by HCD, and meet the requirements of the Assessment of Fair Housing with HUD. According to the Los Angeles County Registrar's Office, 72.3% of Paramount ballots cast were "yes" votes for Measure H, demonstrating strong community support for efforts to prevent and reduce homelessness. There is no shortage of documentation and basic observation about the dire shortage of housing in the region, and California in general, and the proposed ZOTA is an action toward meeting Paramount's housing obligations.

Recommended Action

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1104, and place it on the next regular agenda for adoption.

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CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 10, AMENDING SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; ADDING SECTION 44-19 (i) TO CHAPTER 44, ARTICLE II (R-1, SINGLE-FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-30 (i) TO CHAPTER 44, ARTICLE III (R-2, MEDIUM DENSITY RESIDENTIAL ZONE); ADDING SECTION 44-43 (h) TO CHAPTER 44, ARTICLE IV (R-M, MULTIPLE FAMILY RESIDENTIAL ZONE); ADDING SECTION 44-75 (61) TO CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE) OF THE PARAMOUNT MUNICIPAL CODE TO COMPLY WITH STATE LAW BY ESTABLISHING AN EMERGENCY SHELTER OVERLAY ZONE, INCLUDING TRANSITIONAL AND SUPPORTIVE HOUSING AS DEFINED USES BY RIGHT IN ALL RESIDENTIAL ZONES, AND INCLUDING LICENSED RESIDENTIAL CARE FACILITIES SERVING SIX OR FEWER PERSONS AS A PERMITTED USE BY RIGHT IN ALL RESIDENTIAL ZONES.

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. 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
- D. On October 13, 2007, the Governor of California signed Senate Bill (SB) 2 into law as part of an effort to address homelessness and promote a mixture of housing and residential services in all communities; and
- E. On February 4, 2014, the City Council adopted the 2014-2021 Housing Element Update (5th Cycle) with targeted changes to the Zoning Ordinance to bring the City of Paramount in compliance with SB 2; and

- F. The Planning Commission held a duly noticed public hearing on June 12, 2018 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 18:015, recommending that the City Council adopt this Ordinance; and
- G. The City Council held a duly noticed public hearing on this Ordinance on July 3, 2018, at which time it considered all evidence presented, both written and oral.

SECTION 2. Chapter 44, Article I, Section 44-1 (Definitions) of the Paramount Municipal Code is hereby amended to add the following definitions:

Emergency shelter. Housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

Licensed residential care facility. Any family home, group care facility, or similar facility licensed by a federal, state, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A facility of six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the tenant in retaining the housing; improving his or her health; and maximizing his or her ability to live, and, when possible, work in the community. Supportive housing shall be considered as a residential use that is subject to those restrictions that apply to other residential uses, of the same type, in the same zone.

Target population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be considered as a residential use that is subject to those restrictions that apply to other residential uses, of the same type, in the same zone.

SECTION 3. Chapter 44, Article II, Section 44-19 (R-1, Single-Family Residential zone) of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-19. Permitted uses.

- (i) Licensed residential care facilities serving six or fewer persons.

SECTION 4. Chapter 44, Article III, Section 44-30 (R-2, Medium Density Residential zone) of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-30. Permitted uses.

- (i) Licensed residential care facilities serving six or fewer persons.

SECTION 5. Chapter 44, Article IV, Section 44-43 (R-M, Multiple Family Residential zone) of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-43. Permitted uses.

- (h) Licensed residential care facilities serving six or fewer persons.

SECTION 6. Chapter 44, Article VIII, Section 44-75 (M-1, Light Manufacturing zone) of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-75. Permitted uses--Generally.

- (61) Emergency shelters.

- (a) Location. Emergency shelters are permitted by right in the emergency shelter overlay zone. The emergency shelter overlay zone permits emergency shelters by right within the following designated geographic area. The geographic area where the overlay zone would be applicable is in the industrial business park generally identified as 6301-6439 Alondra Boulevard within the M-1 zone, located to the north of Alondra Boulevard in the westernmost portion of Paramount. The following requirements are applicable to the operation of emergency shelters:

- 1. Standards. The facility must comply with applicable state and local standards and requirements.

2. Distance. No emergency shelter shall be located within 300 feet of another emergency shelter that is or would be located on a separate lot or parcel.
 3. Licensing. The facility must adhere to federal, state, and local licensing as required for any program incidental to the operation of an emergency shelter.
 4. Code requirements. The facility must comply with applicable state and local housing, building, and fire code requirements.
 5. Security. The facility shall maintain onsite security during all hours when the shelter is open. A security plan shall be required, maintained in perpetuity, and be made available for review by all relevant government agencies and departments. A security plan shall include provisions to address the separation of male/female sleeping areas and any family areas within the emergency shelter.
 6. Lighting. The facility shall demonstrably provide exterior lighting on pedestrian pathways, along the periphery of the building and facility, and upon parking lot areas on the property. Lighting shall reflect away from residential areas and public streets. Lighting shall provide a minimum intensity of three foot-candles at ground level.
 7. Secure areas. The facility shall provide secure areas for personal property.
 8. Kitchen/dining room. Each facility shall provide common kitchen and dining room area for the preparation of meals as adequate for the number of residents serviced.
 9. Bathroom. Each facility shall provide bathroom with lavatory, toilet, and showers adequate for the number of residents serviced. A minimum of one toilet for every eight beds per gender shall be provided. A minimum of one shower for every eight beds per gender shall be provided. A private shower and toilet facility shall be provided for each area designated for use by individual families.
- (b) Capacity. The facility's capacity shall be evaluated based upon the design and layout of the building and the appropriate building code and fire code.

- (c) Duration. The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period. Shorter stays are encouraged to facilitate the transition into permanent housing.
- (d) Parking. The emergency shelter shall provide onsite vehicular parking at a minimum rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity. The precise number of vehicular parking spaces required will be determined based on the operating characteristics of the specific proposal.
- (e) Management plan. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall designate a staff liaison to coordinate with government officials, local residents, and local businesses regarding the operation of the emergency shelter. Such plan shall be submitted to and approved by the Community Development Department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The plan shall remain active throughout the life of the emergency shelter.
- (f) Trash and refuse. All trash and recycling storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users. All waste, garbage, and trash regulations of Section 44-76 (9) shall apply.
- (g) Intake area. An adequate-sized indoor client intake area of no less than ten square feet per bed shall be provided.
- (h) Staffing. A minimum of one staff member per fifteen beds shall be awake and on duty when the facility is open and/or occupied by clients.
- (i) Queuing. Any queuing areas shall be onsite, in covered areas, away from public sidewalks, and shall not extend into parking and landscape areas.
- (j) Loitering. Loitering and/or congregating by homeless persons at the subject property during the operating and nonoperating hours of the facility shall be prohibited.
- (k) Bicycle storage facilities. Durable metal bicycle racks and other bicycle storage facilities shall be provided in permanent locations to meet the needs of the service capacity and staff.

SECTION 7. 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 8. If any section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

APPROVED AND ADOPTED by the City Council of the City of Paramount this 7th day of August, 2018.

Diane J. Martinez, Mayor

Attest:

Lana Chikami, City Clerk

**SB-2 Local planning.** (2007-2008)

SHARE THIS:

**Senate Bill No. 2****CHAPTER 633**

An act to amend Sections 65582, 65583, and 65589.5 of the Government Code, relating to local planning.

[Approved by Governor October 13, 2007. Filed with Secretary of State October 13, 2007.]

LEGISLATIVE COUNSEL'S DIGEST

SB 2, Cedillo. Local planning.

(1) The Planning and Zoning Law requires the housing element of the general plan of a city, county, or city and county to contain, among other things, an assessment of housing needs, including an inventory of land suitable for residential development, and a program with a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the goals and objectives of the housing element. This program is also required to identify adequate sites with zoning that permits owner-occupied and multifamily residential use by right, including the development of farmworker housing for low- and very low income households.

This bill would add emergency shelters to these provisions, as specified, and would add provisions to the housing element that would require a local government to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The bill would also authorize a local government to satisfy all or part of this requirement by adopting and implementing a multijurisdictional agreement, as specified, and would delete multifamily residential use from these provisions. By increasing the duties of local public officials, the bill would create a state-mandated local program.

(2) The Planning and Zoning Law requires that a local agency not disapprove a housing development project, including farmworker housing, for very low, low-, or moderate-income households or condition its approval, including through the use of design review standards, in a manner that renders the project infeasible for development for those households unless it makes written findings, based upon substantial evidence in the record, as to one of a number of specified conditions.

This bill would add supportive housing, transitional housing, and emergency shelters to these provisions and would revise the conditions upon which a disapproval or a conditional approval of an emergency shelter is based. The bill would define supportive housing and transitional housing. By increasing the duties of local public officials, the bill would impose a state-mandated local program.

(3) The bill would also make other technical and conforming changes to these provisions.

(4) The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares all of the following:

(a) Homelessness is a statewide problem that affects many cities and counties. There are an estimated 360,000 homeless individuals and families in California. In some counties, like Los Angeles, an estimated 254,000 men, women, and children experience homelessness over the course of each year. Some of the causes of homelessness are mental illness, substance abuse, prison release, and lack of affordable housing.

(b) Because homelessness affects people of all races, gender, age, and geographic location there is a growing need for every city and county to plan for the location of adequate emergency shelters. Many people experiencing homelessness, primarily youth and single individuals, need shelter but also have a need for residential substance abuse and mental health services.

(c) The lack or shortage of emergency shelters for homeless individuals and families in cities and counties across the state leads to the concentration of services in inner cities and poor communities, like the skid row area in downtown Los Angeles.

(d) In order to ensure access to services in every city and county for homeless individuals and families, it is important that cities and counties plan for these services to address the special needs and circumstances of this threatened population.

(e) It is the responsibility of cities and counties to plan and identify areas for emergency shelters. Cities and counties should include this as part of their planning process and locate emergency shelters where most appropriate in their community. The state should not dictate where these emergency shelters should be located.

(f) It is the responsibility of the Legislature to promote strong communities and ensure that housing and residential services are available in all communities.

SEC. 2. Section 65582 of the Government Code is amended to read:

65582. As used in this article, the following definitions apply:

(a) "Community," "locality," "local government," or "jurisdiction" means a city, city and county, or county.

(b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.

(c) "Department" means the Department of Housing and Community Development.

(d) "Emergency shelter" has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.

(e) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.

(f) "Supportive housing" has the same meaning as defined in subdivision (b) of Section 50675.14 of the Health and Safety Code.

(g) "Transitional housing" has the same meaning as defined in subdivision (h) of Section 50675.2 of the Health and Safety Code.

SEC. 3. Section 65583 of the Government Code is amended to read:

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only

describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (6), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (6). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

(7) An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period.

(8) An analysis of opportunities for energy conservation with respect to residential development.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements

outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2.

(B) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the

participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit towards its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

SEC. 4. Section 65589.5 of the Government Code is amended to read:

65589.5. (a) The Legislature finds and declares all of the following:

(1) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(2) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(3) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(4) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing projects, reduction in density of housing projects, and excessive standards for housing projects.

(b) It is the policy of the state that a local government not reject or make infeasible housing developments, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (d) of Section 50199.50 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including

through the use of design review standards, unless it makes written findings, based upon substantial evidence in the record, as to one of the following:

(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article.

(A) This paragraph cannot be utilized to disapprove or conditionally approve a housing development project if the development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, and consistent with the density specified in the housing element, even though it is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation.

(B) If the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584, then this paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed for a site designated in any element of the general plan for residential uses or designated in any element of the general plan for commercial uses if residential uses are permitted or conditionally permitted within commercial designations. In any action in court, the burden of proof shall be on the local agency to show that its housing element does identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency's share of the regional housing need for the very low and low-income categories.

(C) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily

residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the Congestion Management Program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) Nothing in this section shall be construed to prohibit a local agency from requiring the development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development.

(2) Nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) This section does not prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the development project or emergency shelter.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses in which nonresidential uses are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.

(C) Transitional housing or supportive housing.

(3) "Housing for very low, low-, or moderate-income households" means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to moderate-income households as defined in Section 50093 of the Health and Safety Code, or middle-income households, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) "Disapprove the development project" includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved.

(B) Fails to comply with the time periods specified in subparagraph (B) of paragraph (1) of subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(i) If any city, county, or city and county denies approval or imposes restrictions, including design changes, a reduction of allowable densities or the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the application is deemed complete pursuant to Section 65943, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of restrictions on the development is the subject of a court action which challenges the denial, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision (d) and that the findings are supported by substantial evidence in the record.

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(k) The applicant or any person who would be eligible to apply for residency in the development or emergency shelter may bring an action to enforce this section. If in any action brought to enforce the provisions of this section, a court finds that the local agency disapproved a project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section or without making sufficient findings supported by substantial evidence, the court shall issue an order or judgment compelling compliance with this section within 60 days, including, but not limited to, an order that the local agency take action on the development project or emergency shelter. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner who proposed the housing development or emergency shelter, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of this section. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency, in which case the application for the project, as constituted at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed approved unless the applicant consents to a different decision or action by the local agency.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court's order or judgment within 60 days as described in subdivision (k), the court in addition to any other remedies provided by this section, may impose fines upon the local agency that the local agency shall be required to deposit into a housing trust fund. Fines shall not be paid from funds that are already dedicated for affordable housing, including, but not limited to, redevelopment or low- and moderate-income housing funds and federal HOME and CDBG funds. The local agency shall commit the money in the trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income

households. For purposes of this section, "bad faith" shall mean an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency. Upon entry of the trial court's order, a party shall, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such further time not exceeding an additional 20 days as the trial court may for good cause allow. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) This section shall be known, and may be cited, as the Housing Accountability Act.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

AUGUST 7, 2018

CITY PROSECUTOR LEGAL SERVICES FOR THE CITY'S CODE
ENFORCEMENT PROGRAM

MOTION IN ORDER:

APPROVE AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO
ENTER INTO AN AGREEMENT WITH THE CAVANAUGH LAW GROUP FOR
CITY PROSECUTOR LEGAL SERVICES FOR THE CITY'S CODE
ENFORCEMENT PROGRAM.

APPROVED: _____ DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By:

Date: August 7, 2018

Subject: CITY PROSECUTOR LEGAL SERVICES FOR THE CITY'S CODE ENFORCEMENT PROGRAM

Background

The City's Code Enforcement Division handles an average of about 1,600 cases per year. It has long been the City's policy to attempt to gain voluntary compliance for code enforcement issues. In cases where a property owner is willing but unable to comply due to hardship, the Code Enforcement Division does its best to assist by granting additional time for compliance, calling in community volunteer groups, or offering assistance programs. Code Enforcement gains voluntary compliance in approximately 95% of its cases. In the remaining 5% of the cases, punitive measures, such as administrative fines or prosecution, are invoked. For the small percentage of cases that go to prosecution, the services of an attorney are required.

Because City Prosecutor services are partially paid for with Federal CDBG funds, the U.S. Department of Housing and Urban Development (HUD) requires the City to procure for these services every five (5) years to verify the qualifications of the consultant/firm and to ensure cost reasonableness.

Request for Statements of Qualification

As part of the procurement process, a Request for Statements of Qualification was published in the Paramount Journal on June 28, 2018. Additionally, the City directly solicited Statements of Qualifications from four (4) firms known to provide City Prosecution services. Statements of Qualifications were originally due to the Finance Director on July 20, 2018, but the deadline was extended to July 27, 2018 to allow as many firms to submit a proposal as possible. Four (4) firms submitted a complete proposal by the deadline. The proposals received included bids from Aleshire & Wynder, LLP; Dapeer, Rosenblit & Litvak, LLP; Jones & Mayer; and The Cavanaugh Law Group.

Based on an evaluation of pricing, firm experience and personnel experience, the Public Safety and the Finance Departments determined that while each of the firms possessed the requisite qualifications to provide the services, The Cavanaugh Law Group was the most cost effective of the four (4) competing firms for the services desired by the City.

CITY PROSECUTOR LEGAL SERVICES FOR THE CITY'S CODE ENFORCEMENT PROGRAM

Page 2

See the cost comparison below:

Company	Hourly Billing Rates Principal/Partner	Hourly Billing Rates Associates	Hourly Billing Rates Paralegal/Paraprofessional	Average Billing Rate
Aleshire & Wynder, LLP	\$205	\$175	\$125	\$168
Dapeer, Rosenblit & Litvak, LLP	\$190-\$225	\$190-\$225	\$140	\$173-\$197
Jones & Mayer	\$200	N/A	N/A	\$200
The Cavanaugh Law Group	\$186	N/A	\$86	\$136

Code enforcement work is paper intensive and involves a substantial amount of paralegal work. For a hypothetical project involving three hours of attorney time and four hours of paralegal work, the comparative costs would be approximately \$1,025-\$1,115 for Aleshire & Wynder, LLP; \$1,130-\$1,235 for Dapeer, Rosenblit & Litvak, LLP; \$1,400 for Jones & Mayer; and \$902 for The Cavanaugh Law Group.

The Cavanaugh Law Group has done a commendable job over the past six (6) years working on our most problematic cases, and has achieved good results. They understand that the City prefers a diplomatic approach to code enforcement, and carry out that mission appropriately. The firm has established good working relationships with Public Safety staff and with personnel at Compton Court. For those reasons, we are recommending retaining The Cavanaugh Law Group as our City Prosecutor. The service agreement between the City and Cavanaugh Law Group is attached.

Recommended Action

It is recommended that City Council approve and authorize the City Manager or his designee to enter into an agreement with The Cavanaugh Law Group for City Prosecutor legal services for the City's Code Enforcement Program.

**SERVICE AGREEMENT BY AND BETWEEN THE
CITY OF PARAMOUNT AND THE CAVANAUGH LAW GROUP
FOR CITY PROSECUTOR LEGAL SERVICES FOR THE
CITY'S CODE ENFORCEMENT PROGRAM**

THIS AGREEMENT is made and entered into this 7th day of August, 2018 by and between the CITY OF PARAMOUNT, hereinafter referred to as the "CITY," and THE CAVANAUGH LAW GROUP, hereinafter referred to as the "CONSULTANT."

I. RECITAL

A. PURPOSE. The purpose of this AGREEMENT is to allow the CITY to provide the services of a qualified city prosecutor, as outlined in Exhibit A ("Scope of Services") in connection with the CITY'S Community Development Block Grant ("CDBG") funded Code Enforcement Program, and to have these contract services based upon the terms and conditions hereinafter set forth.

B. FUNDING. The CITY is a recipient of funds from the United States Department of Housing and Urban Development (hereinafter "HUD") pursuant to Title I of the Housing and Community Development Act of 1974 (41 U.S.C. 5301-5320) as amended (hereinafter "ACT"), Catalog of Federal Domestic Assistance No. 14.218. The CITY has approved the use of Federal funds under the Act to be used by RECIPIENT for services provided in Exhibit A.

II. TERMS AND CONDITIONS

A. MISSION. The CITY hereby retains the CONSULTANT in the capacity as contractor and the CONSULTANT hereby accepts such responsibility as described herein.

B. TERMS. This AGREEMENT shall become effective as of the 7th day of August 2018 and shall remain in full force and effect through June 30, 2019. This AGREEMENT may be extended four (4) successive periods, each not to exceed twelve (12) months, by mutual agreement of the parties. At the time of such extensions, this AGREEMENT shall be amended as to the changes, if any, in the terms, responsibilities and compensation as determined in writing between the CITY and CONSULTANT.

C. CONSULTANT RESPONSIBILITIES. Under the supervision of the City Manager or his designee, the CONSULTANT'S responsibilities shall include those services as detailed in Exhibit A.

D. COMPENSATION. During the term of this AGREEMENT, the CITY shall compensate the CONSULTANT for the services described herein, as set forth in Exhibit A, on a monthly basis at the then current rates set forth in Exhibit A, Compensation Section, attached hereto and made a part hereof. Any services not outlined in Exhibit A that exceed

the contract amount, specifically with regard to added caseload must be specifically authorized by CITY staff and/or City Manager and shall be billed at the monthly rate set forth in Exhibit A and shall be specifically detailed in the CONSULTANT'S invoice.

Invoices for payment shall be submitted on a monthly basis and shall be approved by the City Manager or his designee. Such invoices shall describe the services performed during the month. Upon approval of the invoice, the CITY shall make payment as soon thereafter as the CITY's regular procedures provide.

E. EXPENSES. CONSULTANT shall not be entitled to an expense account and shall not be required or permitted to incur expenses on behalf of the CITY in addition to the expenses required for completion of the scope of services described herein. The compensation described herein includes provision for all CONSULTANT expenses required to complete the scope of services described herein.

F. OWNERSHIP OF DOCUMENTS. All studies, papers, files, drawings, contracts, reports and other such documents prepared or developed in accordance with this AGREEMENT by the CONSULTANT shall remain the property of the CITY.

G. INDEPENDENT CONSULTANT. The CONSULTANT shall perform the work as provided herein as an independent contractor and shall not be considered an employee of the CITY or under CITY supervision or control. This AGREEMENT is by and between the CONSULTANT and the CITY, and is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or associate, between the CITY and the CONSULTANT.

H. INDEMNIFICATION. CONSULTANT agrees to indemnify, defend and save harmless the CITY, its agents, officers and employees from and against any and all liability, expenses, including defense costs and legal fees, and claims for damages of any nature whatsoever including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with the CONSULTANT'S operations, or its services hereunder, including any worker's compensation suit, liability, or expense, arising from or connected with the services performed by or on behalf of CONSULTANT by any person pursuant to this AGREEMENT.

I. SUCCESSOR AND ASSIGNMENT. The services as contained herein are to be rendered by the CONSULTANT whose name is as appears first above written and said CONSULTANT shall not assign nor transfer any interest in this AGREEMENT without the prior written consent of the CITY. Claims for money by CONSULTANT from the CITY under this contract may be assigned to a bank, trust company, or financial institution without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the CITY.

J. INSURANCE. Without limiting the CONSULTANT'S indemnification of the CITY, the CONSULTANT shall provide and maintain at his own expense during the term of this AGREEMENT the following programs of insurance covering his operation hereunder.

Each program of insurance shall name the CITY as "Additionally Insured" and contain a provision that such insurance will not be cancelled, nor any change whatsoever made in policies, except upon not less than thirty (30) days prior notice to the CITY, mailed Service Agreement for Code Enforcement Prosecutor Legal Services by registered mail, with postage prepaid. Such insurance shall be provided by insurer(s) satisfactory to the CITY and evidence of such programs satisfactory to the CITY shall be delivered to the CITY on or before the effective date of this AGREEMENT.

General Liability. CONSULTANT shall at all times during the term of the AGREEMENT carry, maintain, and keep in full force and effect, a policy or policies of comprehensive general liability with a minimum limit of One Million Dollars (\$1,000,000.00) for each occurrence and in the aggregate, combined single limit, against any personal injury, death, loss or damage resulting from the wrongful or negligent acts by the CONSULTANT. Said policy or policies shall be of the type General Comprehensive and Automobile Liability contractual. Said policy or policies shall be issued by an insurer admitted in California and rated in Best's Insurance Guide with a rating of A or better. Such insurance shall be primary to and not contributing with any other insurance maintained by the CITY. CONSULTANT shall notify CITY 30 days prior to any change of policy. The policy must be on file in the office of the City Clerk prior to commencing operation.

Workers' Compensation Insurance. Throughout the term of the AGREEMENT, the CONSULTANT shall, at no expense to the CITY, procure and maintain with an insurance company acceptable to the CITY, Workers' Compensation Insurance covering CONSULTANT'S employees as required by the laws of California. All certificates of insurance shall be forwarded to CITY by CONSULTANT prior to commencing operations.

Failure on the part of the CONSULTANT to procure or maintain required insurance shall constitute a material breach of this AGREEMENT upon which the CITY will immediately terminate this AGREEMENT.

K. SEVERABILITY. In the event that any covenant, condition or other provision herein contained is held to be invalid, void or illegal by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this AGREEMENT and shall in no way affect, impair or invalidate any other covenant, condition or other provision contained herein. If such condition, covenant or other provision shall be deemed invalid due to its scope or breadth, such covenant, condition or other provision shall be deemed valid to the extent of the scope or breadth permitted by law.

L. INTERPRETATION. No provision of this AGREEMENT is to be interpreted for or against either party because that party or that party's legal representative drafted such provision, but this AGREEMENT is to be construed as if it were drafted by both parties hereto.

M. ENTIRE AGREEMENT. This AGREEMENT supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the retention of CONSULTANT by the CITY and contains all the covenants and agreements between the parties with respect to such retention.

N. WAIVER. No breach of any provision hereof can be waived unless in writing. Waiver of any one breach of any provision shall not be deemed to be a waiver of any other breach of the same or any other provision hereof.

O. CONTRACT EVALUATION AND REVIEW. The ongoing assessment and monitoring of this AGREEMENT is the responsibility of the City Manager, or his designee.

P. TERMINATION OF AGREEMENT. This AGREEMENT may be terminated by either party by giving written notice at least thirty (30) days prior to the effective termination date in the written notice. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports prepared by the CONSULTANT under this AGREEMENT shall, at the option of the CITY, become its property and the CONSULTANT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONSULTANT shall not be relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of the AGREEMENT by the CONSULTANT, and the CITY may withhold any payments to the CONSULTANT until such time as the exact amount of damages due the CITY from the CONSULTANT is determined.

Q. CHANGES. The CITY or CONSULTANT may request changes in the scope of the services of the CONSULTANT to be performed hereunder. Such changes, including any increase or decrease in the amount of the CONSULTANT'S compensation, which are mutually agreed upon by and between the CITY and the CONSULTANT, shall be incorporated in written amendments to this AGREEMENT.

R. REPORTS AND INFORMATION. CONSULTANT, at such times and in such forms as the CITY may require, shall furnish the CITY such periodic reports as it may request pertaining to the work or services undertaken pursuant to this AGREEMENT, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this AGREEMENT.

S. RECORDS AND AUDITS. CONSULTANT shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this AGREEMENT, and such other records as may be deemed necessary by the CITY to assure proper accounting for all project funds, both Federal and non-Federal shares. These records will be made available for audit purposes to the CITY or any authorized representative, and will be retained for five (5) years after the expiration of this AGREEMENT unless permission to destroy them is granted by the CITY.

T. FINDINGS CONFIDENTIAL. All of the reports, information, data, etc., prepared or assembled by the CONSULTANT under this AGREEMENT are confidential

and the CONSULTANT agrees that they shall not be made available to any individual or organization without the prior written approval of the CITY.

U. COPYRIGHT. No report, maps, or other documents produced in whole or in part under this AGREEMENT shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

V. PERSONNEL. CONSULTANT represents that it has, or will secure at its own expense, all personnel required in performing the services under this AGREEMENT. Such personnel shall not be employees of or have any contractual relationship with the CITY. All of the services required hereunder will be performed by CONSULTANT or under its supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the State and local law to perform such services. None of the work or services subcontracted hereunder shall be specific by written contract or agreement and shall be subject to each provision of this AGREEMENT.

W. COMPLIANCE WITH APPLICABLE LAWS. The CONSULTANT agrees to comply fully with all applicable Federal, State and local laws, ordinances, regulations, and permits, including but not limited to Federal CDBG financial and contractual procedures, and OMB Circular Nos. A-87, A-133, and A-110 with Attachments A,B,C,F,H,N and O, as set forth in 24 CFR 570.502(b), as they pertain to this AGREEMENT. This AGREEMENT is subject to and incorporates the terms of the Housing and Community Development Act of 1974, as amended; and 24 Code of Federal Regulations Part 570.Said Federal documents are on file in the City of Paramount's Finance Department, 16400 Colorado Ave., Paramount, CA 90723, and are incorporated herein by reference. The CONSULTANT shall secure any new permits required by authorities herein with jurisdiction over the project, and shall maintain all presently required permits. The CONSULTANT shall ensure that the requirements of the California Environmental Quality Act are met for any permits or other entitlements required to carry out the terms of this AGREEMENT.

X. PROPOSAL. The CONSULTANT'S proposal and the CITY'S Request for Proposal package, as well as any and all addenda or additions mutually agreed upon in writing by both parties herein, are incorporated by reference to this AGREEMENT. To the extent there are any inconsistencies between the provisions of this AGREEMENT and those provisions within the CONSULTANT'S proposal(s), as well as any and all addenda or additions, the provisions of this AGREEMENT shall govern.

III. EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

A. EQUAL OPPORTUNITY.

1. CONSULTANT will not discriminate against any employee or applicant for employment because of race, creed, sex, color, or national origin. The CONSULTANT will take affirmative action to ensure that applicants are employed,

and that employees are treated during employment, without regard to their race, creed, sex, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONSULTANT agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the CITY setting forth the provisions of this non-discrimination clause.

2. The CONSULTANT will, in all solicitation or advertisements for employees placed by or on behalf of the CONSULTANT, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex, or national origin.

3. The CONSULTANT will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this AGREEMENT so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

4. The CONSULTANT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5. The CONSULTANT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the CITY and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6. In the event of the CONSULTANT'S non-compliance with the equal opportunity clauses of this AGREEMENT or with any of such rules, regulations, or orders, this AGREEMENT may be canceled, terminated, or suspended in whole or in part and the CONSULTANT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7. The CONSULTANT will include the provisions of paragraphs (1) through (6) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The CONSULTANT will take such action with respect to any subcontract or purchase order as the CITY may direct as a means of enforcing such provisions, including sanctions for non-compliance; provided, however, that in

the event the CONSULTANT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the CITY, the CONSULTANT may request the United States to enter into such litigation to protect the interests of the United States.

B. CIVIL RIGHTS ACT OF 1964. Title VI of the Civil Rights Act of 1964, provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits or, be subjected to discrimination under any program or activity receiving Federal financial assistance.

C. AGE AND DISABILITY. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual, as provided in Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, shall apply to this AGREEMENT.

D. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974. Section 109, Title I of the Housing and Community Development Act of 1974, provides that no person shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part under this Title.

E. SECTION 3 COMPLIANCE IN THE PROVISION OF TRAINING, EMPLOYMENT AND BUSINESS OPPORTUNITIES.

1. The work to be performed under this AGREEMENT may be on a project-assisted basis under a program providing direct Federal financial assistance from the Department of Housing and Urban Development and subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.A. 1701 u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by persons residing in the area of the project.

2. The parties to this AGREEMENT will comply with the provisions of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Development set forth in 24 CFR, Part 135, and all applicable rules and others of the Department issued thereunder prior to the execution of this AGREEMENT. The parties to this AGREEMENT certify and agree that they are under no contract or other disability which would prevent them from complying with these requirements.

3. The CONSULTANT will send to each labor organization or representative of workers with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause and shall post copies

of the notice in conspicuous places available to employees and applicants for employment or training.

4. The CONSULTANT will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR, Part 135. The CONSULTANT will not subcontract with any subcontractor where he has notice or knowledge that the latter has been found in violation of regulations under 24 CFR, Part 135 and will not let any subcontract unless the subcontractor has first provided him with a preliminary statement of ability to comply with the requirements of these regulations.

5. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR, Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR, Part 135.

IV. CONFLICT OF INTEREST

During the performance of this AGREEMENT, the CONSULTANT agrees as follows:

A. INTEREST OF MEMBERS OF THE CITY. No member of the governing body of the CITY and no other employee, or agent of the CITY who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT.

B. INTEREST OF RECIPIENT. CONSULTANT represents, warrants and agrees that he does not presently have, nor will he acquire during the term of this AGREEMENT, any interest, direct or indirect, by contract, employment or otherwise, or as a partner, joint venture or shareholder (other than as a shareholder holding a one percent (1%) or less interest in publicly-traded companies) or affiliate with any business or business entity that has entered into any contract, subcontract, or arrangement with the CITY.

C. INTEREST OF OTHER LOCAL PUBLIC OFFICIALS. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this AGREEMENT; and the CONSULTANT shall take appropriate steps to assure compliance.

V. LOBBYIST CERTIFICATION

A. FEDERAL LOBBYIST CERTIFICATION. The CONSULTANT certifies, to the best of his or her knowledge and belief, that:

1. No Federal-appropriated funds have been paid or will be paid, by or on behalf of the CONSULTANT, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONSULTANT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The CONSULTANT shall require that the language of this certification be included in the award documents for all subawards at all items (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

4. The CONSULTANT understands that this certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

VI. NOTICES

Notices herein shall be presented in person or by certified or registered U.S. Mail, as follows:

To the CONSULTANT:

John E. Cavanaugh , Esq.
The Cavanaugh Law Group
P.O. Box 823
Chino Hill, CA 91709

To the CITY:

City Manager
City of Paramount
16400 Colorado Ave.
Paramount, CA 90723-5091

IN WITNESS HEREOF, the CITY and CONSULTANT have executed this AGREEMENT as of the date first herein above set forth.

CITY OF PARAMOUNT

CONSULTANT

John Moreno, City Manager

John E. Cavanaugh, Esq.

EXHIBIT A SCOPE OF SERVICES

The services to be performed by the CONSULTANT in providing code enforcement prosecutor legal services as part of the CITY'S Code Enforcement Program are indicated below.

City Prosecutor

1. Provide consultation with staff and determine enforcement actions to be undertaken on each case.
2. Prepare correspondence with individuals thought to have violated the municipal code.
3. Conduct office and telephone conferences with violators of the code or their counsel.
4. Draft pleadings, file complaints, arrange for service of warrants and subpoenas, court appearances, trials, and private investigations as required.
5. Maintain open communication with the City Attorney and City Code Enforcement staff.
6. Provide monthly invoices along with a detailed listing of City Prosecutor services provided to the City of the month being invoiced, including the address and time spent per case.
7. Maintain records of all correspondence, actions and settlements.
8. Return all City equipment and documents lent to the City Prosecutor upon request by the City or upon the conclusion/termination of the agreement. Such equipment and documents shall be returned in good condition (normal wear and tear excepted).

City

City Code Enforcement staff shall locate apparent code violations and work with property owners through personal contact, correspondence, or hearings before an administrative officer or the Board of Appeals to achieve compliance with the code. When such efforts to achieve voluntary compliance with the code are unsuccessful, City staff will refer the cases to the City Prosecutor who shall consult with staff and mutually determine enforcement actions to be undertaken on each case.

Compensation

The City Prosecutor shall be compensated at One Hundred Eighty-Six Dollars (\$186.00) per hour and Eighty-Six Dollars (\$86.00) per hour for paralegal services. For such rates, Prosecutor shall perform all duties listed herein. Extraordinary costs will be billed separately to the City.

AUGUST 7, 2018

REPORT

TREASURER'S REPORT FOR THE QUARTER ENDING JUNE 30, 2018

MOTION IN ORDER:

RECEIVE AND FILE THE TREASURER'S REPORT.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno
By: Karina Liu/Clyde Alexander
Date: August 7, 2018

Subject: Treasurer's Report for the Quarter Ending June 30, 2018

Background

The City's Finance Department is responsible for managing the cash and investment portfolio for the City, Successor Agency for the Paramount Redevelopment Agency, and Paramount Housing Authority. All funds are invested according to Section 53601 of the California Government Code and the City's Investment Policy, which is annually revised and approved by the City Council.

Cash Management Objectives

The City's investment objectives are to preserve the safety of funds and to maintain an adequate level of liquidity to meet anticipated expenditure demands. Investments are made in short term instruments where they earn competitive yields while maintaining safety and liquidity as primary objectives. As of June 30, 2018, total cash and investments equaled \$34,536,173. Of this amount, \$32,925,761 has same day liquidity. This comfortably ensures that sufficient funds are available to meet the City's expenditure requirements for at least the next six months. As of June 30, 2018, the investments held by the City had a market value of \$24,901,633.

Compliance

All investment transactions have been executed in conformance and compliance with the City's adopted annual Investment Policy and California Government Codes. This report satisfies the reporting requirements of both the Government Code and the City's Investment Policy.

Recommended Action

It is recommended that the City Council receive and file this report.

City of Paramount
TREASURER'S REPORT
Cash and Investments
June 1, 2018 to June 30, 2018
Page 1

SCHEDULE I: SUMMARY OF CASH AND INVESTMENTS

ACCOUNTS	CASH June 30, 2018 (SCH II)	INVESTMENTS (1) June 30, 2018 (SCH III)	TOTAL June 30, 2018
General Operation Account	\$ 2,389,472	24,287,239	26,676,711
Successor Agency Account	4,751,702	614,394	5,366,096
Paramount Housing Authority	825,832	-	825,832
Payroll Account	57,122	-	57,122
Cash and Investments Held By City	\$ 8,024,128	24,901,633	32,925,761
Cash and Investments Held by Fiscal Agent	-	1,610,412	1,610,412
Total Cash and Investment Outstanding	\$ 8,024,128	26,512,045	34,536,173

SCHEDULE II: SUMMARY OF CHECKING ACCOUNTS ACTIVITY

ACCOUNTS	BALANCE June 1, 2018	RECEIPTS	DISBURSEMENTS	BALANCE June 30, 2018
General Operation Account (2)	\$ 6,308,085	4,175,373	8,093,986	2,389,472
Successor Agency Account (3)	4,090,622	938,069	276,989	4,751,702
Paramount Housing Authority (4)	825,832	-	-	825,832
Payroll Account	23,840	679,497	646,215	57,122
Total All Accounts	\$ 11,248,379	5,792,939	9,017,190	8,024,128

NOTES:

(1) Investments are shown at their value at maturity.

(2) Receipts include \$1,000,000 from matured investments. Disbursements include \$3,000,000 for newly purchased investments.

(3) Receipts include \$0 from matured investments. Disbursements include \$0 for newly purchased investments.

(4) Receipts include \$0 from matured investments. Disbursements include \$0 for newly purchased investments.

