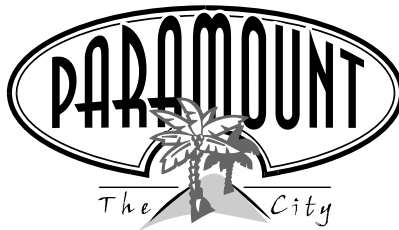


AGENDA

Paramount City Council
September 4, 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 Peggy Lemons

INVOCATION:

Pastor Ray Moten, Joseph of Jacob United
Church of God in Christ

ROLL CALL OF
COUNCILMEMBERS:

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

PRESENTATIONS

1. [CERTIFICATE OF RECOGNITION](#) Recipient of Senator Ricardo Lara's 2018 Excellence in the 33rd Award
 - Mujeres Unidas Sirviendo Activamente (MUSA)
2. [CERTIFICATE OF RECOGNITION](#) Healthy Paramount/Healthy Heart Award
3. [CERTIFICATES OF RECOGNITION](#) Sanitation Districts of Los Angeles County "Certificate of Recognition" Awards for Compliance Winners
4. [PRESENTATION](#) Recognition of Former Board Members of the Oversight Board for the Successor Agency for the Paramount Redevelopment Agency

[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. [APPROVAL OF MINUTES](#) August 7, 2018
6. [APPROVAL](#) Register of Demands
7. [RESOLUTION NO. 18:021](#) Approving a Revised and Authorized Position Listings and Salary Schedules for Full-Time and Part-Time Positions
8. [APPROVAL](#) Parade Permit Application for Our Lady of the Rosary Church – October 6, 2018
9. [ORDINANCE NO. 1106 \(Adoption\)](#) 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

OLD BUSINESS

- | | | |
|-----|--|--|
| 10. | <u>RECEIVE AND FILE</u> | Annual Review of a City Council Permit for Live Entertainment of Casa Adelita #4 Restaurant at 8063 Alondra Boulevard |
| 11. | <u>RESOLUTION NO. 18:026</u> | Setting Forth Its Findings of Fact and Decision Relative to the Denial of the Application from De Herdez Corp./DeLucia for a City Council Permit for Live Entertainment at 14123 Garfield Avenue |

NEW BUSINESS

- | | | |
|-----|---|---|
| 12. | <u>PUBLIC HEARING ORDINANCE NO. 1108 (Introduction)</u> | Amending Ordinance No. 178, the Comprehensive Zoning Ordinance, Changing the Official Zoning Map of the City of Paramount Within Area No. 1 of Zone Change No. 228, Along the North and South Sides of Somerset Boulevard, Generally from Texaco Avenue to Garfield Avenue, from M-1 (Light Manufacturing) to R-M (Multiple Family Residential) at 7221 and 7229 Somerset Boulevard; M-2 (Heavy Manufacturing) to M-1 (Light Manufacturing) at 7220 and 7240 Somerset Boulevard and 7309 Adams Street; M-2 (Heavy Manufacturing) to C-M |
|-----|---|---|

(Commercial Manufacturing) at 7200 Somerset Boulevard; and M-1 (Light Manufacturing) to C-M (Commercial Manufacturing) at 7237, 7249, 7259, 7301, 7309, 7317, 7319, 7331, and 7337 Somerset Boulevard and 14949 Garfield Avenue in the City of Paramount

13. [PUBLIC HEARING
RESOLUTION NO.
18:025](#) Setting Forth Its Findings of Fact and Decision Relative to General Plan Amendment No. 17-1, A Request to Change the General Plan Land Use Designation for Area No. 1 of General Plan Amendment No. 17-1 from Commercial to Multiple Family Residential at 7221 and 7229 Somerset Boulevard; and Industrial to Commercial at 7200 Somerset Boulevard in the City of Paramount
14. [PUBLIC HEARING
ORDINANCE NO.
1107 \(Introduction\)](#) Amending Ordinance No. 178, the Comprehensive Zoning Ordinance, Approving Zone Change No. 227, Changing the Official Zoning Plan of the City of Paramount from M-1 (Light Manufacturing) to PD-PS (Planned Development with Performance Standards/Single-Family Residential) to Allow Construction of 12 Detached Single-Family Homes at 7203-7215 Somerset Boulevard in the City of Paramount
15. [PUBLIC HEARING
RESOLUTION NO.
18:024](#) Setting Forth Its Findings of Fact and Decision Relative to General Plan Amendment No. 16-1, A Request to Change the General Plan Land Use Designation from Commercial to Single-Family Residential at 7203-7215 Somerset Boulevard in the City of Paramount
16. [PUBLIC HEARING
CONSIDERATION](#) Appeal Presented by Oportun, Inc. from the Planning Commission's Determination that the Operation of a Personal Loan Business is Incompatible with the C-3 (General Commercial) Zone

17. [APPROVAL](#)

Mayor's Appointment: Los Angeles
Community Choice Energy (LACCE)
Authority (dba Clean Power Alliance)

COMMENTS/COMMITTEE REPORTS

- Councilmembers
- Staff

ADJOURNMENT

To a meeting on September 18, 2018 at 5:00 p.m.

SEPTEMBER 4, 2018

CERTIFICATE OF RECOGNITION

RECIPIENT OF SENATOR RICARDO LARA'S 2018 EXCELLENCE IN THE
33RD AWARD

- MUJERES UNIDAS SIRVIENDO ACTIVAMENTE (MUSA)

SEPTEMBER 4, 2018

CERTIFICATE OF RECOGNITION

HEALTHY PARAMOUNT/HEALTHY HEART AWARD

SEPTEMBER 4, 2018

CERTIFICATES OF RECOGNITION

SANITATION DISTRICTS OF LOS ANGELES COUNTY “CERTIFICATE
OF RECOGNITION” AWARDS FOR COMPLIANCE WINNERS

SEPTEMBER 4, 2018

PRESENTATION

RECOGNITION OF FORMER BOARD MEMBERS OF THE OVERSIGHT
BOARD FOR THE SUCCESSOR AGENCY FOR THE PARAMOUNT
REDEVELOPMENT AGENCY

City Council Public Comment Updates

September 4, 2018

From the August 7, 2018 Council Meeting:

Resident	Request/Issue/Concern	Action/Comment
Ms. Margarita Siordia	Resident parking permit process; vehicles parked for extended periods of time	Staff contacted Ms. Siordia to inform her of the laws involving cars parked for more than 72-hours. Ms. Siordia was invited to become involved with the development of new resident permit parking criteria. Additionally, staff met with Ms. Siordia and her neighbors to address concerns regarding street parking.
Mr. Jose De Leon	Air quality concerns	Staff contacted AQMD regarding the concerns and shared AQMD's feedback and other information with Mr. De Leon.
Mr. Eric Castillo	Metro's West Santa Ana Branch Light Rail Line	Staff relayed concerns expressed by Mr. Castillo about the proposed light rail line to Metro and to County Supervisor Janice Hahn.
Mr. Ignacio Peña	Metro's West Santa Ana Branch Light Rail Line	Staff relayed concerns expressed by Mr. Peña about the proposed light rail line to Metro and to County Supervisor Janice Hahn.
Ms. Irene Reynolds	Metro's West Santa Ana Branch Light Rail Line	Staff relayed concerns expressed by Ms. Reynolds about the proposed light rail line to Metro and to County Supervisor Janice Hahn.

SEPTEMBER 4, 2018

APPROVAL OF MINUTES

PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL MINUTES OF AUGUST 7,
2018.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
AUGUST 7, 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 6:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Daryl Hofmeyer.

INVOCATION: The invocation was delivered by Pastor Brian Warth, Chapel of Change.

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
Adriana Lopez, Public Safety Director
William Pagett, City Engineer
Clyde Alexander, Assistant Finance Director
John Carver, Asst. Community Development Director
Lana Chikami, City Clerk
Steve Coumparoules, Management Analyst
Marco Cuevas, Community Development Planner
Jaime De Guzman, Senior Accountant
Antulio Garcia, Development Services Manager
Magda Garcia, Senior Com. Serv. & Rec. Supervisor
Yecenia Guillen, Asst. Com. Serv. & Rec. 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
Jonathan Masannat, Management Analyst
Margarita Matson, Assistant Public Safety Director

PRESENTATIONS

- | | |
|--|--|
| 1. CERTIFICATE OF RECOGNITION
Latinas Art Foundation
CF 39.6 | The Paramount City Council recognized the Latinas Art Foundation and honored Ms. Lourdes Perez, Ms. Danaly Perez, and Ms. Daileen Perez. |
| 2. PROCLAMATION
National Night Out
August 2018
CF 39.12 | The Paramount City Council recognized the 35 th anniversary of National Night Out and presented a proclamation to Lieutenant Oscar Barragan. |
| 3. PLAQUE
Deputy Alfonso Esqueda
CF 39.7 | The Paramount City Council honored Deputy Alfonso Esqueda for his 15 years of service to the Paramount community and congratulated him on his promotion to Sergeant. |
| 4. INTRODUCTION
Assistant Fire Chief
Patrick Errett
CF 39.6, 61.5 | Mayor Martinez introduced new Assistant Fire Chief Patrick Errett. |

CITY COUNCIL PUBLIC COMMENT UPDATES

There were none.

PUBLIC COMMENTS

- | | |
|---------|---|
| CF 10.3 | Ms. Margarita Siordia, Mr. Jose De Leon, Mr. Eric Castillo, Mr. Ignacio Pena, and Ms. Irene Reynolds addressed the City Council, and a brief discussion followed. |
|---------|---|

CONSENT CALENDAR

- | | |
|--|--|
| 5. APPROVAL OF MINUTES
July 3 and July 17, 2018 | <p>Vice Mayor Hansen stated that he was absent from the July 17, 2018 meeting and would abstain from voting on those minutes.</p> <p>It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to approve the Paramount City Council minutes of July 3, 2018. The motion was passed by the following roll call vote:</p> |
|--|--|

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to approve the Paramount City Council minutes of July 17, 2018. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; and Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: Vice Mayor Hansen

6. Register of Demands
CF 47.2

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer 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; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

7. ACCEPTANCE OF
WORK
Construction of the
Orange Avenue and
Somerset Boulevard
Traffic Signal
Improvements
City Project No. 9834

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to 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. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

8. ORDINANCE NO. 1104/ZOTA NO. 10 (Adoption)
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
- It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only, waive further reading, and adopt 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 motion was passed by the following roll call vote:
- AYES: Councilmembers Guillen, Hofmeyer, Lemons; Vice Mayor Hansen; and Mayor Martinez
NOES: None
ABSENT: None
ABSTAIN: None
9. City Prosecutor Legal Services for the City's Code Enforcement Program
CF 43.951, 70.3
- It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to 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. The motion was passed by the following roll call vote:
- AYES: Councilmembers Guillen, Hofmeyer, Lemons; Vice Mayor Hansen; and Mayor Martinez

NOES: None
ABSENT: None
ABSTAIN: None

10. Treasurer's Report for the Quarter Ending June 30, 2018
CF 47.3
- It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to receive and file the Treasurer's Report. The motion was passed by the following roll call vote:

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

11. 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
CF 99.16, 43.1083
- It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only and adopt 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." The motion was passed by the following roll call vote:

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

NEW BUSINESS

12. Appointment of Parks & Recreation Commissioner
CF 27.4
- Mayor Martinez appointed Mr. Alexander Garcia to the Parks & Recreation Commission to fill a vacant position for a term expiring April 2019. The appointment was seconded by Councilmember Lemons, and the motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

13. Finance Agreement for
Auditing and
Professional Services
Vavrinek, Trine, Day &
Co., LLP
CF 43.808

Finance Director Liu gave the report.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hansen to authorize expenses for professional services in excess of \$40,000 with Vavrinek, Trine, Day & Co., LLP. The motion was passed by the following roll call vote:

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

14. PUBLIC HEARING
ORDINANCE NO,
1106/ZOTA NO. 8
(Introduction)
Approving Zoning
Ordinance Text
Amendment No. 8 to
Revise Land Use
Regulations for
Manufacturing Uses and
Development in
Manufacturing Zones
CF 109:ZOTA 8

Assistant City Manager Chun gave the report and presented a PowerPoint presentation.

Mayor Martinez opened the public hearing and the following individuals spoke: Mr. De Len B. Holbrook (SC Fuels), Mr. Paul Dennis (Weber), Mr. Victor De la Cruz (Oportun), and Ms. Alejandra Velasquez (Oportun).

There was discussion regarding SC Fuels' concern for future expansion and an appeal regarding Oportun that is scheduled to come before the City Council at its September 4, 2018 meeting.

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to close the public hearing.

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
Mayor Martinez

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Vice Mayor Hansen to adopt a Negative Declaration relative to Ordinance No. 1106.

AYES: Councilmembers Guillen, Hofmeyer,
Lemons; Vice Mayor Hansen; and
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. 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," and place it on the next regular agenda for adoption.

Prior to taking a roll call vote, there was discussion regarding monthly status reports to be provided to the City Council on the companies required to file for an Administrative Action. Additionally, there was mention regarding a vibration measurement tool and the timeframe for the study to determine impact fees.

The motion was passed by the following roll call vote:

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

Mr. Robert Melendez approached the City Council with questions, and Mayor Martinez directed staff to speak with him.

15. 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
CF 43.748

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 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. The motion was passed by the following roll call vote:

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

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Hofmeyer, Councilmember Guillen, and Vice Mayor Hansen commented on attending the grand opening of the Pizza Press.

Councilmember Lemons expressed her appreciation to residents, staff, and the manufacturing community for their help and hard work on the new zoning ordinance.

Councilmember Guillen also thanked the community for holding staff and the City Council accountable and shared that the City is getting AQMD multi-metal monitors. She also encouraged anyone to contact her regarding immigration and I-710 pollution issues.