Based upon existing cash reserves and projected cash receipts and disbursements, there are sufficient funds to meet the City of Paramount's estimated future expenditure requirements for a period of six months. Additionally, all investments are made in accordance with the Statement of Investment and Reporting Policy for Fiscal Year 2018 as approved by the Paramount City Council in June 2017.

City of Paramount
TREASURER'S REPORT
Investments
June 1, 2018 to June 30, 2018
Page 2

SCHEDULE III: INVESTMENT SCHEDULE

SECURITY BY ACCOUNT/INSTITUTION	PURCHASE DATE	MATURITY DATE	INTEREST RATE (3)	INVESTMENT AT COST	INVESTMENT AT MATURITY	INVESTMENT AT MARKET VALUE (4)
I. Cash and Investments Held By City (1)						
<u>General Operating Account</u>						
Local Agency Investment Fund						
State of California	Open	Open	1.854%	\$ 24,287,239	24,287,239	24,287,239
<u>Successor Agency - RDA</u>						
Local Agency Investment Fund						
State of California	Open	Open	1.854%	614,394	614,394	614,394
<i>Weighted Average Number of Days Invested Equals 1 Day</i>						
Total Cash and Investments Held By City				\$ 24,901,633	24,901,633	24,901,633
<u>II. Cash and Investments Held By Fiscal Agent (2)</u>						
<u>2010/2015 Bond Issues:</u>						
Fidelity Treasury Money Market	Open	Maturity	Varies (5)	1,610,411	1,610,412	1,610,412
Total 2010/2015 Bond Issue				1,610,411	1,610,412	1,610,412
<i>Weighted Average Number of Days Invested Equals 1 Day</i>						
Total Cash and Investments Held By Fiscal Agent				\$ 1,610,411	1,610,412	1,610,412
Total Outstanding Cash and Investments				\$ 26,512,044	26,512,045	26,512,045

NOTES:

- (1) The City maintains separate cash and investment pools for the general operations of the City, the Paramount Housing Authority and the Successor Agency for the Paramount Redevelopment Agency.
- (2) Represents cash held by The Bank of New York Mellon, as trustee for the Paramount Redevelopment Agency's outstanding bond issues. Funds relate to the Reserve and Interest Accounts.
- (3) Represents annualized investment yield rate rounded to 3 decimal places.
- (4) The market value of investments are obtained from The Bank of New York Mellon Account Statements and State of California LAIF statements.
- (5) The current investment yield rate for the Fidelity Treasury Money Market is 0.00%.

AUGUST 7, 2018

RESOLUTION NO. 18:023

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT APPROVING BOTH THE ADMINISTERING AGENCY
STATE MASTER AGREEMENT NO. 00536S AND PROGRAM
SUPPLEMENT AGREEMENT NO. OR41 REV. 000 FOR FUNDING THE
DESIGN PHASE FOR THE WEST SANTA ANA BRANCH BIKEWAY
PROJECT BETWEEN SOMERSET BOULEVARD AND ROSECRANS
AVENUE”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:023.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Sarah Ho/William C. Pagett

Date: August 7, 2018

Subject: RESOLUTION NO. 18:023 – APPROVING BOTH THE ADMINISTERING AGENCY STATE MASTER AGREEMENT NO. 00536S AND PROGRAM SUPPLEMENT AGREEMENT NO. OR41 REV. 000 FOR FUNDING THE DESIGN PHASE FOR THE WEST SANTA ANA BRANCH BIKEWAY PROJECT BETWEEN SOMERSET BOULEVARD AND ROSECRANS AVENUE

In 2016, staff submitted an Active Transportation Program Grant Application for the continuation of the bike path located along the West Santa Ana Branch right-of-way. This project would include the design and construction of the bike path from its terminus at Somerset Boulevard to the intersection of Rosecrans Avenue and Paramount Boulevard. Our project was selected; however, before funding can be made available, the Administering Agency (Paramount) and the State are required to enter into an agreement to establish terms and conditions applicable for the designated project.

Attached are both the Administering Agency State Master Agreement No. 00536S and Supplement Agreement No. OR41 Rev. 000. Resolution No. 18:023 is the formal authorization by the City required for executing these agreements. Once these agreements are executed, we will be able to begin the design portion of the project as included in the FY 19 budget.

Recommended Action

It is recommended that the City Council read by title only and adopt Resolution No. 18:023 approving both the Administering Agency State Master Agreement No. 00536S and the Program Supplement Agreement No. OR41 Rev. 000.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING BOTH THE ADMINISTERING AGENCY STATE MASTER AGREEMENT NO. 00536S AND PROGRAM SUPPLEMENT AGREEMENT NO. OR41 REV. 000 FOR FUNDING THE DESIGN PHASE FOR THE WEST SANTA ANA BRANCH BIKEWAY PROJECT BETWEEN SOMERSET BOULEVARD AND ROSECRANS AVENUE

WHEREAS, before special SB 1 funds can be made available for a specific program project the Administering Agency State Master Agreement (No. 00536S) must be approved along with the Program Supplement Agreement (No. OR41 Rev. 000) thereby establishing terms and conditions applicable to the Administering Agency when receiving special SB 1 funds for a designated project; and

WHEREAS, no invoices for reimbursement of design cost can be processed until both the Administering Agency State Master Agreement (No. 00536S) and Program Supplement Agreement (No. OR41 Rev. 000) is fully executed; and

WHEREAS, Administering Agency State Master Agreement (No. 00536S) and Program Supplement Agreement (No. OR41 Rev. 000) shall remain in effect until amended or terminated.

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

Section 1. Administering Agency State Master Agreement (No. 00536S) and Program Supplement Agreement (No. OR41 Rev. 000) is hereby approved and the Mayor and City Clerk are directed to sign on behalf of the City.

Section 2. The Mayor is hereby authorized to affix her signature to this resolution signifying to its adoption by the City Council of the City of Paramount, and the City Clerk is directed to attest hereto.

PASSED, APPROVED, and ADOPTED this 7th day of August, 2018.

Diane J. Martinez, Mayor

Attest:

Lana Chikami, City Clerk

MASTER AGREEMENT
ADMINISTERING AGENCY-STATE AGREEMENT FOR
STATE-FUNDED PROJECTS

07 City of Paramount

District Administering Agency

Agreement No. 00536S

This AGREEMENT, is entered into effective this _____ day of _____, 20____, by and between the City of Paramount, hereinafter referred to as "ADMINISTERING AGENCY," and the State of California, acting by and through its Department of Transportation (Caltrans), hereinafter referred to as "STATE", and together referred to as "PARTIES" or individually as a "PARTY."

RECITALS:

1. WHEREAS, the Legislature of the State of California has enacted legislation by which certain State funds are made available for use on local transportation related projects of public entities qualified to act as recipients of these state funds; and
2. WHEREAS, ADMINISTERING AGENCY has applied to the California Transportation Commission (CTC) and/or STATE for funding from either the State Transportation Improvement Program (STIP), or other State-funded programs (herein referred to as STATE FUNDS), as defined in the Local Assistance Program Guidelines (LAPG), for use on local authorized transportation related projects as a local administered project(s), hereinafter referred to as "PROJECT"; and
3. WHEREAS, said PROJECT will not receive any federal funds; and
4. WHEREAS, before STATE FUNDS will be made available for PROJECT, ADMINISTERING AGENCY and STATE are required to enter into an agreement to establish terms and conditions applicable to the ADMINISTERING AGENCY when receiving STATE FUNDS for a designated PROJECT facility and to the subsequent operation and maintenance of that completed facility.

NOW, THEREFORE, the PARTIES agree as follows:

ARTICLE I - PROJECT ADMINISTRATION

1. This AGREEMENT shall have no force or effect with respect to any program project unless and until a project-specific Program Supplement to this AGREEMENT for state funded projects, hereinafter referred to as "PROGRAM SUPPLEMENT", has been fully executed by both STATE and ADMINISTERING AGENCY.
2. The State approved project-specific allocation letter designate the party responsible for implementing PROJECT, type of work and location of PROJECT.
3. The PROGRAM SUPPLEMENT sets out special covenants as a condition for the ADMINISTERING AGENCY to receive STATE FUNDS from/through STATE for designated PROJECT. The PROGRAM SUPPLEMENT shall also show these STATE FUNDS that have been initially encumbered for PROJECT along with the matching funds to be provided by ADMINISTERING AGENCY and/or others. Execution of PROGRAM SUPPLEMENT by the PARTIES shall cause ADMINISTERING AGENCY to adopt all of the terms of this AGREEMENT as though fully set forth therein in the PROGRAM SUPPLEMENT. Unless otherwise expressly delegated in a resolution by the governing body of ADMINISTERING AGENCY, and with written concurrence by STATE, the PROGRAM SUPPLEMENT shall be approved and managed by the governing body of ADMINISTERING AGENCY.
4. ADMINISTERING AGENCY agrees to execute and return each project-specific PROGRAM SUPPLEMENT within ninety (90) days of receipt. The PARTIES agree that STATE may suspend future allocations, encumbrances and invoice payments for any on-going or future STATE FUNDED PROJECT performed by ADMINISTERING AGENCY if any project-specific PROGRAM SUPPLEMENT is not returned within that ninety (90) day period unless otherwise agreed by STATE in writing.
5. ADMINISTERING AGENCY further agrees, as a condition to the release and payment of STATE FUNDS encumbered for the PROJECT described in each PROGRAM SUPPLEMENT, to comply with the terms and conditions of this AGREEMENT and all of the agreed-upon Special Covenants or Remarks incorporated within the PROGRAM SUPPLEMENT, and Cooperative/Contribution Agreement where appropriate, defining and identifying the nature of the specific PROJECT.
6. STATE FUNDS will not participate in any portion of PROJECT work performed in advance of the effective date of the executed PROGRAM SUPPLEMENT for said PROJECT.
7. Projects allocated with STATE FUNDS from the STIP will be administered in accordance with the current CTC STIP Guidelines, as adopted or amended and in accordance with Chapter 23 of the Local Assistance Program Guidelines (LAPG) published by STATE.
8. Projects allocated with STATE FUNDS not programmed in the STIP will be administered in accordance with the applicable chapter of the LAPG and/or any other instructions published by STATE.
9. ADMINISTERING AGENCY's eligible costs for preliminary engineering work includes all preliminary work directly related to PROJECT up to contract award for construction, including, but not limited to, environmental studies and permits (E&P), preliminary surveys and reports, laboratory work, soil investigations, the preparation of plans, specifications and estimates (PS&E), advertising for bids, awarding of a contract and project development contract administration.

10. ADMINISTERING AGENCY's eligible costs for construction engineering includes actual inspection and supervision of PROJECT construction work; construction staking; laboratory and field testing; and the preparation and processing of field reports, records, estimates, final reports, and allowable expenses of employees/consultants engaged in such activities.
11. Unless the PARTIES agree otherwise in writing, ADMINISTERING AGENCY's employees or its sub-contractor engineering consultant shall be responsible for all PROJECT engineering work.
12. ADMINISTERING AGENCY shall not proceed with final design of PROJECT until final environmental approval of PROJECT. Final design entails the design work necessary to complete the PS&E and other work necessary for a construction contract but not required earlier for environmental clearance of that PROJECT.
13. If PROJECT is not on STATE-owned right-of-way, PROJECT shall be constructed in accordance with Chapter 11 of the Local Assistance Procedures Manual (LAPM) that describes minimum statewide design standards for local agency streets and roads. The design standards for projects off the National Highway System (NHS) allow STATE to accept either the STATE's minimum statewide design standards or the approved geometric design standards of ADMINISTERING AGENCY. Additionally, for projects off the NHS, STATE will accept ADMINISTERING AGENCY-approved standard specifications, standard plans, materials sampling and testing quality assurance programs that meet the conditions described in the then current Local Assistance Procedures Manual.
14. If PROJECT involves work within or partially within STATE-owned right-of-way, that PROJECT shall also be subject to compliance with the policies, procedures and standards of the STATE Project Development Procedures Manual and Highway Design Manual and where appropriate, an executed cooperative agreement between STATE and ADMINISTERING AGENCY that outlines the PROJECT responsibilities and respective obligations of the PARTIES. ADMINISTERING AGENCY and its' contractors shall each obtain an encroachment permit through STATE prior to commencing any work within STATE rights of way or work which affects STATE facilities.
15. When PROJECT is not on the State Highway System (SHS) but includes work to be performed by a railroad, the contract for such work shall be prepared by ADMINISTERING AGENCY or by STATE, as the PARTIES may hereafter agree. In either event, ADMINISTERING AGENCY shall enter into an agreement with the railroad providing for future maintenance of protective devices or other facilities installed under the contract.
16. The Department of General Services, Division of the State Architect, or its designee, shall review the contract PS&E for the construction of buildings, structures, sidewalks, curbs and related facilities for accessibility and usability. ADMINISTERING AGENCY shall not award a PROJECT construction contract for these types of improvements until the State Architect has issued written approval stating that the PROJECT plans and specifications comply with the provisions of sections 4450 and 4454 of the California Government Code, if applicable. Further requirements and guidance are provided in Title 24 of the California Code of Regulations.
17. ADMINISTERING AGENCY shall provide or arrange for adequate supervision and inspection of each PROJECT. While consultants may perform supervision and inspection work for PROJECT with a fully qualified and licensed engineer, ADMINISTERING AGENCY shall provide a full-time employee to be in responsible charge of each PROJECT.

18. Unless otherwise provided in the PROGRAM SUPPLEMENT, ADMINISTERING AGENCY shall advertise, award, and administer the PROJECT construction contract or contracts.

19. The cost of maintenance, security, or protection performed by ADMINISTERING AGENCY or contractor forces during any temporary suspension of PROJECT or at any other time may not be charged to the PROJECT.

20. ADMINISTERING AGENCY shall submit PROJECT-specific award information, using Exhibit 23-A of the LAPG, to STATE's District Local Assistance Engineer, within sixty (60) days after contract award. A copy of Exhibit 23-A shall also be included with the submittal of the first invoice for a construction contract by ADMINISTERING AGENCY to: Department of Transportation, Division of Accounting Local Programs Accounting Branch, MS #33, PO Box 942874, Sacramento, California 94274-0001.

21. ADMINISTERING AGENCY shall submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure by ADMINISTERING AGENCY to submit a "Report of Expenditures" within 180 days of project completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance Chapters 17 and 19 of the Local Assistance Procedures Manual.

22. ADMINISTERING AGENCY shall comply with the Americans with Disabilities Act (ADA) of 1990 that prohibits discrimination on the basis of disability and all applicable regulations and guidelines issued pursuant to the ADA.

23. The Governor and the Legislature of the State of California, each within their respective jurisdictions, have prescribed certain nondiscrimination requirements with respect to contract and other work financed with public funds. ADMINISTERING AGENCY agrees to comply with the requirements of the FAIR EMPLOYMENT PRACTICES ADDENDUM, attached hereto as Exhibit A and further agrees that any agreement entered into by ADMINISTERING AGENCY with a third party for performance of work connected with PROJECT shall incorporate Exhibit A (with third party's name replacing ADMINISTERING AGENCY) as parts of such agreement.

24. ADMINISTERING AGENCY shall include in all subcontracts awarded when applicable, a clause that requires each subcontractor to comply with California Labor Code requirements that all workers employed on public works aspects of any project (as defined in California Labor Code sections 1720-1815) be paid not less than the general prevailing wage rates predetermined by the Department of Industrial Relations as effective at the date of contract award by the ADMINISTERING AGENCY.

ARTICLE II - RIGHTS OF WAY

1. No contract for the construction of a STATE FUNDED PROJECT shall be awarded until all necessary rights of way have been secured. Prior to the advertising for construction of PROJECT, ADMINISTERING AGENCY shall certify and, upon request, shall furnish STATE with evidence that all necessary rights-of-way are available for construction purposes or will be available by the time of award of the construction contract.

2. The furnishing of rights of way by ADMINISTERING AGENCY as provided for herein includes, and is limited to, the following, unless the PROGRAM SUPPLEMENT provides otherwise.

(a) Expenditures to purchase all real property required for PROJECT free and clear of liens, conflicting easements, obstructions and encumbrances, after crediting PROJECT with the fair market value of any excess property retained and not disposed of by ADMINISTERING AGENCY.

(b) The cost of furnishing of right-of-way as provided for herein includes, in addition to real property required for the PROJECT, title free and clear of obstructions and encumbrances affecting PROJECT and the payment, as required by applicable law, of damages to owners of remainder real property not actually taken but injuriously affected by PROJECT.

(c) The cost of relocation payments and services provided to owners and occupants pursuant to Government Code sections 7260-7277 when PROJECT displaces an individual, family, business, farm operation or nonprofit organization.

(d) The cost of demolition and/or the sale of all improvements on the right-of-way after credit is recorded for sale proceeds used to offset PROJECT costs.

(e) The cost of all unavoidable utility relocation, protection or removal.

(f) The cost of all necessary hazardous material and hazardous waste treatment, encapsulation or removal and protective storage for which ADMINISTERING AGENCY accepts responsibility and where the actual generator cannot be identified and recovery made.

3. ADMINISTERING AGENCY agrees to indemnify and hold STATE harmless from any liability that may result in the event the right-of-way for a PROJECT, including, but not limited to, being clear as certified or if said right-of-way is found to contain hazardous materials requiring treatment or removal to remediate in accordance with Federal and State laws. ADMINISTERING AGENCY shall pay, from its own non-matching funds, any costs which arise out of delays to the construction of PROJECT because utility facilities have not been timely removed or relocated, or because rights-of-way were not available to ADMINISTERING AGENCY for the orderly prosecution of PROJECT work.

ARTICLE III - MAINTENANCE AND MANAGEMENT

1. ADMINISTERING AGENCY will maintain and operate the property acquired, developed, constructed, rehabilitated, or restored by PROJECT for its intended public use until such time as the parties might amend this AGREEMENT to otherwise provide. With the approval of STATE, ADMINISTERING AGENCY or its successors in interest in the PROJECT property may transfer this obligation and responsibility to maintain and operate PROJECT property for that intended public purpose to another public entity.

2. Upon ADMINISTERING AGENCY's acceptance of the completed construction contract or upon contractor being relieved of the responsibility for maintaining and protecting PROJECT, ADMINISTERING AGENCY will be responsible for the maintenance, ownership, liability, and the expense thereof, for PROJECT in a manner satisfactory to the authorized representatives of STATE and if PROJECT falls within the jurisdictional limits of another Agency or Agencies, it is the duty of ADMINISTERING AGENCY to facilitate a separate maintenance agreement(s) between itself and the other jurisdictional Agency or Agencies providing for the operation, maintenance, ownership and liability of PROJECT. Until those agreements are executed, ADMINISTERING AGENCY will be responsible for all PROJECT operations, maintenance, ownership and liability in a manner satisfactory to the authorized representatives of STATE. If, within ninety (90) days after receipt of notice from STATE that a PROJECT, or any portion thereof, is not being properly operated and maintained and ADMINISTERING AGENCY has not satisfactorily remedied the conditions complained of, the approval of future STATE FUNDED PROJECTS of ADMINISTERING AGENCY will be withheld until the PROJECT shall have been put in a condition of operation and maintenance satisfactory to STATE. The provisions of this section shall not apply to a PROJECT that has been vacated through due process of law with STATE's concurrence.

3. PROJECT and its facilities shall be maintained by an adequate and well-trained staff of engineers and/or such other professionals and technicians as PROJECT reasonably requires. Said operations and maintenance staff may be employees of ADMINISTERING AGENCY, another unit of government, or a contractor under agreement with ADMINISTERING AGENCY. All maintenance will be performed at regular intervals or as required for efficient operation of the complete PROJECT improvements.

ARTICLE IV - FISCAL PROVISIONS

1. All contractual obligations of STATE are subject to the appropriation of resources by the Legislature and the allocation of resources by the CTC.
2. STATE'S financial commitment of STATE FUNDS will occur only upon the execution of this AGREEMENT, the execution of each project-specific PROGRAM SUPPLEMENT and/or STATE's approved finance letter.
3. ADMINISTERING AGENCY may submit signed duplicate invoices in arrears for reimbursement of allowable PROJECT costs on a monthly or quarterly progress basis once the project-specific PROGRAM SUPPLEMENT has been executed by STATE.
4. ADMINISTERING AGENCY agrees, as a minimum, to submit invoices at least once every six months commencing after the STATE FUNDS are encumbered on either the project-specific PROGRAM SUPPLEMENT or through a project-specific finance letter approved by STATE. STATE reserves the right to suspend future allocations and invoice payments for any on-going or future STATE FUNDED project performed by ADMINISTERING AGENCY if PROJECT costs have not been invoiced by ADMINISTERING AGENCY for a six-month period
5. Invoices shall be submitted on ADMINISTERING AGENCY letterhead that includes the address of ADMINISTERING AGENCY and shall be formatted in accordance with Chapter 5 of the LAPM.
6. Invoices must have at least one copy of supporting backup documentation for allowable costs incurred and claimed for reimbursement by ADMINISTERING AGENCY. Acceptable backup documentation includes, but is not limited to, agency's progress payment to the contractors, copies of cancelled checks showing amounts made payable to vendors and contractors, and/or a computerized summary of PROJECT costs.
7. Payments to ADMINISTERING AGENCY can only be released by STATE as reimbursements of actual allowable PROJECT costs already incurred and paid for by ADMINISTERING AGENCY.
8. An indirect cost allocation plan and related documentation are to be provided to STATE (Caltrans Audits & Investigations) annually for review and approval prior to ADMINISTERING AGENCY seeking reimbursement of indirect cost incurred within each fiscal year being claimed for reimbursement. The indirect cost allocation plan must be prepared in accordance with the requirements set forth in Office of Management and Budget Circular A-87 and Chapter 4 of the Local Assistance Procedures Manual.
9. STATE will withhold the greater of either two (2) percent of the total of all STATE FUNDS encumbered for each PROGRAM SUPPLEMENT or \$40,000 until ADMINISTERING AGENCY submits the Final Report of Expenditures for each completed PROGRAM SUPPLEMENT PROJECT.
10. The estimated total cost of PROJECT, the amount of STATE FUNDS obligated, and the required matching funds may be adjusted by mutual consent of the PARTIES with an allocation letter and finance letter. STATE FUNDING may be increased to cover PROJECT cost increases only if such additional funds are available and the CTC and/or STATE concurs with that increase in the form of an allocation and finance letter.

11. When such additional STATE FUNDS are not available, ADMINISTERING AGENCY agrees that any increases in PROJECT costs must be defrayed with ADMINISTERING AGENCY's own funds.
12. ADMINISTERING AGENCY shall use its own non STATE FUNDS to finance the local share of eligible costs and all PROJECT expenditures or contract items ruled ineligible for financing with STATE FUNDS. STATE shall make the final determination of ADMINISTERING AGENCY's cost eligibility for STATE FUNDED financing with respect to claimed PROJECT costs.
13. ADMINISTERING AGENCY will reimburse STATE for STATE's share of costs for work performed by STATE at the request of ADMINISTERING AGENCY. STATE's costs shall include overhead assessments in accordance with section 8755.1 of the State Administrative Manual.
14. STATE FUNDS allocated from the STIP are subject to the timely use of funds provisions enacted by Senate Bill 45, approved in 1997, and subsequent STIP Guidelines and State procedures approved by the CTC and STATE.
15. STATE FUNDS encumbered for PROJECT are available for liquidation only for five (5) years from the beginning of the State fiscal year when those funds were appropriated in the State Budget. STATE FUNDS not liquidated within these periods will be reverted unless a Cooperative Work Agreement (CWA) is submitted by ADMINISTERING AGENCY and approved by the California Department of Finance in accordance with Government Code section 16304. The exact date of fund reversion will be reflected in the STATE signed PROJECT finance letter.
16. Payments to ADMINISTERING AGENCY for PROJECT-related travel and subsistence (per diem) expenses of ADMINISTERING AGENCY forces and its contractors and subcontractors claimed for reimbursement or as local match credit shall not exceed rates authorized to be paid to rank and file STATE employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced by ADMINISTERING AGENCY are in excess of DPA rates, ADMINISTERING AGENCY is responsible for the cost difference, and any overpayments inadvertently paid by STATE shall be reimbursed to STATE by ADMINISTERING AGENCY on demand.
17. ADMINISTERING AGENCY agrees to comply with Office of Management and Budget (OMB) Circular A-87, Cost Principles for State and Local Governments, and 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments.
18. ADMINISTERING AGENCY agrees, and will assure that its contractors and subcontractors will be obligated to agree that (a) Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual PROJECT cost items and (b) those parties shall comply with federal administrative procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. Every sub-recipient receiving PROJECT funds as a contractor or sub-contractor under this AGREEMENT shall comply with Federal administrative procedures in accordance with 49 CFR, Part 18, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. ADMINISTERING AGENCY agrees to comply with the provisions set

forth in 23 CFR Parts 140, 645 and 646 when contracting with railroad and utility companies.

19. Any PROJECT costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under OMB Circular A-87, 48 CFR, Chapter 1, Part 31, 23 CFR Parts 140, 645 and 646 or 49 CFR, Part 18, are subject to repayment by ADMINISTERING AGENCY to STATE.

20. Upon written demand by STATE, any overpayment to ADMINISTERING AGENCY of amounts invoiced to STATE shall be returned to STATE.

21. Should ADMINISTERING AGENCY fail to refund any moneys due STATE as provided herein or should ADMINISTERING AGENCY breach this AGREEMENT by failing to complete PROJECT without adequate justification and approval by STATE, then, within thirty (30) days of demand, or within such other period as may be agreed to in writing between the PARTIES hereto, STATE, acting through the State Controller, the State Treasurer, the CTC or any other public entity or agency, may intercept, withhold and demand the transfer of an amount equal to the amount paid by or owed to STATE for each PROJECT, from future apportionments, or any other funds due ADMINISTERING AGENCY from the Highway Users Tax Fund or any other sources of funds, and/or may also withhold approval of future STATE FUNDED projects proposed by ADMINISTERING AGENCY.

22. Should ADMINISTERING AGENCY be declared to be in breach of this AGREEMENT or otherwise in default thereof by STATE, and if ADMINISTERING AGENCY is constituted as a joint powers authority, special district, or any other public entity not directly receiving funds through the State Controller, STATE is authorized to obtain reimbursement from whatever sources of funding are available, including the withholding or transfer of funds, pursuant to Article IV - 21, from those constituent entities comprising a joint powers authority or by bringing of an action against ADMINISTERING AGENCY or its constituent member entities, to recover all funds provided by STATE hereunder.

23. ADMINISTERING AGENCY acknowledges that the signatory party represents the ADMINISTERING AGENCY and further warrants that there is nothing within a Joint Powers Agreement, by which ADMINISTERING AGENCY was created, if any exists, that would restrict or otherwise limit STATE's ability to recover STATE FUNDS improperly spent by ADMINISTERING AGENCY in contravention of the terms of this AGREEMENT.

ARTICLE V

AUDITS, THIRD PARTY CONTRACTING, RECORDS RETENTION AND REPORTS

1. STATE reserves the right to conduct technical and financial audits of PROJECT work and records when determined to be necessary or appropriate and ADMINISTERING AGENCY agrees, and shall require its contractors and subcontractors to agree, to cooperate with STATE by making all appropriate and relevant PROJECT records available for audit and copying as required by paragraph three (3) of Article V.
2. ADMINISTERING AGENCY, its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate incurred PROJECT costs and matching funds by line item for the PROJECT. The accounting system of ADMINISTERING AGENCY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles, enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices sent to or paid by STATE.
3. For the purpose of determining compliance with Title 21, California Code of Regulations, Chapter 21, section 2500 et seq., when applicable, and other matters connected with the performance and costs of ADMINISTERING AGENCY's contracts with third parties pursuant to Government Code section 8546.7, ADMINISTERING AGENCY, ADMINISTERING AGENCY's contractors and subcontractors, and STATE shall each maintain and make available for inspection and audit all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above-referenced parties shall make such AGREEMENT and PROGRAM SUPPLEMENT materials available at their respective offices at all reasonable times during the entire PROJECT period and for three (3) years from the date of final payment to ADMINISTERING AGENCY under any PROGRAM SUPPLEMENT. STATE, the California State Auditor, or any duly authorized representative of STATE or the United States, shall each have access to any books, records, and documents that are pertinent to a PROJECT for audits, examinations, excerpts, and transactions and ADMINISTERING AGENCY shall furnish copies thereof if requested.
4. ADMINISTERING AGENCY is required to have an audit in accordance with the Single Audit Act of OMB Circular A-133 if it receives a total of \$500,000 or more in STATE FUNDS in a single fiscal year. The STATE FUNDS received under PROGRAM SUPPLEMENT are a part of the Catalogue of Federal Domestic Assistance (CFDA) 20.205, Highway Planning and Research.
5. ADMINISTERING AGENCY agrees to include all PROGRAM SUPPLEMENTS adopting the terms of this AGREEMENT in the schedule of projects to be examined in ADMINISTERING AGENCY'S annual audit and in the schedule of projects to be examined under its single audit prepared in accordance with OMB Circular A-133.
6. ADMINISTERING AGENCY shall not award a construction contract over \$10,000 or other contracts over \$25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed under this AGREEMENT without the prior written approval of STATE. All contracts awarded by ADMINISTERING AGENCY intended or used as local match credit must meet the requirements set forth in this AGREEMENT regarding local match funds.

7. Any subcontract entered into by ADMINISTERING AGENCY as a result of this AGREEMENT shall contain all of the provisions of Article IV, FISCAL PROVISIONS, and this ARTICLE V, AUDITS, THIRD-PARTY CONTRACTING, RECORDS RETENTION AND REPORTS and shall mandate that travel and per diem reimbursements and third-party contract reimbursements to subcontractors will be allowable as PROJECT costs only after those costs are incurred and paid for by the subcontractors.

8. To be eligible for local match credit, ADMINISTERING AGENCY must ensure that local match funds used for a PROJECT meet the fiscal provisions requirements outlined in ARTICLE IV in the same manner that is required of all other PROJECT expenditures.

9. In addition to the above, the pre-award requirements of third-party contractor/consultants with ADMINISTERING AGENCY should be consistent with LOCAL ASSISTANCE PROCEDURES.

ARTICLE VI - MISCELLANEOUS PROVISIONS

1. ADMINISTERING AGENCY agrees to use all PROJECT funds reimbursed hereunder only for transportation purposes that are in conformance with Article XIX of the California State Constitution and other California laws.
2. ADMINISTERING AGENCY shall conform to all applicable State and Federal statutes and regulations, and the Local Assistance Program Guidelines and Local Assistance Procedures Manual as published by STATE and incorporated herein, including all subsequent approved revisions thereto applicable to PROJECT unless otherwise designated in the project-specific executed PROJECT SUPPLEMENT.
3. This AGREEMENT is subject to any additional restrictions, limitations, conditions, or any statute enacted by the State Legislature or adopted by the CTC that may affect the provisions, terms, or funding of this AGREEMENT in any manner.
4. ADMINISTERING AGENCY and the officers and employees of ADMINISTERING AGENCY, when engaged in the performance of this AGREEMENT, shall act in an independent capacity and not as officers, employees or agents of STATE.
5. Each project-specific PROGRAM SUPPLEMENT shall separately establish the terms and funding limits for each described PROJECT funded under this AGREEMENT and that PROGRAM SUPPLEMENT. No STATE FUNDS are obligated against this AGREEMENT.
6. ADMINISTERING AGENCY certifies that neither ADMINISTERING AGENCY nor its principals are suspended or debarred at the time of the execution of this AGREEMENT, and ADMINISTERING AGENCY agrees that it will notify STATE immediately in the event a suspension or a debarment occurs after the execution of this AGREEMENT.
7. ADMINISTERING AGENCY warrants, by execution of this AGREEMENT, that no person or selling agency has been employed or retained to solicit or secure this AGREEMENT upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ADMINISTERING AGENCY for the purpose of securing business. For breach or violation of this warranty, STATE has the right to annul this AGREEMENT without liability, pay only for the value of the PROJECT work actually performed, or in STATE's discretion, to deduct from the price of PROGRAM SUPPLEMENT consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.
8. In accordance with Public Contract Code section 10296, ADMINISTERING AGENCY hereby certifies under penalty of perjury that no more than one final unappealable finding of contempt of court by a federal court has been issued against ADMINISTERING AGENCY within the immediate preceding two (2) year period because of ADMINISTERING AGENCY's failure to comply with an order of a federal court that orders ADMINISTERING AGENCY to comply with an order of the National Labor Relations Board.
9. ADMINISTERING AGENCY shall disclose any financial, business, or other relationship with STATE that may have an impact upon the outcome of this AGREEMENT or any individual PROJECT encompassed within a PROGRAM SUPPLEMENT. ADMINISTERING AGENCY shall also list current contractors who may have a financial interest in the outcome of a PROJECT undertaken pursuant to this AGREEMENT.

10. ADMINISTERING AGENCY hereby certifies that it does not now have nor shall it acquire any financial or business interest that would conflict with the performance of any PROJECT initiated under this AGREEMENT.

11. ADMINISTERING AGENCY warrants that this AGREEMENT was not obtained or secured through rebates, kickbacks or other unlawful consideration either promised or paid to any STATE employee. For breach or violation of this warranty, STATE shall have the right, in its sole discretion, to terminate this AGREEMENT without liability, to pay only for PROJECT work actually performed, or to deduct from a PROGRAM SUPPLEMENT price or otherwise recover the full amount of such rebate, kickback, or other unlawful consideration.

12. Any dispute concerning a question of fact arising under this AGREEMENT that is not disposed of by agreement shall be decided by the STATE's Contract Officer, who may consider any written or verbal evidence submitted by ADMINISTERING AGENCY. The decision of the Contract Officer, issued in writing, shall be conclusive and binding on the PARTIES on all questions of fact considered and determined by the Contract Officer.

13. Neither the pending of a dispute nor its consideration by the Contract Officer will excuse the ADMINISTERING AGENCY from full and timely performance in accordance with the terms of this AGREEMENT and each PROGRAM SUPPLEMENT.

14. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under or in connection with any work, authority or jurisdiction of ADMINISTERING AGENCY arising under this AGREEMENT. It is understood and agreed that ADMINISTERING AGENCY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims and suits or actions of every name, kind and description brought forth under, including but not limited to, tortuous, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by ADMINISTERING AGENCY under this AGREEMENT.

15. Neither ADMINISTERING AGENCY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by, under or in connection with any work, authority or jurisdiction arising under this AGREEMENT. It is understood and agreed that STATE shall fully defend, indemnify and save harmless the ADMINISTERING AGENCY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including but not limited to, tortuous, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this AGREEMENT.

16. In the event of (a) ADMINISTERING AGENCY failing to timely proceed with effective PROJECT work in accordance with the project-specific PROGRAM SUPPLEMENT; (b) failing to maintain any applicable bonding requirements; and (c) otherwise materially violating the terms and conditions of this AGREEMENT and/or any PROGRAM SUPPLEMENT, STATE reserves the right to terminate funding for that PROJECT upon thirty (30) days' written notice to ADMINISTERING AGENCY.

17. No termination notice shall become effective if, within thirty (30) days after receipt of a Notice of Termination, ADMINISTERING AGENCY either cures the default involved or, if the default is not reasonably susceptible of cure within said thirty (30) day period the ADMINISTERING

AGENCY proceeds thereafter to complete that cure in a manner and time line acceptable to STATE.

18. Any such termination shall be accomplished by delivery to ADMINISTERING AGENCY of a Notice of Termination, which notice shall become effective not less than thirty (30) days after receipt, specifying the reason for the termination, the extent to which funding of work under this AGREEMENT and the applicable PROGRAM SUPPLEMENT is terminated and the date upon which such termination becomes effective, if beyond thirty (30) days after receipt. During the period before the effective termination date, ADMINISTERING AGENCY and STATE shall meet to attempt to resolve any dispute. In the event of such termination, STATE may proceed with the PROJECT work in a manner deemed proper by STATE. If STATE terminates funding for PROJECT with ADMINISTERING AGENCY for the reasons stated in paragraph sixteen (16) of ARTICLE VI, STATE shall pay ADMINISTERING AGENCY the sum due ADMINISTERING AGENCY under the PROGRAM SUPPLEMENT and/or STATE-approved finance letter prior to termination, provided, however, ADMINISTERING AGENCY is not in default of the terms and conditions of this AGREEMENT or the project-specific PROGRAM SUPPLEMENT and that the cost of any PROJECT completion to STATE shall first be deducted from any sum due ADMINISTERING AGENCY.

19. In the case of inconsistency or conflicts with the terms of this AGREEMENT and that of a project-specific PROGRAM SUPPLEMENT and/or Cooperative Agreement, the terms stated in that PROGRAM SUPPLEMENT and/or Cooperative Agreement shall prevail over those in this AGREEMENT.

20. Without the written consent of STATE, this AGREEMENT is not assignable by ADMINISTERING AGENCY either in whole or in part.

21. No alteration or variation of the terms of this AGREEMENT shall be valid unless made in writing and signed by the PARTIES, and no oral understanding or agreement not incorporated herein shall be binding on any of the PARTIES.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT by their duly authorized officer.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

City of Paramount

By _____

By _____

Chief, Office of Project Implementation
Division of Local Assistance

City of Paramount
Representative Name & Title
(Authorized Governing Body Representative)

Date _____

Date _____

EXHIBIT A - FAIR EMPLOYMENT PRACTICES ADDENDUM

1. In the performance of this Agreement, ADMINISTERING AGENCY will not discriminate against any employee for employment because of race, color, sex, sexual orientation, religion, age, ancestry or national origin, physical disability, medical condition, marital status, political affiliation, family and medical care leave, pregnancy leave, or disability leave. ADMINISTERING AGENCY will take affirmative action to ensure that employees are treated during employment without regard to their race, sex, sexual orientation, color, religion, ancestry, or national origin, physical disability, medical condition, marital status, political affiliation, family and medical care leave, pregnancy leave, or disability leave. Such action shall include, but not be limited to, the following: employment; upgrading; demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. ADMINISTERING AGENCY shall post in conspicuous places, available to employees for employment, notices to be provided by STATE setting forth the provisions of this Fair Employment section.

2. ADMINISTERING AGENCY, its contractor(s) and all subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code, 1290-0 et seq.), and the applicable regulations promulgated thereunder (Cal. Code Regs., Title 2, 7285.0, et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code section 12900(a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full. Each of the ADMINISTERING AGENCY'S contractors and all subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreements, as appropriate.

3. ADMINISTERING AGENCY shall include the nondiscrimination and compliance provisions of this clause in all contracts and subcontracts to perform work under this AGREEMENT.

4. ADMINISTERING AGENCY will permit access to the records of employment, employment advertisements, application forms, and other pertinent data and records by STATE, the State Fair Employment and Housing Commission, or any other agency of the State of California designated by STATE, for the purposes of investigation to ascertain compliance with the Fair Employment section of this Agreement.

5. Remedies for Willful Violation:

(a) STATE may determine a willful violation of the Fair Employment provision to have occurred upon receipt of a final judgment to that effect from a court in an action to which ADMINISTERING AGENCY was a party, or upon receipt of a written notice from the Fair Employment and Housing Commission that it has investigated and determined that ADMINISTERING AGENCY has violated the Fair Employment Practices Act and had issued an order under Labor Code section 1426 which has become final or has obtained an injunction under Labor Code section 1429.

(b) For willful violation of this Fair Employment Provision, STATE shall have the right to terminate this Agreement either in whole or in part, and any loss or damage sustained by STATE in securing the goods or services thereunder shall be borne and paid for by ADMINISTERING AGENCY and by the surety under the performance bond, if any, and STATE may deduct from any moneys due

or thereafter may become due to ADMINISTERING AGENCY, the difference between the price named in the Agreement and the actual cost thereof to STATE to cure ADMINISTERING AGENCY's breach of this Agreement.

PROGRAM SUPPLEMENT NO. R41
to
ADMINISTERING AGENCY-STATE AGREEMENT
FOR STATE FUNDED PROJECTS NO 00536S

Adv Project ID Date: June 14, 2018
0718000231 Location: 07-LA-0-PRM
Project Number: ATPSB1L-5336(021)
E.A. Number:
Locode: 5336

This Program Supplement, effective 05/17/2018, hereby adopts and incorporates into the Administering Agency-State Agreement No. 00536S for State Funded Projects which was entered into between the ADMINISTERING AGENCY and the STATE with an effective date of _____ and is subject to all the terms and conditions thereof. This PROGRAM SUPPLEMENT is executed in accordance with Article I of the aforementioned Master Agreement under authority of Resolution No. _____ approved by the ADMINISTERING AGENCY on _____ (See copy attached).

The ADMINISTERING AGENCY further stipulates that as a condition to the payment by the State of any funds derived from sources noted below encumbered to this project, Administering Agency accepts and will comply with the Special Covenants and remarks set forth on the following pages.

PROJECT LOCATION:

West Santa Ana Branch Bikeway Phase 2 in City of Paramount.

TYPE OF WORK: Bike Path

Estimated Cost	State Funds	Matching Funds		
	SB1 funds \$345,000.00	LOCAL		OTHER
\$345,000.00		\$0.00		\$0.00

CITY OF PARAMOUNT

STATE OF CALIFORNIA
Department of Transportation

By _____

By _____

Title _____

Chief, Office of Project Implementation
Division of Local Assistance

Date _____

Attest _____

Date _____

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance:

Accounting Officer Jennie Yee

Date 6/19/18 \$345,000.00

SPECIAL COVENANTS OR REMARKS

Chapter	Statutes	Item	Year	Program	BC	Category	Fund Source	AMOUNT

SPECIAL COVENANTS OR REMARKS

1. A. This PROJECT will be administered in accordance with the applicable CTC STIP guidelines and the Active Transportation Program guidelines as adopted or amended, the Local Assistance Procedures Manual (LAPM), the Local Assistance Program Guidelines (LAPG), and this PROGRAM SUPPLEMENT.

B. This PROJECT is programmed to receive State funds from the Active Transportation Program (ATP). Funding may be provided under one or more components. A component(s) specific fund allocation is required, in addition to other requirements, before reimbursable work can occur for the component(s) identified. Each allocation will be assigned an effective date and identify the amount of funds allocated per component(s).

This PROGRAM SUPPLEMENT has been prepared to allow reimbursement of eligible PROJECT expenditures for the component(s) allocated. Unless otherwise determined, the effective date of the component specific allocation will constitute the start of reimbursable expenditures.

C. STATE and ADMINISTERING AGENCY agree that any additional funds made available by future allocations will be encumbered on this PROJECT by use of a STATE-approved Allocation Letter and STATE Finance Letter. ADMINISTERING AGENCY agrees that STATE funds available for reimbursement will be limited to the amount allocated by the California Transportation Commission (CTC) and/or the STATE.

D. Upon ADMINISTERING AGENCY request, the CTC and/or STATE may approve supplementary allocations, time extensions, and fund transfers between components. Funds transferred between allocated project components retain their original timely use of funds deadlines, but an approved time extension will revise the timely use of funds criteria for the component(s) and allocation(s) requested. Approved supplementary allocations, time extensions, and fund transfers between components made after the execution of this PROGRAM SUPPLEMENT will be documented and considered subject to the terms and conditions thereof. Documentation will consist of a STATE approved Allocation Letter, Fund Transfer Letter, Time Extension Letter, and Finance Letter, as appropriate.

E. This PROJECT is subject to the timely use of funds provisions enacted by the Active Transportation Program guidelines, as adopted or amended, and by approved CTC and State procedures as outlined below.

Funds allocated for the environmental & permits (E&P), plan specifications & estimate (PS&E), and right-of-way components are available for expenditure until the end of the second fiscal year following the year in which the funds were allocated.

Funds allocated for the construction component are subject to an award deadline and contract completion deadline. ADMINISTERING AGENCY agrees to award the contract within 6 months of the construction fund allocation and to complete and accept the construction within 36 months of award.

F. Award information shall be submitted by the ADMINISTERING AGENCY to the District

SPECIAL COVENANTS OR REMARKS

Local Assistance Engineer immediately after project contract award and prior to the submittal of the ADMINISTERING AGENCY'S first invoice for the construction contract. Failure to do so will cause a delay in the State processing of invoices for the construction phase.

G. The ADMINISTERING AGENCY shall invoice STATE for environmental & permits (E&P), plans specifications & estimate (PS&E), and right-of-way costs no later than 180 days after the end of last eligible fiscal year of expenditure. For construction costs, the ADMINISTERING AGENCY has 180 days after project completion or contract acceptance to make the final payment to the contractor prepare the final Report of Expenditures and final invoice, and submit to STATE for verification and payment.

H. ADMINISTERING AGENCY agrees to submit the final report documents that collectively constitute a "Report of Expenditures" within one hundred eighty (180) days of PROJECT completion. Failure of ADMINISTERING AGENCY to submit a "Final Report of Expenditures" within 180 days of PROJECT completion will result in STATE imposing sanctions upon ADMINISTERING AGENCY in accordance with the current LAPM and the Active Transportation Program (ATP) Guidelines.

I. ADMINISTERING AGENCY indirect costs, as defined in 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, to be claimed must be allocated in accordance with an Indirect Cost Allocation Plan (ICAP), submitted, reviewed, and approved in accordance with Caltrans Audits and Investigations requirements which may be accessed at: www.dot.ca.gov/hq/audits/.

ADMINISTERING AGENCY agrees to comply with, and require all sub-recipients and project sponsors to comply with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirement for Federal Awards, and all applicable Federal and State laws and regulations.

ADMINISTERING AGENCY agrees, and will assure that its contractors and subcontractors will be obligated to agree, that Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., and all applicable Federal and State laws and regulations, shall be used to determine the allowability of individual PROJECT cost items.

Any Fund expenditures for costs for which ADMINISTERING AGENCY has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, or 48 CFR, Chapter 1, Part 3, are subject to repayment by ADMINISTERING AGENCY to STATE. Should ADMINISTERING AGENCY fail to reimburse Funds due STATE within 30 days of demand, or within such other period as may be agreed in writing between the Parties hereto, STATE is authorized to intercept and withhold future payments due ADMINISTERING AGENCY from STATE or any third-party source, including, but not limited to, the State Treasurer, the State Controller, and the California Transportation Commission.

SPECIAL COVENANTS OR REMARKS

- J. By executing this PROGRAM SUPPLEMENT, ADMINISTERING AGENCY agrees to comply with all reporting requirements in accordance with the Active Transportation Program guidelines, as adopted or amended.
2. This PROJECT has received State Senate Bill1, Chapter 5, Statutes of 2017 (SB1) funds from Active Transportation Program (ATP). The ADMINISTERING AGENCY agrees to administer the project in accordance with the CTC Adopted SB1 Accountability and Transparency Guidelines.

STATE OF CALIFORNIA. DEPARTMENT OF TRANSPORTATION
PROGRAM SUPPLEMENT AND CERTIFICATION FORM
PSCF (REV. 01/2010)

Page of

TO: STATE CONTROLLER'S OFFICE Claims Audits 3301 "C" Street, Rm 404 Sacramento, CA 95816	6/18/2018	PROJECT NUMBER: 0718000231
	REQUISITION NUMBER / CONTRACT NUMBER: RQS - 2660 - 071800001118	

FROM: **Department of Transportation**

SUBJECT:

Encumbrance Document

VENDOR / LOCAL AGENCY:

CITY OF PARAMOUNT

CONTRACT AMOUNT:

\$345,000.00

Local Assistance

[illegible]

ADA Notice: For individuals with sensory disabilities, this document is available in alternate formats. For information, call (915) 654-6410 or TDD (915) -3880 or write Records and Forms Management, 1120 N. Street, MS-89, Sacramento, CA 95814.

AUGUST 7, 2018

APPOINTMENT OF PARKS & RECREATION COMMISSIONER

MOTION IN ORDER:

APPOINT _____ TO THE PARKS & RECREATION
COMMISSION TO FILL A VACANT POSITION FOR A TERM EXPIRING
APRIL 2019.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Lana Chikami

Date: August 7, 2018

Subject: APPOINTMENT OF PARKS & RECREATION COMMISSIONER

The Parks & Recreation Commission is composed of five members who serve a one-year term, and there is currently one vacancy. Appointments to the Parks & Recreation Commission are made by the Mayor, with approval of the City Council.

A "Special Vacancy Notice" was posted on July 18, 2018, pursuant to Government Code Section 54974. The vacant Parks & Recreation Commission position is for a term expiring April 2019, and it would be appropriate to make an appointment to fill the vacancy.

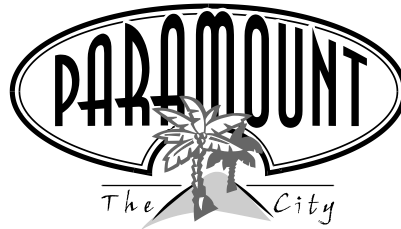
Attached are the: 1) Special Vacancy Notice, 2) Local Appointments List, and 3) Paramount Municipal Code Sections 2-88 through 2-93.

Recommended Action

It is recommended that the Mayor make the appointment to the Parks & Recreation Commission, with approval of the City Council, to fill the vacant position for a term expiring April 2019.

H:\CITYMANAGER\AGENDA\REPORTS\COMMISSIONER-P&RAPPOINTMENT.DOC; 6/20/2018 5:19:42 PM
GC 36512, 54974, PMC

SPECIAL VACANCY NOTICE



City of Paramount ♦ 16400 Colorado Avenue ♦ Paramount, CA 90723 ♦ (562) 220-2000
www.paramountcity.com

NOTICE IS HEREBY GIVEN, pursuant to Government Code Section 54974, that an unscheduled vacancy exists in the following City Commissions/Committees/Boards. Appointments to fill unscheduled vacancies shall be made no sooner than 10 days after posting of this notice.

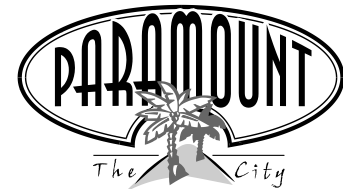
Commission/ Committee/Board	No. of Vacant Positions	Date of Vacancy	Current Term Expires
Parks & Recreation	1	07-18-2018	04-2019

I, Lana Chikami, City Clerk of the City of Paramount, California, hereby certify that I caused the foregoing notice to be posted on the Paramount City Hall, Paramount Library, Paramount Park Community Center and Paramount Sheriff's Station bulletin boards this 18th day of July 2018.

/s/ Lana Chikami

Lana Chikami, City Clerk

City of Paramount
2018 LOCAL APPOINTMENTS
(Maddy Act) – Revised 07/2018



At the end of each year, the City posts a list of expiring appointed terms for the coming year, names of incumbents, and the dates of their original appointment per Government Code Section 54972 et seq. Following is a complete list:

Commission	Orig. Appt.	Term Exp.
PLANNING COMMISSION Term of Office: 4 years		
Jaime Abrego (DM).....	07/2018	04/2021
Hollie Enriquez (LG).....	04/2017	04/2021
Ernie Esparza (PL).....	03/2003	03/2019
Harlen "Roy" Gilham (DH).....	03/2003	03/2019
James "Jim" Hyde (TH).....	03/2007	03/2019
PUBLIC WORKS COMMISSION Term of Office: 2 years		
Eileen Aparicio (TH).....	03/2003	04/2019
Russ Hanson (LG).....	04/2017	04/2019
Rosemary Mendez (DH).....	03/2003	04/2019
Linda Timmons (DM).....	08/2016	04/2019
Rosemary Vasquez (PL).....	03/2007	04/2019
PARKS & RECREATION COMMISSION Term of Office: 1 year		
(Vacant) (DM).....	--	04/2019
Maria Angel (PL).....	03/2001	04/2019
Frank Barraza (TH).....	03/2007	04/2019
Charles "Carlos" Garcia (DH).....	03/2004	04/2019
Margaret Mondragon (LG).....	04/2017	04/2019
PUBLIC SAFETY COMMISSION Term of Office: 1 year		
Todd Bousema (DH).....	03/2003	04/2019
Vilma Cuellar-Stallings (DM).....	04/2018	04/2019
Biviano Favela (TH).....	04/2018	04/2019
Moses Huerta (LG).....	04/2017	04/2019
Brenda Olmos (PL).....	09/2005	04/2019
SENIOR SERVICES COMMISSION Term of Office: 1 year		
Virginia Chavez (LG).....	04/2017	04/2019
Maria Espinoza (DH).....	03/2013	04/2019
Claudia Quinones (PL).....	02/2015	04/2019
Cleone Hatwan (DM).....	03/2015	04/2019
James "Jim" Stevens (TH).....	03/2009	04/2019

I, Lana Chikami, City Clerk of the City of Paramount, California, hereby certify that I caused the foregoing notice to be posted on the Paramount City Hall, Paramount Library, and Paramount Sheriff's Station bulletin boards this 18th day of July 2018.

/s/ Lana Chikami

Lana Chikami, City Clerk

H:\CITYMANAGER\IREORG\MADDYACT-APPTLISTS\MADDYPOS2018-07-2018.DOCX:8/2/2018 1:05 PM

[] CF 10.14 [] CF 27.LOC

Article VII. Parks and Recreation Commission.

Sec. 2-88. Created.

A parks and recreation commission is hereby created and established.

Sec. 2-89. Membership.

The commission shall consist of five members who shall be appointed by the mayor with the approval of the City Council of the city. All members serve at the will and pleasure of the City Council. Members to the commission shall be appointed for terms of one year or until their successors are appointed. If a vacancy occurs otherwise then by expiration of a term, it shall be filled by appointment for the unexpired portion of the term. (Ord No. 867)

Sec. 2-90. Duties and functions.

The commission shall act in an advisory capacity to the City Council in matters pertaining to parks, recreation facilities, and local transportation; review community organization funding requests which are included in the annual budget; consider uses of recreational facilities; evaluate recreation programs to promote the development of open space for recreational and leisure activities; encourage the development of leisure opportunities for residents of all ages; and promote positive lifestyle choices and alternatives to self-destructive behavior. (Ord No. 867)

Sec. 2-91. Power and authority.

The parks and recreation commission shall cause proper records to be kept of all its official acts and proceedings. The commission shall have no power or authority to bind or obligate the city or any officer or department thereof, for any money, debt, undertaking or obligation of any kind in excess of the appropriation which the City Council may have made for the purpose of the commission in any fiscal year. (Ord No. 867)

Sec. 2-92. Rules of organization and procedure.

The commission is a reviewing and recommending body and shall have no power to direct members of the city staff or contract entities, except as otherwise provided in this chapter or by law the commission shall have power to and shall provide for its own organization, shall adopt rules and regulations for the transaction of business before it, and shall designate the time and place for the regular monthly meeting or meetings of the commission. (Ord No. 867)

Sec. 2-93. Compensation.

The members of the parks and recreation commission shall receive compensation on a monthly basis at a rate to be determined from time to time and set forth by resolution of the City Council. (Ord No. 867)

AUGUST 7, 2018

FINANCE AGREEMENT FOR AUDITING AND PROFESSIONAL SERVICES -
VAVRINEK, TRINE, DAY & CO., LLP

MOTION IN ORDER:

AUTHORIZE EXPENSES FOR PROFESSIONAL SERVICES IN EXCESS
OF \$40,000 WITH VAVRINEK, TRINE, DAY & CO., LLP.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Karina Liu

Date: August 7, 2018

Subject: Authorization for Auditing and Professional Services - Vavrinek, Trine, Day & Co., LLP

The City, Successor Agency for the Paramount Redevelopment Agency, and other component units are required by law and by standards set by the Government Accounting Standards Board (GASB) to issue a Comprehensive Annual Financial Report (CAFR) that has been audited by an outside independent auditing firm according to the standards and procedures set by GASB. The independent auditor plays an important and reassuring role in testing and evaluating the City's system of internal controls and its overall financial management for signs of strength and weakness and reporting the results. They can also serve as a valuable resource as government financial reporting continues to evolve, and government financial management becomes more complex and legally constrained.

Various audit and consulting teams of Vavrinek, Trine, Day & Co., LLP (VTD) have been serving as the independent auditor of the City in the past decade, in addition to providing professional/technical services in preparing the CAFR and other State required annual reports. The cost of providing these services is approximately \$46,300. For over three decades, it has been the City's long-standing practice/tradition to receive unqualified opinions for our CAFR from independent auditors and also to receive the Certificate of Achievement for Excellence in Financial Reporting from Government Finance Officers Association (GFOA). However, as an added measure of protection, last year, we voluntarily requested VTD to perform an additional audit known as an Agreed Upon Procedures to further examine our policies and procedures and internal controls in specific areas of our operations. Last year, VTD examined all outgoing wire transactions and credit card purchases, and they found no findings or areas of concerns. This year, VTD will focus on Accounts Payable including vendor set-up verification. The cost of providing this audit is about \$5,000. It is our goal to perform these voluntary audits annually to continue protecting the integrity of our operations. Attached for your review are the engagement letters for all these services.

Under the City's purchasing policy, professional services may not exceed \$40,000 in expenses without authorization by the City Council. Based on the above-mentioned variety of work performed by VTD, the costs for VTD's services will exceed \$40,000 annually. Therefore, we are asking for authorization to retain VTD for services which exceed the \$40,000 limit. Funding for VTD's professional services have been included as part of the City budget in FY 2019.

Recommended Action

It is recommended that the City Council authorize expenses for professional services in excess of \$40,000 with Vavrinek, Trine, Day & Co., LLP.



VAVRINEK, TRINE, DAY & CO., LLP
Certified Public Accountants

VALUE THE *difference*

June 5, 2018

City of Paramount
Paramount, California

We are pleased to confirm our understanding of the services we are to provide City of Paramount, California (City) for the year ended June 30, 2018. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City as of and for the year ended June 30, 2018. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Schedule of the City's Proportionate Share of the Net Pension Liability
- 3) Schedule of the City's Pension Contributions
- 4) Schedule of the City's Changes in the Net OPEB Liability and Related Ratios
- 5) Schedule of the City's OPEB Contributions

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America, and we will provide an opinion on it in relation to the financial statements as a whole, in a separate written report accompanying our auditor's report on the financial statements or in a report combined with our auditor's report on the financial statements:

- 1) Schedule of expenditures of federal awards
- 2) Combining individual fund financial statements and schedules

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information.

- 1) Introductory Section
- 2) Statistical Section
- 3) Other Information Section

Additionally, we will perform agreed upon procedures on the Article XIIB Appropriations Limit calculation. We will be responsible for the preparation and word processing of the management letter, and the Single Audit Report, if required.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. The objective also includes reporting on—

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. We will issue written reports upon completion of our Single Audit. Our reports will be addressed to management and those charged with governance (City Council) of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the schedule of expenditures of federal awards, and related notes of the City in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

Management Responsibilities

Management is responsible for (1) designing, implementing, establishing and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. Management is also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements, or abuse that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on the first date of fieldwork, as applicable.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued

with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and therefore, we are not required to ready the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees, and Other

We may from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Vavrinek, Trine, Day & Co., LLP (VTD) and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a Cognizant or Oversight Agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of VTD personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by the Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately June 25, 2018 and to issue our reports no later than December 2018. Phillip White is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed the following amounts:

Description	FY 2017-2018
City of Paramount CAFR	\$ 26,500
Successor Agency	3,500
Single Audit/Per Major Program	3,200
AUP for ASES	1,100
	<u>\$ 34,300</u>

Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our hourly rates are as follows:

	Hourly Rates
Partner	\$ 255
Manager	195
Supervisor	175
Senior	145
Staff	105
Clerical	80

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not

completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require audit organizations to provide a copy of their most recent external peer review report and any subsequent review reports and letters of comment received during the period of the contract. Our 2014 peer review accompanies this letter.

Vavrinek, Trine, Day & Co., LLP has owners that are not licensed as certified public accountants as permitted under section 5079 of the California Business and Professions Code. It is not anticipated that any of the non-licensee owners will be performing audit services for the City. With respect to the preparation of the State Controller's Report and the City's Financial Statements, it is anticipated that non-licensee owners will be involved with these services.

We appreciate the opportunity to be of service to the City of Paramount and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Phillip White, Partner
Of Vavrinek, Trine, Day & Co., LLP

PMW:gbl

180623

Attachment

RESPONSE:

This letter correctly sets forth the understanding of City of Paramount.

By: _____

Title: _____

Date: _____

YANARI WATSON MCGAUGHEY P.C.

DALE M. YANARI (1947-2004) ♦ RANDY S. WATSON ♦ G. LANCE MCGAUGHEY ♦ DON W. GRUENLER
FINANCIAL CONSULTANTS/CERTIFIED PUBLIC ACCOUNTANTS

System Review Report

May 22, 2015

To the Partners of
Vavrinek, Trine, Day & Co., LLP
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended December 31, 2014. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*; audits of employee benefit plans and audits performed under FDICIA.

In our opinion, the system of quality control for the accounting and auditing practice of Vavrinek, Trine, Day & Co., LLP applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended December 31, 2014, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Vavrinek, Trine, Day & Co., LLP has received a peer review rating of *pass*.



Yanari Watson McGaughey P.C.

9250 EAST COSTILLA AVENUE, SUITE 450
GREENWOOD VILLAGE, COLORADO 80112-3647
(303) 792-3020
FAX (303) 792-5153

web site: www.ywmcpa.com



VAVRINEK, TRINE, DAY & CO., LLP
Certified Public Accountants

VALUE THE *difference*

July 11, 2018

Ms. Karina Lam
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723-5091

Re: Assistance with Drafting Financial Statements and Pension Disclosures

Dear Karina:

This engagement letter memorializes our agreement for non-audit services with your City. The standards to which Vavrinek Trine Day & Co., LLP ("VTD") will conform are intended to better serve the public interest and to maintain a high degree of integrity, objectivity and independence for both audit work and for non-audit work with government audit clients.

The standard for non-audit services for government audit clients is based on two overarching principles:

- Auditors (VTD) should not perform management functions or make management decisions; and
- Auditors (VTD) should not audit their own work or provide non-audit services in situations where the amounts or services involved are significant/material to the subject matter of the audit.

In light of these principles, our available resources and considering your needs, our firm suggests the following way that we can assist you during the next year. We will provide you with professional accounting assistance within the engagement scope and on the terms stated below.

OBJECTIVE OF THE ENGAGEMENT

The firm of Vavrinek Trine Day & Co., LLP is available to assist you in assembling your draft financial statements for fiscal year ending June 30, 2018. Our firm is ready to begin work on this project whenever your agency is ready to commence.

SCOPE OF SERVICES AND DELIVERABLES

- 1) From un-audited trial balance information provide to us by the City, we will assist City staff in drafting its financial statements including individual fund statements.
- 2) We will sort financial data in accordance with City direction for updating note disclosures in the financial statements.
- 3) From un-audited financial statements, we will assist the City in documenting the converting entries for the government wide basic financial statements.
- 4) From information and documentation provide to us by the City, we will note any adjustments to the City for possible adjustments to its accounting records.
- 5) From debt service schedules provided to us by the City, we will update the long-term debt schedules.
- 6) Assist in summarizing pension activity affecting disclosures in the financial statements
- 7) Assist in preparing various tables and worksheets summarizing pension activity for the recent fiscal year

RESPONSIBILITY OF THE CLIENT

The work will be non-audit services as defined by Governmental Auditing Standards issued by the Comptroller General of the United States. Our work will not constitute an audit or a review of transactions and should not be relied upon as such.

Your agency is responsible for the appropriate recording and reporting of financial transactions and management decisions. Accordingly, all work will be conducted at your direction, the direction of your chief financial officer, to insure that the work meets your agency's objectives. The chief financial officer or other designated individual will be responsible for review and approval of any work product directly prepared by VTD, including any adjustments to the accounting records that may be proposed by VTD, or reports drafted by VTD during the engagement.

Governmental Auditing Standards require that your agency be responsible for the substantive outcomes of VTD work and be in a position in fact and appearance to make an informed judgment on the results of the non-audit services and that the City of Paramount:

- Designates a knowledgeable management level individual to be responsible and accountable for overseeing the non-audit services.
- Establishes and monitors the performance of the non-audit services to ensure that it meets management's objectives.
- Makes any decisions that involve management functions related to the non-audit services and accepts full responsibility for such decisions.
- Evaluates the adequacy of the services performed and any findings that result.

STAFFING

Vavrinek, Trine, Day & Co., LLP has owners that are not licensed as certified public accountants as permitted under Section 5079 of the California Business and Professions Code. It is not anticipated that any of the non-licensure owners will be performing audit services for the agency.

FEES

We estimate a not to exceed fee of \$12,000. Services will be billed at the hourly rates noted below and will be billed monthly. Billing rates through December 31, 2017 are as follows:

<u>Position</u>	<u>Hourly Rate</u>
Partner	\$220
Manager	\$200
Supervisor	\$140
Senior Accountant	\$115
Staff Accountant	\$85

TERMINATION OF ENGAGEMENT, INDEPENDENT CONTRACTOR AND INSURANCE

Either party may terminate this engagement without cause. VTD is an independent contractor as defined by Federal and State taxing authorities. VTD will maintain current worker compensation and liability insurance policies.

For any questions regarding this letter, please contact Joe Aguilar at (909) 466-4410. If this engagement letter correctly states your understanding of the engagement, please sign below and return a copy for our files.

Agreed to By:



Joseph Aguilar

Of Vavrinek Trine Day & Co., LLP

Signature: _____

Print Name: _____

Of City of Paramount

Date: _____



VAVRINEK, TRINE, DAY & CO., LLP
Certified Public Accountants

VALUE THE *difference*

June 5, 2018

City of Paramount
Paramount, California

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for the City of Paramount (City).

We will apply the agreed-upon procedures listed in the attached schedule that were specified and agreed to by the City's Management on cash disbursements of the City as of June 30, 2018. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures performed or to be performed is solely the responsibility of the specified party and we will require an acknowledgment in writing of that responsibility. Consequently, we make no representation regarding the sufficiency of the procedures described in the attached schedule either for the purpose for which the agreed-upon procedures report has been requested or for any other purpose.

Because the agreed-upon procedures listed in the attached schedule do not constitute an examination or review, we will not express an opinion or conclusion on the City's cash disbursement. In addition, we have no obligation to perform any procedures beyond those listed in the attached schedule.

We plan to begin our procedures on approximately June 25, 2018 and, unless unforeseeable problems are encountered, the engagement should be completed by December 31, 2018.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the City of Paramount. If, for any reason, we are unable to complete any of the procedures, we will describe in our report any restrictions on the performance of the procedures, or not issue a report and withdraw from this engagement. You understand that the report is intended solely for the information and use of the City, and should not be used by anyone other than these specified parties. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. If circumstances occur relating to the condition of your records, the availability of evidence, or the existence of significant risk of material misstatement of the subject matter cause by error or fraud, which in our professional judgment prevent us from completing the engagement or reporting findings on the subject matter or assertion, we certain the right to take any course of action permitted by professional standard, including declining to report findings or issue a report, or withdrawing from the engagement.

An agreed-upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, we will communicate to you any known and suspected fraud and noncompliance with laws or regulations affecting cash disbursements that come to our attention. In addition, if, in connection with this engagement, matters come to our attention that contradict the City's cash disbursements, we will disclose those matters in our report.

You are responsible for the City's cash disbursements and that they are in accordance with the City's accounting policies and procedures; and for selecting the criteria and procedures and determining that such criteria and procedures are appropriate for your purposes. You are also responsible for, and agree to provide us with, a written assertion about the City's cash disbursements. In addition, you are responsible for providing us with (1) access to

all information of which you are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the cash disbursement in accordance with the City's accounting policies and procedures.

Phillip White is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fees for these services will be for an amount not to exceed \$5,000. You will also be billed for travel and other out-of-pocket costs such as report production, word processing, postage, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to assist you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. If the need for additional procedures arises, or the procedures need to be modified, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we will require that they acknowledge in writing their agreement with the procedures performed or to be performed and their responsibility for the sufficiency of procedures.

Very truly yours,



Phillip White, Partner
Vavrinek, Trine, Day & Co., LLP

PMW:gbl 180626

RESPONSE:

This letter correctly sets forth the understanding of City of Paramount.

By: _____

Title: _____

Date: _____

CITY OF PARAMOUNT
CASH DISBURSEMENT AGREED UPON PROCEDURES
JUNE 30, 2018

1. Inspect the City's accounting policies and procedures and interview management and staff in order to obtain an understanding of the internal controls and authorization over the cash disbursement process and the vendor master file process.
2. Select a sample of 40 disbursements from 40 different vendors to verify that the cash disbursement policies were followed and the payment was made in a timely manner.
3. For the sample of disbursement selected, vouch the payment to the vendor master file by reviewing supporting documents (i.e. W-9 Forms...) to verify existence.
4. Review check listing to ensure voided checks are accounted for and the purpose for the void was properly documented.
5. Review check listing to ensure no gaps in checks exist.

AUGUST 7, 2018

PUBLIC HEARING

ORDINANCE NO. 1106/ZONING ORDINANCE TEXT AMENDMENT NO. 8
“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT,
APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 8, AMENDING
SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; AMENDING IN
FULL CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE);
AMENDING IN FULL CHAPTER 44, ARTICLE IX (M-2, HEAVY
MANUFACTURING ZONE); ADDING SECTIONS 44-142.1 TO 44-142.2 TO
CHAPTER 44, ARTICLE XI (GENERAL PROVISIONS, CONDITIONS, AND
EXCEPTIONS), DIVISION 5 (NONCONFORMING BUILDINGS AND USES);
AMENDING SECTIONS 44-191 TO 44-192 TO CHAPTER 44, ARTICLE XIV
(APPLICATIONS, FEES, NOTICES, HEARINGS, AND PROCEDURES
GENERALLY); AND ADDING SECTIONS 44-240.1 TO 44-240.9 TO
CHAPTER 44, ARTICLE XVIII (PD-PS, PLANNED DEVELOPMENT-
PERFORMANCE STANDARDS ZONE) OF THE PARAMOUNT MUNICIPAL
CODE TO REVISE LAND USE REGULATIONS FOR MANUFACTURING
USES AND DEVELOPMENT IN MANUFACTURING ZONES”

1. HEAR STAFF REPORT
2. OPEN THE PUBLIC HEARING
3. HEAR TESTIMONY IN THE FOLLOWING ORDER:
 - (1) THOSE IN FAVOR
 - (2) THOSE OPPOSED

CONTINUED....PLEASE TURN PAGE +

4. MOTION TO CLOSE THE PUBLIC HEARING

MOVED BY: _____

SECONDED BY: _____

5. ADOPT A NEGATIVE DECLARATION RELATIVE TO ORDINANCE NO. 1106.

MOVED BY: _____

SECONDED BY: _____

6. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1106, AND PLACE IT ON THE NEXT REGULAR AGENDA FOR ADOPTION.

APPROVED: _____

DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Kevin M. Chun/John Carver/John King

Date: August 7, 2018

Subject: Ordinance No. 1106/Zoning Ordinance Text Amendment No. 8 – Manufacturing Zoning Revisions

Request

This item is a request for City Council adoption of a Zoning Ordinance Text Amendment (ZOTA) to revise the manufacturing regulations as incorporated in the Paramount Municipal Code. As a brief summary of the basis for the update, the South Coast Air Quality Management District (SCAQMD) has maintained an embedded presence in Paramount beginning in 2013 with an investigation of emissions from Carlton Forge Works, a manufacturer of seamless ring forgings. In October 2016, the SCAQMD discovered high levels of hexavalent chromium originating from two businesses, Aerocraft Heat Treating Company and Anaplex Corporation. Aerocraft is located in and Anaplex is immediately adjacent to the Central Industrial District, which encompasses a large employment base and several legal nonconforming residences. Most of these residences came into existence prior to the City's incorporation.

The discovery of the high levels of hexavalent chromium prompted the City to take immediate action and develop a multifaceted approach to educating and protecting the community. One such action was the formation of an Air Quality Subcommittee in December 2016 to evaluate City policy options to prevent further sources of hexavalent chromium and other toxic air emissions in the near and long-term. The Subcommittee was comprised of Mayor Diane J. Martinez and Councilmember Daryl Hofmeyer. Subcommittee community participants included Public Works Commissioner Rosemary Vasquez, former Public Works Commissioner Alexander Garcia, Paramount Unified School District Assistant Superintendent Ruben Frutos, three additional residents, and City of Paramount staff. After meeting monthly between December 2016 and October 2017, and considering comments from the general public, the Subcommittee produced significant draft zoning regulations for consideration as a ZOTA by the Planning Commission and City Council. The Subcommittee's recommendations were presented to the City Council on December 12, 2017, and the City Council forwarded the recommendations to the Planning Commission for further vetting.

The Planning Commission convened for special sessions in 2018 regarding the proposed ZOTA on March 19, April 18, and May 31 to discuss the draft zoning regulations. After additional discussion of comments and staff recommendations during the May 31, 2018 special meeting, the Planning Commission opened and continued the public hearing to June 12, 2018. On that date the Planning Commission continued the item, and at its June 27, 2018 meeting, the Planning Commission unanimously approved Resolution No. PC 18:003, recommending adoption of this ZOTA request.

The Planning Commission reviewed and recommended amendments to the ZOTA a total of five times. The ZOTA represents substantial and sweeping changes to City regulations for the manufacturing zones, which have not been comprehensively updated since 1985.

Moratoria

Zoning moratoria have been in place to provide time to carefully develop the proposed ZOTA while safeguarding the Paramount community from potentially new sources of toxic air contaminants. On December 13, 2016, the City Council adopted Interim Urgency Ordinance No. 1078, which established an initial interim zoning ordinance halting new, and the expansion of existing, metal manufacturing and processing businesses. The City Council adopted Interim Urgency Ordinance No. 1082 on January 24, 2017 to extend the moratorium for six months, and on July 18, 2017, the City Council adopted Urgency Ordinance No. 1087 to further extend the period to November 24, 2018.

Background – Zoning

Prior to municipal incorporation in 1957, Paramount was an unincorporated community within Los Angeles County with zoning regulations developed by the County in 1949. In 1962, following City incorporation in 1957, the Paramount City Council adopted the Zoning Ordinance and Zoning Map which divided land into manufacturing, commercial, and residential zones largely based on the framework of the County's 1949 zoning plan for Paramount. Manufacturing-classified areas since adoption include the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones. These two zones are now part of what is known as the City's Central Industrial District, and there are other M-1 and M-2-zoned areas of Paramount outside of this industrial core. Additionally, the City Council implemented the PD-PS (Planned Development with Performance Standards) zone as a new zone category in 1981. The M-1 zone allows for light manufacturing business activities, the M-2 zone allows for both light and heavy manufacturing business uses, and some PD-PS zone areas allow for limited manufacturing.

During the period prior to the City's incorporation, the County also permitted multiple homes to be built in the Central Industrial District. The last residence built in the manufacturing area was completed in 1963. The City does not consider homes in this area to be compatible with the zoning; however, considering that the homes were legally constructed, they are currently deemed to be legal nonconforming uses.

The 1962 Zoning Ordinance states that business operations in the manufacturing zones "shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured a permit to operate from the Air Pollution Control District." The above language refers to the Los Angeles Air Pollution Control District, which was the precursor agency to the SCAQMD, and is an acknowledgement of the traditional primacy of air control districts in regulating air quality standards. Without authority, monetary resources, or depth of technical skills at the local level to directly enforce clean air standards, jurisdictions in the Los Angeles Basin now rely on the expertise of the SCAQMD to act on behalf of the public health of the citizenry.