Vice Mayor Hansen provided an update on mosquitoes.

Mayor Martinez commented on attending the National Night Out event.

Staff

There were none.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Martinez adjourned the meeting in honor of Congresswoman Linda Sanchez's father (Ignacio Sanchez) at 7:40 p.m. to a meeting on September 4, 2018 at 6:00 p.m.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

SEPTEMBER 4, 2018

REGISTER OF DEMANDS

PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL REGISTER OF DEMANDS.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

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

Check Number	Vendor Name	Amount	Description
308357	16675 PARAMOUNT LLC	41.85	WTR DEP REF - 16675 PARAMOUNT
	Vendor Tota	41.85	
308358	ADVANCED AQUATIC TECHNOLOGY	975.00	PW - CIVIC CENTER FOUNTAIN MNTC (7/18)
	Vendor Tota	975.00	
308359	AQUA-METRIC SALES COMPANY	3,832.50	PW - WATER OPER MNTC SUPPLIES
		-1,172.50	PW - WATER OPER MNTC SUPPLIES (CREDIT)
		-2,476.08	PW - WATER OPER MNTC SUPPLIES (CREDIT)
	Vendor Tota	183.92	
308360	ASHER	31.65	WTR DEP REF - 15552 ORANGE
	Vendor Tota	31.65	
308361	BARRY	9.10	WTR DEP REF - 6675 CARO
	Vendor Tota	9.10	
308362	BAUDVILLE	166.16	CP - NATIONAL NIGHT OUT
		14.69	CP - NATIONAL NIGHT OUT (TAX)
		-14.69	BAUDVILLE
		87.20	CP - NATIONAL NIGHT OUT
		7.38	CP - NATIONAL NIGHT OUT (TAX)
		-7.38	BAUDVILLE
	Vendor Tota	253.36	
308363	BENAVIDEZ	26.77	WTR DEP REF - 8411 WILBARN
	Vendor Tota	26.77	
308364	BROWN BOLT & NUT CORP.	11.46	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	11.46	
308365	BUDILO CONSTRUCTION, INC	5,262.79	PW - WATER VALVE REPAIRS
		3,968.83	PW - WATER VALVE REPAIRS
	Vendor Tota	9,231.62	
308366	CDW GOVERNMENT, INC.	264.48	GEN - SCANNER
		34.83	GEN - COMPUTER MNTC SUPPLIES
	Vendor Tota	299.31	
308367	CELEDON, MIGUEL	320.00	PW - GYM EQUIPMENT MNTC SVCS
	Vendor Tota	320.00	
308368	CLEANSTREET	400.00	PW - STREET SWEEPING (JULY 4TH)
	Vendor Tota	400.00	
308369	CONTINENTAL INTERPRETING	350.00	CC - COMMUNITY INTERPRETER (7/17)
	Vendor Tota	350.00	
308370	CORELOGIC SOLUTIONS, LLC	170.50	PS - PROPERTY DATA SVCS (7/18)
	Vendor Tota	170.50	
308371	DAMATO & ASSOCIATES INC	749.93	WTR DEP REF - 7540 ROSECRANS
	Vendor Tota	749.93	
308372	DELUXE TRAILER SUPPLY	10.95	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	10.95	
308373	DISASTER MANAGEMENT AREA E	2,820.00	PS - AREA E JPA MEMBERSHIP (FY 2019)
	Vendor Tota	2,820.00	
308374	DOSHI	5.55	WTR DEP REF - 8246 3RD
	Vendor Tota	5.55	
308375	DUKE PARTNERS II, LLC	36.02	WTR DEP REF - 7412 WALNUT
	Vendor Tota	36.02	

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

Check Number	Vendor Name	Amount	Description
308376	ECHO FIRE PROTECTION CO	149.35	PW - FACILITY MNTC SVCS
	Vendor Total	149.35	
308377	EVERBRIDGE, INC	11,000.00	PS - REVERSE 911 RESPONSE SYSTEM
	Vendor Total	11,000.00	
308378	FACILITY WERX, INC	652.71	PW - HOUSEHOLD SUPPLIES
		555.27	PW - HOUSEHOLD SUPPLIES
		183.50	PW - HOUSEHOLD SUPPLIES
	Vendor Total	1,391.48	
308379	FARWEST CORROSION CONTROL CO	727.42	WTR DEP REF - 1234 ANSMITH & MARCELLE
	Vendor Total	727.42	
308380	FERGUSON ENTERPRISES, INC	174.30	PW - FACILITY MNTC SUPPLIES
	Vendor Total	174.30	
308381	FIGUEROA ARROYO	10.96	WTR DEP REF - 13709 RUTHER
	Vendor Total	10.96	
308382	FIRST VEHICLE SERVICES	26,488.33	PW - VEHICLE MNTC (7/18)
		26,488.33	PW - VEHICLE MNTC (8/18)
		2,756.25	PW - VEHICLE NON-CONTRACT MNTC (7/18)
	Vendor Total	55,732.91	
308383	FULLER ENGINEERING INC	1,594.54	PW - FACILITY MNTC SUPPLIES
		1,593.33	PW - FACILITY MNTC SUPPLIES
		699.16	PW - FACILITY MNTC SUPPLIES
		611.23	PW - FACILITY MNTC SUPPLIES
		298.94	PW - FACILITY MNTC SUPPLIES
	Vendor Total	4,797.20	
308384	GOODIE'S UNIFORMS	142.30	PS - CSO UNIFORM
	Vendor Total	142.30	
308385	GRAINGER	120.96	PW - FACILITY MNTC SUPPLIES
	Vendor Total	120.96	
308386	HAGEN PLUMBING, INC	563.75	PW - FACILITY MNTC SVCS
	Vendor Total	563.75	
308387	HANA SPORTS INC	17.35	WTR DEP REF - 13942 ORANGE
	Vendor Total	17.35	
308388	HD SUPPLY WHITE CAP CONST	153.27	PW - FACILITY MNTC SUPPLIES
	Vendor Total	153.27	

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Check Number	Vendor Name	Amount	Description
308389	JANKOVICH COMPANY	1,461.14	PS - FLEET FUEL (7/1 - 7/7)
		1,282.50	PW - FLEET FUEL (7/22 - 7/31)
		1,265.02	PS - FLEET FUEL (7/8 - 7/14)
		816.87	PW - FLEET FUEL (7/8 - 7/14)
		679.55	PW - FLEET FUEL (7/22 - 7/31)
		602.97	PW - FLEET FUEL (7/15 - 7/21)
		549.49	PW - FLEET FUEL (7/8 - 7/14)
		545.28	PW - FLEET FUEL (7/1 - 7/7)
		520.24	PW - FLEET FUEL (7/1 - 7/7)
		488.59	PW - FLEET FUEL (7/15 - 7/21)
		481.82	PS - FLEET FUEL (7/15 - 7/21)
		433.35	PW - FLEET FUEL (7/22 - 7/31)
		304.87	PS - FLEET FUEL (7/8 - 7/14)
		302.77	PW - FLEET FUEL (7/22 - 7/31)
		217.39	PW - FLEET FUEL (7/22 - 7/31)
		163.88	PW - FLEET FUEL (7/15 - 7/21)
		141.37	PS - FLEET FUEL (7/15 - 7/21)
		135.82	CD - FLEET FUEL (7/15 - 7/21)
		115.06	PW - FLEET FUEL (7/8 - 7/14)
		112.61	PW - FLEET FUEL (7/15 - 7/21)
		112.50	PW - FLEET FUEL (7/8 - 7/14)
		107.64	PS - FLEET FUEL (7/15 - 7/21)
		101.48	PW - FLEET FUEL (7/1 - 7/7)
		93.36	PW - FLEET FUEL (7/1 - 7/7)
		90.95	PW - FLEET FUEL (7/8 - 7/14)
		81.02	PW - FLEET FUEL (7/8 - 7/14)
		77.86	PS - FLEET FUEL (7/8 - 7/14)
		61.40	CD - FLEET FUEL (7/22 - 7/31)
	Vendor Tota	11,346.80	
308390	JMD NET	2,527.60	AS - COMPUTER NETWORK SUPPORT (7/18)
	Vendor Tota	2,527.60	
308391	JMG SECURITY SYSTEMS, INC	600.00	GEN - SECURITY SYSTEM MNTC
	Vendor Tota	600.00	
308392	JOHN'S WHOLESALE ELECTRIC, INC	1,356.21	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	1,356.21	
308393	JOHNSON	24.94	WTR DEP REF - 15350 DOWNEY
	Vendor Tota	24.94	
308394	KELTERITE CORPORATION	1,356.21	CIP - NEIGHBORHOOD IMP (TEXAS/MARCELLE)
	Vendor Tota	1,356.21	
308395	KEN'S WELDING	2,475.00	PW - FACILITY MNTC SVCS
	Vendor Tota	2,475.00	

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Check Number	Vendor Name	Amount	Description
308396	KLM, INC.	1,684.25	PW - A/C SYSTEM SVCS (CITY HALL)
		1,657.58	PW - ICE MACHINE MNTC (COM CTR)
		730.95	PW - A/C SYSTEM SVCS (CITY HALL)
		683.75	PW - A/C SYSTEM SVCS (WELL #14)
		549.48	PW - A/C SYSTEM SVCS (CITY YARD)
		485.07	PW - A/C SYSTEM SVCS (WELL #15)
		474.21	PW - A/C SYSTEM SVCS (PRESCHOOL)
		403.88	PW - A/C SYSTEM SVCS (COM CTR)
		325.00	PW - A/C SYSTEM SVCS (PROGRESS PLAZA)
		320.00	PW - KITCHEN REF MNTC (PROGRESS)
		277.56	PW - A/C SYSTEM SVCS (CLRWTR)
		220.29	PW - A/C SYSTEM SVCS (SPAN PARK)
		194.75	PW - A/C SYSTEM SVCS (FIREHOUSE)
		175.00	PW - KITCHEN REFRIGERATOR MNTC (CLRWTR)
	Vendor Total	8,181.77	
308397	KONE, INC	1,105.83	PW - CLRWTR ELEVATOR MNTC (7/18 - 9/18)
	Vendor Total	1,105.83	
308398	KTS NETWORKS, INC.	190.00	GEN - TELEPHONE MNTC (7/10)
	Vendor Total	190.00	
308399	LINCOLN AQUATICS	106.36	PW - FACILITY MNTC SUPPLIES
		40.31	PW - FACILITY MNTC SUPPLIES
	Vendor Total	146.67	
308400	M/D PLUMBING	150.00	PW - FACILITY MNTC SVCS
	Vendor Total	150.00	
308401	MAGALLANES	1.41	WTR DEP REF - 14028 LAREDO
	Vendor Total	1.41	
308402	MCLOUD	24.52	WTR DEP REF - 6709 CARO
	Vendor Total	24.52	
308403	OFFICE DEPOT, INC.	305.98	PS - OFFICE SUPPLIES
		294.33	PS - OFFICE SUPPLIES
		294.33	PS - OFFICE SUPPLIES
		160.98	FIN - OFFICE SUPPLIES
		115.92	PS - OFFICE SUPPLIES
		87.95	PS - OFFICE SUPPLIES
		61.64	PS - OFFICE SUPPLIES
		-11.60	FIN - OFFICE SUPPLIES (CREDIT)
		-294.33	PS - OFFICE SUPPLIES (CREDIT)
	Vendor Total	1,015.20	
308404	OFFICE SOLUTIONS	51.56	PERS - OFFICE SUPPLIES
		47.43	AS - OFFICE SUPPLIES
		28.71	PW - OFFICE SUPPLIES
	Vendor Total	127.70	
308405	PACIFIC DOOR & FRAME, INC.	365.14	PW - FACILITY MNTC SUPPLIES
	Vendor Total	365.14	
308406	PACIFIC RIM AUTOMATION, INC.	1,687.13	PW - WATER OPER MNTC SUPPLIES
	Vendor Total	1,687.13	
308407	PARAMOUNT JOURNAL	635.25	CM - PUBLISHED NOTICE (7/26)
		142.89	CM - PUBLISHED NOTICE (7/26)
	Vendor Total	778.14	
308408	PTM GENERAL ENG SVCS, INC	712.62	WTR DEP REF - 15004 ORANGE CONSTRUCTION
	Vendor Total	712.62	

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Check Number	Vendor Name	Amount	Description
308409	RAYVERN LIGHTING SUPPLY CO INC	423.81	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	423.81	
308410	RODRIGUEZ	12.63	WTR DEP REF - 8414 ACKLEY
308411		18.51	WTR DEP REF - 16457 ORIZABA
	Vendor Tota	31.14	
308412	ROMERO	14.39	WTR DEP REF - 13735 RUTHER
	Vendor Tota	14.39	
308413	RPW SERVICES, INC.	190.00	PW - PEST CONTROL SVCS (COM CTR)
		190.00	PW - PEST CONTROL SVCS (COM CTR)
		120.00	PW - PEST CONTROL SVCS (SIDEWALKS)
		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 (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 (SPANE PARK)
		80.00	PW - PEST CONTROL SVCS (ALL AMERICAN PA
		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	1,648.00	
308414	S & J SUPPLY CO.	1,051.15	PW - FACILITY MNTC SUPPLIES
		963.39	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	2,014.54	
308415	S & S WORLDWIDE	1,904.28	CSR - RECREATION SUPPLIES
	Vendor Tota	1,904.28	
308416	SALVADOR	19.00	WTR DEP REF - 15314 ORANGE
	Vendor Tota	19.00	
308417	SMART & FINAL IRIS CO	198.63	GEN - KITCHEN SUPPLIES
	Vendor Tota	198.63	
308418	SO CAL INDUSTRIES	2,364.23	PW - FACILITY MNTC SVCS
	Vendor Tota	2,364.23	
308419	SO CALIF SECURITY CENTERS, INC	200.00	PW - FACILITY MNTC SVCS
	Vendor Tota	200.00	
308420	SOMERSET BUSINESS PARTNERS	74.42	WTR DEP REF - 7621 SOMERSET
		49.11	WTR DEP REF - 7619 SOMERSET
	Vendor Tota	123.53	
308421	STEVEN ENTERPRISES, INC	2,657.56	PW - FACILITY MNTC SVCS
		369.00	PW - FACILITY MNTC SVCS
	Vendor Tota	3,026.56	
308422	SYSTEMS INTEGRATED, LLC	312.50	PW - WATER OPER MNTC SVCS
	Vendor Tota	312.50	
308423	THE REGENTS OF U.C.	431.86	CA - MUNICIPAL LAW HANDBOOK
	Vendor Tota	431.86	
308424	TONY'S GLOVES & SAFETY SUPPLY	1,573.52	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	1,573.52	