However, the City does have the police power of zoning to at least indirectly improve air quality, and a consensus has formed in Paramount to comprehensively improve the Zoning Ordinance to better accomplish those ends. The proposed ZOTA includes changes to land use regulations in each of the three manufacturing zones, public hearing noticing, and nonconforming buildings and use sections of the Zoning Ordinance.

ZOTA Recommendations

Pending City Council review and approval, the following summarizes the recommended changes to the Zoning Ordinance:

Use Reclassifications

Although the City Council has adopted incremental amendments to the manufacturing sections of the Zoning Ordinance through the years, as noted above, manufacturing zoning regulations were last comprehensively updated in 1985. The proposed ordinance would have a distinct impact on future uses in the M-1, M-2, and PD-PS manufacturing zones. The Municipal Code currently allows for many types of uses that are inappropriate for an urban environment with closely interwoven manufacturing and residential properties. Some of these intensive uses include: oil pipeline boosters, chrome plating, lead plating, acid manufacturing, coke ovens, drop hammers, paint manufacturing, plastics manufacturing, concrete product manufacturing (including ready-mix concrete production), and oil refineries. In the proposed ordinance, these types of uses have been eliminated, and in the case of the M-2 zone, most remaining uses that are permitted “by right” will include uses first allowed by right in the M-1 zone. New heavy manufacturing uses that generate negative impacts such as noise, odors, ground vibration, and pollution will no longer be allowed. All existing uses that are made nonconforming as a result of this ordinance will become legal nonconforming and will be allowed to continue operating with expansion permitted in some cases after review and approval by the Planning Commission of a Conditional Use Permit (CUP), which is a discretionary permit.

Other uses in the M-1, M-2, and PD-PS manufacturing zones have been transferred into the category that requires a CUP from the Planning Commission. These uses include manufacturing of pharmaceuticals, electric substations, soap manufacturing, planing mills, stone monument works, cabinet shops, lumberyards, ceramic tile manufacturing, and steel fabrication plants. Many of these uses involve chemicals and byproducts that if not properly handled can become a threat to the public’s health and welfare. Because of the potential negative impacts from these uses, it is more appropriate to require a CUP so conditions can be incorporated into an approval to prevent undesirable effects to surrounding uses. Additionally, by requiring a discretionary review with the CUP, an environmental analysis can be conducted to ensure that these uses do not have a negative impact on the environment.

As examples of the potency this proposed ZOTA would have in the future, adoption would prevent new metal forging companies from establishing in Paramount, and a new petroleum refinery would be excluded. Also, new companies similar to Aerocraft and Anaplex would no longer be permitted uses in the city.

Metal Manufacturing Performance Standards and Public Accountability Standards

The proposed ordinance includes the following standards for metal-related manufacturing businesses:

- New construction projects would need to provide onsite signage outlining the details of the project. This condition would allow for complete transparency to the public regarding changes that are occurring at metal-related manufacturing businesses.
- Environmentally sustainable building materials and methods would be required for all new construction and substantial rehabilitation projects. This requirement would ensure that moving into the future, the City will continue to increase a “greener imprint” in the community.
- The name of businesses would be required to be installed on the exterior of buildings. This condition relates to transparency and would ensure that residents know the type of businesses operating in Paramount.
- Public tours and/or informational presentations would be required once a year. Again, transparency is the goal, and this requirement would allow the community to have a better understanding of how various metal-related manufacturing businesses operate.
- Businesses would have to comply with housekeeping and best management requirements from the SCAQMD. While metal-related manufacturing businesses are required to adhere to SCAQMD standards through their permits, this requirement would reinforce the importance of housekeeping and best management.
- Emissions control equipment would be required to utilize Best Available Control Technology (BACT), or if required by the SCAQMD, equipment that utilizes Lowest Available Emission Rate (LAER) technology. This requirement would apply to the installation of new emissions equipment and retrofit of existing equipment, and it would guarantee that the environment is protected to the greatest extent possible.
- Outdoor storage and outdoor work (aside from minor exceptions such as active loading and unloading of product) are currently prohibited in the M-1 zone and possible in the M-2 zone with a CUP. The ZOTA would eliminate the possibility for new outdoor work in the M-2 zone, bringing consistency between the M-1 and M-2 zones.
- Days and hours of specific operations may be reasonably restricted to mitigate impacts to surrounding uses. This standard could be applied to a business that is located near residences and receives late-night deliveries that could create a nuisance to a neighborhood.
- A yearly inspection would be required to be conducted by the City and relevant regulatory agencies to ensure compliance of approved conditions. The annual inspection would allow the City and other regulatory agencies to not only observe that conditions are maintained, but it would also ensure that conditions have been implemented properly.
-

Development Standards

Several development standards have been introduced, and some existing standards have been modified to reduce the building square footage that can be constructed. These changes in turn would limit the size of a business, which could have a positive impact on the environment. A second reason for these changes is to reduce the scale of buildings to help them integrate into the surrounding area. Below are the changes that the Planning Commission approved as a recommendation to the City Council:

- Side setback – change from zero setback to 5 feet.
- Rear setback – change from zero setback to 5 feet for lots containing more than 22,000 square feet. The Air Quality Subcommittee recommended a 10-foot rear setback for all lots; however, the Planning Commission felt that requiring a 10-foot rear setback on small lots, which are the majority of developable parcels in the city, would too drastically reduce the building square footage that could be constructed.
- Height – reduce from 85 feet to 55 feet, with the exclusion of pollution control equipment which can be constructed up to 85 feet in height.
- Reduce maximum building floor area ratio from 4:1 to 2½:1 (i.e., the floor area could be up to 2½ times the property area, which is a reduction in bulk).
- A section on development fees in the M-2 zone is included in the proposed ordinance. The fee is included due to the nature of businesses in this zone and the impact they can have on the surrounding area and the environment. The fee would be placed in a separate City fund and used to purchase and maintain environmental mitigations and sustainable infrastructure. However, the fee would not be implemented until a future analysis is conducted to demonstrate a nexus between the fee and the mitigations, and the fee would require City Council approval.

The introduction of setbacks accomplishes a number of improvements, including allowing for new landscaped areas that can help filter pollutants in the air and soil, and to provide a buffer to surrounding properties. Reducing the building height and the maximum floor area will help to reduce the bulk of buildings and better integrate structures into the surrounding area.

Administrative Action

Under the proposed ordinance, metal-related manufacturing businesses that necessitate a permit to operate from the SCAQMD (due to metal-related emissions) would be required to obtain an Administrative Action from the City. This type of administrative permit would function similarly to a CUP. Within one year of the adoption of the ordinance, these businesses would need to apply for an Administrative Action. The purpose of the Administrative Action is to allow the City to have a complete understanding as to how these businesses operate, and an application would contain a catalog of equipment, materials, and uses. An Administrative Action approval would also include the operating conditions discussed above. The Administrative Action would be a ministerial permit reviewed and issued by the Community Development Director, and this permit would not be subject to a public hearing, unless the Community Development Director determines that a public hearing is necessary before the Planning Commission. Below is a summary of Administrative Actions:

- All existing metal manufacturing/processing businesses that have SCAQMD permits for metal-related emitting equipment would be required to obtain an Administrative Action. The detailed information that would be included in an Administrative Action would allow the City to better understand how a business operates and would allow for greater transparency between the City, businesses, and the community at-large.
- Businesses would be required to apply for an Administrative Action within one year of ordinance adoption.
- As discussed above, the intent of an Administrative Action is to obtain an inventory of equipment, materials, uses, and to impose conditions related to required performance standards. Additionally, Administrative Action conditions would ensure that a business meets development and maintenance expectations.
- Similar to a CUP, an Administrative Action could be revoked, suspended, or modified by the Planning Commission. Serious regulatory violations and detriments to public health and safety are grounds for revocation, suspension, or modification. As a minor matter of clarification, staff is recommending inclusion of language that the Planning Commission did not previously review. In deference to the expertise and resources of other public agencies, the added text addresses City consultation and collaboration with the regulatory agencies responsible for enforcing particular rules, laws, or regulations that a business is violating as a component of Planning Commission proceedings to revoke, suspend, or modify an Administrative Action.

Definitions

Considering the scope of the ZOTA with references to a new regulatory framework and diverse (and in some cases unfamiliar) set of business uses, the Planning Commission requested an expanded Definitions section of the Zoning Ordinance. As such, staff prepared definitions for concepts such as Best Available Control Technology (BACT). Just as significantly, the ordinance includes a definition for each business use listed as permitted by right, permitted with a CUP, and prohibited in the manufacturing zones.

In this context it should be noted that a definition for banks and savings and loan institutions are included for a dual purpose – banks are listed as a permitted use in the M-1 zone (and allowed accordingly in the M-2 zone); secondly, in September the City Council can expect to review an appeal of a Planning Commission decision from June 12, 2018, that a personal loan company is incompatible with a location proposed for the C-3 (General Commercial) zone, and the definition will provide clarity.

Another point involves an emergency shelter overlay zone at the industrial business park located across the street from Home Depot at 6301-6439 Alondra Boulevard. The emergency shelter overlay zone, along with a definition of an emergency shelter, was introduced through Ordinance No. 1104/ZOTA No. 10 at the July 3, 2018 City Council meeting, and is on the Consent Calendar for this evening's meeting. Given that Ordinance No. 1104/ZOTA No. 10 involves a use in the M-1 zone (emergency shelter), that section of the ordinance and the definition of an emergency shelter have been included in Ordinance No. 1106/ZOTA No. 8.

Public Hearing Noticing

In the spirit of transparency, the proposed ZOTA increases the number of property owners and households that will be notified regarding public hearings for CUPs. The Municipal Code currently only requires a public hearing notice for a CUP to be mailed to property owners within 300 feet of a proposed project in compliance with California Government Code Section 65091. The recommendation is to expand the standard State of California 300-foot distance requirement to 500 feet and to include not only property owners but tenants as well. Additionally, the public hearing notice would include a site plan and elevations of a proposed project, as relevant. In addition to increasing the number of people who would be notified about a public hearing, this change would give the community a better understanding of a project. The noticing changes are not limited to CUPs or projects in the manufacturing zones; they would apply to any public hearing applicable to the Zoning Ordinance and include applications such as zone changes, land subdivisions, zone variances, and general plan amendments.

Planning Commission Discussion

As may be expected with the broad-scale scope of the proposed revision to the Zoning Ordinance, a robust discussion of a number of the specific points occurred with the Planning Commission. Members of the public, including Paramount residents, business interests, landowners, and commercial brokers, submitted written comments and/or spoke during the public comments portions of the Planning Commission deliberations. Some wished for clarification or more substantial changes or course corrections. The Planning Commission judiciously considered the community comments, and in some cases the Planning Commissioners suggested additional changes to the ZOTA language.

Examples of an evolving work product leading to accord amongst the Planning Commission include the following:

- Requirement for a metal manufacturing business seeking to expand to obtain a CUP for parity with businesses unassociated with metals. As part of this process an environmental assessment would be conducted to ensure that the environment will not be negatively impacted.
- Reclassification of additional uses – boat building, cabinet shop, carpet/rug cleaning plants, fabrication of rubber products, textile manufacturing – from permitted by right to the CUP category. These businesses use chemicals or produce byproducts that can negatively impact the environment, and a CUP would allow the City to impose conditions that will protect the community.
- Introduction of warehouse/distribution as a use requiring a CUP. Warehouse and distribution uses can include large fleets of diesel trucks with impacts to the air and public streets, and requiring a CUP would guarantee a thorough environmental analysis.
- Requirement for health risk assessments related to soil when an environmental impact report determines that a project could have an impact on the environment. A health risk assessment was originally only required for air quality, but the Planning Commission felt that the category of Hazards and Hazardous Materials, which

includes soil, should be incorporated. Given that pollutants can be airborne and may settle on the ground, the Planning Commission determined it was important to broaden the environmental consideration in the ordinance.

- Defining a specific level of perceived vibration from a punch press and/or hydraulic press and an associated measurement. To ensure that future punch presses or hydraulic presses have no perceivable vibration beyond the property line of the property containing the press, a measurement of 75 vibration velocity level (VdB) or .05 peak particle velocity (PPV) was chosen by the Planning Commission.

ZOTA Public Notification

Staff determined that public noticing of each of the Planning Commission meetings on the present subject to be in the best interest of stakeholders in the manufacturing zones and the public in general. As such, public notices and/or agendas were published in either the Paramount Journal or Long Beach Press-Telegram and posted on the City of Paramount website. Staff also mailed a total of 734 notification letters to properties in the manufacturing zones, posted on social media, and directly emailed community members who had previously submitted contact information. Similar notifications occurred for the City Council public hearing this evening. Additionally, over several months staff met with representatives from several metal-related manufacturing businesses, including Weber Metals, Fenico Precision Castings, Ace Clearwater Enterprises, and Paramount Metal and Supply Company, to gather their input on the proposed changes.

Environmental Review

A consultant, Blodgett Baylosis Environmental Planning, prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) provisions. The environmental analysis determined that the manufacturing zoning revisions contained in the Zoning Ordinance Text Amendment will not result in any significant impacts on the environment, and adoption of a Negative Declaration is recommended. The Initial Study/Negative Declaration document is attached.

Next Steps

Looking to the future, if approved this evening, the proposed ZOTA would have a second reading on September 4, 2018 and would become effective 30 days later. The City Council can then terminate the metal-related manufacturing moratorium at its October 2nd meeting. Prior to the ordinance taking effect, an application for the Administrative Action will be prepared and those metal-related manufacturing businesses required to obtain an Administrative Action will be notified that they have one year to submit the application.

Summary

Since the discovery of high levels of hexavalent chromium by the SCAQMD in October 2016, the City took immediate action to be part of the solution in helping to improve air quality in Paramount. As the Paramount community includes both residents and businesses, the City has endeavored to develop solutions balancing both interests. While these interests vary in perspective, the vast majority of residents and businesses want what is best for the community as a whole.

Through its authority over land use and zoning, the City's intention is to help bring about positive change with the proposed ZOTA. The new provisions in the ZOTA are substantial and sweeping, and they represent a new philosophy for the City's manufacturing zones to bring about more compatibility amongst the various and diverse uses in Paramount. This is an inflection point in the history of the City of Paramount, and through a time of thoughtful deliberation and transition, the community has emerged more sustainable, engaged, and resilient.

Recommended Action

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1106, and place it on the next regular agenda for adoption.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

ORDINANCE NO. 1106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 8, AMENDING SECTION 44-1 (DEFINITIONS) TO CHAPTER 44, ARTICLE I; AMENDING IN FULL CHAPTER 44, ARTICLE VIII (M-1, LIGHT MANUFACTURING ZONE); AMENDING IN FULL CHAPTER 44, ARTICLE IX (M-2, HEAVY MANUFACTURING ZONE); ADDING SECTIONS 44-142.1 TO 44-142.2 TO CHAPTER 44, ARTICLE XI (GENERAL PROVISIONS, CONDITIONS, AND EXCEPTIONS), DIVISION 5 (NONCONFORMING BUILDINGS AND USES); AMENDING SECTIONS 44-191 TO 44-192 TO CHAPTER 44, ARTICLE XIV (APPLICATIONS, FEES, NOTICES, HEARINGS, AND PROCEDURES GENERALLY); AND ADDING SECTIONS 44-240.1 TO 44-240.9 TO CHAPTER 44, ARTICLE XVIII (PD-PS, PLANNED DEVELOPMENT-PERFORMANCE STANDARDS ZONE) OF THE PARAMOUNT MUNICIPAL CODE TO REVISE LAND USE REGULATIONS FOR MANUFACTURING USES AND DEVELOPMENT IN MANUFACTURING ZONES.

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- C. The City desires to ensure that industrial development occurs in a prudently effective manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles; and
- D. The Planning Commission held a duly noticed public hearing on June 27, 2018 at which time it voted to recommend that the City Council adopt a Negative Declaration relative to Zoning Ordinance Text Amendment No. 8 in accordance to the provisions of the California Environmental Quality Act (CEQA).
- E. The Planning Commission held a duly noticed public hearing on June 27, 2018 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 18:003, recommending that the City Council adopt this Ordinance.

- F. The City Council held a duly noticed public hearing on this Ordinance on August 7, 2018, at which time it considered all evidence presented, both written and oral.
- G. The City Council hereby adopts a Negative Declaration relative to Zoning Ordinance Text Amendment No. 8 in accordance to the provisions of the California Environmental Quality Act (CEQA).

SECTION 2. Section 44-1 (Definitions) to Chapter 44, Article I of the Paramount Municipal Code is hereby amended to add the following definitions:

Acid (inorganic), manufacture. Establishments engaged in the manufacturing of sulfurous acids, sulfuric acid, picric acid, nitric acid, hydrochloric acid, hydrofluoric acid, or other similar acids. An acid is a chemical substance that neutralizes alkalis and dissolves some metals.

Alcohol manufacture. Establishments engaged in the production and distillation of alcohol for purposes other than for human consumption. These alcohol products may include aromatic alcohol and denatured alcohol.

Ambulance service. A facility operated by a non-public agency where ambulances or ambulettes are located and dispatched for the purpose of responding to emergency and non-emergency calls from public agencies or any other individuals or entities. Such a facility may operate 24 hours a day and may include sleeping facilities, a locker room, restrooms with showers, and a lunchroom. For purposes of this definition of ambulance services facility, ambulance is defined in Los Angeles County Code Section 7.16.010.B; ambulette is defined in Los Angeles County Code Section 7.17.010.A.

Ammonia products (manufacturing). Establishments engaged in the manufacturing of ammonia products. Ammonia is a colorless gas with a characteristic pungent smell and is a common nitrogenous waste. Ammonia serves as a precursor to fertilizer products and is also used in pharmaceutical products and commercial cleaning products.

Ancillary. A use or activity that is subordinate to a primary use or activity. For example, a small office in a larger warehouse building is considered to be secondary or ancillary to the primary warehouse use.

Anodizing. Manufacturing activities that utilize an electrolytic passivation process to increase the thickness of the natural oxide layer on the surface of metal parts. Anodizing increases resistance to corrosion and wear and provides better adhesion for paint primers and glues than bare metal.

Asphalt manufacture or refining. Establishments engaged in the manufacturing of asphalt. Asphalt refers to both manufactured forms of asphalt commonly used for a refined residue from the distillation process of selected crude oils. These establishments are typically engaged in the manufacturing of asphalt and paving mixtures.

Assembly of electrical appliances. Establishments engaged in the assembly of various electronic instruments and devices such as radios and televisions. Businesses in this category may also include establishments primarily engaged in repairing and maintaining consumer electronics, such as televisions, stereos, speakers, game consoles, radios, cameras, laptops, mobile phones, and electronic tablets.

Auction houses or stores. Establishments that are exclusively engaged in the sales of goods or services through a bidding process.

Automatic screw machine. A screw machine is a type of automatic lathe used for small to medium-sized parts. Screw machines are typically used in the manufacturing of various components. The equipment consists of a guide housing and cutting tool.

Automobile body shop. Establishments engaged in the repair and/or customization of vehicle bodies. These activities may include the replacement or reworking of sheet metal or plastic parts and their refinishing (painting).

Automobile laundries. Full-service and/or self-service establishments engaged in the washing of personal vehicles. These businesses may also include vacuum equipment and air blowers.

Bakeries, retail. Establishments engaged in the sales of baked goods (bread, cookies, pastries, donuts, etc.). This business may also include onsite production and public consumption of bakery products.

Bakeries, wholesale. Establishments engaged in the production of bakery products for retail sales establishments such as markets, retail bakeries, and grocery stores.

Banks and savings and loan institutions. Means those traditional financial services institutions defined under 12 U.S.C. 1813, et seq. and which are engaged in the custody of money, loan, exchange, or the issuance of money, for the extension of credit, and for facilitating the transmission of funds. "Bank" means any national and state bank, and any federal branch and insured branch; and includes any former savings association. The term "state bank" means any bank, banking association, trust company, savings bank, industrial bank (or similar depository institution which the Board of Directors finds to be operating substantially in the same manner as an industrial bank), or other banking institution which is engaged in the business of receiving deposits, other than trust funds; and is incorporated under the laws of any state or which is operating under the Code of Law for the District of Columbia, including any cooperative bank or other unincorporated bank the deposits of which were insured by the corporation on the day before the date of the enactment of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. A savings and loan association (S&L) is a financial institution that specializes in accepting savings, deposits, and making mortgage and other loans. For purposes of this definition, a "financial entity" or "personal loan/lending business", whether licensed by the state or federal government and which is primarily engaged in providing closed-end, unsecured personal loans to consumers is not a bank and savings and loan institution.

Bars and cocktail lounges. Establishments engaged in the sales of beverages (including alcoholic) for onsite consumption.

Best Available Control Technology or BACT (also refer to best available retrofit control technology). Section 169 (3) of the Federal Clean Air Act defines BACT. According to the Act's definition, the term "best available control technology" means an emission control technique based on the maximum degree of reduction of each pollutant subject to regulation. The BACT is determined by accounting for energy, environmental, and economic impacts, and other costs.

Blast furnace or coke oven. Establishments engaged in the manufacturing of hot metal, pig iron, and silvery pig iron from iron ore and iron and steel scrap; converting pig iron, scrap iron, and scrap steel into steel; and hot-rolling iron and steel into basic shapes, such as plates, sheets, strips, rods, bars, and tubing. A blast furnace is typically used in the reduction of iron ore for other metal manufacturing. A coke oven is usually constructed of refractory brick and blocks and used for carbonization (as of coal) for the production of coke. Coke is the residue of coal remaining following the destructive distillation and is used as fuel.

Blueprinting and photostating. Establishments engaged in the reproduction of blueprints. A camera for making facsimile copies of documents, drawings, etc., in the form of paper negatives on which the positions of lines, objects, etc. in the originals are maintained.

Boat building. Establishments engaged in the manufacturing, repair, and/or refurbishment of boats.

Boiler manufacture. Establishments engaged in the manufacturing of industrial boilers. A boiler is a vessel that is used for boiling of a fluid, generally water. A boiler may be part of a steam generation system in which water is converted into steam. Boilers generally consist of metal vessels, shells, and tubes.

Bookbinding. An activity where books are bound together using glue, staples, cloth, or other binding materials.

Bottling plants. Establishments engaged in the placement of a liquid product in a commercial container.

Brick, tile, or terra cotta manufacture. A brick is building material used to make walls, pavements, and other elements in masonry construction. Traditionally, the term brick referred to a unit composed of clay, but it is now used to denote any rectangular units laid in mortar. A brick may be composed of clay-bearing soil, sand, and lime, or concrete materials. Bricks are produced in various types, materials, and sizes and are produced in bulk quantities. Two basic categories of bricks are *fired* and *non-fired* bricks. Terra cotta is a clay-based unglazed or glazed ceramic where the fired body is porous. Terra cotta is the term normally used for sculpture made in earthenware, and also for various utilitarian uses including vessels, water and waste water pipes, roofing tiles, bricks, and surface embellishment in building construction.

Building resiliency. Generally refers to buildings that are designed and constructed to withstand disasters and disturbances, promote energy conservation, and minimize the use of resources.

Cabinet or carpenter shop. Establishments engaged in the fabrication and/or construction of cabinets or general carpentry. Included in this definition are special trade contractors primarily engaged in carpentry work. Establishments that are engaged in the building and installation of cabinets at the job site are also included in this industry.

California Environmental Quality Act or CEQA. The California Environmental Quality Act or CEQA is a California statute passed in 1970, following the passage of the National Environmental Policy Act (NEPA) by the federal government. The purpose of CEQA is to establish a statewide policy of environmental protection. CEQA does not directly regulate land uses, but instead requires state and local agencies within California to adhere to specific regulations that govern the analysis and public disclosure of the environmental impacts of proposed projects. CEQA also requires that an agency adopt all feasible measures to mitigate potential impacts. CEQA makes environmental protection a mandatory part of every public and private project involving discretionary review.

Carpet and rug cleaning plants. Establishments engaged in cleaning carpets and upholstered furniture at a plant or on a customer's premises. A business included in this category may conduct the cleaning both onsite and at client locations.

Ceramic products, manufacture. Establishments engaged in the manufacturing of ceramic wall and floor tiles and similar products. Ceramic products in this category include ceramic products used in the home for decoration, gardening, decorative tiles, and other household uses.

Chromium plating and/or electroplating. Establishments engaged in all types of electroplating, plating, anodizing, coloring, and finishing of metals and formed products for the trade. Also included in this industry are establishments that perform these types of activities, on their own account, on purchased metals or formed products. The process involves a technique of electroplating a thin layer of chromium onto a metal surface. The chromed layer may be decorative, provide corrosion resistance, ease cleaning procedures, or increase surface hardness.

City. The City of Paramount.

City Council. The City Council of the City of Paramount.

Concrete products manufacture (including ready-mixed concrete). Establishments engaged in the manufacturing of concrete products, except block and brick, from a combination of cement and aggregate. Ready-mixed concrete establishments are primarily involved in the manufacturing of Portland cement concrete that is manufactured and delivered to a purchaser in a plastic and unhardened state.

Construction. Construction, erection, enlargement, alteration, conversion or movement of any building, structures, or land together with any scientific surveys associated therewith.

Cosmetics, manufacture of. Cosmetics are substances or products used to enhance or alter the appearance and/or fragrance of the body. Many cosmetics are designed for application to the face and hair and are generally mixtures of chemical compounds derived from natural sources (such as coconut oil) and synthetic sources. Common cosmetics include lipstick, mascara, eye shadow, foundation, rouge, skin cleansers, lotions, shampoo, hairstyling products (gel, hair spray, etc.), perfume, and cologne. The United States Food and Drug Administration (FDA), which regulates cosmetics, defines cosmetics as "intended to be applied to the human body for cleansing, beautifying, promoting attractiveness, or altering the appearance without affecting the body's structure or functions".

Creameries and dairy products, manufacture and processing. Establishments engaged in processing (e.g., pasteurizing, homogenizing, vitaminizing, bottling) fluid milk, cream, and related products, including cottage cheese, yogurt (except frozen), and other fermented milk.

Demolition. The destruction, dismantling, or removal of a building, structure, or portion of a building or structure.

Development fee. A fee that is imposed by a local government on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

Development Review Board. The Development Review Board of the City of Paramount.

Die casting. Establishments engaged in a metal casting process that is characterized by forcing molten metal under high pressure into a mold cavity. The mold cavity is created using two hardened tool steel dies that have been machined into shape. Most die castings are made from non-ferrous (non-iron) metals, specifically zinc, copper, aluminum, magnesium, lead, pewter, and tin-based alloys. Depending on the type of metal being cast, a hot- or cold-chamber machine is used.

Drive-in/drive-through restaurants. A drive-in restaurant is a restaurant with a drive-through lane where patrons place their orders from their personal vehicles. Generally a two-way speaker is located at the drive-through lane entrance where the food orders are placed. The patron then proceeds to a window where the transaction (food delivery and payment) takes place.

Drop forge or drop hammer. This activity involves the use of a device for the forging of metal between two dies, one of which is fixed while the other acts by gravity, steam, or hydraulic pressure. A drop forge hammer is a large heavy weight raised mechanically and allowed to drop, as used in drop-forging.

Electric/electrical distribution and transmission substations. Establishments engaged in the generation, transmission, and/or distribution of electricity, gas, or steam.

Electric or neon signs (manufacturing, service and repair). Establishments engaged in the fabrication of electric and neon signs for commercial establishments.

Emergency shelter. Housing with minimal supportive services for people experiencing homelessness and is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

Emissions. Certain pollutant byproducts of a particular activity or use. Airborne emissions include air pollution that occurs when harmful or excessive quantities of substances including gases, particulates, and biological molecules are introduced into the air. Other types of emissions include noise emissions, electromagnetic emissions, and visible light emissions.

Environmental impact report (EIR). An environmental impact report or EIR is an informational document which, when its preparation is required pursuant to California Environmental Quality Act (CEQA), shall be considered by every public agency prior to the approval or disapproval of a project.

Environmental review. An evaluation process pursuant to California Environmental Quality Act (CEQA) to determine whether a proposed project may have a significant impact on the environment.

Equipment rental and sales (excluding heavy duty equipment). Establishments engaged in renting a range of consumer, commercial, and industrial equipment. Establishments in this industry typically maintain inventories of goods and equipment that they rent for short periods of time. The type of equipment that establishments in this industry often includes, but is not limited to, audio visual equipment, contractors' and builders' tools and equipment, home repair tools, lawn and garden equipment, moving equipment and supplies, and party and banquet equipment and supplies.

Exterior telephones. These uses, also referred to as pay phones, phone booths, etc. are located on the exterior of a particular business or other publicly accessible location. These types of phones are typically a coin-operated public telephone, often located in a telephone booth or a privacy hood, with pre-payment by inserting money (usually coins) or billing a credit card, debit card, or telephone card.

Exterior vending machines. Exterior vending machines are located in the exterior of a business establishment usually near the primary public entrance. These vending machines may dispense a wide range of products including, but not limited to, water vending machines, snack food vending machines, beverage vending machines, movie and/or game rental machines, and flower vending machines.

Factory (modular) office. Factory built housing, as defined by the Uniform Building Code, for temporary use as offices at construction sites.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Firearms sales. Establishments engaged in the retail sales of firearms and ammunition.

Fish smoking, curing, or canning. Cured fish refers to fish which has been cured by subjecting it to fermentation, pickling, smoking, or some combination of these before it is eaten. These food preservation processes can include the adding of salt, nitrates, nitrite, or sugar, can involve smoking and flavoring the fish, and may include cooking it. Fish can also be preserved by smoking, which is drying the fish with smoke from burning or smoldering plant materials, usually wood.

Floor area ratio. The ratio of the total floor area of all buildings, including all primary and accessory buildings, on a parcel to the total area of the parcel.

Food products (manufacture, storage, processing, and packaging). Establishments engaged in the manufacturing or processing of foods and beverages for human consumption and certain related products, such as manufactured ice, chewing gum, vegetable and animal fats and oils, and prepared feeds for animals and fowls.

Foot-candle. A quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away and is equal to one lumen uniformly distributed over an area of one square foot.

Freight classification yards. A freight classification yard is used to separate railway cars onto one of several tracks. Initially, the rail cars are taken to a track (also referred to a "lead" or a "drill track"). From there, the rail cars are sent through a series of switches called a ladder onto the classification tracks.

Frozen food or cold storage lockers. This use refers to a building or room that is refrigerated so as to preserve food or perishable products. Such food storage facilities may be stand-alone or part of a larger activity.

Fuel yards. Establishments engaged in the temporary storage of fuels (petrochemical, ethanol, etc.) for ultimate transport to the end user.

Furniture repair. Establishments engaged in the repair (refurbishing, upholstery, painting, etc.) of home or office furniture.

Galvanizing and lead plating (including heating and dipping). A process of applying a protective zinc coating to steel or iron, to prevent rusting. The most common method is hot-dip galvanizing, in which parts are submerged in a bath of molten zinc.

Game arcades. An amusement arcade (often referred to as "video arcade" or simply "arcade") is a venue where people play arcade games such as video games, pinball machines, electro-mechanical games, redemption games, merchandisers (such as claw cranes), or coin-operated billiards or air hockey tables.

Garment manufacture. Establishments engaged in the manufacturing of apparel and related goods including establishments that produce clothing and the fabricating of related garment products by cutting and sewing purchased woven or knit textile fabrics and related materials, such as leather, rubberized fabrics, plastics, and furs. Also included are establishments that manufacture clothing by cutting and joining (for example, by adhesives) materials such as paper and non-woven textiles. Included in the apparel industries are three types of establishments: (1) the regular or inside factories; (2) contract factories; and (3) apparel jobbers.

General Plan. The Paramount General Plan.

Glass edging, beveling, and silvering. The process of edging, beveling, and silvering in connection with the sale of mirrors and glass-decorated furniture.

Grinding shop. A business that employs a grinding machine that may include various power tools or machine tools that are used for grinding. Grinding activities are used to finish work pieces that must exhibit a low surface roughness. Grinding applications tend to be a finishing operation and involve the removal of comparatively little metal.

Growing stock. Growing stock refers to plant materials that are being grown for landscaping and/or decorative purposes.

Human health risk assessment or HRA. A study or report that indicates the potential impact of a particular land use or activity on the health of persons working or living in proximity to that activity. The HRA typically focuses on specific emissions or contaminants that are indirectly or directly related to a particular activity. The degree of risk is generally defined using a metric that indicates the potential incidence of illness that is compared to a larger population.

Incidental. A use or activity that is subordinate to a primary use or activity.

Laboratories. A facility that provides controlled conditions in which scientific or technological research, experiments, and measurement may be performed. Uses in this group include establishments engaged in manufacturing instruments (including professional and scientific) for measuring, testing, analyzing, and controlling, and their associated sensors and accessories; optical instruments and lenses; surveying and drafting instruments; hydrological, hydrographic, meteorological, and geophysical equipment; search, detection, navigation, and guidance systems and equipment; surgical, medical, and dental instruments, equipment, and supplies; ophthalmic goods; photographic equipment and supplies; and watches and clocks.

Laundry. This term refers to the washing of clothing and other textiles often done in a room reserved for that exclusive purpose. A stand-alone business, referred to as a "laundromat", "self-service laundry", or "coin laundry" is where patrons wash and dry their laundry in coin operated machines. The articles being washed are generally referred to as "laundry."

Licensed residential care facility. Any family home, group care facility, or similar facility licensed by a federal, state, or local health/welfare agency for non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A facility of six or fewer persons does not include the licensee or members of the licensee's family or persons employed as facility staff.

Liquor store. A retail business that predominantly sells prepackaged alcoholic beverages for personal consumption.

Lowest achievable emission rate. The lowest achievable emissions rate or LAER is used by the United States Environmental Protection Agency to determine if emissions from a new or modified major stationary source of the emissions are acceptable under the applicable State Implementation Plan (SIP) requirements or guidelines.

Lumberyards. A lumberyard is a location where lumber and wood-related products that are used in construction and/or home improvement are processed or stored. Some lumberyards include retail sales to consumers, and some of these may also provide services such as the use of planers, saws, and other equipment. Similar establishments included in this category are primarily engaged in lumber sales along with other building materials to the general public. The lumber which they sell may include rough and dressed lumber, flooring, molding, doors, sashes, frames, and other millwork. The building materials may include roofing, siding, shingles, wallboard, paint, brick, tile, cement, sand, gravel, and other building materials and supplies.

Machine shops. Establishments engaged in machining metal and plastic parts and parts of other composite materials on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, milling, and additive manufacturing.

Metal buildings. A metal building (often referred to as a steel building) is a metal structure that is fabricated with steel for the internal support structures and for exterior cladding, as opposed to steel-framed buildings which generally use other materials for floors, walls, and external envelope. Steel buildings are used for a variety of purposes including storage, work spaces, and living accommodation.

Metal forge. Activity which includes a manufacturing process that involves the shaping of metal using localized compressive forces. With this equipment, blows are delivered with a hammer (often a power hammer) or a die. Forging is often classified according to the temperature at which it is performed: cold forging, warm forging, or hot forging. Forged parts can range in weight from less than a kilogram to hundreds of metric tons.

Open craneways. Refers to girders and other equipment that is used for conveying materials from a yard area into a building. The craneway generally refers to the beam structures on which a crane trolley travels. The craneway may also refer to the opening in the end of an industrial building which allows cranes to pass from the interior to the building exterior.

Outside/outdoor storage and activities. The storage of goods, equipment, and other articles in the exterior of the primary building occupying a site.

Paint products manufacture (including oil, shellac, turpentine, or varnish). The manufacturing of paints and related products. Establishments engaged in manufacturing paints (in paste and ready-mixed form); varnishes; lacquers; enamels and shellac; putties, wood fillers, and sealers; paint and varnish removers; paint brush cleaners; and allied paint products. This category also includes turpentine.

Permit. Any conditional use permit, unclassified use permit, administrative permit, building permit, license, certificate, approval, or other entitlement for development and/or use of property as required by any public agency.

Petroleum refining and related industry. Establishments engaged in petroleum refining, manufacturing paving and roofing materials, and compounding lubricating oils and greases from purchased materials. This group also includes establishments primarily engaged in producing gasoline, kerosene, distillate fuel oils, residual fuel oils, and lubricants, through fractionation or straight distillation of crude oil, redistillation of unfinished petroleum derivatives, cracking, or other processes. These refining businesses also produce aliphatic and aromatic chemicals as byproducts.

Pharmaceuticals (manufacturing, processing, packaging, and storage). Establishments engaged in manufacturing in-vivo diagnostic substances and pharmaceutical preparations (except biological) intended for internal and external consumption in dose forms, such as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.

Photo engraving. Refers to a process that uses a light-sensitive photoresist applied to the surface to be engraved to create a mask that shields some areas during a subsequent operation which etches, dissolves, or otherwise removes some or all of the material from the unshielded areas. Normally applied to metal, the photoresist material can also be used on glass, plastic, and other materials. A photoresist is selected that is resistant to the particular acid or other etching compound to be used. The photoresist material may be a liquid applied by brushing, spraying, pouring, or other means and then allowed to set, or it may come in sheet form and be applied by laminating. It is then exposed to light through a photographic, mechanically printed, or manually created image or pattern on transparent film. A solvent then used to wash away the soft parts, laying bare the underlying material, which is then bathed in or sprayed with the acid or other etchant. The remaining photoresist is usually removed after the operation is complete.

Planing mills. A planing mill is a facility that takes cut and seasoned boards from a sawmill and turns them into finished lumber products. Machines that are used in the mill include the planer and matcher, the molding machines, and varieties of saws. In the planing mill, operators use machines that smooth and cut the wood for many different uses.

Planning Commission. The Planning Commission of the City of Paramount.