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Check Number	Vendor Name	Amount	Description
308425	TRUESDAIL LABORATORIES, INC	1,000.00	PW - WATER CHEMICAL TESTING
		600.00	PW - WATER CHEMICAL TESTING
		168.00	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
		57.50	PW - WATER CHEMICAL TESTING
		36.00	PW - WATER CHEMICAL TESTING
		23.00	PW - WATER CHEMICAL TESTING
		11.50	PW - WATER CHEMICAL TESTING
	Vendor Tota	2,404.50	
308426	UNIVERSITY TROPHIES	59.54	CP - PLAQUES
	Vendor Tota	59.54	
308427	VIRAMONTES	15.79	WTR DEP REF - 8246 3RD
	Vendor Tota	15.79	
308428	WILLDAN ASSOCIATES, INC	928.50	PW - LANDSCAPE MNTC DISTRICT ADMIN
	Vendor Tota	928.50	
A total of 72 checks were issued for		\$142,775.45	

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Check Number	Vendor Name	Amount	Description
308152	A & G FENCE AND SUPPLY SALES	350.00	PW - FENCE REPAIR (CLRWTR)
	Vendor Tota	350.00	
308137	ADT SECURITY SERVICES, INC.	46.80	PS - SECURITY CAMERA MNTC (8/18)
	Vendor Tota	46.80	
308267	ADVANCE ELEVATOR, INC	300.00	PW - ELEVATOR MNTC (8/18)
	Vendor Tota	300.00	
308237	AFFORDABLE BUILT CONSTRUCTION	22,068.00	CD - RES REHAB (13227 DOWNEY)
	Vendor Tota	22,068.00	
308192	ALIN PARTY SUPPLY CO.	78.76	CSR - RECREATION SUPPLIES
	Vendor Tota	78.76	
308283	ALOHI'S POLYNESIAN DANCERS	400.00	CSR - ENP EVENT SUPPLIES
	Vendor Tota	400.00	
308296	ANDERSON, SHAWNIQUE	155.00	DAY CAMP REFUND (ANDERSON)
	Vendor Tota	155.00	
308193	ANGUINO, ARACELI	70.00	CSR - DAY CAMP REFUND
	Vendor Tota	70.00	
308238	APA AMERICAN PLANNING	525.00	CD - APA MEMBERSHIP (JC)
	Vendor Tota	525.00	
308138	ARSHAD, MAHMOOD	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308344	ART MECHANICS	992.37	CSR - MARIPOSA CENTER ARTWORK
		150.00	CSR - MARIPOSA CENTER ARTWORK
	Vendor Tota	1,142.37	
308174	AT & T	109.25	GEN - CLRWTR INTERNET (7/18)
308221		39.25	GEN - PARAMOUNT POOL INTERNET (7/18)
308335		5,235.72	GEN - TELEPHONE SERVICE (7/18)
		1,040.90	PW - WATER SYSTEM SERVICE (7/18)
	Vendor Tota	6,425.12	
308185	AT&T MOBILITY	90.78	AS - CELLULAR SERVICE (7/18)
		56.03	FIN - CELLULAR SERVICE (7/18)
308194		65.16	PW - CELLULAR SERVICE (7/18)
308239		25.76	PS - CELLULAR SERVICE (7/18)
	Vendor Tota	237.73	
308268	BARTEL ASSOCIATES, LLC	3,046.00	FIN - OPEB VALUATION (6/30/17)
	Vendor Tota	3,046.00	
308120	BASSETT, ANTHONY	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308153	BEIGHTON, DAVE	1,200.00	PS - DETECTIVE SPECIALIST (7/7 - 7/20)
308269		1,800.00	PS - DETECTIVE SPECIALIST (7/21 - 8/3)
	Vendor Tota	3,000.00	
308222	BERTIZ, DAVID	1,000.00	CSR - SUMMER CONCERT (7/26)
	Vendor Tota	1,000.00	
308313	BIBY, KELLY	645.00	CSR - STAR MATH TRAINING
	Vendor Tota	645.00	
308121	BISHOP COMPANY	1,095.45	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	1,095.45	

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Check Number	Vendor Name	Amount	Description
308297	BOJORQUEZ, ROSIE	100.00	FACILITY DEPOSIT REFUND (BORJORQUEZ)
	Vendor Tota	100.00	
308122	BRAVO SIGN & DESIGN INC	10,146.80	CIP - CITY ENTRY MONUMENT SIGNS
	Vendor Tota	10,146.80	
308258	BRIGHTVIEW LANDSCAPE	21,532.44	PW - LANDSCAPE MNTC SVCS (8/18)
		150.00	PW - LANDSCAPE MNTC SVCS (SOMERSET)8/18
		300.00	PW - LANDSCAPE MNTC SVCS (STATION)8/18
		2,000.00	PW - LANDSCAPE MNTC SVCS (DOWNTOWN)8/18
		7,637.00	PW - MEDIAN MNTC SVCS (8/18)
		3,248.45	PW - PARAMOUNT PARK MNTC SVCS (8/18)
		1,667.50	PW - DILLS PARK MNTC SVCS (8/18)
		21,532.44	PW - LANDSCAPE MNTC SVCS (7/18)
		150.00	PW - LANDSCAPE MNTC SVCS (SOMERSET)7/18
		300.00	PW - LANDSCAPE MNTC SVCS (STATION) 7/18
		2,000.00	PW - LANDSCAPE MNTC SVCS (DOWNTOWN)7/18
		7,637.00	PW - MEDIAN MNTC SVCS (7/18)
		3,248.45	PW - PARAMOUNT PARK MNTC SVCS (7/18)
		1,667.50	PW - DILLS PARK MNTC SVCS (7/18)
	Vendor Tota	73,070.78	
308223	BRYAN EXHAUST SERVICE, INC	1,050.00	PW - FACILITY MNTC SVCS
	Vendor Tota	1,050.00	
308314	BURNS, ROSALINE	50.00	FACILITY DEPOSIT REFUND (BURNS)
	Vendor Tota	50.00	
308298	CALIFORNIA AQUATIC THERAPY	5,000.00	CP - COMMUNITY ORGANIZATION FUNDING
	Vendor Tota	5,000.00	
12635	CALIFORNIA PUBLIC EMPLOYEES'	1,437,074.00	PERS UL CONTRIBUTION (FY19 CLASSIC)
12636		427.00	PERS UL CONTRIBUTION (FY19 PEPRA)
12645		96,715.50	MEDICAL INSURANCE (ACTIVE) - 8/18
		5,187.00	MEDICAL INSURANCE (RETIRED) - 8/18
		297.25	MEDICAL INSURANCE (ADMIN) - 8/18
12670		2,981.54	PERS RETIREMENT - CC 7/18
12671		151.78	PERS RETIREMENT - CC 7/18
12672		39,423.10	PERS RETIREMENT - PPE 7/20
12673		5,134.86	PERS RETIREMENT - PPE 7/20
	Vendor Tota	1,587,392.03	
308259	CASA ADELITA	412.00	CSR - STAR SUPPLIES
	Vendor Tota	412.00	
308195	CASSANDRA PARTY LAND	82.07	CP - NATIONAL NIGHT OUT
	Vendor Tota	82.07	
308270	CDW GOVERNMENT, INC.	247.00	GEN - PRINTER MNTC
308336		429.91	PS - FAX MACHINE
	Vendor Tota	676.91	
308345	CERTIFIED INSPECTIONS & CODE	29,440.00	CD - PLAN CHECK SVCS (7/18)
	Vendor Tota	29,440.00	
308175	CHICAGO TITLE COMPANY	20.00	CD - PIRT FEE (8240 GOLDEN)
308240		65.00	CD - PIRT FEE (8842 VANS)
	Vendor Tota	85.00	
308271	CINDY'S JUMPERS, LLC	285.55	CSR - HEALTHY PARAMOUNT EVENT
	Vendor Tota	285.55	

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Check Number	Vendor Name	Amount	Description
308299	CINTAS #053	48.12	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		130.37	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WTR PROD)
		41.03	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR CUST SVC)
		37.67	PW - UNIFORM SVC (FACILITIES)
		110.44	PW - UNIFORM SVC (LANDSCAPE)
		24.51	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WTR PROD)
		41.03	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR 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 (WTR PROD)
		41.03	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR CUST SVC)
		37.67	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		30.85	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WTR PROD)
		41.03	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR CUST SVC)
		37.67	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		24.51	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WTR PROD)
		41.03	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR CUST SVC)
		.00	PW - UNIFORM SVC (WTR CUST SVC)
	Vendor Tota	1,196.85	
308260	CIT TECHNOLOGY FIN SERV, INC	156.69	PW - COPIER (8/18)
	Vendor Tota	156.69	
308123	CITY OF DOWNEY	393.75	PW - TRAFFIC SIGNAL MNTC (4/18 - 6/18)
	Vendor Tota	393.75	
12623	CITY OF PARAMOUNT PAYROLL	296,683.39	NET PAYROLL - PPE 7/20
12637		743.69	NET PAYROLL - SPEC 7/27
12642		179.24	NET PAYROLL - SPEC 7/31
12646		140.58	NET PAYROLL - SPEC 8/1
12649		346.34	NET PAYROLL - SPEC 8/3
12653		285,448.20	NET PAYROLL - PPE 8/3
12663		267.69	NET PAYROLL - SPEC 8/3
12666		100.33	NET PAYROLL - SPEC 8/13
	Vendor Tota	583,909.46	
308241	CITY OF PARAMOUNT WATER DEPT	17,312.16	GEN - PKS & FACILITIES WTR (5/18-6/18)
		34,882.62	PW - MEDIAN IRRIGATION (5/18-6/18)
		882.45	GEN - ASSESSMENT DISTRICT (5/18-6/18)
		37.08	GEN - CLRWTR BLDG (5/18-6/18)
		240.04	GEN - PARAMOUNT PARK (5/18-6/18)
		2,700.52	PW - PARAMOUNT PARK (5/18-6/18)
	Vendor Tota	56,054.87	
308155	CITY OF SANTA FE SPRINGS	13,931.54	PW - TRAFFIC SIGNAL MNTC (6/18)
	Vendor Tota	13,931.54	

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Check Number	Vendor Name	Amount	Description
308337	COLORS PRINTING	238.17	CSR - SENIOR NEWSLETTER (8/18)
	Vendor Tota	238.17	
308139	CONTI MATERIALS SERVICE	50.00	PARKING CITATION REFUND
	Vendor Tota	50.00	
308300	CONTRACT LAW FUND	100.00	PS - CCCA MEETING
		200.00	PS - CCCA MEETING
		75.00	PSC - CCCA MEETING
	Vendor Tota	375.00	
308346	COOPERATIVE PERSONNEL SERVICES	12,929.26	PERS - CLASS & COMPENSATION STUDY
	Vendor Tota	12,929.26	
308186	COSTCO WHOLESALE	525.56	CSR - MARIPOSA CENTER ARTWORK
	Vendor Tota	525.56	
308196	COTA COLE& HUBER LLP	541.50	PS - LEGAL SERVICES (15131 GUNDRY)
		54.02	PS - LEGAL SERVICES (15131 GUNDRY)
	Vendor Tota	595.52	
308124	DATA TICKET, INC	5,929.79	PS - PARKING CITATION SVCS (6/18)
		1,895.60	PS - PARKING TICKET ROLLS
		245.25	PS - ADMIN CITATION SVCS (5/18)
		200.00	PS - NOISE DISTURBANCE SVCS (5/18)
		200.00	PS - NOISE DISTURBANCE SVCS (6/18)
		200.00	PS - ADMIN CITATION SVCS (2/18)
		200.00	PS - ADMIN CITATION SVCS (6/18)
	Vendor Tota	8,870.64	
308197	DAVIS, BART	1,800.00	CSR - SUMMER CONCERT (8/2)
	Vendor Tota	1,800.00	
308187	DE LA TORRE-RAMIREZ, RENE	100.00	FACILITY DEPOSIT REFUND
		-5.00	CSR - FACILITY RENTAL
	Vendor Tota	95.00	
308242	DE LAGE LANDEN	203.67	CSR - COM CTR COPIER (8/17)
	Vendor Tota	203.67	
308125	DELGADO, MIGUEL ANGEL	225.00	CSR - SENIOR ENTERTAINMENT (7/26)
	Vendor Tota	225.00	
308126	DEPT OF TRANSPORTATION	1,986.81	PW - TRAFFIC SIGNAL MNTC (4/18 - 6/18)
	Vendor Tota	1,986.81	
308224	DIRECTV	71.92	PS - EOC SATELLITE SVCS (8/18)
	Vendor Tota	71.92	
308157	ECO-RAPID TRANSIT	150.00	CD - ECO-RAPID TRANSIT SUMMIT(JC,JK,KC)
	Vendor Tota	150.00	
12625	EMPLOYMENT DEVELOPMENT DEPT	11,281.17	STATE PAYROLL TAX - PPE 7/20
12655		10,955.37	STATE PAYROLL TAX - PPE 8/3
	Vendor Tota	22,236.54	
308158	ESCOBEDO, ROSIE	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308243	EVER BUILDERS	2,981.00	CD - COM REHAB (13463 FANSHAW)
	Vendor Tota	2,981.00	
308272	FEDEX	22.66	GEN - POSTAGE EXPENSE
	Vendor Tota	22.66	