Plastics manufacture. Establishments engaged in the manufacturing of polymer materials, commonly called plastics, for a wide variety of industries, including packaging, building and construction, electronics, aerospace, and transportation. It is part of the chemical industry. The actual fabrication of plastic products may involve the heating of materials into a liquid that is then conveyed into a mold.

Plumbing shops. Establishments engaged in the repair, cleaning, or maintenance of plumbing equipment, lines, fixtures, and other components in a household or commercial setting.

Printing establishment. Establishments engaged in reproducing text, drawings, plans, maps, or other copy, by blueprinting, photocopying, mimeographing, or other methods of duplication other than off-set printing or microfilming.

Project. Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this ordinance. This term includes, but is not limited to, any action that qualifies as a “project” as defined by the California Environmental Quality Act.

Pumping plant or pipeline booster. In connection with public water facilities, oil, petroleum, gas, gasoline, or other petroleum products, a booster pump is a machine that increases the pressure of a fluid. A booster plant consists of one or more pumps that convey a fluid through a pipeline where gravity flow is not possible due to elevational differences.

Punch press. Punch presses are large machines with either a C-type frame, or a “portal” (bridge)-type frame. The C-type has the hydraulic ram at the top foremost part, whereas the portal frame is much akin to a complete circle with the ram being centered within the frame to stop frame deflection or distortion.

Rolling mills (cold rolled steel). In metal working, rolling is a metal forming process in which metal stock (usually in the form of a roll) is passed through one or more pairs of rollers to reduce the thickness and to make the thickness uniform. Rolling is classified according to the temperature of the metal rolled. If the temperature of the metal is below its recrystallization temperature of the metals being rolled, the process is known as cold rolling.

Roofing material manufacture. Roofing material refers to the outermost layer on the roof of a building, sometimes self-supporting, but generally supported by an underlying structure. The outer layer of a roof shows great variation dependent upon availability of material, and the nature of the supporting structure. The types of roofing material which are commercially available range from natural products such as thatch and slate to commercially produced products such as tiles and polycarbonate sheeting.

Rubber fabrication (fabrication of products made from finished synthetic rubber). The manufacturing of synthetic rubber by polymerization or copolymerization. An elastomer for the purpose of this classification is a rubber-like material capable of vulcanization, such as copolymers of butadiene and styrene, or butadiene and acrylonitrile,

polybutadienes, chloroprene rubbers, and isobutylene-isoprene copolymers. This rubber fabrication does not include natural rubber products.

Setback. The distance between the parcel line and a building, not including permitted projections, that must be kept clear or open.

Sheet metal shops. Establishments engaged in the process wherein metal is formed by an industrial process into thin, flat pieces. Sheet metal may be cut and bent into a variety of shapes. Thicknesses can vary significantly from extremely thin sheets to much thicker sheets. Sheet metal is available in flat pieces or coiled strips.

Shoe manufacture. Establishments engaged in the manufacturing of personal footwear including the production of shoes, such as misses', youths', boys', children's, and infants' footwear and athletic footwear.

Sign. This definition refers to a structural feature that is used for advertising or messaging purposes. Sign types include wall signs, plaque signs, undercanopy signs, suspended signs, address signs, monument signs, freestanding signs, and pylon signs. Each sign type is described below:

Address sign. A sign that displays the street address of the associated business or residence.

Freestanding sign. A permanent sign that is self-supporting in a fixed location and not attached to a building. A freestanding sign can be connected or attached to a sign structure, fence, or wall that is not an integral part of a building. Freestanding signs include, but are not limited to, monument signs, pole signs, and pylon signs.

Monument sign. A freestanding sign that is detached from a building with a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick.

Plaque sign. An engraved metal, plastic, or wood sign that is affixed to a wall surface.

Pole sign. A freestanding sign that is erected or affixed to one or more poles or posts.

Pylon sign. Pylon signs are signs meant to be seen from a distance and are generally taller than monument signs. Hotels, gas stations, and restaurants along a highway or freeway frequently use these types of signs. These signs can advertise a single business or several businesses.

Suspended sign. A sign that is suspended from a building's structural element such as an eave, frame, or other architectural element. This sign is generally attached to a flexible element (rope, chain, etc.).

Undercanopy sign. Signs that are affixed or mounted on a building elevation under a canopy that is visible from the public right-of-way.

Wall sign. A sign attached to or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall.

Soap, manufacture. Establishments engaged in manufacturing soap, synthetic organic detergents, inorganic alkaline detergents, or any combination thereof, and establishments producing crude and refined glycerin from vegetable and animal fats and oils.

Soda and compound manufacture. Establishments engaged in the manufacturing of soda products including sodium carbonate, boron compounds, and/or potassium.

Stone monument works. Establishments engaged in the cutting, shaping, and finishing of granite, marble, limestone, slate, and other stone for building and miscellaneous uses.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the tenant in retaining the housing; improving his or her health; and maximizing his or her ability to live, and, when possible, work in the community. Supportive housing shall be considered as a residential use that is subject to those restrictions that apply to other residential uses, of the same type, in the same zone.

Target population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Textile manufacture. Establishments engaged in finishing textiles, fabrics, and apparel. This category also includes finishing operations, and include bleaching, dyeing, printing (e.g., roller, screen, flock, plisse), stonewashing, and other mechanical finishing, such as preshrinking, shrinking, sponging, calendering, mercerizing, and napping; as well as cleaning, scouring, and the preparation of natural fibers and raw stock.

Transitional housing. Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing shall be considered as a residential use that is subject to those restrictions that apply to other residential uses, of the same type, in the same zone.

Transportation equipment storage. This use involves the storage transportation vehicles (busses, autos, light rail cars) used for public transportation. Transportation equipment storage does not include railroad freight classification yards.

Truck repair. Establishments engaged in providing mechanical and electrical repair and maintenance services for trucks and all trailers including engine repair and replacement and overhauling.

Truck storage (truck yards). Properties that are exclusively used for the storage of trucks (tractors and/or trailers).

Upholstering (except vehicle upholstery). Establishments engaged in one or more of the following: (1) reupholstering furniture; (2) refinishing furniture; (3) repairing furniture; and (4) repairing and restoring furniture.

Welding shops. Establishments engaged in general welding repair work by welding onsite. These welding shops may include welding activities or decorative structures, repair, and structural supports.

Wineries. Establishments engaged in manufacturing wines, brandy, and brandy spirits. This use also may also include bonded wine cellars which are engaged in blending wines. This use may also include retail sales of the bottled wine product for off-site consumption.

SECTION 3. Chapter 44, Article VIII of the Paramount Municipal Code is hereby amended in full to read as follows:

Article VIII. M-1, Light Manufacturing Zone.

Sec. 44-74. Purposes.

The purpose of the zoning classification M-1 and its application is to provide for the location of and grouping of industrial activities and uses involving the processing, handling, and creating of products, and research and technological processes, all as distinguished from major fabrication, and which uses are largely devoid of nuisance factors, hazard, or exceptional demands upon public facilities and services, and which can be accommodated to lots and streets of customary size and arrangement. A further purpose is to apply zoning protection to the industries so located by prohibiting the intrusion of residential and institutional uses and all commercial enterprises except those which serve as accessory to the needs and convenience of such industries, thus establishing a pattern of land use advantageous to the specialized needs of the uses permitted in this classification.

Sec. 44-75. Permitted uses – generally.

The following uses only are permitted in the M-1 zone, and as specifically provided and allowed by this article:

- (1) Any nondiscretionary use first permitted in the C-M zone.
- (2) Repealed by Ord. No. 599.
- (3) Repealed by Ord. No. 758.

- (4) Repealed by Ord. No. 599.
- (5) Bakeries, wholesale.
- (6) Banks and savings and loan institutions.
- (7) Repealed by Ord. No. 599.
- (8) Repealed by Ord. No. 1106.
- (9) Bookbinding.
- (10) Bottling plants.
- (11) Reserved.
- (12) Repealed by Ord. No. 1106.
- (13) Repealed by Ord. No. 1106.
- (14) Repealed by Ord. No. 1106.
- (15) Repealed by Ord. No. 1106.
- (16) Reserved.
- (17) Repealed by Ord. No. 1106.
- (18) Creameries, and dairy products manufacture or processing.
- (19) Repealed by Ord. No. 599.
- (20) Reserved.
- (21) Electrical appliances, manufacture and assembly of.
- (22) Repealed by Ord. No. 599.
- (23) Repealed by Ord. 1106.
- (24) Repealed by Ord. No. 599.
- (25) Repealed by Ord. No. 599.
- (26) Food products manufacture, processing, and packaging of, but not including lard, pickles, sauerkraut, sausage, or vinegar.

- (27) Food products storage, but not including lard, pickles, sauerkraut, sausage, or vinegar, unless stored within an enclosed structure and in containers which are boxed or packaged for off-site delivery.
- (28) Garment manufacture.
- (29) Repealed by Ord. No. 1106.
- (30) Repealed by Ord. No. 1106.
- (31) Repealed by Ord. No. 1106.
- (32) Repealed by Ord. No. 1106.
- (33) Manufacture, processing, or treatment of articles from previously prepared materials, excluding metal materials.
- (34) Parking lots associated with an onsite business and enclosed building; provided that any area so used shall be improved and maintained in the manner required by Article XI, Chapter 44 of the Paramount Municipal Code.
- (35) Repealed by Ord. 1106.
- (36) Pipeline booster or pumping plant in connection with public water facilities.
- (37) Plastics, assembly from.
- (38) Repealed by Ord. No. 599.
- (39) Repealed by Ord. No. 599.
- (40) Research and electronic industries.
- (41) Repealed by Ord. No. 599.
- (42) Repealed by Ord. No. 1106.
- (43) Repealed by Ord. No. 1106.
- (44) Shoe manufacture.
- (45) Repealed by Ord. No. 666.
- (45.1) Signs advertising a business or organization.
 - (a) Sign drawing. A sign drawing must be submitted to the Community Development Director for approval prior to the installation of any sign. The drawing shall include the proposed sign dimensions, colors, type, style, materials, elevation above final grade level, and the method of

illumination. The proposed sign shall be superimposed on a photograph of the proposed sign location. All necessary permits shall be obtained prior to the installation of any sign.

- (b) Sign copy. The sign shall display only the established trade name or product name, or a combination thereof. Information such as telephone numbers, websites, and product lists is not permitted.
- (c) Permitted sign types shall include wall, plaque, undercanopy, suspended, address, monument, pylon, sandblasted wood, or routed concrete.
- (d) The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising pursuant to federal law, state law, or the Paramount Municipal Code; animated, audible, or moving signs; off-premise signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit, or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.

- (e) Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Community Development Director.
- (f) Specific design criteria for wall, plaque, undercanopy, and suspended signs shall be as follows:
 - 1. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the Community Development Department prior to installation or fabrication.
 - 2. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).

3. Maximum sign area shall be one and one-half feet of sign area per one lineal foot of building frontage.
4. Maximum sign width shall not exceed sixty percent of the building width.
5. Individual letters shall be mounted directly on a building wall. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.

(g) Specific design criteria for address signs shall be as follows:

1. Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Typeface shall be subject to approval by the Community Development Director.
2. Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

(h) Specific design criteria for monument signs shall be as follows:

1. Monument signs shall be allowed where the site area equals fifteen thousand square feet or more, or on sites which have a minimum ten-foot landscaped setback.
2. Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet.
3. One monument sign shall be allowed per one hundred fifty lineal feet of street frontage.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).
5. Monument signs shall display only the project title or name of the major tenant.
6. Monument signs shall have a concrete or brick base and shall not exceed six feet in height.
7. Maximum sign area shall be one-half foot of sign area per one lineal foot of street frontage not to exceed one hundred square feet.

8. In no case shall a monument sign be located closer than the distance computed as forty percent of the lot width from any side property line (excluding side property lines adjacent to a public street).
- (i) Specific design criteria for pylon signs shall be as follows:
1. Pylon signs shall be allowed where the site area equals two acres or more.
 2. Pylon signs shall be maintained a minimum of two hundred lineal feet apart.
 3. Maximum sign area shall be limited to one square foot of sign area per one lineal foot of street frontage, with a maximum area limited to two hundred square feet. Net sign area shall include structural supports and/or architectural features.
 4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area.
 5. Maximum height shall not exceed twenty-five feet.
 6. One marquee shall be permitted, if incorporated into the pylon sign, with the maximum sign area limited to one-fourth the aggregate sign area of the pylon sign. Marquee signs shall not be permitted atop or attached to buildings.
 7. Reader boards or "change copy" signs shall not be allowed on pylon signs, unless approved by the Development Review Board.
 8. In no case shall a pylon sign be located closer than a distance computed as forty percent of the lot width from any side property line (excluding side property line adjacent to public streets).
 9. Directory signs as an integral part of a pylon sign shall be permitted, subject to the design criteria for pylon signs noted above.
- (j) For churches, a freestanding monument sign with manually changeable copy is permitted subject to the following criteria:
1. The design, logos, and colors shall be submitted to the Community Development Department for written approval prior to fabrication.
 2. Signs shall be placed in a landscaped planter area which contains not less than 100 square feet. Exact placement of the sign is subject to approval.

3. The total height of the sign shall not exceed 6 feet and shall include a decorative base.
4. The total area of the sign shall not exceed 60 square feet per side. The changeable copy area shall not exceed 1/2 of the total sign area.
5. The sign structure and housing shall be decorative with a textured finish with no exposed metal nuts or bolts.
6. One manually changeable copy sign is allowed per property. The sign may be two sided.
7. Monument signs shall be located at least 10 feet from any vehicle access point.

(k) Specific design criteria for window signs shall be as follows:

1. Sign area shall be limited to forty percent of each single or individually framed pane of glass facing the interior of a shopping center. Sign area shall be limited to forty percent of each door consisting of glass.
2. No more than 33 percent of the square footage of a single or individually framed pane of glass and clear doors of an establishment that sells alcohol for off-site consumption shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. Window signs advertising alcohol and tobacco shall be placed a minimum of forty-two (42) inches above the interior floor.

(46) Repealed by Ord. No. 599.

(47) Storage for transit and transportation equipment within an enclosed building.

(48) Repealed by Ord. No. 1106.

(49) Repealed by Ord. No. 599.

(50) Repealed by Ord. No. 599.

(51) Repealed by Ord. No. 599.

(52) Repealed by Ord. No. 599.

- (53) Upholstering, except vehicle upholstery.
- (54) Repealed by Ord. No. 599.
- (55) Repealed by Ord. No. 599.
- (56) Repealed by Ord. No. 1061.
- (57) Unclassified uses, see Article X, Chapter 44 of the Paramount Municipal Code.
- (58) Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in Section 44-263 (a).
- (59) Exterior telephones - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.
- (60) Exterior vending machines, including, but not limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machines - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.
- (61) Emergency shelters.
 - (a) Location. Emergency shelters are permitted by right in the emergency shelter overlay zone. The emergency shelter overlay zone permits emergency shelters by right within the following designated geographic area. The geographic area where the overlay zone would be applicable is in the industrial business park generally identified as 6301-6439 Alondra Boulevard within the M-1 zone, located to the north of Alondra Boulevard in the westernmost portion of Paramount. The following requirements are applicable to the operation of emergency shelters:
 - 1. Standards. The facility must comply with applicable state and local standards and requirements.
 - 2. Distance. No emergency shelter shall be located within 300 feet of another emergency shelter that is or would be located on a separate lot or parcel.
 - 3. Licensing. The facility must adhere to federal, state, and local licensing as required for any program incidental to the operation of an emergency shelter.
 - 4. Code requirements. The facility must comply with applicable state and local housing, building, and fire code requirements.

5. Security. The facility shall maintain onsite security during all hours when the shelter is open. A security plan shall be required, maintained in perpetuity, and be made available for review by all relevant government agencies and departments. A security plan shall include provisions to address the separation of male/female sleeping areas and any family areas within the emergency shelter.
 6. Lighting. The facility shall demonstrably provide exterior lighting on pedestrian pathways, along the periphery of the building and facility, and upon parking lot areas on the property. Lighting shall reflect away from residential areas and public streets. Lighting shall provide a minimum intensity of three foot-candles at ground level.
 7. Secure areas. The facility shall provide secure areas for personal property.
 8. Kitchen/dining room. Each facility shall provide common kitchen and dining room area for the preparation of meals as adequate for the number of residents serviced.
 9. Bathroom. Each facility shall provide bathroom with lavatory, toilet, and showers adequate for the number of residents serviced. A minimum of one toilet for every eight beds per gender shall be provided. A minimum of one shower for every eight beds per gender shall be provided. A private shower and toilet facility shall be provided for each area designated for use by individual families.
- (b) Capacity. The facility's capacity shall be evaluated based upon the design and layout of the building and the appropriate building code and fire code.
 - (c) Duration. The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period. Shorter stays are encouraged to facilitate the transition into permanent housing.
 - (d) Parking. The emergency shelter shall provide onsite vehicular parking at a minimum rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity. The precise number of vehicular parking spaces required will be determined based on the operating characteristics of the specific proposal.
 - (e) Management plan. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall designate a staff liaison to coordinate with government officials, local residents, and local businesses regarding the operation of the emergency shelter. Such plan shall be submitted to and approved by the Community Development Department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter.

The plan shall remain active throughout the life of the emergency shelter.

- (f) Trash and refuse. All trash and recycling storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users. All waste, garbage, and trash regulations of Section 44-76 (9) shall apply.
- (g) Intake area. An adequate-sized indoor client intake area of no less than ten square feet per bed shall be provided.
- (h) Staffing. A minimum of one staff member per fifteen beds shall be awake and on duty when the facility is open and/or occupied by clients.
- (i) Queuing. Any queuing areas shall be onsite, in covered areas, away from public sidewalks, and shall not extend into parking and landscape areas.
- (j) Loitering. Loitering and/or congregating by homeless persons at the subject property during the operating and nonoperating hours of the facility shall be prohibited.
- (k) Bicycle storage facilities. Durable metal bicycle racks and other bicycle storage facilities shall be provided in permanent locations to meet the needs of the service capacity and staff.

Sec. 44-75.1. Same—Uses requiring a conditional use permit.

Because of considerations such as smoke, fumes, dust, odor, vibration, or hazard, or other concerns of public health, safety, and welfare, the establishment or operation of the following uses in an M-1 zone shall not be permitted unless a conditional use permit authorizing such use is first obtained and continued in full force and effect as provided in Section 44-158 et seq.:

- (1) Automobile service stations, subject to standards as provided in Section 44-104.2.
- (2) Automobile laundry, subject to standards as provided in Section 44-104.2.
- (3) Off-site billboards.
- (4) Mobile homes, as defined by the California Health and Safety Code, for temporary offices.
- (5) Factory built housing, as defined by the Uniform Building Code, for temporary offices.
- (6) Repealed by Ord. No. 599.
- (7) Repealed by Ord. No. 599.

- (8) Game arcades.
- (9) Automobile sales, new and used, subject to standards provided by Section 44-104.8, and as defined by Section 44-1.
- (10) Liquor stores. Subject to the following conditions:
 - (a) No liquor store shall be located within one hundred feet of any parcel of land zoned for residential use, schools, or churches. The distance between any liquor store and any school, parcel of land zoned for residential use or church shall be measured in a straight line, without regard for intervening structures, from the closest point on the exterior parcel line of the liquor store to the closest point on the property line of the school, parcel zoned for residential use or church.
 - (b) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (c) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type, and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Community Development Director.
 - (d) That the site for the proposed use related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - (e) All outside trash, garbage, refuse, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (f) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (g) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.

- (h) The conditional use permit does not include approval for signing. A sign permit must be obtained from the Community Development Department and approved by the Community Development Director prior to installation of any new signing.
 - (i) Parking shall be provided at the rate of one space per two hundred fifty square feet of gross floor area, and in no case shall less than ten parking spaces be provided.
 - (j) The parking area shall be surfaced and maintained with Portland cement, concrete, or bituminous pavement.
 - (k) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (l) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (m) No phone booths or newsracks shall be located on the exterior of the premises.
- (11) Any retail commercial, wholesale, warehousing, or manufacturing business operation, engaged in the sale, storage, or manufacture of alcohol for on or off-site consumption, subject to the following conditions:
- (a) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (b) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type, and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Community Development Director.
 - (c) The site for the proposed use shall relate to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.
 - (d) All outside trash, garbage, refuse, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.

- (e) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (f) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (g) The conditional use permit does not include approval for signing. A sign permit must be obtained from the Community Development Department and approved by the Community Development Director prior to installation of any new signing.
 - (h) The parking area shall be surfaced and maintained with asphalt or concrete.
 - (i) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (j) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (k) No phone booths or newspaper racks shall be located on the exterior of the premises.
- (12) Repealed by Ord. No. 1106.
- (13) A dwelling shall be permitted on the same lot on which an industrial use is located when the dwelling is used exclusively by a caretaker or superintendent of such enterprise and his or her family.
- (14) Metal structures; main, accessory, or addition to existing.
- (15) Small collection facilities. Subject to standards set forth in Section 44-263 (b).
- (16) Firearms sales.
- (17) Taxicab companies.
- (18) Boat building.
- (19) Cabinet shop or carpenter shop.
- (20) Carpet and rug cleaning plants.

- (21) Ceramic tile manufacture.
- (22) Cosmetics manufacture.
- (23) Electric distribution and transmission substations, including microwave transmitter incorporated as a part of a public utility installation.
- (24) Laundries, excluding retail dry cleaners and coin laundries.
- (25) Lumberyards.
- (26) Machine shops with a punch press and/or hydraulic press up to twenty tons capacity with no measurable vibration above 75 vibration velocity level (VdB) or .05 peak particle velocity (PPV) beyond the property line of property containing the use; and provided that they are contained within an entirely enclosed building and any punch press or hydraulic press up to twenty tons shall not be located closer than three hundred feet to any "R" classified property.
- (27) Manufacture, processing, or treatment of articles from previously prepared metal materials.
- (28) Rubber, fabrication of products made from finished rubber.
- (29) Textile manufacture, processing, or treatment.
- (30) Warehouse and distribution centers.

Sec. 44-75.2. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, is subject to the following conditions:

- (1) For new construction projects and material alterations to existing facilities, a public notice board shall be provided by the metal manufacturing business onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four (4) feet in height and six (6) feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.
- (2) The operator shall, at all times, maintain and comply with required operating permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (3) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.

- (4) An exterior wall sign identifying the business shall be installed in public view in compliance with Section 44-75 (45.1) of the Paramount Municipal Code.
- (5) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (6) Public tours of a metal manufacturing business operation shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Community Development Director.
- (7) All metal manufacturing operations shall comply with required housekeeping practices of the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (8) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements at minimum. A metal manufacturing facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (9) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an administrative action or conditional use permit, the Community Development Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.
- (10) With consideration to enforcement and compliance of approved uses, specific operations shall be inspected annually by Community Development Department and Public Safety Department staff with the accompaniment of personnel from applicable regulatory agencies as needed to verify approved structures, operations and equipment.

Section 44-75.3. Regulations for existing metal-related manufacturing and/or processing uses in the M-1 zone, but which, by the adoption of Ordinance No. 1106, require an administrative action.

The following provisions apply exclusively to any legally established metal-related manufacturing business operation, including forging companies, that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the effective date of Ordinance No. 1106.

- (1) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action shall be permitted to continue subject to the rules and regulations applicable to such use prior to the effective date of Ordinance No. 1106, until such time that the City approves an administrative action for such use.
- (2) Within one year of the effective date of Ordinance No. 1106, the business owner for any use subject to this Section 44-75.3 that is a legally established use shall apply for an administrative action. Such administrative action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an administrative action pursuant to Ordinance No. 1106. Instead, the approval of the administrative action shall be for the purposes of (1) cataloging equipment, materials, and uses; and (2) imposing those conditions set forth in this Section 44-75.3 on existing uses. As such, the approval of an administrative action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Community Development Director reasonably determines an application requires a public hearing and discretionary review before the Planning Commission.
- (3) The decision of the Community Development Director to approve or deny an application for an administrative action shall be appealable to the Planning Commission, and the decision of the Planning Commission shall be appealable to the City Council. Any decision by the City Council on appeal shall be final. Appeals are subject to Article XII, Chapter 44 of the Paramount Municipal Code.
- (4) An administrative action obtained by the responsible party pursuant to Section 44-75.3 (2), above, shall specify that such use was a legally established use prior to the effective date of Ordinance No. 1106, and shall be permitted to continue operating in the same manner as previously permitted prior to the adoption of Ordinance No. 1106, subject to the following conditions, which conditions shall be included in the administrative action.
 - (a) The responsible party shall comply with and maintain required permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
 - (b) The use shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all applicable regulatory government agencies.
 - (c) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
 - (d) Core production and manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance; inspection; measuring; active

packing, loading, and unloading of deliveries shall be permitted outdoors. Other ancillary activities shall be approved by the Community Development Director.

- (5) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action may be permitted to expand provided that a conditional use permit is granted by the Planning Commission, and all requirements of (1) the Paramount Municipal Code; (2) all federal environmental regulations as set by the United States Environmental Protection Agency; (3) all California Environmental Quality Act regulations; and (4) all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (6) Modification, suspension, and revocation. While the Planning Commission has the authority to modify, suspend, or revoke a previously issued administrative action, the City will collaborate with the primary regulatory agency with jurisdiction over enforcement of a violation related to a specific rule, law, or regulation to establish sufficient grounds for modification, suspension, or revocation. The Planning Commission, after a public hearing to be conducted following a written request for a hearing, may revoke, suspend, or modify an administrative action on any one or more of the following grounds:
 - (a) That the approval was obtained by fraud.
 - (b) That the use for which such approval was granted is not currently being operated.
 - (c) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
 - (d) That the administrative action is being, or recently has been, operated in violation contrary to the terms or conditions of such approval, or in violation of any statute, provision of the Paramount Municipal Code, ordinance, law, or regulation.
 - (e) That the use for which the approval was granted is so operated as to be detrimental to the public health or safety, or so as to constitute a public nuisance.

A written decision noting the section violated, evidence supporting the violation, and appeal information, shall be submitted in writing to the business owner within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Planning Commission, a business owner may submit a written request to the Community Development Department with legal and factual basis for an appeal before the City Council. Appeals to the City Council are subject to provisions of Article XII, Chapter 44 of the Paramount Municipal Code.

Section 44-75.4 Regulations for existing metal-related manufacturing and/or processing uses in the M-1 zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (1) Expansion. A legally established metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:
 - (a) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
 - (b) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Section 44-75.5. Regulations for existing non-metal-related manufacturing and/or processing uses in the M-1 zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established non-metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (1) Expansion. A legally established non-metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:
 - (a) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
 - (b) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Sec. 44-76. Same—Limitations on uses.

Every use permitted in the M-1 zone shall be subject to the following conditions and limitations:

- (1) All uses shall conform to the off-street parking requirements, loading and unloading area requirements, and the general provisions and exceptions set forth beginning with Section 44-91.
- (2) On any exterior boundary line which is a common property line with "R" classified property, a six-foot-high solid wall constructed of concrete, cinder block, brick, masonry or other similar materials shall be installed and maintained for screening purposes and controlling trespass, except where the wall of a building is on such common boundary line no separate wall need be installed along the portion of the boundary line occupied by the wall of the building; and, provided further, that on any portion of the common lot line constituting the depth of the required front yard on the adjoining "R" classified property such wall shall be not less than thirty-six inches nor more than forty-two inches in height.
 - (a) 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 where visible from the public-right-of way.
- (3) All uses shall be conducted within an entirely enclosed building except:
 - (a) Parking lots.
 - (b) Drive-in restaurants.
 - (c) Electric distribution substations.
 - (d) Growing stock in connection with a horticulture nursery, whether the stock is in open ground, pots, or containers.
 - (e) Outdoor swimming pool displays.
 - (f) Billboards.
 - (g) Auto, camper, boat, and mobile home sales lots.
 - (h) Active loading and unloading of deliveries.
 - (i) Ancillary outdoor activities incidental to the permitted use, including, but not limited to, maintenance, inspections, and measuring. Other ancillary outdoor activities shall be approved by the Community Development Director
 - (j) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984.
- (4) Any necessary additional features shall be provided to meet any unusual or special requirements for police protection, health protection, and fire protection as may be required by the governmental agency having jurisdiction in each case.

(5) Pollution control. All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard, or other causes, and any use the operation of which produces odor, fumes (toxic or nontoxic) gases, airborne solids, or other atmospheric, soil, or water contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured permits to operate, as required, from the South Coast Air Quality Management District and all applicable regulatory agencies.

(5.1) All uses shall obtain all relevant permits and approvals from all applicable regulatory agencies. All uses shall comply with all applicable laws and regulations.

(5.2) Health risk assessment.

(a) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) is required to be prepared pursuant to the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Air Quality is considered a potentially significant impact.

(b) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Hazards and Hazardous Materials is considered a potentially significant impact.

(c) The health risk assessment (HRA) shall be prepared at minimum in accordance with current health risk assessment requirements of the Office of Environmental Health Hazard Assessment for issues of Air Quality and the Department of Toxic Substances Control for issues of Hazards and Hazardous Materials.

(6) Yard standards for new development.

(a) Front setback:

1. Lots with a depth of 150 feet and less shall maintain a front setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	10 feet
31 – 45 feet	15 feet
46 – 85 feet	20 feet

2. Lots with a depth of 151 feet to 749 feet shall maintain a front setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	20 feet
31 – 45 feet	25 feet
46 – 85 feet	30 feet

3. Lots with a depth of 750 feet or more shall maintain a front setback determined in the following manner:

Building, Structure, Wall, or Fence Height	Front Setback
0 – 30 feet	30 feet
31 – 45 feet	35 feet
46 – 85 feet	40 feet

The front setback shall be measured from the ultimate property line after dedication. Front setbacks shall be fully landscaped, including drought-resistant fescue sod. No unscreened mechanical equipment or structures are permitted in front yard setbacks. Parking in the front setback is prohibited. To the maximum extent feasible, parking shall be provided to the rear of the front setback.

- (7) Yards shall be provided as follows:

- (a) Side yards, interior lots. On interior lots every lot shall have a side yard of not less than five feet. Side yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.
- (b) Side yards, corner lots and reverse corner lots. On corner lots and reverse corner lots, a minimum 10-foot side yard setback shall be provided on the side adjacent to the corner and a side yard of not less than five feet shall be provided on other property sides. Such side yards shall be totally landscaped as specified herein. Side yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.
- (c) Rear yards. Every lot containing more than 22,000 square feet shall have a rear yard of not less than five feet. Rear yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.

- (8) Exclusive of driveways and walkways, all required setback areas shall be fully landscaped and improved for the purposes of aesthetics, noise mitigation, dust mitigation, emissions mitigation, and water runoff capture in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant material shall be submitted to the Community Development Director for approval. All required landscaping areas shall be subject to, but not limited to the following minimum standards:

- (a) Irrigation. All landscaped areas shall be provided with a water-efficient irrigation system consisting of:
 - 1. Drip irrigation.
 - 2. Bubblers for shrubs and trees.
 - 3. Rotating sprinklers rated at emitting less than one gallon of water per minute.
 - 4. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually approximately 10 to 15 psi) or the rotating sprinklers (usually approximately 35 psi).
 - 5. Separate valves for each portion of the landscape (hydrozone) that requires a unique watering schedule.
- (b) Planters. All landscaping shall be planted in permanent planters surrounded by six inches by six inches tall concrete curbing except where a planter abuts a building or concrete block wall and except for minimal openings to allow for water drainage and filtration.
- (c) Trees.
 - 1. One twenty-inch box tree and three fifteen-gallon trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
 - 2. All trees shall be a minimum fifteen-gallon size.
 - 3. Trees shall be kept not less than:
 - a. Twenty feet back of beginning of curb returns at any street intersection.
 - b. Twenty feet from lamp standards and poles.
 - c. Ten feet from fire hydrants.
 - d. Five feet from service walks and driveways.
 - e. Five feet from water meters.
- (d) Landscape. All setback areas shall be fully landscaped, utilizing water-efficient materials with drought resistant plants as a minimum requirement. Additional plant material such as shrubs and groundcover may be used to supplement landscaped areas. All setback areas fronting a street must be

planted with drought resistant landscaping, to the maximum extent possible.

1. Landscape materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf, and permeable hardscape.
2. Plant density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
3. Non-plant density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three-inch layer of mulch, decomposed granite, or artificial turf.
4. Turf replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
5. Artificial turf. Artificial turf as a possible landscape alternative is subject to the following conditions:
 - a. Site preparation. Artificial turf shall be properly prepared by a licensed contractor, including site preparation and installation of base materials. Site preparation shall consist of:
 - i. Removal of all existing plant material and top three inches of soil in the installation area.
 - ii. Recommended use of weed spray to assist in site preparation.
 - iii. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
 - iv. Area sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
 - b. Installation.
 - i. Artificial turf shall be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.

- ii. Artificial turf shall not encroach upon living plants/trees and shall end at least three inches from the base of any newly planted plant/tree.
 - iii. Artificial turf shall be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.
 - c. Materials. Artificial turf product shall:
 - i. Have an eight (8) year, “no-fade” manufacturer warranty.
 - ii. Be permeable to water and air and nonflammable.
 - iii. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
 - iv. Have a hole-punched permeable backing with spacing not to exceed four inches by six inches on center.
 - v. Have a minimum blade length (pile height) of 1.25 inches.
 - vi. Have a minimum face weight of 65 ounces.
 - vii. Infill materials can consist of ground rubber or silicon sand.
 - viii. Nylon based or plastic grass blades (such as patio carpet or traditional astroturf) are not permitted.
 - d. Maintenance.
 - i. Artificial turf shall be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
 - ii. Proper weed control must be maintained at all times.
 - iii. Damaged areas shall be repaired or replaced.
- 6. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios, and courtyards.

7. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
 8. Water-efficient landscape provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and the Water-Efficient Landscape Provisions of Article XXIV, Chapter 44 of the Paramount Municipal Code.
 9. Parkway. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 38, Section 38-155 of the Paramount Municipal Code.
- (e) Approval criteria for landscaping plans will consider, but not be limited to the following items:
1. The adequacy of plant material in achieving a buffer along public streets.
 2. The use of landscaping to enhance the aesthetic quality of property and buildings.
 3. The general suitability relative to the placement and type of plant material selected for screening purposes.
- (9) Waste, garbage, and trash regulations.
- (a) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing garbage, waste, refuse, and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse, and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provision of this subsection.
 - (b) All garbage stored within such enclosure shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.

- (c) Waste, refuse, and trash, other than garbage shall be placed, maintained, and stored in a container of substantial design and construction that will retain therein said trash, refuse, and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.
- (d) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels of a design approved by the Community Development Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- (e) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
- (f) There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty-gallon capacity.
- (g) No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance, or any disposal of any garbage, waste, refuse, or trash outside of a building except as authorized in this section.
- (h) Upon written request to the Community Development Director, a trash enclosure in an industrial area may be waived if the following conditions exist:
 - 1. If all trash generated by the industrial user can be contained within trash containers and maintained in an orderly and sanitary condition inside of the main building.
 - 2. If the trash company serving the business will service the bin from the placement in the building.
- (i) Recycling facilities.

All development projects for which a building permit is submitted on or after September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:

- 1. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.

2. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

(j) Hazardous waste storage and disposal.

Storage and disposal of all hazardous waste shall comply with all federal, state, and local requirements.

(10) Window security bars.

Installation of new window security bars. The installation of exterior window security bars is prohibited.

(11) Tarps.

Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon, or acetate 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.

For legal nonconforming residential properties, tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.

The provisions of this section do not apply to freestanding fabric shade structures that are professionally manufactured, mechanically folding, 'pop up' style shade structures, located at legal nonconforming residential properties. These structures may be placed within the rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.

(12) Exterior winter holiday lights. For legal nonconforming residential properties, exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15 of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15 of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure, or dwelling permitted under this article.

In interpreting and applying the provisions of this section, the Community Development Director shall use reasonable judgment to determine if a specific string of lights is considered winter holiday lights.

The decision of the Community Development Director may be appealed to the Development Review Board within ten (10) days after the decision of the Community Development Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within ten (10) days after the decision of the Development Review Board. The decision of the City Council shall be final.

Sec. 44-76.1. Prohibited uses.

For purposes of this section, trucks or commercial vehicles, which include truck tractors, truck trailers, or any combination thereof, are defined in Section 29-9.1 (2) of the Paramount Municipal Code.

- (a) The storage of trucks or commercial vehicles owned independently of a primary licensed business on any parcel; or
- (b) Truck yards or the storage of trucks or commercial vehicles as the primary use on any parcel; or
- (c) The storage of trucks or commercial vehicles unassociated with the primary business operations at any onsite building on any parcel.
- (d) Anodizing.
- (e) Automobile body and fender works, and/or automobile painting.
- (f) Chrome plating and/or electroplating.
- (g) Drop forge and/or drop hammer
- (h) Galvanizing and/or lead plating, including heating and/or dipping.
- (i) Grinding shops.
- (j) Metal forging.
- (k) Pipeline booster or pumping plant in connection with oil, petroleum, gas, gasoline, or other petroleum products.
- (l) Sheet metal shops.
- (m) Use of paint containing hexavalent chromium.
- (n) Welding shops.

Sec. 44-77. Height.

Buildings in the M-1 zone may be erected to a maximum height of 55 feet. Pollution control equipment in the M-1 zone shall not exceed a maximum height of 85 feet.

Sec. 44-78. Floor area.

The maximum permitted floor area to be contained in all buildings on a lot in an M-1 zone shall not exceed 2.5 times the area of the lot.

Sec. 44-79. Open spaces.

Additional open spaces, both as to amount and location on the premises, may be required in the M-1 zone in connection with a conditional use permit, unclassified use permit, or a development review application in order to apply the established requirements of this chapter and related provisions of the Paramount Municipal Code and other ordinances pertaining to such subjects as off-street parking, loading and unloading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage, and lighting.

Sec. 44-79.1. Travel demand measures.

- (1) Development of 25,000 square feet or more shall provide the following to the satisfaction of the City:
 - (a) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 1. Current maps, routes, and schedules for public transit routes serving the site;
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 3. Ridesharing promotional material supplied by commuter-oriented organizations;
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians at the site.
- (2) Development of 50,000 square feet or more shall comply with Subsection (a) above and shall also provide all of the following measures to the satisfaction of the City.

- (a) Not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants; provided that at all time at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/stripped for carpool/vanpool vehicles.
 - (b) Preferential parking space reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 7'-2" shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
 - (c) Bicycle racks or other secure bicycle parking shall be provided to accommodate 4 bicycles per the first 50,000 square feet of development and 1 bicycle per each additional 50,000 square feet of development. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.
- (3) Development of 100,000 square feet or more shall comply with Subsections (a) and (b) above, and shall also provide all of the following measures to the satisfaction of the City.
- (a) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - (b) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the department.
 - (c) If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - (d) Safe and convenient access from the external circulation system to bicycle parking facilities onsite.

- (4) Variances. Variances from the minimum requirements of this section for individual projects may be considered if:
- (a) The transportation demand strategies required by Subsections (a) - (c) above will not be applicable due to special circumstances relating to the project, including but not limited to, the location or configuration of the project, the availability of existing transportation demand management strategies, or other specific factors which will make infeasible or reduce the effectiveness of the required strategy, and
 - (b) Alternative transportation demand management strategies commensurate with the nature and trip generating characteristics of the proposed facility are feasible.

Any variance from the requirements of Subsections (a) - (c) must be conditioned upon the substitution of an alternative transportation demand management strategy.

- (5) Review of transit impacts. Prior to approval of any development project for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this ordinance shall be exempted from its provisions. The "Transit Impact Review Worksheet", contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRs and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator, if adopted by the City, shall be monitored through the mitigation monitoring requirements of CEQA.

For purposes of this section, the following definitions shall apply. "Development" shall mean the construction or addition of new building square footage. For purposes of additions to buildings which existed prior to the adoption of this ordinance, existing square footage shall be exempt from the requirements of this ordinance. Additions to buildings which existed prior to the adoption of this ordinance and which exceed the thresholds defined above shall comply with the applicable requirements, but shall not be added cumulatively with existing square footage; all calculations shall be based on gross square footage.

Employee parking area shall mean the portion of total required parking at a development used by onsite employees. Unless otherwise specified in the Chapter, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial/Manufacturing	90%

- (6) Applicability. This ordinance shall not apply to projects for which a development application has been deemed "complete" by the City pursuant to Government Code Section 65943, or for which a notice of preparation for a draft environmental impact report has been circulated or for which an application for a building permit has been received, prior to the effective date of this ordinance.
- (7) Monitoring. Compliance with the provisions of this ordinance shall be monitored in the same fashion as other required development standards. A certificate of occupancy for the development shall not issue until all of the requirements of this ordinance have been met.

Sec. 44-79.2. Development impact fees.

- (1) Businesses, professions, trades, and occupations in the M-1 zone, because of their nature and circumstances in relation to the grouping of industrial activities in the M-1 zoning classification, shall pay a development impact fee prior to obtaining permits for construction.
- (2) Accumulated development fees funds shall be placed in a separate City of Paramount fund that is segregated from other monies, and these funds shall be directed to purchase and maintain environmental mitigations and sustainable infrastructure.
- (3) No such fee shall be required to be paid until such time that the City of Paramount prepares an analysis demonstrating the nexus between the impact fee and the mitigations which shall be approved by the City Council.
- (4) No such fee shall be required to be paid until such time that the City of Paramount determines a calculation for the fee.

Sec. 44-79.3. Enforcement.

In addition to all other remedies available from applicable federal and state agencies, the provisions of this ordinance shall be enforced in accordance with Sections 1-16, and Sections 44-16 and 44-17 of the Paramount Municipal Code, which establishes violations of the Code as misdemeanors, and sets out penalties therefore. In addition to the remedies stated herein, the City is also authorized to issue administrative citations in accordance with Section 1-23, et seq. of the Paramount Municipal Code.

SECTION 4. Chapter 44, Article IX of the Paramount Municipal Code is hereby amended in full to read as follows:

Article IX. M-2, Heavy Manufacturing Zone.

Sec. 44-80. Purposes.

The purpose of the zoning classification M-2 and its application is to provide for the location of and grouping of industrial activities the characteristics of which involve some noise, bulk handling of products manufactured, treated, processed, or assembled on the premises, with the commensurate heavy trucking, and which activities normally require sites larger in area than the standard lot sizes. These activities, which have similar characteristics and performance standards, do not have a detrimental effect upon other uses of similar nature in close proximity. The grouping of such types of uses permits a pattern of land use, thoroughfares, public facilities and utilities, so designed as to cater advantageously to the specialized needs of such types of industrial uses. A further purpose of this classification is to apply zoning protection to industries properly located by prohibiting the intrusion of residential and institutional uses and all commercial enterprises except those which serve as accessory to the needs and convenience of the permitted types of industrial enterprises.

Sec. 44-81. Uses--Permitted uses generally.

The following uses only are permitted in the M-2 zone, and as specifically provided and allowed by this article:

- (1) Any nondiscretionary use permitted in the M-1 classification.
- (2) Repealed by Ord. No. 599.
- (3) Repealed by Ord. No. 599.
- (4) Repealed by Ord. No. 599.
- (5) Repealed by Ord. No. 1106.
- (6) Repealed by Ord. No. 1106.
- (7) Repealed by Ord. No. 599.
- (8) Repealed by Ord. No. 599.
- (9) Repealed by Ord. No. 1106.
- (10) Repealed by Ord. No. 1106.
- (11) Repealed by Ord. No. 1106.
- (12) Repealed by Ord. No. 1106.

- (13) Repealed by Ord. No. 1106.
- (14) Repealed by Ord. No. 1106.
- (15) Repealed by Ord. No. 599.
- (16) Repealed by Ord. No. 1106.
- (17) Repealed by Ord. No. 599.
- (18) Accessory buildings customarily incident to any of the above uses, when located on the same site with the main building and designed in harmony with the primary building and site.
- (19) Repealed by Ord. No. 1061.
- (20) See Unclassified Uses, Article X, Chapter 44 of the Paramount Municipal Code.
- (21) Signs advertising a business or organization.
 - (a) Sign drawing. A sign drawing must be submitted to the Community Development Director for approval prior to the installation of any sign. The drawing shall include the proposed sign dimensions, colors, type, style, materials, elevation above final grade level, and the method of illumination. The proposed sign shall be superimposed on a photograph of the proposed sign location. All necessary permits shall be obtained prior to the installation of any sign.
 - (b) Sign copy. The sign shall display only the established trade name or basic product name, or a combination thereof. Information such as telephone numbers, websites, and product lists is not permitted.
 - (c) Permitted sign types shall include wall, plaque, undercanopy, suspended, address, monument, pylon, sandblasted wood, or routed concrete.
 - (d) The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising pursuant to federal law, state law, or the Paramount Municipal Code; animated, audible, or moving signs; off-premise signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl

awnings; obscene or offensive signs containing statements, words, or pictures which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit, or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.

- (e) Lettering shall be individual channel letters with trim caps and returns of an appropriate design as approved by the Community Development Director.
- (f) Specific design criteria for wall, plaque, undercanopy, and suspended signs shall be as follows:
 - 1. One sign space shall be allowed for each occupant. The occupant shall verify the sign location and size with the city prior to installation or fabrication.
 - 2. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).
 - 3. Maximum sign area shall be one and one-half feet of sign area per one lineal foot of building frontage.
 - 4. Maximum signs width shall not exceed sixty percent of the building width.
 - 5. Individual letters shall be mounted directly on a building wall. All conduits, exposed electrical raceways, transformers, junction boxes, and openings in the building surface shall be concealed.
- (g) Specific design criteria for address signs shall be as follows:
 - 1. Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Typeface shall be subject to approval by the Community Development Director.
 - 2. Premises numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

(h) Specific design criteria for monument signs shall be as follows:

1. Monument signs shall be allowed where the site area equals one-half acre or more, or on sites which have a minimum ten-foot landscaped setback.
2. Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet.
3. One monument sign shall be allowed per one hundred fifty lineal feet of street frontage.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim and molding).
5. Monument signs shall display only the project title or name of the major tenant.
6. Monument signs shall have a concrete or brick base and shall not exceed six feet in height.
7. Maximum sign area shall be one-half foot of sign area per one lineal foot of street frontage not to exceed one hundred square feet.
8. In no case shall a monument sign be located closer than a distance computed as forty percent of the lot width from any side property line (excluding side property lines adjacent to a public street).

(i) Specific design criteria for pylon signs shall be as follows:

1. Pylon signs shall be allowed where the site area equals two acres or more.
2. Pylon signs shall be maintained a minimum of two hundred lineal feet apart.
3. Maximum sign area shall be limited to one square foot of sign area per one lineal foot of street frontage, with a maximum area limited to two hundred square feet. Net sign area shall include structural supports and/or architectural features.
4. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area.
5. Maximum height shall not exceed twenty-five feet.

6. One marquee shall be permitted, if incorporated into the pylon sign, with the maximum sign area of the pylon sign. Marquee signs shall not be permitted atop or attached to buildings.
 7. Reader boards or "change copy" signs shall not be allowed on pylon signs, unless approved by the Development Review Board.
 8. In no case shall a pylon sign be located closer than a distance computed at forty percent of the lot width from any side property line (excluding side property line adjacent to public streets).
 9. Directory signs as an integral part of a pylon sign shall be permitted, subject to the design criteria for pylon signs noted above.
- (j) Specific design criteria for window signs shall be as follows:
1. Sign area shall be limited to forty percent of each single or individually framed pane of glass facing the interior of a shopping center. Sign area shall be limited to forty percent of each door consisting of glass.
 2. No more than 33 percent of the square footage of a single or individually framed pane of glass and clear doors of an establishment that sells alcohol for off-site consumption shall bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. Window signs advertising alcohol and tobacco shall be placed a minimum of forty-two (42) inches above the interior floor.
- (22) Reverse vending machines, provided that in each instance an administrative permit is obtained as set forth in Section 44-263 (a).
- (23) Exterior telephones - subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.
- (24) Exterior vending machines, including, but not limited to, water vending machines, snack food vending machines, beverage vending machines, video tape vending machines, and flower vending machines-- subject to review and approval from the Development Review Board, pursuant to Sections 44-210 through 44-215 of the Paramount Municipal Code.

Sec. 44-82. Same--Uses requiring conditional use permit.

Because of considerations such as smoke, fumes, dust, odor, vibration, or hazard, or other concerns of public health, safety, and welfare, the establishment or operation of the following uses in an M-2 zone shall not be permitted unless a conditional use permit authorizing such use is first obtained and continued in full force and effect as provided in Section 44-158 et seq.:

- (1) Repealed by Ord. No. 599.
- (2) Repealed by Ord. No. 1106.
- (3) Repealed by Ord. No. 1106.
- (4) Repealed by Ord. No. 1106.
- (5) Repealed by Ord. No. 1106.
- (6) Automatic screw machine.
- (7) Repealed by Ord. No. 1106.
- (8) Repealed by Ord. No. 1106.
- (9) Repealed by Ord. No. 1106.
- (10) Repealed by Ord. No. 1106.
- (11) Repealed by Ord. No. 599.
- (12) Repealed by Ord. No. 599.
- (13) Repealed by Ord. No. 1106.
- (14) Repealed by Ord. No. 599.
- (15) Repealed by Ord. No. 599.
- (16) Repealed by Ord. No. 599.
- (17) Repealed by Ord. No. 1106.
- (18) Food products manufacture, storage, processing and packing of lard, pickles, sauerkraut, sausage, or vinegar.
- (19) Repealed by Ord. No. 599.
- (20) Repealed by Ord. No. 1106.

(20.1) Game arcades.

(21) Repealed by Ord. No. 599.

(22) Repealed by Ord. No. 599.

(23) Repealed by Ord. No. 1106.

(24) Reserved.

(25) Repealed by Ord. No. 599.

(26) Repealed by Ord. No. 1106.

(27) Repealed by Ord. No. 1106.

(28) Repealed by Ord. No. 599.

(29) Punch press and/or hydraulic press over twenty tons capacity with no measurable vibration above 75 vibration velocity level (VdB) or .05 peak particle velocity (PPV) beyond the property line of property containing the use; and provided that they are contained within an entirely enclosed building and any punch press or hydraulic press up to twenty tons shall not be located closer than three hundred feet to any "R" classified property and any punch press or hydraulic press exceeding twenty tons shall not be located closer than five hundred feet to any "R" classified property.

(30) Repealed by Ord. No. 599.

(31) Repealed by Ord. No. 599.

(32) Repealed by Ord. No. 1106.

(33) Repealed by Ord. No. 1106.

(34) Repealed by Ord. No. 1106.

(35) Repealed by Ord. No. 599.

(36) Repealed by Ord. No. 599.

(37) Repealed by Ord. No. 599.

(38) Repealed by Ord. No. 599.

(39) Repealed by Ord. No. 599.

(40) Reserved.

- (41) Wineries.
- (42) Reserved.
- (43) Fuel yards.
- (44) Repealed by Ord. No. 1106.
- (45) Automobile service stations. Subject to standards as hereinafter set forth in Section 44-104.2.
- (46) Automobile laundries. Subject to standards as hereinafter set forth in Section 44-104.2.
- (47) Off-site billboards.
- (48) Mobile homes, as defined by the California Health and Safety Code, for temporary offices.
- (49) Factory built housing, as defined by the Uniform Building Code, for temporary offices.
- (50) Bars, cocktail lounges, or any establishment offering alcoholic beverages for sale for consumption on the premises.
- (51) Worm farms, subject to the standards provided by Section 44-104.5, and as defined by Section 44-1.
- (52) Automobile sales, new and used, subject to standards provided by Section 44-104.8, and as defined by Section 44-1.
- (53) Outside storage, subject to the following regulations:
 - (a) Open storage of materials, products, and equipment shall be conducted and maintained in a neat and orderly manner, and all outside storage areas shall be fully paved.
 - (b) Open storage or outdoor uses shall be concealed from view from nearby streets and adjoining property by buildings or solid masonry walls not less than six feet in height.
 - (c) The Planning Commission has the authority to determine that a fence, wall, or similar screening is necessary.
 - (d) Outside storage may be permitted only if the storage is accessory to the property's main use and represents not more than twenty-five percent of the site.

- (e) At no time shall the material being stored or stacked exceed the height of the screen wall.
 - (f) No storage shall be permitted in the required off-street parking area.
 - (g) Entry gates shall be screened with solid, view-obscuring materials, such as wood or aluminum baked panels. Slats through chain-linked gates shall not be considered solid, view-obscuring materials.
 - (h) The use of sea cargo containers as a method of outside storage shall be permitted, subject to all provisions of this section. Containers shall not be stacked in any manner, and shall be completely screened with solid masonry block walls. The height of each individual container shall be limited to eight feet. Placement of containers shall not interfere in any way with required off-street parking or driveway areas. All properties within the City of Paramount with existing container units at the time of adoption of this section shall abate such use or shall comply with all provisions of this section within ninety days after adoption of this ordinance.
 - (i) The storage of hazardous material shall comply with all requirements of pertinent regulatory agencies.
- (54) Liquor store, subject to the following conditions:
- (a) No liquor store shall be located within one hundred feet of any parcel of land zoned for residential use, schools, or churches. The distance between any liquor store and any school, parcel of land zoned for residential use, or church shall be measured in a straight line, without regard for intervening structures, from the closest point on the exterior parcel line of the liquor store to the closest point on the property line of the school, parcel zoned for residential use, or church.
 - (b) The property shall meet all landscaping and setback requirements for the zone in which it is located.
 - (c) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type, and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Community Development Director.
 - (d) That the site for the proposed use related to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed use.

- (e) All outside trash, garbage, refuse, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
 - (f) All mechanical equipment and appurtenances of any type whatsoever, whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
 - (g) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
 - (h) The conditional use permit does not include approval for signing. A sign permit must be obtained from the Community Development Department and approved by the Community Development Director prior to installation of any new signing.
 - (i) Parking shall be provided at the rate of one space per two hundred fifty square feet of gross floor area, and in no case shall less than ten parking spaces be provided.
 - (j) The parking area shall be surfaced and maintained with Portland cement, concrete, or bituminous pavement.
 - (k) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - (l) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - (m) No phone booths or newsracks shall be located on the exterior of the premises.
- (55) Any retail commercial, wholesale, warehousing, or manufacturing business operation, engaged in the sale, storage, of alcohol for on or off-site consumption, subject to the following conditions:
- (a) The property shall meet all landscaping and setback requirements for the zone in which it is located.

- (b) Prior to the issuance of building permits, the applicant shall submit a precise landscaping plan showing the size, type, and location of all plant material. Said plan shall include the location of a permanent underground irrigation system of adequate design to insure complete coverage of all plant materials. Said plan shall also show the location of all perimeter walls and shall be subject to the approval of the Community Development Director.
- (c) The site for the proposed use shall relate to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated by the proposed uses.
- (d) All outside trash, garbage, refuse, and other storage areas shall be enclosed by a solid decorative masonry wall not less than six feet in height, with appropriate solid gate. Such storage areas shall be located to permit adequate vehicular access to and from for the collection of trash and other materials. No storage shall be permitted above the height of the surrounding walls.
- (e) All mechanical equipment and appurtenances of any type whatsoever whether located on rooftop, ground level or anywhere on the building structure, shall be completely enclosed so as not to be visible from any public street and/or adjacent property. Such enclosures of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve.
- (f) Noise from air compressors or refrigeration equipment or other mechanical devices shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness, and the decibel level shall not exceed street background noise normally occurring at location of site.
- (g) The conditional use permit does not include approval for signing. A sign permit must be obtained from the Community Development Department and approved by the Community Development Director prior to installation of any new signing.
- (h) The parking area shall be surfaced and maintained with asphalt or concrete.
- (i) A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
- (j) No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
- (k) No phone booths or newspaper racks shall be located on the exterior of the premises.

- (56) Truck repairing and overhauling, when conducted in an entirely enclosed building.
- (57) Equipment, heavy duty rental and sales.
- (58) Metal structures, main, accessory, or addition to existing.
- (59) Small collection facilities. Subject to standards set forth in Section 44-263 (b).
- (60) Firearms sales.
- (61) Taxicab companies.
- (62) Boat building.
- (63) Cabinet shop or carpenter shop.
- (64) Carpet and rug cleaning plants.
- (65) Ceramic tile manufacture.
- (66) Cosmetics manufacture.
- (67) Die casting.
- (68) Electric distribution and transmission substations, including microwave transmitter incorporated as a part of a public utility installation.
- (69) Laundries, excluding retail dry cleaners and coin laundries.
- (70) Lumberyards.
- (71) Machine shops with a punch press and/or hydraulic press up to twenty tons capacity with no measurable vibration above 75 vibration velocity level (VdB) or .05 peak particle velocity (PPV) beyond the property line of property containing the use; and provided that they are contained within an entirely enclosed building and any punch press or hydraulic press up to twenty tons shall not be located closer than three hundred feet to any "R" classified property.
- (72) Manufacture, processing, or treatment of articles from previously prepared metal materials.
- (73) Planing mills.
- (74) Rubber, fabrication of products made from finished rubber.
- (75) Steel fabrication plants.
- (76) Stone monument works.

(77) Textile manufacture, processing, or treatment.

(78) Warehouse and distribution centers.

Sec. 44-82.1. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, is subject to the following conditions:

- (1) For new construction projects and material alterations to existing facilities, a public notice board shall be provided by the metal manufacturing business onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four (4) feet in height and six (6) feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.
- (2) The operator shall, at all times, maintain and comply with required operating permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (3) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.
- (4) An exterior wall sign identifying the business shall be installed in public view in compliance with Section 44-81 (21.1) of the Paramount Municipal Code.
- (5) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (6) Public tours of a metal manufacturing business operation shall be reasonably accommodated at least once each year for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Community Development Director.
- (7) All metal manufacturing operations shall comply with required housekeeping practices of the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (8) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements at minimum. A

metal manufacturing facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

- (9) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an administrative action or conditional use permit, the Community Development Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.
- (10) With consideration to enforcement and compliance of approved uses, specific operations shall be inspected annually by Community Development Department and Public Safety Department staff with the accompaniment of personnel from applicable regulatory agencies as needed to verify approved structures, operations and equipment.

Section 44-82.2. Regulations for existing metal-related manufacturing and/or processing uses in the M-2 zone, but which, by the adoption of Ordinance No. 1106, require an administrative action.

The following provisions apply exclusively to any legally established metal-related manufacturing business operation, including forging companies, that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the effective date of Ordinance No. 1106.

- (1) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action shall be permitted to continue subject to the rules and regulations applicable to such use prior to the effective date of Ordinance No. 1106, until such time that the City approves an administrative action for such use.
- (2) Within one year of the effective date of Ordinance No. 1106, the business owner for any use subject to this Section 44-82.2 that is a legally established use shall apply for an administrative action. Such administrative action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an administrative action pursuant to Ordinance No. 1106. Instead, the approval of the administrative action shall be for the purposes of (1) cataloging equipment, materials, and uses; and (2) imposing those conditions set forth in this Section 44-82.2 on existing uses. As such, the approval of an administrative action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Community Development Director reasonably determines an application requires a public hearing and discretionary review before the Planning Commission.
- (3) The decision of the Community Development Director to approve or deny an application for an administrative action may be appealable to the Planning Commission, and the decision of the Planning Commission may be appealable to

the City Council. Any decision by the City Council on appeal shall be final. Appeals are subject to Article XII, Chapter 44 of the Paramount Municipal Code.

- (4) An administrative action obtained by the responsible party pursuant to Section 44-82.2 (2), above, shall specify that such use was a legally established use prior to the effective date of Ordinance No. 1106, and shall be permitted to continue operating in the same manner as previously permitted prior to the adoption of Ordinance No. 1106, subject to the following conditions, which conditions shall be included in the administrative action.
 - (a) The responsible party shall comply with and maintain required permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
 - (b) The use shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all applicable regulatory government agencies.
 - (c) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
 - (d) Core production and manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance; inspection; measuring; active packing, loading, and unloading of deliveries shall be permitted outdoors. Other ancillary activities shall be approved by the Community Development Director.
- (5) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action may be permitted to expand provided that a conditional use permit is granted by the Planning Commission, and all requirements of (1) the Paramount Municipal Code; (2) all federal environmental regulations as set by the United States Environmental Protection Agency; (3) all California Environmental Quality Act regulations; and (4) all South Coast Air Quality Management District regulations are met. Additionally, the use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (6) Modification, suspension, and revocation. While the Planning Commission has the authority to modify, suspend, or revoke a previously issued administrative action, the City will collaborate with the primary regulatory agency with jurisdiction over enforcement of a violation related to a specific rule, law, or regulation to establish sufficient grounds for modification, suspension, or revocation. The Planning Commission, after a public hearing to be conducted

following a written request for a hearing, may revoke, suspend, or modify an administrative action on any one or more of the following grounds:

- (a) That the approval was obtained by fraud.
- (b) That the use for which such approval was granted is not currently being operated.
- (c) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
- (d) That the administrative action is being, or recently has been, operated in violation contrary to the terms or conditions of such approval, or in violation of any statute, provision of the Paramount Municipal Code, ordinance, law, or regulation.
- (e) That the use for which the approval was granted is so operated as to be detrimental to the public health or safety, or so as to constitute a public nuisance.

A written decision noting the section violated, evidence supporting the violation, and appeal information, shall be submitted in writing to the business owner within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Planning Commission, a business owner may submit a written request to the Community Development Department with legal and factual basis for an appeal before the City Council. Appeals to the City Council are subject to provisions of Article XII, Chapter 44 of the Paramount Municipal Code.

Section 44-82.3. Regulations for existing metal-related manufacturing and/or processing uses in the M-2 zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (1) Expansion. A legally established metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:
 - (a) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
 - (b) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Section 44-82.4. Regulations for existing non-metal-related manufacturing and/or processing uses in the M-2 zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established non-metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (1) Expansion. A legally established non-metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:
 - (a) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
 - (b) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Sec. 44-83. Same--Limitations on uses.

Every use permitted in the M-2 zone shall be subject to the following conditions and limitations:

- (1) All uses shall conform to the off-street parking requirements, loading and unloading area requirements, and the general provisions and exceptions set forth beginning with Section 44-91.
- (2) All uses shall be conducted within an entirely enclosed building except:
 - (a) Parking lots.
 - (b) Drive-in restaurants.
 - (c) Electric distribution substations.
 - (d) Growing stock in connection with a horticultural nursery, whether the stock is in open ground, pots, or containers.
 - (e) Outdoor swimming pool displays.
 - (f) Billboards.
 - (g) Auto, camper, boat, and mobile home sales lots.

- (h) Open craneways used for transporting equipment only except as restricted by Section 44-82 (53), regarding outside storage and activities in the M-2 zone.
 - (i) Recycling facilities.
 - (j) Outdoor storage facilities with an approved and active conditional use permit as provided in Section 44-82 (53) of the Paramount Municipal Code.
 - (k) Active loading and unloading of deliveries.
 - (l) Ancillary outdoor activities incidental to the permitted use, including, but not limited to, maintenance, inspections, and measuring. Other ancillary outdoor activities shall be approved by the Community Development Director.
 - (m) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984.
- (2.1) All uses shall obtain all relevant permits and approvals from all applicable regulatory agencies. All uses shall comply with all applicable laws and regulations.
- (2.2) Health risk assessment.
- (a) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) is required to be prepared pursuant to the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Air Quality is considered a potentially significant impact.
 - (b) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Hazards and Hazardous Materials is considered a potentially significant impact.
 - (c) The health risk assessment (HRA) shall be prepared at minimum in accordance with current health risk assessment requirements of the Office of Environmental Health Hazard Assessment for issues of Air Quality and the Department of Toxic Substances Control for issues of Hazards and Hazardous Materials.
- (3) Yard standards for new development.

(a) Front setback:

1. Lots with a depth of 150 feet and less shall maintain a front setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
0-30 feet	10 feet
31-45 feet	15 feet
46-85 feet	20 feet

2. Lots with a depth of 151 feet to 749 feet shall maintain a front setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
0-30 feet	20 feet
31-45 feet	25 feet
46-85 feet	30 feet

3. Lots with a depth of 750 feet and greater shall maintain a front setback determined in the following manner:

Building, Structure, Wall or Fence Height	Front Setback
0-30 feet	30 feet
31-45 feet	35 feet
46-85 feet	40 feet

The front setback shall be measured from the ultimate property line after dedication. Front setbacks shall be fully landscaped, including drought-resistant fescue sod. No unscreened mechanical equipment or structures are permitted in front yard setbacks. Parking in the front setback is prohibited. To the maximum extent feasible, parking shall be provided to the rear of the front setback.

- (4) On any exterior boundary line which is a common property line with "R" classified property, a six-foot-high solid wall constructed of concrete, cinder block, brick, masonry, or other similar materials shall be installed and maintained for screening purposes and controlling trespass; except, that where the wall of a building is on such common boundary line no separate wall need be installed along the portion of the boundary line occupied by the wall of the building; and, provided further, that on any portion of the common property line constituting the depth of the required front yard on the adjoining "R" classified property such wall shall be not less than thirty-six inches nor more than forty-two inches in height.

- (a) No barbed wire, concertina wire, razor wire, or cut glass or other sharp points 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 where visible from the public-right-of way.
- (5) Any necessary additional features shall be provided to meet any unusual or special requirements for police protection, health protection, and fire protection as may be required by the governmental agency having jurisdiction in each case.
- (6) Pollution control. All operations conducted on the premises shall not be objectionable by reason of noise, mud, steam, vibration, hazard, or other causes, and any use the operation of which produces odor, fumes (toxic or nontoxic), gases, airborne solids, or other atmospheric, soil, or water contaminants shall be allowed to locate only when conforming to limitations now or hereafter defined by law and shall have secured permits to operate, as required, from the South Coast Air Quality Management District and all applicable regulatory agencies.
- (7) Yards shall be provided as follows:
 - (a) Side yards, interior lots. On interior lots every lot shall have a side yard of not less than five feet. Side yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.
 - (b) Side yards, corner lots and reverse corner lots. On corner lots and reverse corner lots, a minimum 10-foot side yard setback shall be provided on the side adjacent to the corner and a side yard of not less than five feet shall be provided on other property sides. Such side yards shall be totally landscaped as specified herein. Side yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.
 - (c) Rear yards. Every lot containing more than 22,000 square feet shall have a rear yard of not less than five feet. Rear yards shall be landscaped in compliance with Article XXIV, Chapter 44 of the Paramount Municipal Code.
- (8) Exclusive of driveways and walkways, all required setback areas shall be fully landscaped and improved for the purposes of aesthetics, noise mitigation, dust mitigation, emissions mitigation, and water runoff capture in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant material shall be submitted to the Community Development Director for approval. All required landscaping areas shall be subject to, but not limited to the following minimum standards.
 - (a) Irrigation. All landscaped areas shall be provided with a water-efficient irrigation system consisting of:
 - 1. Drip irrigation.

2. Bubblers for shrubs and trees.
 3. Rotating sprinklers rated at emitting less than one gallon of water per minute.
 4. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually approximately 10 to 15 psi) or the rotating sprinklers (usually approximately 35 psi).
 5. Separate valves for each portion of the landscape (hydrozone) that requires a unique watering schedule.
- (b) Planters. All landscaping shall be planted in permanent planters surrounded by six inches by six inches tall concrete curbing except where a planter abuts a building or concrete block wall and except for minimal openings to allow for water drainage and filtration.
- (c) Trees.
1. One twenty-inch-box tree and three fifteen-gallon trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
 2. All trees shall be a minimum fifteen-gallon size.
 3. Trees shall be kept not less than:
 - a. Twenty feet back of beginning of curb returns at any street intersection.
 - b. Twenty feet from lamp standards and poles.
 - c. Ten feet from fire hydrants.
 - d. Five feet from service walks and driveways.
 - e. Five feet from water meters.
- (d) Setback areas. All setback areas shall be fully landscaped, utilizing water-efficient materials with drought resistant plants as a minimum requirement. Additional plant material such as shrubs and groundcover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping, to the maximum extent possible.
1. Landscape materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf, and permeable hardscape.

2. Plant density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
3. Non-plant density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three-inch layer of mulch, decomposed granite, or artificial turf.
4. Turf replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
5. Artificial turf. Artificial turf as a possible landscape alternative is subject to the following conditions:
 - a. Site preparation. Artificial turf shall be properly prepared by a licensed contractor, including site preparation and installation of base materials. Site preparation shall consist of:
 - i. Removal of all existing plant material and top three inches of soil in the installation area.
 - ii. Recommended use of weed spray to assist in site preparation.
 - iii. Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
 - iv. Area sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
 - b. Installation.
 - i. Artificial turf shall be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
 - ii. Artificial turf shall not encroach upon living plants/trees and shall end at least three inches from the base of any newly planted plant/tree.
 - iii. Artificial turf shall be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.

- c. Materials. Artificial turf product shall:
 - i. Have an eight (8) year, “no-fade” manufacturer warranty.
 - ii. Be permeable to water and air and nonflammable.
 - iii. Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.
 - iv. Have a hole-punched permeable backing with spacing not to exceed four inches by six inches on center.
 - v. Have a minimum blade length (pile height) of 1.25 inches.
 - vi. Have a minimum face weight of 65 ounces.
 - vii. Infill materials can consist of ground rubber or silicon sand.
 - viii. Nylon based or plastic grass blades (such as patio carpet or traditional astroturf) are not permitted.
 - d. Maintenance.
 - i. Artificial turf shall be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
 - ii. Proper weed control must be maintained at all times.
 - iii. Damaged areas shall be repaired or replaced.
6. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios, and courtyards.
7. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
8. Water-efficient landscape provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELo) of the State of California and the Water-Efficient Landscape Provisions of Article XXIV, Chapter 44 of the Paramount Municipal Code.

9. Parkway. All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 38, Section 38-155 of the Paramount Municipal Code.
- (e) Approval criteria. Landscaping plans will consider, but not be limited to the following items:
 1. The adequacy of plant material in achieving a buffer along public streets.
 2. The use of landscaping to enhance the aesthetic quality of property and buildings.
 3. The general suitability relative to the placement and type of plant material selected for screening purposes.
- (9) Waste, garbage, and trash regulations.
 - (a) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing garbage, waste, refuse, and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse, and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provision of this subsection.
 - (b) All garbage stored within such enclosure shall be placed and maintained in a plastic container which has an overlapping fly-tight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.
 - (c) Waste, refuse, and trash, other than garbage shall be placed, maintained, and stored in a container of substantial design and construction that will retain therein said trash, refuse, and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.

- (d) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels of a design approved by the Community Development Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- (e) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
- (f) There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty-gallon capacity.
- (g) No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance, or any disposal of any garbage, waste, refuse, or trash outside of a building except as authorized in this section.
- (h) Upon written request to the Community Development Director, a trash enclosure in an industrial area may be waived if the following conditions exist:
 - 1. If all trash generated by the industrial user can be contained within trash containers and maintained in an orderly and sanitary condition inside of the main building.
 - 2. If the trash company serving the business will service the bin from the placement in the building.
- (i) Recycling facilities.

All development projects for which a building permit is submitted on or after September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:

- 1. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.
- 2. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

(j) Hazardous waste storage and disposal.

Storage and disposal of all hazardous waste shall comply with all federal, state, and local requirements.

(10) Window security bars.

Installation of new window security bars. The installation of exterior window security bars is prohibited.

(11) Tarps.

Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon, or acetate 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.

For legal nonconforming residential properties, tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.

The provisions of this section do not apply to freestanding fabric shade structures that are professionally manufactured, mechanically folding, 'pop up' style shade structures, located at legal nonconforming residential properties. These structures may be placed within the rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.

(12) Exterior winter holiday lights. For legal nonconforming residential properties, exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15 of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15 of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure, or dwelling permitted under this article.

In interpreting and applying the provisions of this section, the Community Development Director shall use reasonable judgment to determine if a specific string of lights is considered winter holiday lights.

The decision of the Community Development Director may be appealed to the Development Review Board within ten (10) days after the decision of the Community Development Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within ten (10) days after the decision of the Development Review Board. The decision of the City Council shall be final.

Sec. 44-83.1. Prohibited uses.

For purposes of this section, commercial vehicles, which include truck tractors, truck trailers, or any combination thereof, are defined in Section 29-9.1 (2) of the Paramount Municipal Code.

- (1) The storage of trucks or commercial vehicles owned independently of a primary licensed business on any parcel; or
- (2) Truck yards or the storage of trucks or commercial vehicles as the primary use on any parcel; or
- (3) The storage of trucks or commercial vehicles unassociated with the primary business operations at any onsite building on any parcel.
- (4) Acid, manufacture of sulfurous, sulfuric, picric, nitric, hydrochloric, hydrofluoric, or other similar acids.
- (5) Alcohol manufacturer.
- (6) Ammonia, bleaching powder, or chlorine manufacturer.
- (7) Anodizing.
- (8) Asphalt manufacture or refining.
- (9) Automobile body and fender works, and/or automobile painting.
- (10) Blast furnace and/or coke oven.
- (11) Boiler manufacture.
- (12) Brick, tile, or terra cotta manufacturer.
- (13) Chromium plating and/or electroplating.
- (14) Concrete products and/or ready-mix concrete manufacture.
- (15) Drop forge and/or drop hammer.
- (16) Fish smoking, curing, or canning.

- (17) Freight classification yards.
- (18) Galvanizing and/or lead plating, including heating and/or dipping.
- (19) Grinding shops.
- (20) Heat treatment plant (metal), except where incidental to a primary use.
- (21) Loading platforms, ramps, stations, or areas, in connection with oil, petroleum, gas, gasoline, or other petroleum products.
- (22) Metal forging.
- (23) Paint, oil, shellac, turpentine, or varnish manufacture.
- (24) Petroleum products or wholesale storage of petroleum including processing and refining except as otherwise provided in this chapter.
- (25) Pipeline booster or pumping plant in connection with oil, petroleum, gas, gasoline, or other petroleum products.
- (26) Plastics manufacturer.
- (27) Rolling mills, where ingots, slabs, sheets, or similar material of usually hot metal are passed between rollers resulting in a particular thickness or cross-sectional form, except where incidental to a primary use.
- (28) Roofing material manufacture.
- (29) Rubber, reclaiming or the manufacture of synthetic rubber or its constituents.
- (30) Sheet metal shops.
- (31) Soda and compound manufacturer.
- (32) Use of paint containing hexavalent chromium.
- (33) Welding shops.

Sec. 44-84. Height.

Buildings in the M-2 zone may be erected to a maximum height of 55 feet. Pollution control equipment in the M-2 zone shall not exceed a maximum height of 85 feet.

Sec. 44-85. Floor area.

The maximum permitted floor area to be contained in all buildings on a lot in an M-2 zone shall not exceed 2.5 times the area of the lot.

Sec. 44-86. Open spaces.

Additional open spaces, both as to amount and location on the premises, may be required in the M-2 zone in connection with a conditional use permit, unclassified use permit, or a development review application in order to apply the established requirements of this chapter and related provisions of the Paramount Municipal Code and other ordinances pertaining to such subjects as off-street parking, loading and unloading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage, and lighting.

Sec. 44-86.1. Travel demand measures.