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Check Number	Vendor Name	Amount	Description
308159	FERNANDO TOURS INC	550.00	CSR - RECREATION EXCURSION (7/18)
		750.00	CSR - RECREATION EXCURSION (7/31)
308188		1,400.00	CSR - DAY CAMP EXCURSION (8/3)
308198		550.00	CSR - RECREATION EXCURSION (8/3)
		550.00	CSR - RECREATION EXCURSION (8/3)
	Vendor Tota	3,800.00	
308301	FILARSKY & WATT LLP	697.50	PERS - LEGAL SVCS (7/18)
	Vendor Tota	697.50	
308302	FILE KEEPERS, LLC	82.95	PS - SHREDDING SVCS (7/26)
	Vendor Tota	82.95	
308284	FIREPAN MUSIC	1,400.00	CSR - SUMMER CONCERT (8/9)
	Vendor Tota	1,400.00	
308160	FRONTIER COMMUNICATIONS OF CA	48.98	GEN - PS CIRCUIT LINE (7/18)
	Vendor Tota	48.98	
308140	GARDUNO, HECTOR	68.00	PARKING CITATION REFUND
	Vendor Tota	68.00	
308316	GAS COMPANY	949.72	GEN - FACILITIES NATURAL GAS (7/18)
		8,035.80	PW - WELLS #13 & #14 NATURAL GAS (7/18)
		1.01	GEN - CLRWTR NATURAL GAS (7/18)
		1,989.51	PW - WELLS #13 & #14 NATURAL GAS (6/18)
	Vendor Tota	10,976.04	
308127	GATEWAY WATER MANAGEMENT	13,969.00	PW - GREATER HARBOR TOXIC TDML
308161		55,237.41	PW - LOS CERRITOS WATERSHED MGMT PLAN
		25,681.92	PW - LA RIVER WATERSHED MGMT PLAN
	Vendor Tota	94,888.33	
308199	GLOBAL EQUIPMENT COMPANY	2,265.64	CSR - STAR SUPPLIES
	Vendor Tota	2,265.64	
308200	GOPHER	1,946.13	CSR - STAR SUPPLIES
		479.47	CSR - STAR SUPPLIES
	Vendor Tota	2,425.60	
308303	GUERRA, JUAN	200.00	FACILITY DEPOSIT REFUND (GUERRA)
	Vendor Tota	200.00	
308273	H & H NURSERY INC.	127.38	PW - LANDSCAPE MNTC SUPPLIES
		107.92	PW - LANDSCAPE MNTC SUPPLIES
		106.17	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	341.47	
308285	HANNA, EMAD	116.36	BLDG PERMIT REFUND
	Vendor Tota	116.36	
308317	HARRIS, LAKEISHA	50.00	FACILITY DEPOSIT REFUND (HARRIS)
	Vendor Tota	50.00	
12640	HASLER MAILING SYSTEMS	2,500.00	GEN - POSTAGE METER (7/24)
	Vendor Tota	2,500.00	
308274	HDL COREN & CONE	3,150.00	SA - PROPERTY TAX SVCS (7/18 - 9/18)
308318		745.00	FIN - CAFR STATISTICS (FY2018)
	Vendor Tota	3,895.00	
308286	HEALTHFIRST-NORTH MEDICAL GRP	1,152.00	PERS - HEALTH SCREENINGS (6/18)
	Vendor Tota	1,152.00	

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Check Number	Vendor Name	Amount	Description
308128	HERNANDEZ, MARIO	48.00	PARKING CITATION REFUND - HERNANDEZ
	Vendor Tota	48.00	
308304	HINDERLITER, DE LLAMAS	12,000.00	CD - ECONOMIC DEV SVCS (4/18 - 6/18)
308319		1,200.00	FIN - SALES TAX SVCS (3RD QTR)
		10,274.28	FIN - SALES TAX RECOVERY (1ST QTR)
	Vendor Tota	23,474.28	
308347	HOLLAND, DAVE VICTORINO	175.00	CSR - SENIOR ENTERTAINMENT (8/23)
	Vendor Tota	175.00	
308348	HOME DEPOT CRC/GECE	4.36	CSR - RECREATION SUPPLIES
		163.38	CSR - STAR SUPPLIES
		144.28	CSR - EQUIPMENT MNTC SUPPLIES
		15.59	CSR - SUMMER CONCERT
		96.23	CSR - AQUATIC SUPPLIES
		692.17	CSR - AQUATIC SUPPLIES
		315.74	CSR - AQUATIC SUPPLIES
	Vendor Tota	1,431.75	

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Check Number	Vendor Name	Amount	Description
308142	HOME DEPOT/GEFCF	38.44	PW - FACILITY MNTC SUPPLIES
		72.14	PW - FACILITY MNTC SUPPLIES
		236.51	PW - GRAFFITI REMOVAL SUPPLIES
		18.32	PW - FACILITY MNTC SUPPLIES
		199.06	PW - GRAFFITI REMOVAL SUPPLIES
		20.89	PW - FACILITY MNTC SUPPLIES
		58.46	PW - FACILITY MNTC SUPPLIES
		24.46	PW - FACILITY MNTC SUPPLIES
		201.38	PW - GENERAL SMALL TOOL
		82.43	PW - LANDSCAPE MNTC SUPPLIES
		18.54	PW - FACILITY MNTC SUPPLIES
		44.22	PW - FACILITY MNTC SUPPLIES
		19.71	PW - FACILITY MNTC SUPPLIES
		19.45	PW - FACILITY MNTC SUPPLIES
		436.25	PW - GRAFFITI REMOVAL SUPPLIES
		15.24	PW - FACILITY MNTC SUPPLIES
		98.31	PW - FACILITY MNTC SUPPLIES
		8.01	PW - FACILITY MNTC SUPPLIES
		42.13	PW - GRAFFITI REMOVAL SUPPLIES
		12.46	PW - WATER OPER MNTC SUPPLIES
		73.43	PW - GRAFFITI REMOVAL SUPPLIES
		51.44	PW - GRAFFITI REMOVAL SUPPLIES
		104.58	PW - FACILITY MNTC SUPPLIES
		16.38	PW - FACILITY MNTC SUPPLIES
		191.47	PW - WATER OPER MNTC SUPPLIES
		34.09	PW - GRAFFITI REMOVAL SUPPLIES
		205.28	PW - GRAFFITI REMOVAL SUPPLIES
		6.07	PW - FACILITY MNTC SUPPLIES
		51.62	PW - FACILITY MNTC SUPPLIES
		9.46	PW - FACILITY MNTC SUPPLIES
		159.42	PW - LANDSCAPE MNTC SUPPLIES
		31.38	PW - LANDSCAPE MNTC SUPPLIES
		33.07	PW - GRAFFITI REMOVAL SUPPLIES
		74.84	PW - GRAFFITI REMOVAL SUPPLIES
		41.51	PW - FACILITY MNTC SUPPLIES
		337.99	PW - TRAFFIC SAFETY SUPPLIES
		156.60	PW - LANDSCAPE MNTC SUPPLIES
		87.57	PW - WATER OPER MNTC SUPPLIES
		7.63	PW - FACILITY MNTC SUPPLIES
		25.45	PW - FACILITY MNTC SUPPLIES
		827.26	PW - GENERAL SMALL TOOLS
		76.52	PW - FACILITY MNTC SUPPLIES
308305		66.30	PW - FACILITY MNTC SUPPLIES
		16.55	PW - FACILITY MNTC SUPPLIES
		80.02	PW - GRAFFITI REMOVAL SUPPLIES
		746.57	PW - STREET MNTC SUPPLIES
		33.03	PW - GRAFFITI REMOVAL SUPPLIES
		6.54	PW - FACILITY MNTC SUPPLIES
		9.07	PW - FACILITY MNTC SUPPLIES
		25.15	PW - FACILITY MNTC SUPPLIES
		126.10	PW - GRAFFITI REMOVAL SUPPLIES
		25.33	PW - GRAFFITI REMOVAL SUPPLIES
		115.63	PW - GRAFFITI REMOVAL SUPPLIES
		372.09	PW - LANDSCAPE MNTC SUPPLIES
		44.25	PW - FACILITY MNTC SUPPLIES
		64.31	PW - FACILITY MNTC SUPPLIES
		8.66	PW - FACILITY MNTC SUPPLIES
		65.66	PW - FACILITY MNTC SUPPLIES
		380.96	PW - GRAFFITI REMOVAL SUPPLIES
		67.38	PW - FACILITY MNTC SUPPLIES

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Check Number	Vendor Name	Amount	Description
308305	HOME DEPOT/GEFCF	89.17	PW - FACILITY MNTC SUPPLIES
		50.66	PW - GRAFFITI REMOVAL SUPPLIES
		25.33	PW - GRAFFITI REMOVAL SUPPLIES
		16.62	PW - GRAFFITI REMOVAL SUPPLIES
		110.26	PW - WATER OPER MNTC SUPPLIES
		37.17	PW - FACILITY MNTC SUPPLIES
		132.97	PW - LANDSCAPE MNTC SUPPLIES
		17.43	PW - WATER OPER MNTC SUPPLIES
		62.85	PW - FACILITY MNTC SUPPLIES
		51.28	PW - FACILITY MNTC SUPPLIES
		49.19	PW - FACILITY MNTC SUPPLIES
		17.42	PW - FACILITY MNTC SUPPLIES
		24.04	PW - FACILITY MNTC SUPPLIES
		31.47	PW - FACILITY MNTC SUPPLIES
		20.74	PW - TRAFFIC SAFETY SUPPLIES
		39.36	PW - FACILITY MNTC SUPPLIES
		37.21	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	7,336.24	
308201	INK HEAD DESIGN & PRINTS	2,012.61	CSR - STAR SUPPLIES
		1,861.50	CSR - STAR SUPPLIES
		1,559.28	CSR - STAR SUPPLIES
	Vendor Tota	5,433.39	
12624	INTERNAL REVENUE SERVICE	31,312.08	FED PAYROLL TAX - PPE 7/20
		10,383.00	MEDICARE PAYMENT - PPE 7/20
12638		.39	FED PAYROLL TAX - SPEC 7/27
		23.70	MEDICARE PAYMENT - SPEC 7/27
12643		5.70	MEDICARE PAYMENT - SPEC 7/31
12647		4.48	MEDICARE PAYMENT - SPEC 8/1
12650		23.32	FED PAYROLL TAX - SPEC 8/3
		11.78	MEDICARE PAYMENT - SPEC 8/3
12654		31,002.90	FED TAX PAYMENT - PPE 8/3
		10,026.88	MEDICARE PAYMENT - PPE 8/3
12664		8.52	MEDICARE PAYMENT - SPEC 8/9
12667		3.20	MEDICARE PAYMENT - SPEC 8/13
	Vendor Tota	82,805.95	
308338	ISABEL'S FLOWER SHOP	180.68	PS - CCCA EVENT (8/15)
	Vendor Tota	180.68	
308162	JANKOVICH COMPANY	29.52	CSR - FLEET FUEL (4/22 - 4/30)
308225		1,116.67	PS - FLEET FUEL (4/1 - 4/7)
	Vendor Tota	1,146.19	
308339	JOHN L HUNTER	680.00	PW - STORMWATER MGMT SVCS (6/18)
	Vendor Tota	680.00	
308306	JOHNSON, FORESTINE	50.00	FACILITY DEPOSIT REFUND (JOHNSON)
	Vendor Tota	50.00	
308340	KCV ENTERPRISES, INC	1,429.86	CSR - ENP EVENT SUPPLIES
	Vendor Tota	1,429.86	
308163	KEN'S WELDING	990.00	PW - GATE REPAIR (SALUD PARK)
		830.00	PW - GATE REPAIR (PARAMOUNT PARK)
	Vendor Tota	1,820.00	
308244	KENIG, ELEZAR	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308189	KNOTT'S BERRY FARM	2,725.00	CSR - DAY CAMP EXCURSION (8/3)
	Vendor Tota	2,725.00	