- (1) Development of 25,000 square feet or more shall provide the following to the satisfaction of the City:
 - (a) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 1. Current maps, routes, and schedules for public transit routes serving the site;
 2. Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 3. Ridesharing promotional material supplied by commuter-oriented organizations;
 4. Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information; and
 5. A listing of facilities available for carpoolers, vanpoolers, bicyclists, transit riders, and pedestrians at the site.
- (2) Development of 50,000 square feet or more shall comply with Subsection (a) above and shall also provide all of the following measures to the satisfaction of the City.
 - (a) Not less than 10% of employee parking area shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation

information board. Spaces will be signed/stripped as demand warrants; provided that at all time at least one space for projects of 50,000 square feet to 100,000 square feet and two spaces for projects over 100,000 square feet will be signed/stripped for carpool/vanpool vehicles.

- (b) Preferential parking space reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of 7'-2" shall be provided for those spaces and access ways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas.
 - (c) Bicycle racks or other secure bicycle parking shall be provided to accommodate 4 bicycles per the first 50,000 square feet of development and 1 bicycle per each additional 50,000 square feet of development. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.
- (3) Development of 100,000 square feet or more shall comply with Subsections (a) and (b) above, and shall also provide all of the following measures to the satisfaction of the City.
 - (a) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - (b) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the department.
 - (c) If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - (d) Safe and convenient access from the external circulation system to bicycle parking facilities onsite.
- (4) Variances. Variances from the minimum requirements of this section for individual projects may be considered if:
 - (a) The transportation demand strategies required by Subsections (a) - (c) above will not be applicable due to special circumstances relating to the project, including but not limited to, the location or configuration of the project, the availability of existing transportation demand management strategies, or other specific factors which will make infeasible or reduce the effectiveness of the required strategy, and

- (b) Alternative transportation demand management strategies commensurate with the nature and trip generating characteristics of the proposed facility are feasible.

Any variance from the requirements of Subsections (a) - (c) must be conditioned upon the substitution of an alternative transportation demand management strategy.

- (5) Review of transit impacts. Prior to approval of any development project for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this ordinance shall be exempted from its provisions. The "Transit Impact Review Worksheet", contained in the Los Angeles County Congestion Management Program Manual, or similar worksheets, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIRs and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator, if adopted by the City, shall be monitored through the mitigation monitoring requirements of CEQA.

For purposes of this section, the following definitions shall apply. "Development" shall mean the construction or addition of new building square footage. For purposes of additions to buildings which existed prior to the adoption of this ordinance, existing square footage shall be exempt from the requirements of this ordinance. Additions to buildings which existed prior to the adoption of this ordinance and which exceed the thresholds defined above shall comply with the applicable requirements, but shall not be added cumulatively with existing square footage; all calculations shall be based on gross square footage.

Employee parking area shall mean the portion of total required parking at a development used by onsite employees. Unless otherwise specified in the Chapter, employee parking shall be calculated as follows:

Type of Use	Percent of Total Required Parking Devoted to Employees
Commercial	30%
Office/Professional	85%
Industrial Manufacturing	90%

- (6) Applicability. This ordinance shall not apply to projects for which a development application has been deemed "complete" by the City pursuant to Government Code Section 65943, or for which a notice of preparation for a draft environmental impact report has been circulated or for which an application for a building permit has been received, prior to the effective date of this ordinance.
- (7) Monitoring. Compliance with the provisions of this ordinance shall be monitored in the same fashion as other required development standards. A certificate of occupancy for the development shall not issue until all of the requirements of this ordinance have been met.

Sec. 44-86.2. Development impact fees.

- (1) Businesses, professions, trades, and occupations in the M-2 zone, because of their nature and circumstances in relation to the grouping of industrial activities in the M-2 zoning classification, shall pay a development impact fee prior to obtaining permits for construction.
- (2) Accumulated development fees funds shall be placed in a separate City of Paramount fund that is segregated from other monies, and these funds shall be directed to purchase and maintain environmental mitigations and sustainable infrastructure.
- (3) No such fee shall be required to be paid until such time that the City of Paramount prepares an analysis demonstrating the nexus between the impact fee and the mitigations which shall be approved by the City Council.
- (4) No such fee shall be required to be paid until such time that the City of Paramount determines a calculation for the fee.

Sec. 44-86.3. Enforcement.

In addition to all other remedies available from applicable federal and state agencies, the provisions of this ordinance shall be enforced in accordance with Sections 1-16, and Sections 44-16 and 44-17 of the Paramount Municipal Code, which establishes violations of the Code as misdemeanors, and sets out penalties therefore. In addition to the remedies stated herein, the City is also authorized to issue administrative citations in accordance with Section 1-23, et seq. of the Paramount Municipal Code.

SECTION 5. Chapter 44, Division 5, Article XI of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-142.1. Regulations for metal-related manufacturing and/or processing uses, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply exclusively to any legally existing metal-related use in an M-1, M-2, and PD-PS zone that was legally existing as of the effective date of Ordinance No. 1106, but which is determined to be legal nonconforming by the adoption of Ordinance No. 1106.

- (a) A legally established use existing prior to the adoption of Ordinance No. 1106, shall be considered a legal non-conforming use in the M-1, M-2, or PD-PS zone after the effective date of Ordinance No. 1106.
- (b) Notwithstanding anything to the contrary contained in Division 5, Chapter 44, Article XI of the Paramount Municipal Code beginning with Section 44-136, or any other provision of the Paramount Municipal Code relating to nonconforming uses, any permitted legal nonconforming use as defined in Paragraph 1, above, shall be allowed to remain and operate, subject to the requirements of this Section 44-142.1.
- (c) A legal nonconforming use may be allowed to expand, including its physical size, operational capacity, production output, and/or equipment installations, within a conforming or nonconforming parcel upon review and approval of a conditional use permit from the Planning Commission. Where such expansion requires the alteration of existing buildings or the construction of new buildings, such alterations or construction shall comply with all regulations and requirements under the Paramount Municipal Code. No expansion will be allowed until a conditional use permit has been approved. A development review application shall be approved if required by the Paramount Municipal Code.
- (d) A legal nonconforming use shall be allowed to continue operations in accordance with the rules and regulations in place prior to the effective date of Ordinance No. 1106, except as otherwise set forth in this Section 44-142.1.
- (e) Notwithstanding anything to the contrary in this Section 44-142.1, a legal nonconforming use shall, at all times, obtain and maintain required permits from the South Coast Air Quality Management District and all other applicable regulatory agencies. A legal nonconforming use shall comply with all requirements of permits issued by the South Coast Air Quality Management District and all other regulatory agencies.
- (f) All legal nonconforming uses shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (g) To the extent the installation of emissions control equipment is required by an adopted and applicable South Coast Air Quality Management District rule or regulation, then such emissions control equipment, including retrofit equipment, required for the operation of a legal nonconforming use shall comply with Best Available Control Technology requirements. A metal-related manufacturing and/or processing use shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

- (h) Core production and manufacturing activities relating to a legal nonconforming use shall be conducted within an enclosed structure. Ancillary activities of a legal nonconforming use shall be permitted outdoors, including, but not limited to, the following activities:
- (1) Storage established prior to the adoption of Ordinance No. 571 on July 3, 1984 or with the approval of a conditional use permit for outdoor storage;
 - (2) Maintenance;
 - (3) Inspection;
 - (4) Measuring;
 - (5) Packing; and
 - (6) Loading and unloading.

Other ancillary activities shall be approved by the Community Development Director.

- (i) At least one clearly visible exterior wall sign identifying the business shall be installed in public view following separate review and approval of the Community Development Department in compliance with approval criteria of the Paramount Municipal Code and the individual zone.
- (j) Failure to continuously operate a legal nonconforming use for a period of six (6) consecutive months shall result in such use losing its nonconforming status. For the purpose of this paragraph, a failure to continuously operate means the discontinuance of all activities relating to the legal nonconforming use for six (6) consecutive months.

Sec. 44-142.2. Regulations for existing non-metal-related manufacturing and/or processing uses, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established non-metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (a) Expansion. A legally established non-metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:

- (1) All requirements of the Paramount Municipal Code, all federal environmental regulations, as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
- (2) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

SECTION 6. Sections 44-191 to 44-192 to Chapter 44, Article XIV of the Paramount Municipal Code is hereby amended to read as follows:

Sec. 44-191. Notices generally--Manner of giving.

Notice of time and place and date of public hearings under the provisions of this chapter shall be given in the following manner:

- (a) Notice of any public hearing upon a proposed amendment to this chapter or to the map which is a part of this chapter, a general plan amendment, a variance, a conditional use permit, an unclassified use permit, a zone change, a tentative tract map, a tentative parcel map, or a condominium conversion shall be given by at least one publication in a newspaper of general circulation in the city not less than ten days before the date of such public hearing.
- (b) Notice of public hearing shall be given by the following method:
 - (1) The mailing of a written notice not less than ten days prior to the date of such hearing to the last known address of the owners and tenants of the property located within not less than a five hundred-foot radius of the exterior boundaries of the subject property as indicated on the latest available assessment rolls in the City Hall of the City. (Ord. Nos. 178, 809)
- (c) A written notice shall be sent to the owner of subject property and to the applicant if he or she be a person other than the owner of such property not less than ten days prior to the date of hearing on any type of application. (Ord. No. 178)

Sec. 44-192. Same--Required wording and contents generally.

Notices of hearings on zone reclassification, amendment, unclassified use permit, variance and conditional use permit shall consist of the words: "Notice of Proposed Change of Zone Boundaries or Classification" or "Notice of Proposed Conditional Use Permit" or "Notice of Proposed Unclassified Use Permit," as the case may be, setting forth the description of the property under consideration, the detailed nature of the proposed change, or requested permit or use, clearly identifiable site plan and elevations or renderings as relevant, and the time, place and date at which the public hearings on the matter will be held. (Ord. No. 178)

SECTION 7. Chapter 44, Article XVIII of the Paramount Municipal Code is hereby amended to add the following:

Sec. 44-240.1. Permitted uses.

This section shall supersede any permitting requirement of an individual PD-PS zone and applies only to uses permitted by an individual PD-PS zone. The following uses are permitted in the PD-PS zone:

- (a) Manufacture, processing, or treatment of articles from previously prepared materials, excluding metal.

Sec. 44-240.2. Uses requiring a conditional use permit.

This section shall supersede any permitting requirement of an individual PD-PS zone and applies only to uses permitted by an individual PD-PS zone. The following uses are conditionally permitted in the PD-PS zone, and as specifically provided that a conditional use permit is first granted by the Planning Commission and continued in full force and effect as provided in Section 44-158 et seq.:

- (a) Metal manufacturing and/or metal processing uses.
- (b) Electrical appliances, manufacture and assembly of.
- (c) Machine shops.

Sec. 44-240.3. Prohibited uses, regardless of which PD-PS zone the use is located.

This section shall supersede any permitting requirement of an individual PD-PS zone and applies to all individual PD-PS zones. The following uses are prohibited in the PD-PS zone:

- (a) Welding shops.

Sec. 44-240.4. Metal manufacturing performance standards.

Any metal manufacturing business operation that requires a permit to operate from the South Coast Air Quality Management District, with the exception of emergency electrical generator, and is permissible by the individual PD-PS zone, is subject to the following conditions:

- (a) For new construction projects and material alterations to existing facilities, a public notice board shall be provided by the metal manufacturing business onsite during the period following the approval of the project and the completion of all project construction activities, including site improvements. The notice board shall maintain minimum dimensions of four (4) feet in height and six (6) feet in length, shall be installed in a location visible to the general public from the public right-of-way, and shall detail the nature of the project, including relevant site plan and elevations or renderings.

- (b) The operator shall, at all times, maintain and comply with required applicable operating permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (c) All feasible building resiliency and environmental sustainability provisions shall be incorporated into new construction and significant building rehabilitation.
- (d) An exterior wall sign identifying the business shall be installed in public view in compliance with Section 44-81 (21.1) of the Paramount Municipal Code.
- (e) Certification is encouraged to be obtained from the International Standardization Organization (ISO) or equivalent international standard-setting body as relevant regarding environmentally sustainable practices and organization.
- (f) Public tours of a metal manufacturing business operation shall be reasonably accommodated at least once a year for the purpose of informing the public of business operations and practices. A comprehensive information session at an off-site location is acceptable provided direct facility access impedes public safety or compromises proprietary processes, as determined by the business owner in consultation with the Community Development Director.
- (g) All metal manufacturing business operations shall comply with required housekeeping practices of the South Coast Air Quality Management District and all other applicable regulatory agencies.
- (h) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (i) With consideration of days and hours of operation, specific operations shall be mitigated to minimize impacts upon surrounding uses and infrastructure. In connection with the issuance of an administrative action or conditional use permit, the Community Development Director or Planning Commission shall have the authority to impose reasonable restrictions on the hours of operation for certain outdoor activities (e.g., deliveries) to the extent such restriction on hours is necessary to mitigate or minimize impacts directly relating to such activity on surrounding uses and infrastructure.
- (j) With consideration to enforcement and compliance of approved uses, specific operations shall be inspected annually by Community Development and Public Safety Department staff with the accompaniment of personnel from applicable regulatory agencies as needed to verify approved structures, operations and equipment.

Section 44-240.5. Regulations for existing metal-related manufacturing and/or processing uses in the PD-PS zone, but which, by the adoption of Ordinance No. 1106, require an administrative action.

The following provisions apply exclusively to any legally established metal-related manufacturing business operations, including forging companies, that requires a permit to operate from the South Coast Air Quality Management District, and which was operating in the City prior to the effective date of Ordinance No. 1106.

- (a) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action shall be permitted to continue subject to the rules and regulations applicable to such use prior to the effective date of Ordinance No. 1106, until such time that the City approves an administrative action for such use.
- (b) Within one year of the effective date of Ordinance No. 1106, the business owner for any use subject to this Section 44-245 that is a legally established use shall apply for an administrative action. Such administrative action shall not be for the purpose of authorizing a particular use that would otherwise be a legal nonconforming use but for the requirement to obtain an administrative action pursuant to Ordinance No. 1106. Instead, the approval of the administrative action shall be for the purposes of (1) cataloging equipment, materials, and uses; and (2) imposing those conditions set forth in this Section 44-245 on existing uses. As such, the approval of an administrative action pursuant to this section shall be considered a ministerial action not subject to a public hearing, unless the Community Development Director reasonably determines an application requires a public hearing and discretionary review before the Planning Commission.
- (c) The decision of the Community Development Director to approve or deny an application for an administrative action shall be appealable to the Planning Commission, and the decision of the Planning Commission may be appealable to the City Council. Any decision by the City Council on appeal shall be final. Appeals are subject to Article XII, Chapter 44 of the Paramount Municipal Code.
- (d) An administrative action obtained by the responsible party pursuant to Section 245 (b), above, shall specify that such use was a legally established use prior to the effective date of Ordinance No. 1106, and shall be permitted to continue operating in the same manner as previously legally permitted prior to the adoption of Ordinance No. 1106, subject to the following conditions, which conditions shall be included in the administrative action:
 - (1) The responsible party shall comply with and maintain required permits from the South Coast Air Quality Management District and all other applicable regulatory agencies.
 - (2) The use shall comply with required housekeeping and best management practices of the South Coast Air Quality Management District and all applicable regulatory government agencies.

- (3) To the extent that installation of emissions control equipment, including retrofit equipment, is required by an applicable South Coast Air Quality Management District rule or regulation, then such required emissions control equipment shall comply with Best Available Control Technology requirements. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
 - (4) Core production and manufacturing activities shall be conducted within an enclosed structure. Notwithstanding the foregoing, ancillary activities including but not limited to maintenance; inspection; measuring; active packing, loading, and unloading of deliveries shall be permitted outdoors. Other ancillary activities shall be approved by the Community Development Director.
- (e) A legally established use which, by the adoption of Ordinance No. 1106, requires an administrative action may be permitted to expand provided that a conditional use permit is granted by the Planning Commission, and all requirements of (1) the Paramount Municipal Code; (2) all federal environmental regulations as set by the United States Environmental Protection Agency; (3) all California Environmental Quality Act regulations; and (4) all South Coast Air Quality Management District regulations kept. Additionally, the use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.
- (f) Modification, suspension, and revocation. While the Planning Commission has the authority to modify, suspend, or revoke a previously issued administrative action, the City will collaborate with the primary regulatory agency with jurisdiction over enforcement of a violation related to a specific rule, law, or regulation to establish sufficient grounds for modification, suspension, or revocation. The Planning Commission, after a public hearing to be conducted following a written request for a hearing, may revoke, suspend, or modify an administrative action on any one or more of the following grounds:
 - (1) That the approval was obtained by fraud.
 - (2) That the use for which such approval was granted is not currently being operated.
 - (3) That the use for which such approval was granted has ceased to exist or has been suspended for one year or more.
 - (4) That the administrative action is being, or recently has been, operated in violation contrary to the terms or conditions of such approval, or in violation of any statute, provision of the Paramount Municipal Code, ordinance, law, or regulation.

- (5) That the use for which the approval was granted is so operated as to be detrimental to the public health or safety, or so as to constitute a public nuisance.

A written decision noting the section violated, evidence supporting the violation, and appeal information, shall be submitted in writing to the business owner within five (5) working days after the close of the hearing. Within ten (10) working days from a written decision of the Planning Commission, a business owner may submit a written request to the Community Development Department with legal and factual basis for an appeal before the City Council. Appeals to the City Council are subject to the provisions of Article XII, Chapter 44 of the Paramount Municipal Code.

Section 44-240.6. Regulations for existing metal-related manufacturing and/or processing uses in the PD-PS zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (a) Expansion. A legally established metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is granted by the Planning Commission and provided that:
 - (1) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
 - (2) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Section 44-240.7. Regulations for existing non-metal-related manufacturing and/or processing uses in the PD-PS zone, but which, by the adoption of Ordinance No. 1106, have been determined to be a legal nonconforming use.

The following provisions apply to any legally established non-metal-related business operation that was rendered legal nonconforming by the adoption of Ordinance No. 1106.

- (a) Expansion. A legally established non-metal-related use which, by the adoption of Ordinance No. 1106, has been rendered legal nonconforming may be permitted to expand provided that a conditional use permit is obtained from the Planning Commission and provided that:

- (1) All requirements of the Paramount Municipal Code, all federal environmental regulations as set by the United States Environmental Protection Agency, all California Environmental Quality Act regulations, and all South Coast Air Quality Management District regulations are met.
- (2) The use of Best Available Control Technology is required at minimum. A facility shall install Lowest Achievable Emission Rate equipment if required by the South Coast Air Quality Management District.

Section 44-240.8. Health risk assessment.

- (a) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) is required to be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Air Quality is considered a potentially significant impact.
- (b) A human health risk assessment (HRA) shall be prepared for all uses for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). Such HRA is required when the environmental factor category of Hazards and Hazardous Material is considered a potentially significant impact.
- (c) The human health risk assessment (HRA) shall be prepared at minimum in accordance with current health risk assessment requirements of the Office of Environmental Health Hazard Assessment for issues of Air Quality and the Department of Toxic Substances Control for Hazards and Hazardous Materials.

Section 44-240.9. Enforcement.

In addition to all other remedies available from applicable federal and state agencies, the provisions of this ordinance shall be enforced in accordance with Sections 1-16, and Sections 44-16 and 44-17 of the Paramount Municipal Code, which establishes violations of the Code as misdemeanors, and sets out penalties therefore. In addition to the remedies stated herein, the City is also authorized to issue administrative citations in accordance with Section 1-23, et seq. of the Paramount Municipal Code.

SECTION 8. California Environmental Quality Act (CEQA). The City Council adopts a Negative Declaration relative to Zoning Ordinance Text Amendment No. 8 in accordance to the provisions of the California Environmental Quality Act (CEQA).

SECTION 9. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion thereof,

irrespective of the fact that any one or more chapters, articles, sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 10. This Ordinance shall be certified as to its adoption by the City Clerk and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

SECTION 11. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk or duly appointed deputy shall certify to the adoption of this Ordinance to be published as required by law.

APPROVED AND ADOPTED by the City Council of the City of Paramount this 4th day of September, 2018.

Diane J. Martinez, Mayor

Attest:

Lana Chikami, City Clerk

INITIAL STUDY AND NEGATIVE DECLARATION

ZONING ORDINANCE TEXT AMENDMENT NO. 8 TO THE CITY OF PARAMOUNT MUNICIPAL CODE PARAMOUNT, CALIFORNIA



LEAD AGENCY:

**CITY OF PARAMOUNT
COMMUNITY DEVELOPMENT DEPARTMENT
16400 COLORADO AVENUE
PARAMOUNT, CALIFORNIA 90723**

REPORT PREPARED BY:

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

MAY 21, 2018

PARA 083

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NEGATIVE DECLARATION

PROJECT NAME: City of Paramount Zoning Ordinance Text Amendment No.8 for the M-1, M-2, PS-PD, Hearings and Procedures, and Nonconforming Sections.

PROJECT LOCATION: The affected area includes those portions of the City that are located in the M-1 zone (*Light Manufacturing*), the M-2 zone (*Heavy Manufacturing*), and the PD-PS zone (*Planned Development-Performance Standards*).

CITY AND COUNTY: Paramount, Los Angeles County.

PROJECT DESCRIPTION: The proposed “project” involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this “project” will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal manufacturing and processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future and other heavy industry similar uses in the City and outline procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed.

APPLICANT: City of Paramount Community Development Department, 16400 Colorado Avenue, Paramount, California 90723.

FINDINGS: The environmental analysis, provided in the attached Initial Study, indicates that the proposed Zoning Ordinance Text Amendment for the M-1, M-2, PD-PS, Public Hearing Noticing Changes (all public hearings), and Nonconforming Sections will not result in any significant adverse unmitigable impacts. For this reason, the City of Paramount determined that a *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 degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

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

Marc Blodgett, Project Manager

Date: May 21, 2018

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF INITIAL STUDY

The City of Paramount, in its capacity as Lead Agency, is proposing a number of amendments (Zoning Ordinance Text Amendment No. 8) to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this “project” will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. The text amendment will also broaden public notification requirements for public hearings.

The proposed Zoning Ordinance changes are considered to be a project under the California Environmental Quality Act (CEQA).¹ 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.² The project Applicant is the City of Paramount Community Development Department, 16400 Colorado Avenue, Paramount, California 90723. As part of the proposed “project’s” environmental review, this Initial Study has been prepared.³ 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 Zoning Ordinance Revisions to the M-1, M-2, PD-PS, Notice of Public Hearings, and Nonconforming Sections will have the potential for significant adverse impacts on the environment once they are adopted and 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;
- 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*

¹ 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).

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

³ Ibid. (CEQA Guidelines) § 15050.

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.⁴ Comments must be sent to the attention of:

John Carver, Community Development Assistant Director
City of Paramount Community Development 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.

The approval of the Zoning Ordinance text amendment, by itself, will not lead to any direct physical changes in the environment or directly result in any attendant impacts. This Initial Study in Section 2 (Project Description) outlines the proposed changes to the City of Paramount Zoning Ordinance. In this way, this Initial Study serves as a *program environmental assessment* that will facilitate the environmental review of any future development that may occur within the project area.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed revisions to the Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code) will not result in any significant adverse impacts on the environment. The findings of this Initial Study are summarized in Table 1-1 provided on the following pages.

⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, Section 2109(b)*. 2000.

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Section 3.2 Agriculture & Forestry Resources Impacts. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?				X
c) 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))?				X
d) Result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
Section 3.3 Air Quality Impacts. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.4 Biological Resources Impacts. <i>Would the project have a substantial adverse effect:</i>				
a) 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?				X
b) 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?				X
c) 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?				X
d) In interfering 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?				X
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				X
Section 3.5 Cultural Resources Impacts. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
Section 3.6 Geology & Soils Impacts. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) 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?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Substantial soil erosion or the loss of topsoil?				X
c) 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?				X
d) Location on expansive soil, as defined in California Building Code (2010), creating substantial risks to life or property?				X
e) 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?				X
Section 3.7 Greenhouse Gas Emissions Impacts. <i>Would the project:</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?				X
Section 3.8 Hazards & Hazardous Materials Impacts. <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) 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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) 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?				X
e) 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?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
h) 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?				X
Section 3.9 Hydrology & Water Quality Impacts. <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				X
b) 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 pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) 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 or siltation on- or off-site?				X
d) 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 that would result in flooding on- or off-site?				X
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Substantially degrade water quality?				X
g) 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?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use & Planning Impacts. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				X
b) 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?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources Impacts. <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
Section 3.12 Noise Impacts. <i>Would the project result in:</i>				
a) 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?				X
b) Exposure of people to or generation of excessive ground-borne noise levels?				X
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				X
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located with 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?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Section 3.13 Population & Housing Impacts. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services 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 in any of the following areas:</i>				
a) Fire protection services?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Police protection services?				X
c) School services?				X
d) Other governmental services?				X
Section 3.15 Recreation Impacts. <i>Would the project:</i>				
a) 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?				X
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	
Section 3.16 Transportation & Circulation Impacts. <i>Would the project:</i>				
a) 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?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?				X
c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Section 3.17 Utilities Impacts. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) 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?				X

**Table 1-1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) 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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with Federal, State, and local statutes and regulations related to solid waste?				X



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SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Paramount, in its capacity as Lead Agency, is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this “project”, Zoning Ordinance Text Amendment No. 8, will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing and manufacturing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City, outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming us, and broadens public noticing requirements. The proposed amendments to the Zoning Code will not directly lead to any physical development that would impact the environment.

2.2 PROJECT LOCATION

The City of Paramount, in its capacity as Lead Agency, is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The City of Paramount is located in the southwestern 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.⁵ Major physiological features within the surrounding area include the Los Angeles River, located to the west.⁶ The changes that are the subject of this “project” will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. 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.

2.3 PROJECT BACKGROUND

At the end of 2016, the City of Paramount imposed a moratorium that prevented new metal-related businesses from opening in the City as well as prohibiting modifications to the existing metal processing businesses. The exception to the moratorium would be to allow these existing facilities to implement new technology to address air quality impacts and comply with requirements established by the South Coast Air Quality Management District (SCAQMD). The City worked with Mattco Forge and Press Forge to approve Conditional Use Permits (CUPs) for the construction of new enclosures that were required by the SCAQMD Rule 1430. The CUP for Mattco was approved by the Planning Commission in December 2017 and the building plans are in various stages of the approval process. Similarly, the CUP for Press Forge was approved in April 2017. The facility ordered the necessary equipment and construction is anticipated to commence in January 2018. The City also approved an amendment to a CUP for Ace Clearwater Enterprises to install a HEPA filter system with an existing dust collection system as such pollution control equipment is exempt from the moratorium. The facility completed construction in October 2017.

⁵ Quantum GIS.

⁶ Google Earth. Website accessed March 17, 2018.

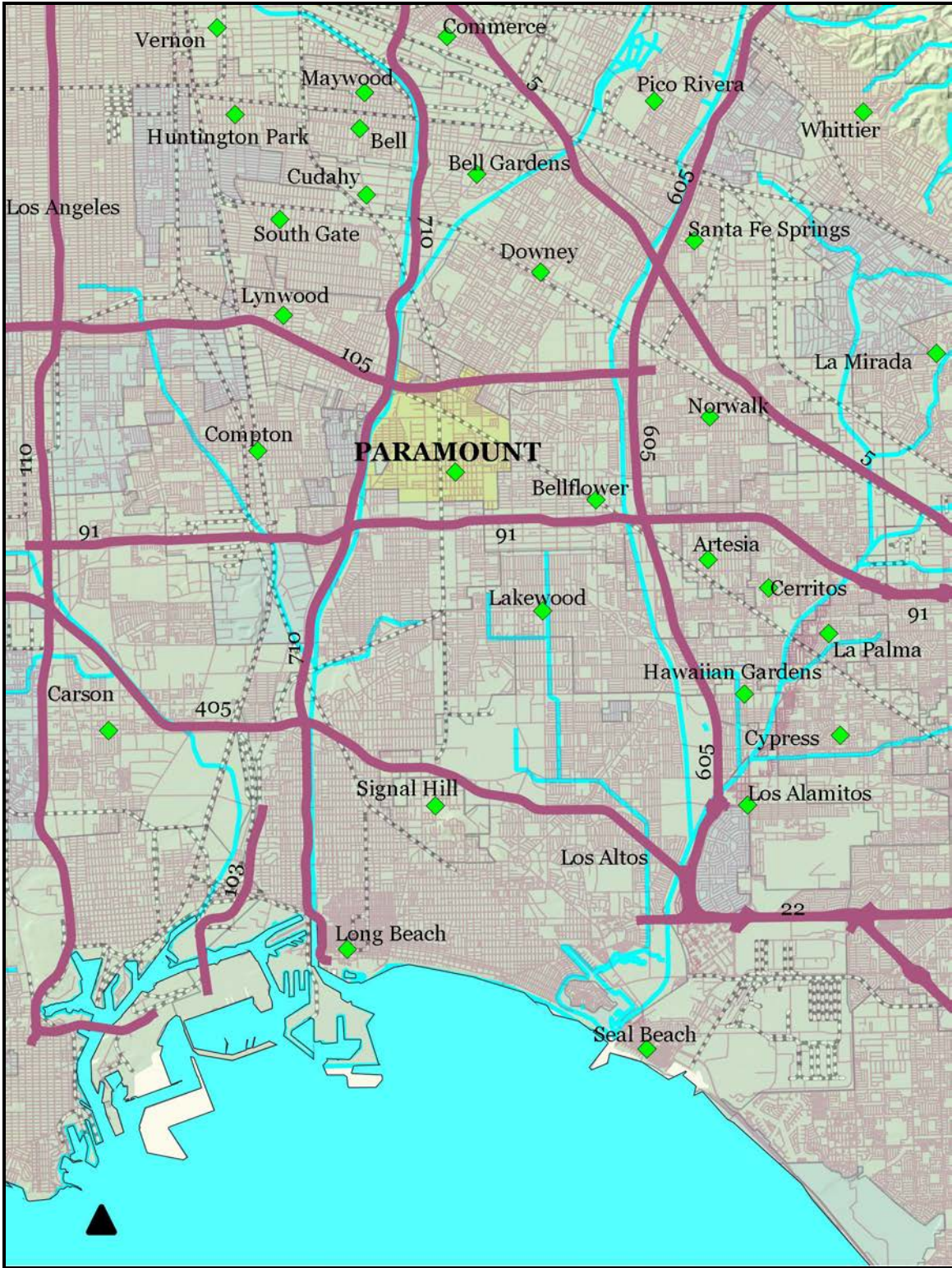


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

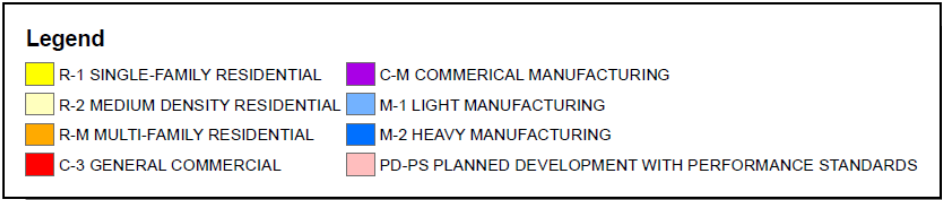
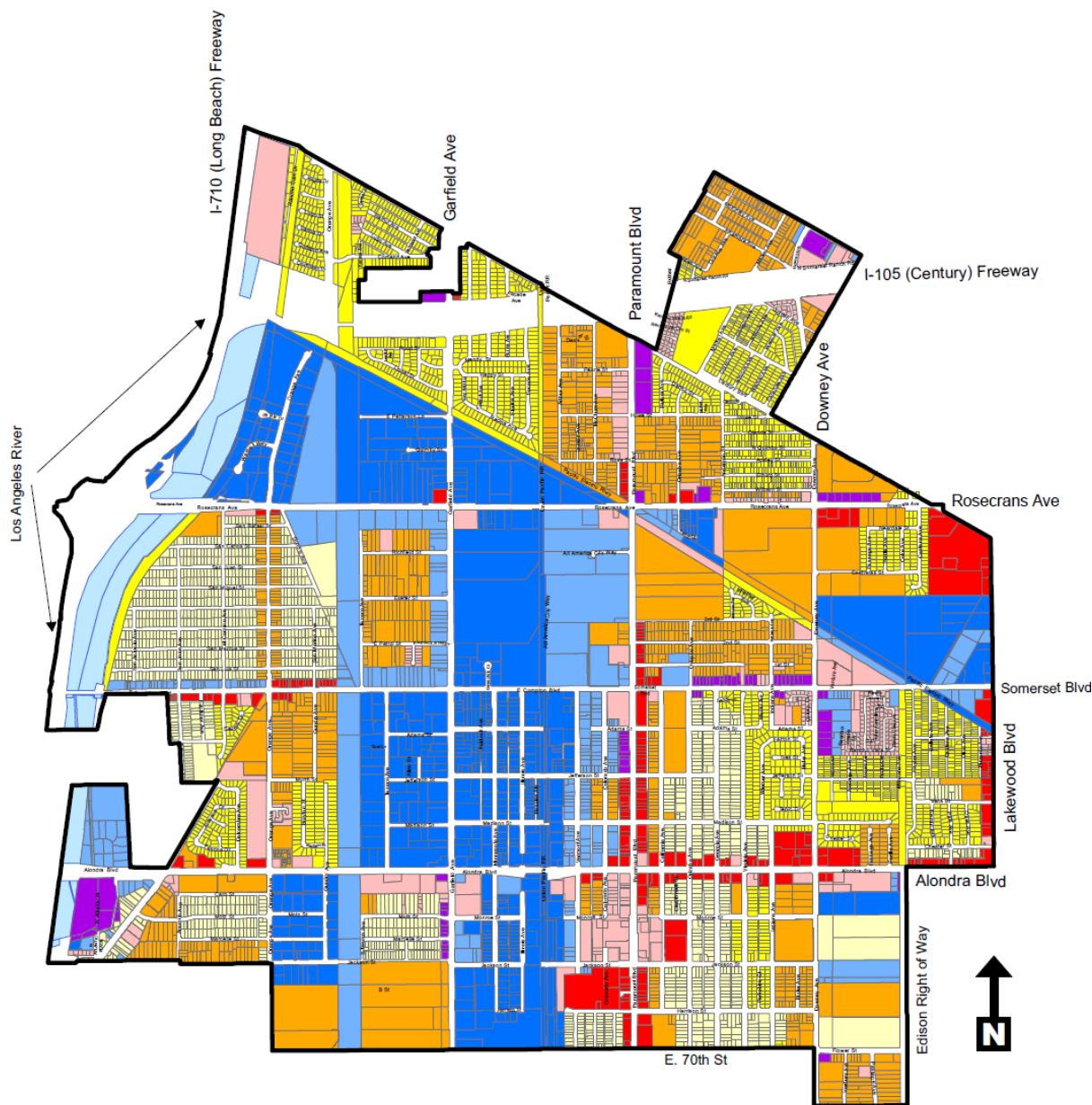


EXHIBIT 2-2
MAP OF THE CITY OF PARAMOUNT
SOURCE: QUANTUM GIS

In July 2017, the SCAQMD Hearing Board issued a *Stipulated Order for Abatement* to Carlton Forge Works, requiring the facility to pursue actions to further reduce the potential for odors. Like Mattco and Press Forge, Carlton Forge Works has obtained City permission to begin implementing specific measures to control these odors. The facility is in the process of installing filters and underwent several inspections in December 2017. Carlton Forge Works has completed construction of the odor control project as of early January 2018. The City will continue to closely monitor the businesses' progress toward reducing air emissions.

2.4 DESCRIPTION OF THE PROJECT

The proposed “project” involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this “project” will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Additional public hearing noticing requirements are also proposed.

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 will require the following approvals:

- The Planning Commission’s approval of a recommendation for Zoning Ordinance Text Amendments;
- The City Council’s approval of a recommendation for Zoning Ordinance Text Amendments;
- The approval of the Negative Declaration.



SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Paramount in its environmental review process (refer to Table 1-1 provided in Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions and answers. The analysis then provides a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Paramount or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

This Initial Study will assist the City in making a determination as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

3.1 AESTHETIC IMPACTS

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 day-time 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 proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application of the proposed Zoning text amendments, by itself, will not lead to any direct physical changes in the environment. 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.⁷ The proposed project will not significantly impact views. 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; therefore, no impacts will 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.⁸ In addition, there are no scenic trees, rock outcroppings, and historic structures that would be affected by the proposed Zoning

⁷ Google Earth. Website accessed March 17, 2018.

⁸ City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

Ordinance text amendments. As a result, no impacts on scenic resources will result from the proposed project's implementation.

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

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. No physical development will be directly related to the proposed project's approval and subsequent implementation and no impacts will occur.

D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • No Impact.

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed project will not lead to any physical new development that would involve the installation of new lighting fixtures. As a result, no impacts will result.

3.1.3 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 RESOURCE IMPACTS

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;
- 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 proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. 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 will occur with the implementation of the proposed project.

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

The implementation of the proposed Zoning Text Amendments for the M-1, M-2, PD-PS, Hearings and Procedures, and Nonconforming sections of the City of Paramount Zoning Ordinance will not affect any agricultural land uses. Furthermore, there are no agricultural land uses within the City. According to the California Department of Conservation Division of Land Resource Protection, no properties are located in the City of Paramount that are subject to a Williamson Act Contract.⁹ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

- 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 is an urbanized area and no forest lands are located within the City. The implementation of the proposed Zoning Text Amendments for the M-1, M-2, PD-PS, and Nonconforming sections of the City of Paramount Zoning Ordinance will not provide for any forest land preservation.¹⁰ As a result, the proposed project would not impact any forest land or timber resources.

⁹ California Department of Conservation. *State of California Williamson Act Contract Land*. http://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

¹⁰ City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

- 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 will the Zoning Ordinance Text amendments provide for or otherwise affect 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 are anticipated.