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Check Number	Vendor Name	Amount	Description
308176	KSAR CONSTRUCTION, INC	14,900.00	CD - COM REHAB (16230 PARAMOUNT)
308177		5,400.00	CD - COM REHAB (16230 PARAMOUNT)
	Vendor Tota	20,300.00	
308320	L A COUNTY DEPT OF AUDITOR-	1,218.52	CC - LAFCO FEES (FY 2019)
	Vendor Tota	1,218.52	
308202	L A COUNTY DISTRICT ATTORNEY	1,215.90	PS - LEGAL SVCS (4/18 - 6/18)
	Vendor Tota	1,215.90	
308129	L A COUNTY PROBATION DEPT	20,500.00	PS - PROBATION OFFICER (4/18 - 6/18)
	Vendor Tota	20,500.00	
308321	L A COUNTY RECORDER'S OFFICE	75.00	CD - PUBLISHED NOTICE (8/15)
		75.00	CD - PUBLISHED NOTICE (8/15)
		75.00	CD - PUBLISHED NOTICE (8/15)
	Vendor Tota	225.00	
308130	L A COUNTY SHERIFF	439,437.20	PS - GENERAL LAW ENFORCEMENT (6/18)
		118,128.07	PS - SPECIAL ASSIGNMENT OFFICER (6/18)
		18,832.58	PS - SERGEANT SERVICES (6/18)
		1,331.18	PS - MDC UNIT LEASE (6/18)
		387.50	PS - ALPR UNIT LEASE (6/18)
		9,225.71	PS - CRIME SUPPRESSION (5/18)
		8,533.40	PS - SUPERVISOR OVERTIME (5/18)
		7,153.52	PS - TRANSIT ENFORCEMENT (GRANT) - 5/18
		6,922.89	PS - PROBATION SVCS (5/18)
		2,304.53	PS - PARTY PATROL (5/18)
		1,987.58	PS - PARTY PATROL (GRANT) - 5/18
		2,117.68	PS - GANG SUPPRESSION (5/18)
308203		10,709.10	PS - CRIME SUPPRESSION (6/18)
		8,555.85	PS - TRANSIT ENFORCEMENT (GRANT) - 6/18
		7,888.56	PS - SUPERVISOR OVERTIME (6/18)
		644.53	PS - PARTY PATROL (GRANT) - 6/18
		3,976.88	PS - PARTY PATROL (6/18)
		2,812.91	PS - PROBATION SVCS (6/18)
		2,175.72	PS - VENDOR ENFORCEMENT (6/18)
		1,566.97	PS - PARK PATROL (6/18)
		536.51	PS - TRAFFIC ENFORCEMENT (6/18)
	Vendor Tota	655,228.87	
308131	L A SIGNS & BANNERS	151.77	CSR - MILITARY BANNERS
308164		455.30	CSR - MILITARY BANNERS
	Vendor Tota	607.07	
308275	LAVENANT, DANIELA	50.00	FACILITY DEPOSIT REFUND (LAVENANT)
	Vendor Tota	50.00	
308204	LDI COLOR TOOLBOX	36.18	PW - COPIER (7/18)
		16.07	PW - COPIER OVERAGE (6/18)
	Vendor Tota	52.25	
308245	LEAD TECH ENVIRONMENTAL	190.00	CD - LEAD/ASBESTOS TEST (8240 GOLDEN)
	Vendor Tota	190.00	
308247	LEON'S FLOWER SHOP	348.80	CP - NATIONAL NIGHT OUT
	Vendor Tota	348.80	
308246	LEONARD, LESLIE	880.00	CSR - STAR CHAMPS TRAINING
	Vendor Tota	880.00	
308165	LINCOLN AQUATICS	69.77	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	69.77	

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Check Number	Vendor Name	Amount	Description
308205	LINCOLN NATIONAL LIFE INS CO	1,087.63	LIFE INSURANCE (8/18)
		2,753.47	DISABILITY INSURANCE (8/18)
308206		621.61	VOLUNTARY LIFE (8/18)
308322		701.66	DENTAL INSURANCE (HMO) - 8/18
		7,850.50	DENTAL INSURANCE (PPO) - 8/18
		393.37	DENTAL INSURANCE (HMO) - 7/18 ADJ
	Vendor Total	13,408.24	

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Check Number	Vendor Name	Amount	Description
308167	LINDSAY LUMBER CO., INC	514.26	PW - FACILITY MNTC SUPPLIES
		221.00	PW - GRAFFITI REMOVAL SUPPLIES
		162.42	PW - GRAFFITI REMOVAL SUPPLIES
		133.12	PW - GRAFFITI REMOVAL SUPPLIES
		110.93	PW - FACILITY MNTC SUPPLIES
		76.16	PW - WATER OPER MNTC SUPPLIES
		72.14	PW - GRAFFITI REMOVAL SUPPLIES
		59.43	PW - WATER OPER MNTC SUPPLIES
		53.61	PW - LANDSCAPE MNTC SUPPLIES
		52.20	PW - STREET MNTC SUPPLIES
		49.00	PW - FACILITY MNTC SUPPLIES
		47.86	PW - GRAFFITI REMOVAL SUPPLIES
		47.05	PW - LANDSCAPE MNTC SUPPLIES
		45.95	PW - STREET MNTC SUPPLIES
		45.46	PW - GRAFFITI REMOVAL SUPPLIES
		42.31	PW - LANDSCAPE MNTC SUPPLIES
		41.56	PW - FACILITY MNTC SUPPLIES
		36.18	PW - WATER OPER MNTC SUPPLIES
		36.05	PW - FACILITY MNTC SUPPLIES
		35.61	PW - FACILITY MNTC SUPPLIES
		31.69	PW - WATER OPER MNTC SUPPLIES
		30.64	PW - FACILITY MNTC SUPPLIES
		29.08	PW - GRAFFITI REMOVAL SUPPLIES
		25.66	PW - WATER OPER MNTC SUPPLIES
		24.07	PW - FACILITY MNTC SUPPLIES
		22.46	PW - WATER OPER MNTC SUPPLIES
		20.77	PW - FACILITY MNTC SUPPLIES
		18.14	PW - WATER OPER MNTC SUPPLIES
		17.26	PW - WATER OPER MNTC SUPPLIES
		15.30	PW - LANDSCAPE MNTC SUPPLIES
		15.23	PW - LANDSCAPE MNTC SUPPLIES
		14.87	PW - FACILITY MNTC SUPPLIES
		13.50	PW - FACILITY MNTC SUPPLIES
		13.09	PW - FACILITY MNTC SUPPLIES
		10.94	PW - STREET MNTC SUPPLIES
		10.94	PW - LANDSCAPE MNTC SUPPLIES
		10.93	PW - FACILITY MNTC SUPPLIES
		9.58	PW - FACILITY MNTC SUPPLIES
		8.73	PW - FACILITY MNTC SUPPLIES
		6.89	PW - STREET MNTC SUPPLIES
		6.18	PW - FACILITY MNTC SUPPLIES
		5.75	PW - LANDSCAPE MNTC SUPPLIES
		5.74	PW - FACILITY MNTC SUPPLIES
		4.92	PW - FACILITY MNTC SUPPLIES
		4.15	PW - FACILITY MNTC SUPPLIES
		3.93	PW - FACILITY MNTC SUPPLIES
308324		377.86	PW - FACILITY MNTC SUPPLIES
		362.62	PW - FACILITY MNTC SUPPLIES
		333.69	PW - GRAFFITI REMOVAL SUPPLIES
		144.88	PW - FACILITY MNTC SUPPLIES
		141.78	PW - GRAFFITI REMOVAL SUPPLIES
		123.51	PW - GRAFFITI REMOVAL SUPPLIES
		94.39	PW - LANDSCAPE MNTC SUPPLIES
		84.26	PW - FACILITY MNTC SUPPLIES
		79.35	PW - STREET MNTC SUPPLIES
		78.77	PW - STREET MNTC SUPPLIES
		65.01	PW - STREET MNTC SUPPLIES
		57.12	PW - FACILITY MNTC SUPPLIES
		55.52	PW - GRAFFITI REMOVAL SUPPLIES
		51.41	PW - FACILITY MNTC SUPPLIES

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Check Number	Vendor Name	Amount	Description
308324	LINDSAY LUMBER CO., INC	46.22	PW - GRAFFITI REMOVAL SUPPLIES
		43.53	PW - FACILITY MNTC SUPPLIES
		42.83	PW - LANDSCAPE MNTC SUPPLIES
		41.15	PW - STREET MNTC SUPPLIES
		37.76	PW - FACILITY MNTC SUPPLIES
		35.01	PW - FACILITY MNTC SUPPLIES
		30.65	PW - LANDSCAPE MNTC SUPPLIES
		29.55	PW - LANDSCAPE MNTC SUPPLIES
		29.54	PW - FACILITY MNTC SUPPLIES
		27.53	PW - FACILITY MNTC SUPPLIES
		26.81	PW - LANDSCAPE MNTC SUPPLIES
		25.92	PW - FACILITY MNTC SUPPLIES
		23.66	PW - LANDSCAPE MNTC SUPPLIES
		23.17	PW - FACILITY MNTC SUPPLIES
		22.51	PW - LANDSCAPE MNTC SUPPLIES
		21.90	PW - FACILITY MNTC SUPPLIES
		21.33	PW - FACILITY MNTC SUPPLIES
		19.91	PW - LANDSCAPE MNTC SUPPLIES
		18.78	PW - FACILITY MNTC SUPPLIES
		17.49	PW - FACILITY MNTC SUPPLIES
		17.15	PW - FACILITY MNTC SUPPLIES
		16.41	PW - FACILITY MNTC SUPPLIES
		10.93	PW - FACILITY MNTC SUPPLIES
		10.49	PW - LANDSCAPE MNTC SUPPLIES
		9.84	PW - FACILITY MNTC SUPPLIES
		8.75	PW - GRAFFITI REMOVAL SUPPLIES
		8.65	PW - FACILITY MNTC SUPPLIES
		6.56	PW - FACILITY MNTC SUPPLIES
		6.56	PW - FACILITY MNTC SUPPLIES
		5.46	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	4,998.96	
308143	LINEN X PRESS, INC	63.70	CSR - LAUNDRY SVCS (7/11)
308226		177.73	CSR - LAUNDRY SVCS (7/25)
		155.63	CSR - LAUNDRY SVCS (7/18)
	Vendor Tota	397.06	
308325	LOPEZ, ANA ISABEL	50.00	FACILITY DEPOSIT REFUND (LOPEZ)
	Vendor Tota	50.00	
308287	MARTINEZ, ALBERTO	49.02	BLDG PERMIT REFUND
	Vendor Tota	49.02	
308326	MARTINEZ, DESTINY	50.00	FACILITY DEPOSIT REFUND (MARTINEZ)
	Vendor Tota	50.00	
308207	MASTERCARD - W F BANK	595.00	FIN - GFOA MEMBERSHIP (KL,CA, JdG)
		449.00	PERS - JOB NOTICE (ACCOUNTANT)
		-8.75	FIN - OFFICE SUPPLIES (CREDIT)
308349		60.00	FIN - CSMFO SEMINAR (CA,KL,JD)
		315.00	FIN - WATER BILLING WEBSITE CERTIFICATE
		85.00	FIN - MEETING EXPENSE
		92.81	FIN - MEETING EXPENSE
		88.44	FIN - MEETING EXPENSE
	Vendor Tota	1,676.50	

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Check Number	Vendor Name	Amount	Description
308208	MASTERCARD - WF BANK	55.00	CD - ICC MEMBERSHIP (SB)
		55.00	CD - ICC MEMBERSHIP (AG)
		55.00	CD - ICC MEMBERSHIP (RB)
		85.00	CD - ICC CERTIFICATION (RB)
		240.00	CD - ICC MEMBERSHIP (CITY)
		396.87	CIP - CITY HALL A/V UPGRADE
		1,171.58	CIP - CITY HALL A/V UPGRADE
		50.00	CD - LOCC CONFERENCE (MC)
		50.00	AS - ECONOMIC DEV CONF (JM)
		2,083.04	CIP - CITY HALL A/V UPGRADE
		39.00	GEN - BANK CHARGES
		15.00	CD - NETWORKING LUNCHEON (JK)
		295.00	CD - CALBO MEMBERSHIP
		55.00	CD - ICC MEMBERSHIP (DM)
308350		390.00	CD - CALBO EDUC SEMINAR (AG)
		390.00	CD - CALBO EDUC SEMINAR (DM)
	Vendor Tota	5,425.49	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
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Check Number	Vendor Name	Amount	Description
308209	MASTERCARD WF BANK	2,185.59	CSR - FARMERS MARKET TABLE & CHAIRS
		216.00	CSR - AQUATIC SUPPLIES
		-66.00	CSR - MEETING SUPPLIES (CREDIT)
		63.35	CSR - MEETING SUPPLIES
		50.00	CSR - DAY CAMP EXCURSION (7/20)
308210		112.86	PS - OFFICE SUPPLIES
		77.95	PS - OFFICE SUPPLIES
		139.99	PS - OFFICE SUPPLIES
		14.89	PS - OFFICE SUPPLIES
		422.88	PS - OFFICE SUPPLIES
		613.11	PS - OFFICE SUPPLIES
		81.30	PS - MEETING EXPENSE
		74.95	PS - EQUIPMENT MNTC SUPPLIES
		7.12	PS - EQUIPMENT MNTC SUPPLIES (TAX)
		10.72	PS - OFFICE SUPPLIES (TAX)
		7.41	PS - OFFICE SUPPLIES (TAX)
		13.30	PS - OFFICE SUPPLIES (TAX)
		-13.30	MC - THINKAWESOME
		-7.41	MC - AMAZON.COM
		-10.72	MC - AMAZON.COM
		-1.41	MC - ASSURANT
		-7.12	MC - AMAZON.COM
		1.41	PS - OFFICE SUPPLIES (TAX)
		320.00	PS - MEETING EXPENSE
308211		328.38	GEN - PRINTER TONER
		65.22	CP - FLOWERS
		6.76	AS - SOCIAL MEDIA SVCS
		545.00	CD - APA CONFERENCE (JK)
		545.00	CD - APA CONFERENCE (JC)
		337.96	CM - ICMA CONFERENCE EXPENSE (JM)
		24.00	CM - CASOMB MEETING EXPENSE (JM)
		243.42	CD - APA CONFERENCE EXPENSE (JK)
		243.42	CD - APA CONFERENCE EXPENSE (JC)
		150.00	CM - LOCC ANNUAL CONFERENCE (LC)
		37.95	CM - MEETING EXPENSE
		22.17	CM - MEETING EXPENSE
308213		10.00	CSR - RECREATION SUPPLIES
		10.00	CSR - RECREATION SUPPLIES
		10.00	CSR - RECREATION SUPPLIES
		10.00	CSR - RECREATION SUPPLIES
		10.00	CSR - RECREATION SUPPLIES
		21.87	CSR - MEETING SUPPLIES
		1,478.25	CSR - PEP MEETING SUPPLIES
		220.38	CSR - RECREATION SUPPLIES
		4.18	CSR - RECREATION SUPPLIES
		219.01	CSR - PEP MEETING SUPPLIES
		148.83	CP - HERITAGE FESTIVAL
		185.50	CP - HERITAGE FESTIVAL
		21.88	CP - HERITAGE FESTIVAL
		130.55	CSR - RECREATION SUPPLIES
		600.87	CSR - ENP SUPPLIES
		59.86	GEN - CC MEETING (6/19)
		195.00	GEN - CC MEETING (6/19)
		14.13	CSR - RECREATION SUPPLIES
		267.00	CP - HERITAGE FESTIVAL
		64.79	CSR - RECREATION SUPPLIES
		100.00	CSR - PEP SUPPLIES
		722.92	CSR - EQUIPMENT MNTC SUPPLIES
		172.76	CSR - ENP EVENT SUPPLIES
		329.14	CSR - PRESCHOOL SUPPLIES

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308213	MASTERCARD WF BANK	7.64	CSR - PRESCHOOL SUPPLIES
		35.97	CSR - MEETING SUPPLIES
		70.00	CSR - MEETING SUPPLIES
		1,716.74	CSR - RECREATION SUPPLIES
		-1,599.99	CSR - STAR SUPPLIES (CREDIT)
		63.93	CSR - EQUIPMENT MNTC SUPPLIES (TAX)
		-63.93	MC - WEBSTAIRANT
		.00	MC - WEBSTAIRANT
		970.00	CSR - STAR SUPPLIES
		987.02	CSR - RECREATION SUPPLIES
		113.65	CSR - RECREATION SUPPLIES
		57.31	CSR - RECREATION SUPPLIES
		63.02	GEN - CC MEETING (7/3)
		121.52	GEN - CC MEETING (7/3)
		78.60	CSR - SPECIAL EVENT SUPPLIES
		89.68	CSR - RECREATION SUPPLIES (TAX)
		86.45	CSR - STAR SUPPLIES (TAX)
		-86.45	MC - AZOOU
		-89.68	MC - CROWN AWARDS
	Vendor Tota	14,484.55	
308214	MATRIX TRUST TPA 000363	12,389.40	RETIREE HEALTH TRUST (9/18)
		12,118.78	RETIREE HEALTH TRUST (9/18)
		167.48	RETIREE HEALTH TRUST (9/18)
	Vendor Tota	24,675.66	
308248	MATT CHLOR INC	1,469.57	PW - WATER OPER MNTC SUPPLIES
		1,427.09	PW - WATER OPER MNTC SUPPLIES
		407.32	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	3,303.98	
308327	MCD PULPITS	1,587.75	CSR - SPECIAL EVENT SUPPLIES
		164.25	CSR - SPECIAL EVENT SUPPLIES
	Vendor Tota	1,752.00	
308178	MEGAPATH	186.92	GEN - STATION INTERNET (8/18)
		177.02	GEN - PROGRESS PLAZA INTERNET (8/18)
		151.73	GEN - PARAMOUNT PARK INTERNET(8/18)
	Vendor Tota	515.67	
308227	MOBILE RELAY ASSOCIATES	725.00	GEN - WIRELESS SITE RENT (8/18)
	Vendor Tota	725.00	
308179	MONTENEGRO, HECTOR	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308180	MOSLEY, MARKIESHA CAPRI	50.00	FACILITY DEPOSIT REFUND (MOSLEY)
	Vendor Tota	50.00	
308132	NETWORK INNOVATIONS US, INC	217.16	PS - SATELLITE PHONE SVC (6/18)
	Vendor Tota	217.16	
308328	OFFICE SOLUTIONS	49.91	GEN - OFFICE SUPPLIES
		157.79	GEN - PAPER STOCK
		103.42	GEN - PAPER STOCK
		16.01	GEN - OFFICE SUPPLIES
	Vendor Tota	327.13	
308144	OLMOS, DAVID	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308228	OMG NATIONAL	470.00	CSR - COMMUNITY PROMO SUPPLIES
		40.38	CSR - COMMUNITY PROMO SUPPLIES (TAX)
		-40.38	OMG NATIONAL
	Vendor Tota	470.00	
308215	ONO HAWAIIAN BBQ	992.04	CP - NATIONAL NIGHT OUT
308229		459.89	CP - NATIONAL NIGHT OUT
	Vendor Tota	1,451.93	
12652	OPENEDGE	1,270.84	GEN - UB WEB BANK CHARGES (7/18)
	Vendor Tota	1,270.84	
308249	PACIFIC EH & S SVCS, INC	585.00	PERS - IIPP QUARTERLY MEETING (PW)
		585.00	PERS - IIPP QUARTERLY MEETING (PS)
	Vendor Tota	1,170.00	
308216	PARAMOUNT UNIFIED SCHOOL DIST	7,523.10	PS - RESOURCE DEPUTY (6/18)
	Vendor Tota	7,523.10	
308329	PECH, MALIS	645.00	CSR - STAR MATH TRAINING
	Vendor Tota	645.00	
308307	PECHANGA RESORT & CASINO	500.00	CSR - SENIOR EXCURSION (10/17)
	Vendor Tota	500.00	
308341	PEOPLE ASSISTING THE HOMELESS	5,940.77	PS - HOMELESS PLAN SVCS (6/18)
	Vendor Tota	5,940.77	
308190	PETTY CASH	795.81	PETTY CASH REPLENISHMENT
308230		2,389.43	CSR - FY18 BINGO EXCESS FUND
308261		220.00	PC - PLANNING COMMISSION MEETING
308351		745.87	PETTY CASH REPLENISHMENT
	Vendor Tota	4,151.11	
308145	POLYDOT	3,337.50	CP - AROUND TOWN (7/18)
308288		2,077.68	CSR - PARAMOUNT CUP FUTSAL CARDS
	Vendor Tota	5,415.18	
308330	POWERTRIP RENTALS	62.55	CP - HERITAGE FESTIVAL
	Vendor Tota	62.55	
308250	PRICE, MAURICE	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308231	PRINTTIO	689.52	CSR - PARAMOUNT CUP BANNER
		533.27	CSR - PARAMOUNT CUP BANNER
		259.52	CSR - OPEN GYM BANNERS
308232		60.23	CP - NATIONAL NIGHT OUT BANNER
	Vendor Tota	1,542.54	
308181	Q DOXS	562.81	GEN - COLOR COPIER OVERAGE (6/18)
		290.17	GEN - COLOR COPIER USAGE (7/18)
		93.08	GEN - COPIER USAGE (7/18)
		62.82	CD - COPIER OVERAGE (6/18)
		60.23	CD - COPIER USAGE (7/18)
		47.74	GEN - COPIER OVERAGE (6/18)
	Vendor Tota	1,116.85	
308276	QUEZADA, TERESA	1,000.00	FACILITY DEPOSIT REFUND (QUEZADA)
		-416.60	FACILITY FEES (QUEZADA)
	Vendor Tota	583.40	
308182	RAMIREZ, ANA G AMAYA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308308	RAMIREZ, ANGELICA	500.00	FACILITY DEPOSIT REFUND (RAMIREZ)
	Vendor Tota	500.00	
308277	RAMOS, RONY	50.00	FACILITY DEPOSIT REFUND (RAMOS)
	Vendor Tota	50.00	
308278	REED, LAWANZA	50.00	FACILITY DEPOSIT REFUND (REED)
	Vendor Tota	50.00	
12632	RELIANCE TRUST COMPANY	13,559.87	FT DEF COMP 457 - PPE 7/20
12633		1,851.14	FT DEF COMP 457 ROTH - PPE 7/20
12634		9,052.33	PT DEF COMP 457 - PPE 7/20
12639		61.29	PT DEF COMP 457 - SPEC 7/27
12644		14.76	PT DEF COMP 457 - SPEC 7/31
12648		11.58	PT DEF COMP 457 - SPEC 8/1
12651		30.45	PT DEF COMP 457 - SPEC 8/3
12660		1,840.36	FT DEF COMP 457 ROTH - PPE 8/3
12661		12,113.86	FT DEF COMP 457 - PPE 8/3
12662		8,787.43	PT DEF COMP 457 - PPE 8/3
12665		22.05	PT DEF COMP 457 - SPEC 8/3
12668		8.27	PT DEF COMP - SPEC 8/13
12628		2,355.04	401A LOAN PAYMENT - PPE 7/20
12629		446.32	457 LOAN PAYMENT - PPE 7/20
12656		2,381.68	401 LOAN LOAN PAYMENT - PPE 8/3
12657		446.32	457 LOAN PAYMENT - PPE 8/3
12630		157.66	401A EXEC LOAN PMT - PPE 7/20/18
12631		633.85	FT 401 QUAL COMP - PPE 7/20
12658		157.66	401A EXEC LOAN PAYMENT - PPE 8/3
12659		633.85	FT 401 QUAL COMP - PPE 8/3
	Vendor Tota	54,565.77	
308146	RETAIL MARKETING SERVICES	580.00	PW - CART SERVICES (6/18)
	Vendor Tota	580.00	
308183	ROBERT SKEELS & CO.	56.88	CSR - RECREATION SUPPLIES
	Vendor Tota	56.88	
308331	RODGER'S CATERING	283.33	PS - CONSORTIUM MEETING (8/15)
	Vendor Tota	283.33	
308251	RON'S MAINTENANCE	5,290.00	PW - CATCH BASIN MNTC (7/18)
	Vendor Tota	5,290.00	
308168	ROSS CREATIONS	950.00	CSR - SUMMER CONCERT (7/26)
308217		950.00	CSR - SUMMER CONCERT (8/2)
308309		250.00	CSR - SUMMER CONCERT (8/9)
	Vendor Tota	2,150.00	
308147	RPW SERVICES, INC.	880.00	PW - WEED CONTROL SVCS (ALLEYS)
308169		95.00	PW - PEST CONTROL SVCS (COMM CTR)
	Vendor Tota	975.00	
308184	SANFORD, STARKIEA	50.00	FACILITY DEPOSIT REFUND (SANFORD)
	Vendor Tota	50.00	
308252	SARVI, NASREEN	300.00	CSR-STAR MANDATED REPRTNG/BULLYING TRNG
	Vendor Tota	300.00	