- 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. The proposed Zoning Ordinance Text Amendments will not involve the conversion of any existing farmland area to an urban use and no impacts are anticipated.

3.2.3 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no significant adverse impacts would occur and no mitigation is required.

3.3 AIR QUALITY IMPACTS

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 violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- 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 (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).

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

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The 2016 Air Quality Management Plan (AQMP) seeks to achieve multiple goals in partnership with other entities to reduce criteria pollutant, greenhouse gases, and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:¹¹

- *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. As indicated previously, the proposed Zoning Ordinance Text Amendment are designed to better regulate certain metal processing uses so as to eliminate the attendant soil and air contamination.
- *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. The proposed project will not lead to any new development.

The proposed Zoning Ordinance Text Amendments will not significantly affect any regional population, housing, and employment projections prepared for the City by the Southern California Association of Governments (SCAG) within the 2016 Regional Transportation Plan (RTP). As a result, no impacts are anticipated.

¹¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

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

The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. No definitive site plan or development concept has been prepared for the affected properties at this time. As a result, no impacts will result from the implementation of the proposed Zoning Ordinance Text Amendments.

C. Would the project result in 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • No Impact.

As indicated previously, the SCAB is a designated non-attainment area for ozone and particulates. The implementation of the proposed Zoning Text Amendments for the M-1, M-2, PD-PS, Hearings and Procedures, and Nonconforming sections of the City of Paramount Zoning Ordinance will not adversely impact air quality in the area or lead to increased emissions of criteria pollutants. As a result, no impacts related to an increase in criteria pollutants will occur.

D. 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.¹² The proposed Text Amendments to the M-1, M-2, PD-PS, Hearings and Procedures, and Nonconforming sections of the City of Paramount Zoning Ordinance will not lead to any new development that would affect sensitive land uses. As a result, no impacts related to the exposure of sensitive receptors to substantial pollutant concentrations will occur.

E. 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.¹³ The proposed Zoning Ordinance Text Amendments include regulatory requirements governing the control of odors from metal processing land uses as well as enforcement procedures. As a result, no odor-related impacts will result from the proposed project's implementation.

3.3.3 MITIGATION MEASURES

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

¹² South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

¹³ Ibid.

3.4 BIOLOGICAL RESOURCES IMPACTS

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 proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning text amendments, by itself, will not lead to any direct physical changes in the environment that would impact biological resources. A review of the California Department of Fish and Wildlife California Natural

Biodiversity Database (CNDDDB) 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.¹⁴ These species include:

- The *Coastal California gnatcatcher* is not likely to be found within the City due to the amount urbanization in the area and the lack of habitat suitable for the California Gnatcatcher. The absence of coastal sage scrub, the California Gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.¹⁵
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.¹⁶ As a result, it is not likely that any least Bell's vireos will be encountered in the City..
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.¹⁷ These birds are often found near streams and rivers and are not likely to be found in the City.
- 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 not likely due to the level of urbanization present and the lack of riparian habitat.¹⁸
- *California Orcutt grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties.¹⁹ As indicated previously, there are no bodies of water located in the City that would be capable of supporting populations of California Orcutt grass.

The City and the surrounding areas are not conducive for the survival of the aforementioned species due to the lack of suitable habitat. In addition, the proposed Zoning Ordinance Text Amendments will not impact any candidate, sensitive, or special status species.

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 City. In addition, the portion of the Los Angeles River that is located nearest to the Planning Area is concrete-lined and contains minimal vegetation. Finally, the proposed Zoning Ordinance Text Amendments will not directly result in any new development. As a result, no impacts on natural or riparian habitats will result.

¹⁴ California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

¹⁵ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

¹⁶ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

¹⁷ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

¹⁸ 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

¹⁹ Center for Plant Conservation. *Orcuttia Californica*. http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp.

- 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 deepwater habitats contained in natural or artificial channels.²⁰ The proposed Zoning Ordinance Text Amendments will not remove, fill, or interrupt the flow of the Los Angeles River because the proposed project will not intrude on the Los Angeles River. As a result, the proposed project will 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 City is located in the midst of an urban area and there are no natural bodies of water located in the vicinity. The proposed Zoning Ordinance Text Amendments will not directly result in any new development that would affect a wildlife habitat or migratory corridor. 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.*

The proposed project will not affect any protected tree species or Heritage Trees. The proposed Zoning Ordinance Text Amendments will not directly result in any new development leading to the displacement of any mature or heritage trees. As a result, no impacts will occur.

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

The Los Angeles River is currently the focus of a number of revitalization efforts. The 32-mile portion of the river that flows from Owensmouth Avenue, located in the San Fernando Valley, to the northern border of the City of Vernon is the most immediate effort underway.²¹ The portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected into the near future. 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. The proposed Zoning Ordinance Text Amendments will not directly result in any new development. As a result, no impacts will occur.

²⁰ U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/decoders/wetlands.aspx>

²¹ City of Los Angeles. Notice of Preparation/Notice of Intent for The EIR/Environmental Impact Statement for the Los Angeles River Revitalization Master Plan. March 30, 2006.

3.4.3 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.

3.5 CULTURAL RESOURCES IMPACTS

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 destruction of a unique paleontological resource, site, or unique geologic feature; or,
- 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.

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. The approval and application Of the proposed Zoning text amendments, by itself, will not lead to any direct physical changes in the environment that would impact cultural resource. As a result, no impacts will result.

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? • No Impact.

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 7,000 years. Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.²² Formal Native American consultation was undertaken in accordance

²² Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

with AB-52. The approval and application Of the proposed Zoning Ordinance Text Amendments, by itself, will not lead to any direct physical changes in the environment that would impact cultural resource. As a result, no impacts will result.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

The entire City is urbanized and no paleontological resources or geologic features are anticipated to be encountered due to the amount of disturbance that has occurred to accommodate the current development. In addition, the soils that underlie the project site are alluvial in nature and are not likely to contain paleontological resources. In any event, the proposed Zoning Ordinance Text Amendments will not lead to any physical changes to the environment. As a result, no impacts are anticipated.

D. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • No Impact.

The approval and application Of the proposed Zoning text amendments, by itself, will not lead to any direct physical changes in the environment that would impact on burials. As a result, no impacts will occur.

3.5.3 MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

3.6 GEOLOGY & SOILS IMPACTS

3.6.1 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.

3.6.2 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?* • *No Impact.*

The Southern California region is bisected by numerous faults.²³ There are a number of active faults located in the surrounding region that could contribute to localized seismic effects:

- *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.

The project site is located in an area that is at an elevated risk for liquefaction. According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The entire City is at risk of liquefaction though it is not at risk for landslides. The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The

²³ U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by seismic hazards. As a result, no impacts will result.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • No Impact.

According to the United States Department of Agriculture General Soil Map for Los Angeles County, the entire City is underlain by the Hanford Soils Association. The Hanford Soils Association is used extensively for development, but is also suitable for recreational and industrial uses. The proposed project involving a number of Zoning Ordinance Text Amendments would not directly lead to any new development. As a result, no impacts will result from the proposed project's implementation.

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? • No Impact.

The proposed project involving a number of Zoning Ordinance Text Amendments would not directly lead to any new development. As a result, no impacts will result from the proposed project's implementation.

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

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by soils. As a result, no impacts will result.

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 affected by the proposed Zoning Ordinance Text Amendment since. The proposed project will not affect the existing development requirement that new development must connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

3.6.3 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.

3.7 GREENHOUSE GAS EMISSIONS IMPACTS

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 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.

3.7.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* • No Impacts.

Greenhouse gases (GHG) are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outline procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would result in the generation of greenhouse gas (GHG) emissions and no impacts will occur.

B. *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases?* • No Impact.

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by soils. The proposed project will not lead to any GHG emissions or affect the implementation of plan to reduce GHG emissions. As a result, no impacts will result.

3.7.3 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.

3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

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 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;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- 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.

3.8.2 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? • No Impact.*

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially be a significant hazard to the environment. In addition, the proposed project will require the existing land uses to cease such hazardous emissions and prohibit future development engaged in metal processing. As a result, no impacts will 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.*

The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by soils. The proposed project will not lead to any hazardous emissions from metal processing plants. As a result, no impacts will result.

- 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 approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by soils. The proposed project will not lead to any hazardous emissions from metal processing plants. As a result, no impacts will result. Once implemented, the proposed Zoning Ordinance Text Amendment will not permit hazardous emissions from metal processing facilities (the existing facilities will be regulated and no future metal processing facilities will be permitted). As a result, the proposed project will not result in hazardous materials impacts on schools.

- 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.*

The City is not included in the listing of Cortese sites.²⁴ As a result, no impacts are anticipated to occur regarding the placement of the proposed project on a Federal or State designated hazardous waste site.

²⁴ California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2018.

- 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 City of Paramount 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 City. The Los Angeles International Airport (LAX) is located approximately 13 miles to the northwest. The proposed project is not located within the Runway Protection Zone (RPZ) for the Compton/Woodley Airport, and the commercial development will not penetrate the airport's 20:1 slope.²⁵ As a result, no impacts are anticipated.

- F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The City of Paramount is not located within two miles of an operational private airport or airstrip.²⁶ As a result, the proposed project will not present a safety hazard related to aircraft or airport operations of a private airstrip to people residing or working in the project area and no impacts will occur.

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

The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affected by soils. The proposed project will not lead to any street closure impacts. As a result, no impacts will result.

- H. 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.*

There are no areas in the City that contain natural vegetation that could lead to a wildfire.²⁷ As a result, there are no impacts associated with potential wildfires that would result from the implementation of the proposed Zoning Ordinance Text Amendment.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there would not be a potential for hazardous materials to be encountered as part of the proposed project's implementation. As a result, no mitigation required.

²⁵ Los Angeles County Department of Public Works. *Compton Airport Master Plan Project, County of Los Angeles, Compton California*. http://dpw.lacounty.gov/avi/airports/documents/ComptonWoodley_MP.pdf

²⁶ Los Angeles County Department of Public Works. *Compton Airport Master Plan Project, County of Los Angeles, Compton California*. http://dpw.lacounty.gov/avi/airports/documents/ComptonWoodley_MP.pdf

²⁷ Blodgett Baylosis Environmental Planning. Site Survey was completed on March 17, 2018.

3.9 HYDROLOGY & WATER QUALITY IMPACTS

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 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.

3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements? • No Impact.

The proposed project involves an amendment to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will

be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that could affect water quality standards. As a result, no impacts will result.

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). The proposed Zoning Ordinance Text Amendments will not lead to any physical development that would affect groundwater resources. As a result, no impacts are anticipated.

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 entire City is urban with no natural drainage patterns remaining. The focus of the Zoning Ordinance Text Amendments is to further regulate metal processing uses. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affect drainage patterns in the City. As a result, no impacts will occur from the proposed project's implementation.

D. 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 flooding on- or off-site? • No Impact.

The implementation of the proposed project will not alter the existing drainage pattern of any property within the City. The proposed Zoning Ordinance Text Amendments will not lead to any physical development that would any stream or river. As a result, no impacts will result from the proposed project's implementation.

E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • No Impact.

The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affect drainage patterns in the City. As a result, no impacts are anticipated as part of the adoption and subsequent implementation of the proposed project.

F. Would the project otherwise substantially degrade water quality? • No Impact.

The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially affect drainage patterns in the City. In addition, the proposed project is designed to regulate metal processing facilities in the City which will have a beneficial impact in reducing the levels of contaminants being emitted into the environment. As a result, no impacts are anticipated as part of the adoption and subsequent implementation of the proposed project.

G. 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? • Less than Significant 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.²⁸ The adjacent Los Angeles River is located in Flood Zone A. In any event, the proposed Zoning Ordinance Text Amendment will not involve any new development. As a result, no impacts will result from the implementation of the proposed Zoning Ordinance Text Amendment.

H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? • No Impact.

As indicated previously, the City is not located within a designated 100-year flood hazard area as defined by FEMA.²⁹ The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would be potentially place development within a designated flood zone. As a result, no impacts are anticipated as part of the adoption and subsequent implementation of the proposed Zoning Ordinance Text Amendment.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? • Less than Significant Impact.

According to the City of Paramount's Hazard Mitigation Plan, the City of Paramount is located in the dam inundation zones for the Whittier Narrows Dam and the Hansen Dam.³⁰ However, the City's Hazard Mitigation Plan identifies the risk for dam inundation as a low risk priority hazard, claiming that the failure of one, or both dams, is a "very unlikely event."³¹ As a result, the impacts from flooding from dam or levee failure are anticipated to be less than significant. The approval and application Of the proposed Zoning Ordinance Text Amendment will not lead to any new development that would place development within a dam inundation area. As a result, no impacts are anticipated.

²⁸ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

²⁹ Ibid.

³⁰ City of Paramount, All-Hazard Mitigation Plan. Section 4, Hazard Vulnerability Analysis, Dam Failure. Page 4-74.

³¹ Ibid.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The City is not located in an area that is subject to inundation by seiche or tsunami. A seiche in the Los Angeles River is not likely to happen due to the current level of channelization and volume of water present. Paramount is located inland approximately 14 miles from the Pacific Ocean and would not be exposed to the effects of a tsunami.³² As a result, no impacts are expected.

3.9.4 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant hydrology impacts as part of the implementation of the proposed Zoning Ordinance Text Amendment. As a result, no mitigation is required.

3.10 LAND USE & PLANNING IMPACTS

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 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;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

3.10.2 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, in its capacity as Lead Agency, is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. The proposed project will not lead to the division of an established residential community and no impacts are anticipated.

³² Google Earth. Website accessed March 17, 2018.

- 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 City of Paramount is proposing to change the Zoning Ordinance to regulate metal processing uses in the City. The proposed changes will permit future land uses and development that is more compatible with the existing land uses in the area. The proposed Zoning Ordinance Text Amendment will not involve any changes to the City of Paramount Zoning Map. As a result, no impacts will result.

- C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.*

As indicated in Section 3.4.2.F, the Los Angeles River is currently the focus of a number of revitalization efforts. A 32-mile portion of the river that flows from Owensmouth Avenue, located in the San Fernando Valley, to the northern border of the City of Vernon is the most immediate effort underway.³³ The proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

3.10.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant land use impacts as part of the implementation of the proposed Zoning Ordinance Text Amendment. As a result, no mitigation required.

3.11 MINERAL RESOURCES IMPACTS

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 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.

³³ City of Los Angeles. Notice of Preparation/Notice of Intent for the EIR/Environmental Impact Statement for the Los Angeles River Revitalization Master Plan. March 30, 2006.

3.11.2 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 City of Paramount 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.³⁴ Furthermore, the City is not located within a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities.³⁵ As a result, no impacts on available mineral and energy resources are anticipated with the adoption and subsequent implementation of the proposed Zoning Ordinance Text Amendment.

- 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 City. Review of maps provided by the State Department of Conservation indicated that there are no significant mineral resources located in the City of Paramount. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 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.

3.12 NOISE IMPACTS

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 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;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;

³⁴ Blodgett Baylosis Environmental Planning. Site Survey was completed on March 17, 2018.

³⁵ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- 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; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

3.12.2 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? • No 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.³⁶ The City of Paramount is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the implementation of the project will not result in any impacts.

- B. *Would the project result in exposure of people to or generation of excessive ground-borne noise levels? • No Impact.*

The changes that are the subject of this project will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the proposed Zoning Ordinance Text Amendment will not result in any noise exposure impacts.

³⁶ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

- C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • No Impact.*

The cumulative traffic associated with the proposed project would not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development or new traffic generation. As a result, the proposed Zoning Ordinance Text Amendment will not result in any impacts.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? • No Impact.*

The City of Paramount Noise Control Ordinance limits the hours of construction activities to normal weekday working hours. The permissible times for development activity are from 7:00 AM to 7:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturday. Construction activities are prohibited on Sundays or Federal holidays. The proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the proposed Zoning Ordinance Text Amendment will not result in any impacts. As a result, no impacts are anticipated.

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

The City 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.³⁷ As a result, no impacts will result from the adoption and subsequent implementation of the Zoning Ordinance Text Amendment.

- F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

Paramount is not located within two miles of an operational *private airport* and the City will not be exposed to aircraft noise from operations at any private airport in the area. As a result, no impacts are anticipated.

3.12.4 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.

³⁷ United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

3.13 POPULATION & HOUSING IMPACTS

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 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;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

3.13.2 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)? • No Impact.

The proposed Zoning Ordinance Text Amendment will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. The proposed project will not lead to any changes to the City's residential zone districts. In addition, the proposed Zoning Ordinance Text Amendments will not lead to any housing displacement or dislocation. As a result, no impacts will result from the proposed project's implementation.

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

As indicated previously, no permitted 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.

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

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.

3.13.4 MITIGATION MEASURES

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

3.14 PUBLIC SERVICES IMPACTS

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 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*.

3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *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?* • *No 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.³⁸ All future development in the City would be subject to any conditions prescribed by the Los Angeles County Fire Department (including compliance with applicable codes and ordinances

³⁸ United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

including those related to emergency access, fire flows, etc.). The proposed Zoning Ordinance Text Amendment will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the proposed project will not result in any impacts.

B. 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? • No 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 Zoning Ordinance Text Amendment will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. No direct impact on law enforcement services will result from the proposed project's implementation. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the proposed project will not result in any impacts.

C. 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? • No Impact.

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 proposed Zoning Ordinance Text Amendment will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, the proposed project will not result in any impacts on schools or educational services.

D. 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 proposed Zoning Ordinance Amendment. The proposed project establishes procedures for addressing legal nonconforming facilities and the requisite administrative review. As a result, no impacts are anticipated.

3.14.3 MITIGATION MEASURES

The analysis of potential impacts related to public services 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.

3.15 RECREATION IMPACTS

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 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.

3.15.2 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? • No Impact.

The City of Paramount Parks and Recreation Services Department operates six public parks devoted to active recreation. No parks or related recreational facilities will be affected by the proposed Zoning Ordinance Text Amendment. As a result, no impacts will result from the proposed project's adoption and subsequent implementation.

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 adoption and subsequent implementation of the proposed project will not place an incremental demand on parks and recreational facilities. As a result, the project's potential impacts on park facilities would be less than significant.

3.15.3 MITIGATION MEASURES

The analysis of potential impacts related to public services 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.

3.16 TRANSPORTATION & CIRCULATION IMPACTS

3.16.1 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;
- 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;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.16.2 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?* • *No Impact.*

The City of Paramount, in its capacity as Lead Agency, is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this “project” will address certain manufacturing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. Changes to public hearing notifications are also proposed. The proposed amendments to the Zoning Code will not directly lead to any physical development that would impact the environment. As a result, no additional traffic generation will occur as part of the adoption and

subsequent implementation of the Zoning Ordinance Text Amendment. In addition, the proposed project will not involve any changes to the existing roadway network. As a result, no impacts will result.

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? • No 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.³⁹ The proposed amendments to the Zoning Code will not directly lead to any physical development that would impact the environment. As a result, no additional traffic generation will occur as part of the adoption and subsequent implementation of the Zoning Ordinance Text Amendment and no impacts on the CMP system will occur.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.

The proposed Zoning Ordinance Text Amendment would not result in any changes in air traffic patterns. As a result, no impacts will result.

D. 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)? • No Impact.

The adoption and subsequent implementation of the proposed Zoning Ordinance Text Amendment will not lead to any design changes to the existing roadway system. As a result, no impacts will result from the adoption and subsequent implementation of the proposed project.

E. 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 or arterial streets be completely closed to traffic. As a result, the proposed project's implementation will not result in any impacts.

F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.

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

³⁹ Los Angeles County Metropolitan Transportation Authority. *2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring*. Page accessed October 26, 2015.

3.16.3 MITIGATION MEASURES

The analysis of potential impacts related to transportation and circulation 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 UTILITIES IMPACTS

3.17.1 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.

3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* • *No Impact.*

The County Sanitation Districts of Los Angeles County (LACSD) also treats wastewater from the City of Paramount.⁴⁰ 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

⁴⁰ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp

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. The City of Paramount is proposing a number of amendments to certain sections of the City of Paramount Zoning Ordinance (Chapter 44 of the City of Paramount Municipal Code). The changes that are the subject of this project will regulate metal processing uses and procedures within the M-1, M-2, and PD-PS zone districts. The focus of these zone text changes is to regulate the existing metal processing uses that will potentially result in hazardous emissions. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendments.

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? • No Impact.

The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendment.

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. Future development will be required to control future runoff during construction and future occupancy through the use of best management practices (BMPs). The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendment.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • No Impact.

The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendment.

E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.

Refer to the discussion provided in the previous section. The existing water capacity will not be affected by the proposed project since no increase in water consumption is anticipated. As a result, the no potential impacts are anticipated.

F. 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 CalMet for disposal into the Commerce Incinerator or at the area MRF facilities and/or landfills. The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendment.

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

The proposed text amendments also prohibit future similar uses in the City and outlines procedures that will be implemented to regulate the existing metal processing uses remaining in the City that will become legal non-conforming uses. In addition, the proposed Zoning Ordinance Text Amendment will not directly lead to any new physical development. As a result, no utility impacts will result from the adoption and the subsequent implementation of the Zoning Ordinance Text Amendment.

3.17.3 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.

3.18 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.



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.



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SECTION 5 REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Liesl Sullano, Project Planner

5.2 REFERENCES

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- California Administrative Code, *Title 24, Energy Conservation*, 1990.
- California Department of Fish and Wildlife, *Natural Diversity Database*, 2011.
- California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 2012.
- California Department of Parks and Recreation, *California Historical Landmarks*, 2011.
- California Department of Water Resources, *Progress Report on Groundwater Geology of the Coastal Plain of Orange County*, 1967.
- California Environmental Protection Agency, *Hazardous Material Users/Generators in Orange County*, 2004.
- California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, as amended 2009.
- California, State of California Public Resources Code Division 13, *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069*.1998.
- Federal Emergency Management Agency, *Flood Insurance Rate Map*, 2010.
- Los Angeles, City of. *Zoning and Land Information Data (ZIMA)* 2010.
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- Paramount, City of. *Paramount General Plan*. 2007.
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South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 2000.

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



AUGUST 7, 2018

AGREEMENT BY AND BETWEEN THE COUNTY OF LOS ANGELES AND
THE CITY OF PARAMOUNT FOR DEPUTY DISTRICT ATTORNEY
SERVICES - STRATEGIES AGAINST GANG ENVIRONMENTS (SAGE)
PROGRAM FOR FISCAL YEAR 2018-2019

MOTION IN ORDER:

APPROVE AND AUTHORIZE THE MAYOR OR HER DESIGNEE TO ENTER
INTO AN AGREEMENT WITH THE COUNTY OF LOS ANGELES, DISTRICT
ATTORNEY'S OFFICE FOR THE SAGE PROGRAM AND DIRECT THE CITY
MANAGER TO MAKE BUDGET ADJUSTMENTS, AS OUTLINED IN THIS
REPORT, TO COVER THE ENTIRE COST OF THE SAGE PROGRAM.

APPROVED: _____ DENIED: _____

MOVED BY: _____

SECONDED BY: _____

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno

By: Adriana Lopez/Margarita Matson

Date: August 7, 2018

Subject: AGREEMENT BY AND BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY OF PARAMOUNT FOR DEPUTY DISTRICT ATTORNEY SERVICES - STRATEGIES AGAINST GANG ENVIRONMENTS (SAGE) PROGRAM FOR FISCAL YEAR 2018-2019

Background

Since 1999, the City of Paramount has contracted services from the County of Los Angeles District Attorney's Office through their Strategies Against Gang Environments (SAGE) Program. The SAGE Program assigns a dedicated Deputy District Attorney to assist the City of Paramount with abating criminal and gang activity occurring in the City. Since the inception of the SAGE Program, the City of Paramount and the County of Los Angeles have shared the cost of the program, with the County of Los Angeles covering approximately fifty-nine percent of the total cost of the program. When the SAGE Program was implemented, the City of Paramount had eleven recorded homicides. At that time, the Paramount City Council knew that gang activity and gang violence needed to be addressed with new and creative programs; hence, the SAGE Program was brought to the City of Paramount.

SAGE Program Goals

The primary goals of the SAGE Program are to abate existing criminal activity and to deter future criminal behavior in the City. The SAGE Deputy District Attorney achieves these goals by working closely with law enforcement, city, school district, and court personnel. With the goals of abating and deterring crime in the City, the SAGE Deputy District Attorney meets with Sheriff Deputies and Public Safety staff on a bi-weekly basis to identify problematic properties and develop effective and timely ways of abating such activity. Once all involved parties meet, the SAGE Deputy District Attorney ensures that the courts and prosecuting attorneys are aware of the City's position regarding specific cases.

SAGE Deputy District Attorney Involvement

The City of Paramount relies heavily on the assistance of the SAGE Deputy District Attorney to combat gang and criminal-related problems. The SAGE Deputy District Attorney is involved in tracking various types of cases, as allowed by law, which include the following:

- Criminal cases where the crime was committed in the City of Paramount;

- Complicated criminal cases involving known gang members or specific gangs;
- Nuisance complaints and concerns involving residential and business properties;
- Cases where restitution is owed to the City of Paramount;
- Criminal cases where communication with outside agencies (i.e. probation, parole, and court personnel) is necessary to successfully reach prosecution of a crime; and
- A criminal case where it is necessary for the SAGE Deputy District Attorney to appear in court to ensure the City of Paramount's goal to abate criminal activity is achieved.

In addition to tracking important cases, the SAGE Deputy District Attorney is also involved in the following prevention programs:

- Diversion Program – The program allows students to complete a program and resolve a truancy citation that would otherwise have gone to the County of Los Angeles Probation Department.
- Text-A-Tip Program – This program was introduced and officially launched at Paramount High School on January 21, 2014 by Deputy District Attorney Kelly Tatman. The program allows students and/or parents to confidentially text concerns or campus safety issues directly to the School Resource Deputy, Public Safety staff, and school administrators.
- School Attendance Review Board (SARB) Hearings – These hearings are held on a regular basis during the school year. These hearings allow the SAGE Deputy District Attorney to track those students who are chronically truant and attempt to have them participate in a program geared towards educating students and parents on the importance of education.

Program Cost Realignment

In late June 2018, the County of Los Angeles District Attorney's Office notified Public Safety staff of an increase in the service agreement for the SAGE Program that would take effect Fiscal Year 2018-2019. The County of Los Angeles District Attorney's Office reported that they would no longer provide funding for the SAGE Program, and the City of Paramount would be responsible to cover the entire cost of the program, which is \$249,801 for Fiscal Year 2018-2019.

In this current fiscal year, there is \$132,000 budgeted for the SAGE Program. We will realize a savings of \$87,000 this fiscal year by not renewing the service agreement for the Probation Officer. (As previously mentioned to the City Council, the services provided to the City by the Probation Department are no longer as effective as in previous years.) The \$87,000 will be applied to the full cost of the SAGE Program. Then, a mid-year budget adjustment of approximately \$31,000 would be made to

complete the total cost of the SAGE Program. Attached is a copy of the SAGE service agreement.

Recommended Action

It is recommended that the City Council approve and authorize the Mayor or her designee to enter into an agreement with the County of Los Angeles, District Attorney's Office for the SAGE Program and direct the City Manager to make budget adjustments, as outlined in this report, to cover the entire cost of the SAGE Program.

ATTACHMENT



LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
BUREAU OF ADMINISTRATIVE SERVICES

JACKIE LACEY • District Attorney
JOHN K. SPILLANE • Chief Deputy District Attorney
PAMELA BOOTH • Assistant District Attorney

PRISCILLA CRUZ • Director

July 5, 2018

Mr. John Moreno, City Manager
City of Paramount
15001 Paramount Boulevard, Suite C
Paramount, California 90723

Dear Mr. Moreno:

**STRATEGIES AGAINST GANG ENVIRONMENTS (SAGE) PROGRAM
AGREEMENT BETWEEN THE COUNTY OF LOS ANGELES
AND THE CITY OF PARAMOUNT FOR FISCAL YEAR 2018- 2019**

Enclosed are two original SAGE Agreements for the period of July 1, 2018 through June 30, 2019.

Please have the City Mayor sign each Agreement where indicated, and return both sets to my attention at the address listed below. Upon receipt, I will route these documents to District Attorney Jackie Lacey for final signatures. One fully-executed document bearing original signatures will be returned to you for your records.

County of Los Angeles District Attorney's Office
Budget & Fiscal Services Division
211 West Temple Street, Suite 200
Los Angeles, CA 90012-3205
Attn: Dennis Blanco

If you have any questions, please contact Mr. Dennis Blanco of our Grants Section at (213) 257-2746 or via email at dblanco@da.lacounty.gov

Very truly yours,

JACKIE LACEY
District Attorney

By  FOR

TUPPENCE MACINTYRE, Special Assistant
Bureau of Administrative Services

db

Enclosure

AGREEMENT BY AND BETWEEN
THE COUNTY OF LOS ANGELES
AND
THE CITY OF PARAMOUNT
FOR
THE STRATEGIES AGAINST GANG ENVIRONMENTS (SAGE) PROGRAM

This Agreement is made and entered into this _____ day of _____, 2018, by and between the County of Los Angeles (COUNTY), a political subdivision of the State of California, and the City of Paramount (CITY), a general law city, under the laws of the State of California and both of whom are collectively referred to as the PARTIES.

WHEREAS, the CITY is in need of a program to reduce street gang activity and graffiti problems, to reduce illicit narcotics sales and use and to abate criminal nuisance conditions and activities; and

WHEREAS, the COUNTY, through its Office of the District Attorney (LADA), with the CITY recognizes the need for innovative approaches for the suppression of street gang activity, graffiti, vandalism, narcotics sales and use, criminal nuisance properties and related problems; and

WHEREAS, the COUNTY has adopted and is implementing in other cities a program called the Strategies Against Gang Environments (SAGE) which provides legal services aimed at reducing street gang activity, narcotics sales and use and related problems occurring within cities; and

WHEREAS, the CITY desires to enter into an Agreement with the COUNTY to implement the SAGE program within the territorial boundaries of the CITY;

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived therefrom, the PARTIES agree as follows:

1.0 PURPOSE

The purpose of this Agreement is to maintain one Deputy District Attorney (DDA) within the CITY, to perform services, as mutually agreed upon by both PARTIES, to reduce gang violence through the abatement of gang and narcotic-related activities in the CITY by civil injunctions, forfeiture proceedings, informal intervention, technical assistance to Sheriff's personnel and other procedures deemed appropriate by the PARTIES. These services shall be consistent with the laws of the State of California and the guidelines of the COUNTY and CITY.

2.0 TERM OF AGREEMENT

The term of this Agreement shall commence on July 1, 2018 and continue through June 30, 2019, unless sooner terminated as provided herein. Upon mutual agreement of both PARTIES, this Agreement may be extended for up to four additional one-year periods.

3.0 COUNTY OBLIGATIONS

COUNTY shall provide, on behalf of CITY, the services of one DDA from the Community Prosecution Division, on a full-time basis, to pursue appropriate criminal sanctions against targeted offenders, criminal nuisance abatement actions and advise and work with the Paramount Public Safety Office and other law enforcement officers, community leaders, city officials, and other members of

the community, to assist the CITY in the development of a multifaceted strategy for improving public safety, including the use of civil injunctions. The COUNTY shall have sole discretion in personnel matters including the selection, tenure, supervision, and transfer of the DDA assigned to the CITY. Specific tasks to be performed shall be subject to the approval of the City Public Safety Director. The COUNTY shall have sole and independent prosecutorial discretion to determine which matters should be filed as criminal cases and civil injunctions, and to give objective and impartial consideration to each individual case, including pleas and sentencing options. The DDA assigned to the CITY pursuant to this Agreement will appropriately, independently, and pursuant to legal rules of ethics and professional responsibility which govern the actions of prosecuting attorneys, furnish to the CITY appropriate prosecutorial and SAGE program legal services. Subject to the COUNTY's discretion, the specific activities shall include, but are not limited to:

- 3.1 The tracking of criminal cases and creation of profiles, as allowed by law, of the most problematic gang and/or tagger youths in the CITY in an effort to provide prosecutors, probation officers, parole agents, school officials, judges and other pertinent personnel with current and accurate information that is relevant to the determination of suitable terms of punishment and/or supervised probation; and
- 3.2 The initiation of civil injunctive relief that is deemed appropriate, including, but not limited to, the abatement of public nuisances such as illegal drug sales, gang activity and other conditions which have the tendency to lead

to the commission of violent and serious gang-related crimes; and

3.3 The use of civil and quasi-criminal procedures that are deemed appropriate and which are intended to help reduce the incentives for criminal and gang activities; and

3.4 Participation in neighborhood and community programs to improve public safety and reduce gang activity.

4.0 **CITY OBLIGATION**

The CITY shall provide the office space for one DDA assigned to perform the services of this Agreement.

5.0 **PAYMENT TERMS**

The contract sum, payable by CITY to COUNTY will not exceed \$249,801 for the period covering July 1, 2018 through June 30, 2019, and will be the total monetary amount for providing one DDA for the services referenced in 3.0 of this Agreement for the implementation of the SAGE program.

Annual cost in each subsequent year shall be limited to the salary, employee benefits, and State Bar dues of the assigned deputy, including any increases approved by the COUNTY for Deputy District Attorney staff. Annual contribution in each subsequent year will be limited to an amount mutually acceptable to both PARTIES, not to be less than the current contribution of \$249,801.

6.0 **MUTUAL INDEMNIFICATION**

6.1 The COUNTY shall defend, indemnify, and hold harmless the CITY, its officers, agents and employees from liability, loss, damage, or expense for

death, bodily injury to persons, injury to property, or any other expense arising from either, to the extent that such liability, loss, damage, or expense is directly and proximately caused by the negligence or wrongful acts of COUNTY in the performance of SAGE program activities, and to pay on behalf of the CITY any and all claims, damages, judgments, defense costs, adjuster fees and attorney fees directly resulting therefrom.

6.2 The CITY shall defend, indemnify, and hold harmless the COUNTY, its officers, agents and employees from liability, loss, damage, or expense for death, bodily injury to persons, injury to property, or any other expense arising from either, to the extent that such liability, loss, damage or expense is directly and proximately caused by the negligence or wrongful acts of the CITY in execution of SAGE program activities and to pay on behalf of the COUNTY, any and all claims, damages, judgments, defense costs, adjuster fees and attorney fees directly resulting therefrom.

7.0 **VALIDITY**

The invalidity, in whole or in part, of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

8.0 **WAIVER**

No waiver of any breach of this Agreement by either party shall constitute a waiver of any breach of this Agreement including a subsequent breach of the same provision.

9.0 **GOVERNING LAWS**

This Agreement shall be interpreted according to the laws of the State of

California.

10.0 **NONDISCRIMINATION IN EMPLOYMENT AND SERVICES**

Neither party shall employ discriminatory practices in its performance hereunder, including its employment practices, on the basis of race, color, religion, national origin, ancestry, sex, age, physical or mental handicap, in accordance with all applicable requirements of Federal and State law.

11.0 **PURCHASING RECYCLED-CONTENT BOND PAPER**

Consistent with the Board of Supervisors' policy to reduce the amount of solid waste deposited at County landfills, CITY agrees to use recycled content bond paper to the maximum extent possible on the project.

12.0 **CITY'S ACKNOWLEDGEMENT OF COUNTY'S COMMITMENT TO THE SAFELY SURRENDERED BABY LAW**

The CITY acknowledges that the COUNTY places a high priority on the implementation of the Safely Surrendered Baby Law. The CITY understands that it is the COUNTY'S policy to encourage all County affiliates to voluntarily post the COUNTY'S "Safely Surrendered Baby Law" poster in a prominent position at the CITY'S place of business. The County's Department of Children and Family Services will supply CITY with the poster to be used.

13.0 **ALTERATION OF TERMS**

This writing and any amendments thereto, constitute the entire agreement between the PARTIES. This Agreement may not be altered or modified except by the express written consent of both the LADA and CITY. Each party acknowledges there are no other provisions or representations that have not

been incorporated into this Agreement. No addition to, or alteration of the terms of this Agreement, whether by written or verbal understanding of the PARTIES, their officers, agents or employees shall be valid unless made in the form of a written amendment to this Agreement that is formally approved and executed by the PARTIES.

14.0 **INVOICES AND PAYMENTS**

14.1 All invoices under this Agreement shall be submitted to the following address:

City of Paramount
Adriana Lopez, Assistant Public Safety Director
15001 Paramount Boulevard, Suite C
Paramount, California 90723

14.2 Such payment will be made in accordance with the provisions as specified herein. COUNTY shall submit a monthly invoice to CITY within 30 calendar days after the end of the month in which services were provided. Invoices will charge actual costs for salary, employee benefits, and the State Bar dues of the deputy district attorney. CITY shall pay each monthly invoice within sixty (60) days following the date of the invoice.

15.0 **TERMINATION**

This Agreement may be terminated by either party upon 30 days' written notice. All costs incurred up to the date of termination shall be prorated and reimbursed accordingly.

IN WITNESS WHEREOF, COUNTY and the CITY enter into this Agreement for the Strategies Against Gang Environments to be signed by its duly authorized officers.

COUNTY OF LOS ANGELES

CITY OF PARAMOUNT
A municipal corporation

By _____
JACKIE LACEY, District Attorney

By _____
DIANE J. MARTINEZ, Mayor

Date: _____

Date: _____

Attest:
CITY CLERK

By _____
LANA CHIKAMI, City Clerk

Date: _____

APPROVED AS TO FORM BY
COUNTY COUNSEL:

APPROVED AS TO FORM BY
CITY ATTORNEY:

MARY WICKHAM

By 
PATRICE SALSEDA,
Principal Deputy County Counsel

By _____
JOHN E. CAVANAUGH,
City Attorney

Date: 7/5/18

Date: _____