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Check Number	Vendor Name	Amount	Description
308332	SECTRAN SECURITY INC	457.15	GEN - ARMORED CAR SVC (4/18)
		457.15	GEN - ARMORED CAR SVC (5/18)
		457.15	GEN - ARMORED CAR SVC (12/17)
		444.85	GEN - ARMORED CAR SVC (11/17)
308342		457.15	GEN - ARMORED CAR SVC (7/18)
		457.15	GEN - ARMORED CAR SVC (8/18)
	Vendor Tota	2,730.60	
308262	SHAW & SONS	102,550.59	CIP - ICE POND RESURFACING (7/18)
	Vendor Tota	102,550.59	
308148	SHAW, ANGELINA	23.00	PARKING CITATION REFUND
	Vendor Tota	23.00	
308133	SMART & FINAL IRIS CO	34.82	PS - NW MEETING (7/18)
308218		76.18	CSR - STAR SUPPLIES
308219		71.79	PW - MEETING SUPPLIES
		52.84	CSR - SUMMER CONCERT
308263		134.29	CSR - DAY CAMP SUPPLIES
		127.90	CSR - DAY CAMP SUPPLIES
		103.53	CSR - STAR SUPPLIES
		101.54	CSR - ENP EVENT SUPPLIES
		87.91	CSR - DAY CAMP SUPPLIES
		68.79	CSR - STAR SUPPLIES
		44.19	CSR - SUMMER CONCERT
		30.26	CSR - AQUATIC SUPPLIES
		27.98	CSR - SUMMER CONCERT
		25.59	CSR - FACILITY SUPPLIES
		22.92	CSR - STAR SUPPLIES
		21.04	CSR - ENP EVENT SUPPLIES
		14.97	CSR - STAR SUPPLIES
		14.19	CSR - STAR SUPPLIES
308310		96.37	CSR - SUMMER CONCERT SUPPLIES
	Vendor Tota	1,157.10	
308134	SOURCE GRAPHICS	2,207.52	CSR - 4TH GRADE GRIP WORKBOOKS
308233		402.41	PW - GAS TAX ROAD POSTERS
308253		328.50	PW - CONSTRUCTION NOTICES
308333		1,839.60	CSR - GRIP 4TH GRADE WORKBOOKS
		1,686.30	CSR - GRIP 2ND GRADE WORKBOOKS
308352		488.37	GEN - PHOTO HOLDER FOLDERS
	Vendor Tota	6,952.70	
308234	SOUTH COAST AIR QUALITY	1,684.31	PW - EMISSIONS FEE (15966 DOWNEY)
	Vendor Tota	1,684.31	
308334	SOUTHERN CALIFORNIA EDISON CO.	41,414.80	PW - FACILITIES & PARKS (7/18)
		5,976.17	PW - STREET LIGHTS & MEDIANS (7/18)
		10,560.12	PW - WATER PRODUCTION WELLS (7/18)
		1,100.14	GEN - PARAMOUNT PARK (7/18)
		1,913.99	GEN - CLRWTR BLDG (7/18)
	Vendor Tota	60,965.22	
12641	STATE BOARD OF EQUALIZATION	11.00	FIN - SALES TAX REMITTANCE (FY2018)
		5,826.00	FIN - PURCHASES SALES TAX REMIT(FY2018)
	Vendor Tota	5,837.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308170	STATE DISBURSEMENT UNIT	325.00	PAYROLL DEDUCTION - PPE 7/20
308289		325.00	PAYROLL DEDUCTION - PPE 8/3
308172		224.76	PAYROLL DEDUCTION - PPE 7/20
308291		224.76	PAYROLL DEDUCTION - PPE 8/3
308171		250.00	PAYROLL DEDUCTION - PPE 7/20
308290		250.00	PAYROLL DEDUCTION - PPE 8/3
	Vendor Tota	1,599.52	
308353	SUBWAY	99.98	PS - DUI CHECKPOINT (8/17)
	Vendor Tota	99.98	
308135	SUPERIOR COURT OF CALIFORNIA	13,077.00	PS - PARKING VIOLATIONS (6/18)
	Vendor Tota	13,077.00	
308264	THE CAVANAUGH LAW GROUP, APLC	16,302.00	CA - CITY ATTORNEY SVCS (7/18)
		4,818.60	PS - CITY PROSECUTOR (7/18)
		2,183.38	PS - ABATEMENT (8042-8046 ALHAMBRA)
	Vendor Tota	23,303.98	
308173	TIME WARNER CABLE	28,650.00	CIP - CITY HALL A/V UPGRADE
		259.00	GEN - CITY HALL ETHERNET (7/18)
		416.89	GEN - CITY HALL ETHERNET (8/18)
		323.94	GEN - CITY HALL INTERNET (7/18)
		105.26	GEN - CITY HALL CABLE (7/18)
308279		139.98	GEN - CITY YARD INTERNET (7/18)
	Vendor Tota	29,895.07	
308254	TRIPEPI SMITH & ASSOCIATES	1,063.56	PW - ENVIRONMENTAL SVCS (6/18)
308280		310.79	CSR - PARAMOUNT TRANSIT PROJECT (6/18)
308354		942.73	PW - ENVIRONMENTAL SVCS (7/18)
	Vendor Tota	2,317.08	
308149	TURNER, AMBER	23.00	PARKING CITATION REFUND
	Vendor Tota	23.00	
308150	U S POSTAL SVC/ U S POSTMASTER	2,530.94	CP - AROUND TOWN POSTAGE (7/18)
308292		2,530.94	CP - AROUND TOWN POSTAGE (8/18)
	Vendor Tota	5,061.88	
308293	UNITED STATES TREASURY	636.00	PAYROLL DEDUCTION - PPE 8/3
	Vendor Tota	636.00	
308311	UNIVAR USA	1,197.22	PW - WATER OPER MNTC SUPPLIES
		687.86	PW - WATER OPER MNTC SUPPLIES
308343		1,870.79	PW - WATER OPER MNTC SUPPLIES
		1,699.92	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	5,455.79	
308355	UNIVERSITY TROPHIES	72.77	CSR - MARIPOSA CENTER ARTWORK
	Vendor Tota	72.77	
308265	US BANK VOYAGER FLEET	213.68	PW - CNG FUEL (7/18)
		24.80	PW - CNG FUEL (7/18)
		76.22	PW - CNG FUEL (7/18)
	Vendor Tota	314.70	
308312	UTILITY COST MANAGEMENT LLC	4,017.08	PW - UTILITY AUDIT (4/18-6/18) WELL#15
		400.74	PW - UTILITY AUDIT (4/18-6/18) WELL#13
		997.83	PW - UTILITY AUDIT (4/18-6/18) FOUNTAINS
		1,160.82	PW - UTILITY AUDIT (4/18-6/18) PARKS
	Vendor Tota	6,576.47	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308151	VALVERDE CONSTRUCTION	10,102.76	PW - HYDRANT REPAIR (7201 MOTZ)
308255		4,400.00	PW - WTR SVC RELO (14050 ANDERSON)
308294		4,212.10	PW - VALVE REPAIR (GARFIELD/ROSECRANS)
		1,970.00	PW - METER REPLACEMENT (13801 PARAMOUNT)
	Vendor Tota	20,684.86	
308136	VASQUEZ, ROSA	195.00	DAY CAMP REFUND
	Vendor Tota	195.00	
308220	VISION SERVICE PLAN	1,897.35	VISION INSURANCE (8/18)
	Vendor Tota	1,897.35	
308356	WALMART COMMUNITY	145.57	CSR - EQUIPMENT MNTC SUPPLIES
		80.87	CP - NATIONAL NIGHT OUT
		39.58	CSR - AQUATIC SUPPLIES
		46.29	CSR - AQUATIC SUPPLIES
		38.29	CSR - AQUATIC SUPPLIES
		743.86	CSR - STAR SUPPLIES
		192.94	CSR - STAR SUPPLIES
		89.47	CSR - STAR SUPPLIES
		341.36	CSR - STAR SUPPLIES
		11.65	CSR - FACILITY SUPPLIES
		55.75	CSR - AQUATIC SUPPLIES
	Vendor Tota	1,785.63	
308295	WATER REPLENISHMENT DISTRICT	31,507.44	PW - GROUNDWATER PRODUCTION (6/18)
	Vendor Tota	31,507.44	
12669	WELLS FARGO BANK	1,667.04	GEN - CITY BANK ANALYSIS (7/18)
	Vendor Tota	1,667.04	
308281	WELLS FARGO FINANCIAL LEASING	214.62	FIN - COPIER (8/18)
	Vendor Tota	214.62	
308235	WILLDAN ASSOCIATES, INC	13,690.50	PW - GENERAL ENG SVCS (6/18)
		9,966.50	CIP - GARFIELD STREET WIDENING (6/18)
		5,000.00	CIP - ARTERIAL ST RESURFACING (6/18)
		4,750.00	CIP - ARTERIAL ST RESURFACING (6/18)
		3,500.00	CIP - ARTERIAL STREET RESURFACING(6/18)
		4,875.00	CIP - ARTERIAL STREET RESURFACING(6/18)
		6,250.00	CIP - ORANGE/SOMERSET SIGNAL IMP (6/18)
		6,250.00	PW - ATP CYCLE 4 SVCS
		1,463.00	PW - I-710 EIR REVIEW (6/18)
308266		499.41	PW - WSAB BIKEWAY PH3 CONCEPT(6/18)
		328.41	PW - CITY TRAFFIC ENGINEERING(5/31&6/21
	Vendor Tota	56,572.82	
308191	WONG, ANTINETTE	140.53	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	140.53	
308236	XC2 SOFTWARE, LLC	3,500.00	PW - BACKFLOW SOFTWARE MNTC
	Vendor Tota	3,500.00	
308256	XEROX CORP.	394.89	GEN - CITY HALL COPIER (7/18)
		172.85	GEN - CITY HALL COLOR COPIER (7/18)
		181.79	CD - COPIER (7/18)
		361.08	CSR - COPIER (7/18)
	Vendor Tota	1,110.61	
308257	YEPEZ, ILIANA	300.00	CSR-STAR MANDATED REPRTRNG/BULLYING TRNG
	Vendor Tota	300.00	

**CITY OF PARAMOUNT
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Check Number	Vendor Name	Amount	Description
308282	ZARATE, KARLA	149.77	PS - HOME SECURITY REBATE PROGRAM
	Vendor Total	149.77	
A total of 279 checks were issued for		\$3,972,366.77	

SEPTEMBER 4, 2018

RESOLUTION NO. 18:021

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
APPROVING A REVISED AND AUTHORIZED POSITION LISTINGS AND
SALARY SCHEDULES FOR FULL-TIME AND PART-TIME POSITIONS”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT
RESOLUTION NO. 18:021.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Kevin Chun, Assistant City Manager
Date: September 4, 2018

Subject: RESOLUTION NO. 18:021

The City Council, at its regularly scheduled meeting on June 19, 2018, adopted Resolution No. 18:017.

Resolution No. 18:017 inadvertently included the incorrect position listing for one part-time position (Water Operator Aide, pay range 34). The corrected pay range is 48. Please see the attached revised position listings and salary schedules (Exhibits A through D). Specifically, the correction made for the Water Operator Aide position is in Exhibit B.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, and adopt Resolution No. 18:021.

CITY OF PARAMOUNT
COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. 18:021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT APPROVING A REVISED AND AUTHORIZED
POSITION LISTINGS AND SALARY SCHEDULES FOR FULL-TIME
AND PART-TIME POSITIONS

WHEREAS, on June 19, 2018, the City Council adopted Resolution No. 18:017 which approved, in part, an amended and authorized Position Listing and Salary Schedule for City employees; and

WHEREAS, Resolution No. 18:017 inadvertently included the incorrect pay range for one part-time position (Water Operator Aide, pay range 34); and

WHEREAS, the correct pay range for the position listing of Water Operator Aide should be 48.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Paramount, California, as follows:

Section 1: The City Council of the City of Paramount hereby approves the Revised and Authorized Position Listings and Salary Schedules for Full-Time and Part-Time Positions, attached hereto and incorporated herein by reference as if fully set forth.

PASSED, 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

EXHIBIT A

**AUTHORIZED POSITION LISTING
FOR FULL-TIME POSITIONS**

<u>Positions Authorized</u>	<u>Job Classification Titles</u>	<u>Pay Range Number</u>
1	City Manager	277
1	Assistant City Manager	257
1	Community Services & Recreation Director	255
1	Finance Director	255
1	Public Safety Director	255
1	Public Works Director	255
1	City Clerk	252
1	Assistant Community Development Director	250
1	Assistant Community Svcs. & Recreation Director	250
1	Assistant Finance Director	250
1	Assistant Public Safety Director	250
1	Assistant Public Works Director	250
1	Development Services Manager	202
1	Human Resources Manager	202
1	Planning Manager	195
1	Senior Accountant	188
1	Public Works Superintendent	186
1	Public Works Manager	186
1	Water Superintendent	186
1	Sr. Community Services & Recreation Supervisor	183
1	Code Enforcement Division Head	182
2	Building and Safety Inspector	182
1	Public Information Officer	178
1	Crime Analyst	178
1	Community Development Planner	170
3	Community Services & Recreation Supervisor	170
1	Finance Supervisor	170
1	Information Technology (IT) Supervisor	170
2	Maintenance Supervisor	170
3	Management Analyst	170
1	Supervising Water Operator	170
1	Community Service Officer Supervisor	163
1	Executive Secretary	163
2	Recreation Specialist	151
1	Building Permit Technician	151
1	Graphic Artist/Social Media Coordinator	151
1	Information Technology (IT) Technician	151
4	Finance Clerk	148
1	Payroll Specialist	148
5	Secretary	148
6	Senior Maintenance Worker	148

EXHIBIT B

<u>Positions Authorized</u>	<u>Job Classification Titles</u>	<u>Pay Range Number</u>
3	Senior Water Operator	148
1	Warehouse Attendant	148
5	Code Enforcement Officer	145
7	Community Service Officer	142
1	Parking Control Officer	140
2	Departmental Clerk	137
8	Maintenance Worker	137
4	Water Operator	137
<u>91</u>		

POSITION LISTING FOR PART-TIME POSITIONS

<u>Job Classification Titles</u>	<u>Pay Range Number</u>
Accountant	128
Code Enforcement Officer	108
Computer Technician	108
Finance Assistant	87
Recreation Assistant	87
Finance Aide	72
HR Assistant	72
Public Service Assistant	72
Administrative Intern	68
Recreation Coordinator	68
Senior Lifeguard	63
Office Aide 2	58
Lifeguard	53
Senior Recreation Leader	53
Maintenance Aide	48
Office Aide 1	48
Water Operator Aide	48
Facility Leader	38
Aquatic Aide	34
Recreation Leader	34
Social Media Aide	34

POSITION LISTING FOR PART-TIME STAR POSITIONS

<u>Job Classification Titles</u>	<u>Pay Range Number</u>
STAR Recreation Assistant	S45
STAR Recreation Coordinator	S24
STAR Sr. Recreation Leader	S10
STAR Recreation Leader	S01

EXHIBIT C

**CITY OF PARAMOUNT
FULL-TIME SALARY TABLE
FY 2019 (Effective 07/07/2018)**

RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
137	3,701.49	3,886.56	4,080.89	4,284.94	4,499.18
140	3,813.65	4,004.33	4,204.55	4,414.78	4,635.51
142	3,890.30	4,084.82	4,289.06	4,503.51	4,728.69
145	4,008.18	4,208.59	4,419.02	4,639.97	4,871.97
148	4,129.64	4,336.12	4,552.92	4,780.57	5,019.60
151	4,254.77	4,467.51	4,690.88	4,925.42	5,171.70
163	4,794.38	5,034.10	5,285.80	5,550.09	5,827.60
170	5,140.22	5,397.23	5,667.10	5,950.45	6,247.97
178	5,566.12	5,844.43	6,136.65	6,443.48	6,765.66
182	5,792.13	6,081.74	6,385.82	6,705.12	7,040.37
183	5,850.05	6,142.56	6,449.68	6,772.17	7,110.78
186	6,027.31	6,328.68	6,645.11	6,977.37	7,326.24
188	6,148.46	6,455.89	6,778.68	7,117.62	7,473.50
195	6,591.99	6,921.58	7,267.66	7,631.05	8,012.60
202	7,067.50	7,420.88	7,791.92	8,181.52	8,590.59
250	7,826.09	8,217.40	8,628.27	9,059.68	9,512.67
252	8,372.52	8,791.15	9,230.70	9,692.24	10,176.85
255	9,847.51	10,339.89	10,856.88	11,399.72	11,969.71
257	12,210.55	12,821.07	13,462.13	14,135.23	14,842.00
277	17,166.67				

EXHIBIT D

**CITY OF PARAMOUNT
PART-TIME SALARY TABLE
FY 2019 (Effective 07/07/2018)**

RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
34	11.05	11.60	12.18	12.79	13.43
38	11.50	12.07	12.67	13.31	13.97
48	12.70	13.33	14.00	14.70	15.44
49	12.83	13.47	14.14	14.85	15.59
53	13.35	14.01	14.72	15.45	16.22
58	14.03	14.73	15.47	16.24	17.05
63	14.74	15.48	16.25	17.07	17.92
68	15.50	16.27	17.08	17.94	18.83
69	15.65	16.43	17.25	18.12	19.02
72	16.12	16.93	17.78	18.67	19.60
87	18.72	19.66	20.64	21.67	22.75
89	19.10	20.05	21.05	22.11	23.21
93	19.87	20.87	21.91	23.00	24.15
108	23.07	24.22	25.44	26.71	28.04
128	28.15	29.56	31.04	32.59	34.22

**CITY OF PARAMOUNT
STAR PART-TIME SALARY TABLE
FY 2018 & FY 2019 (Effective 07/08/2017)**

RANGE	STEP A	STEP B	STEP C	STEP D	STEP E
S01	12.33	12.95	13.60	14.28	14.99
S10	13.48	14.15	14.86	15.60	16.38
S24	15.49	16.26	17.07	17.92	18.82
S45	19.09	20.04	21.04	22.09	23.19

SEPTEMBER 4, 2018

PARADE PERMIT APPLICATION FOR OUR LADY OF THE ROSARY
CHURCH – OCTOBER 6, 2018

MOTION IN ORDER:

APPROVE OR DENY THE REQUEST FOR A PARADE PERMIT FOR OUR
LADY OF THE ROSARY CHURCH WITH THE UNDERSTANDING THAT THE
HISPANIC MINISTRIES OF OUR LADY OF THE ROSARY CHURCH
REIMBURSE THE CITY FOR THE ENTIRE COST TO PROVIDE TRAFFIC
CONTROL.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Adriana Lopez, Public Safety Director
Mario Ponce, Public Safety Supervisor
Date: September 4, 2018

Subject: PARADE APPLICATION FOR OUR LADY OF THE ROSARY CHURCH - OCTOBER 6, 2018

BACKGROUND

The Hispanic Ministries for Our Lady of the Rosary Church located at 14815 Paramount Boulevard has submitted a parade permit application for a parade in honor of Our Lady of the Rosary. The parade is scheduled for Saturday, October 6, 2018. This is the nineteenth year the Hispanic Ministries has applied for a parade permit. The parade is an open invitation for City of Paramount residents to offer homage to Our Lady of the Rosary. The church estimates that 1,000 people will participate and the parade will include two floats (one with sound), a musical band, dancers, banners, and 7 horses.

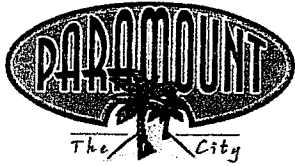
Parade participants will assemble at the southern City Hall parking lot located at 16400 Colorado Avenue, south of Jackson Street, starting at 10:30 a.m. Most of the parade participants will park at the Church and either walk or be shuttled to the City Hall parking lot. The parade will depart from the City Hall parking lot at 11:00 a.m. and head northbound from Jackson Street along Paramount Boulevard. The parade will continue along that course until it reaches the Church at approximately 1:00 p.m. The parade will occupy the northbound lanes of Paramount Boulevard while enroute to the church.

We have reviewed this request and determined that eight intersections need to be temporarily controlled for parade participants to traverse the parade route. This year, the cost to provide traffic control will be approximately \$3,700. Sandra Landeros, a representative from the Hispanic Ministries for Our Lady of the Rosary Church, has been notified of the cost estimate for this year and has agreed to reimburse the City for the entire cost to provide traffic control. Attached is a copy of the parade application and parade route.

The Public Safety Commission recommended approval of the parade permit at the regular Public Safety Commission meeting on August 28, 2018, with the understanding that the Hispanic Ministries for Our Lady of the Rosary Church will reimburse the City for the entire cost to provide traffic control.

RECOMMENDED ACTION

It is recommended that the City Council approve or deny the parade permit application with the understanding that the Hispanic Ministries for Our Lady of the Rosary Church reimburse the City for approximately \$3,700 for the cost to provide traffic control.



Paramount

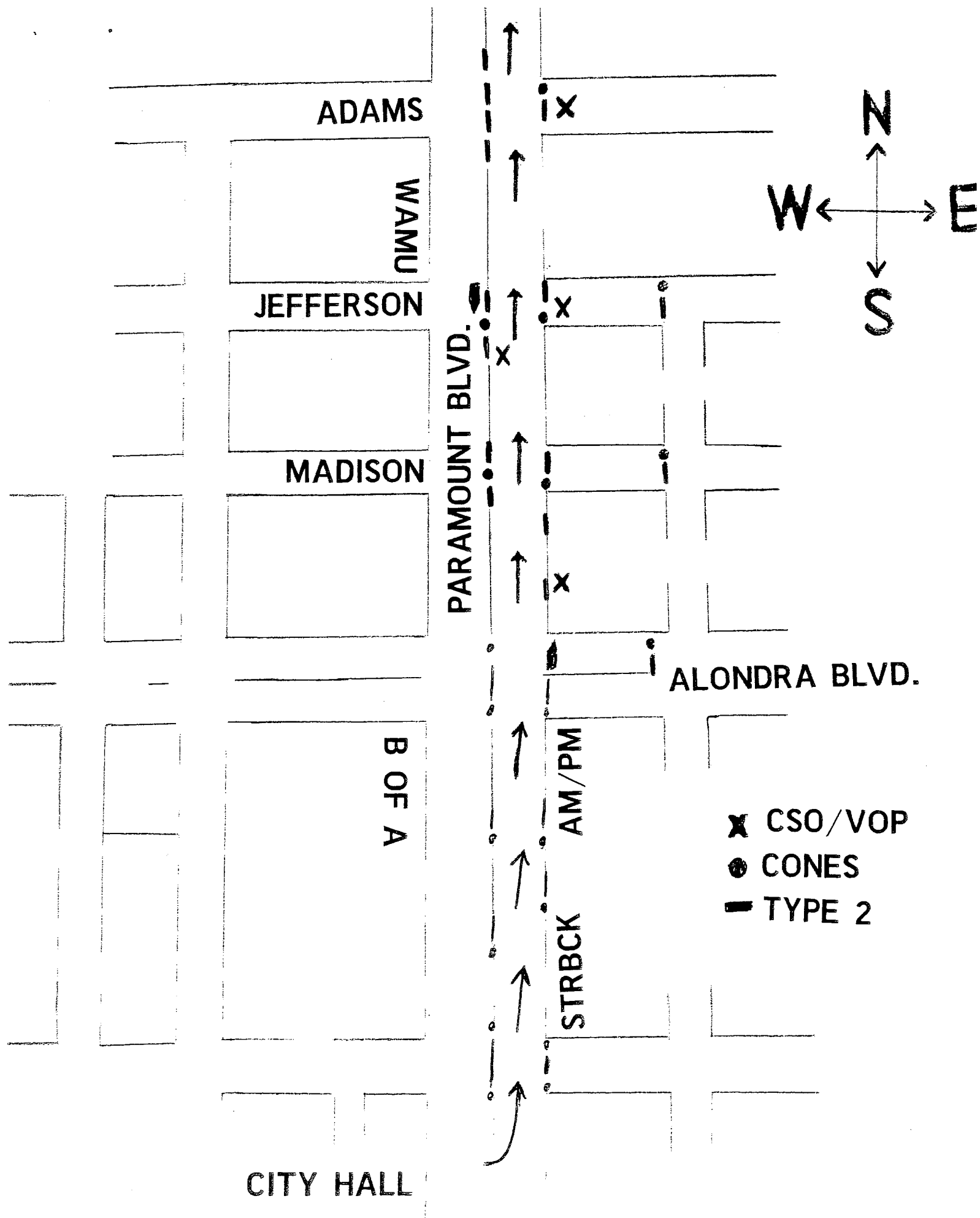
PUBLIC SAFETY

PARADE APPLICATION

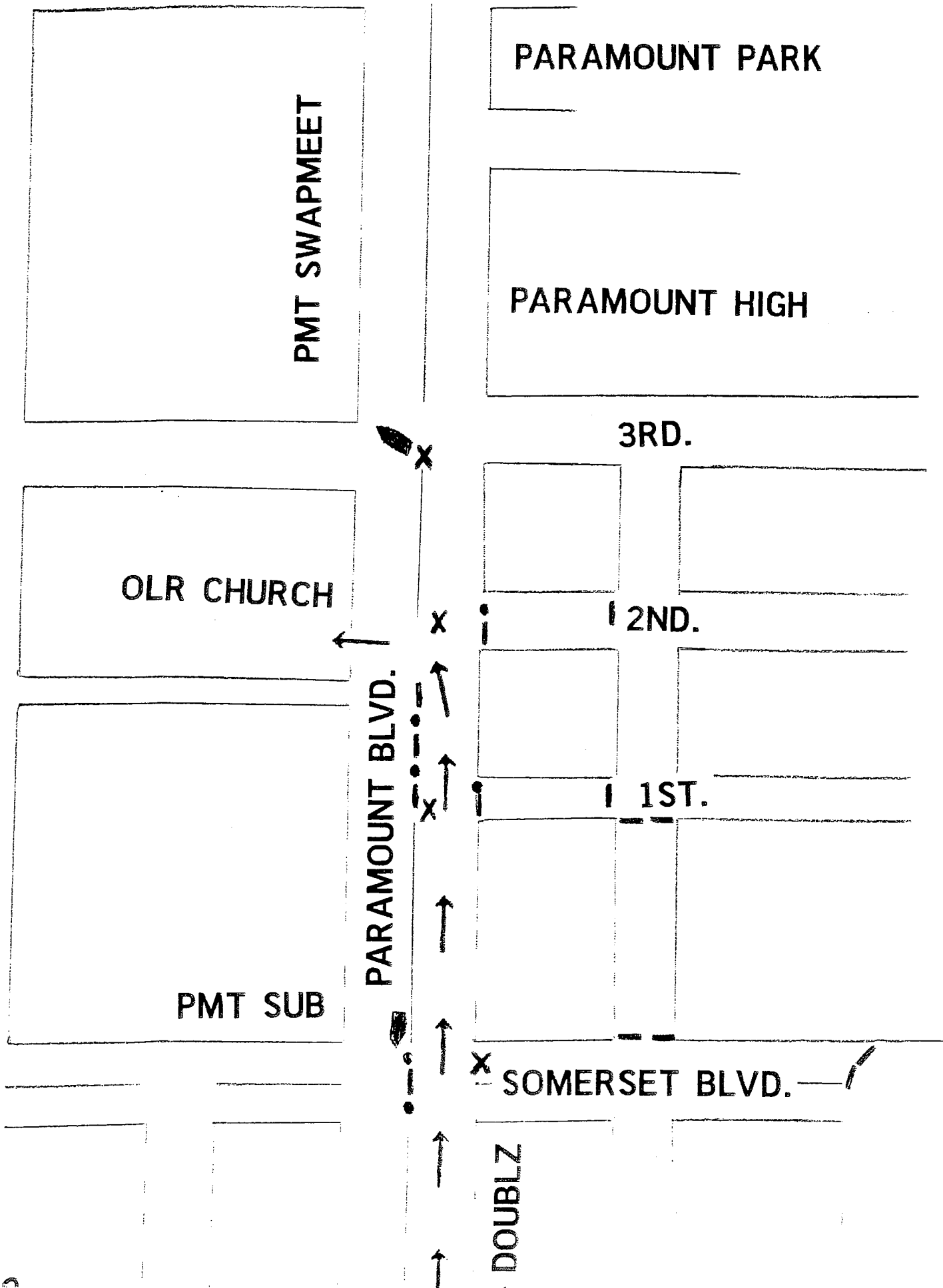
1. CONDUCTOR OR SPONSOR
Rev. Julio Gonzalez 14815 Paramount Blvd 562 633 1126
Name SANDRA LANDEROS Address and Phone Number (323) 253-4142
2. ORGANIZATION
Our Lady of the Rosary Church / 14815 Paramount Blvd 562 633 1126
Name Home / Office Address and Phone Number
3. DATE OF PARADE October 6, 2018
4. HOURS 11:00 am - 1:00 pm
5. BEGINNING POINT City Hall - 16400 Colorado Ave
6. ENDING POINT Our Lady of the Rosary Church / 14815 Paramount Blvd
7. AREA WHERE GROUP WILL ASSEMBLE Paramount City Hall
8. TIME OF ASSEMBLY 10:30 am
9. NUMBER OF PARTICIPANTS 700 - 1,000
10. NUMBER AND DESCRIPTIONS OF VEHICLES (Floats, Sound, etc.)
2 floats, 1 with Sound
11. NUMBER AND DESCRIPTION OF ANIMALS 7 Horses
12. TYPE OF EQUIPMENT TO BE USED (Instrumental, Banners, etc.)
Banners, guitars and microphones
13. INTERVALS TO BE MAINTAINED BETWEEN UNITS none
14. PORTIONS OF STREET TO BE USED Right side of Paramount Blvd
(One lane, Middle, etc.)
15. PARADE ROUTE Paramount City Hall - North on Paramount Blvd to Our Lady of the Rosary Church
*Please attach map of proposed route.

Date Approved: 8/15/18

Signature: [Signature]



ALL AMERICA CITY WAY



SEPTEMBER 4, 2018

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”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT ORDINANCE NO. 1106.

CONTINUED... PLEASE TURN PAGE

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Lana Chikami, City Clerk
Date: September 4, 2018

Subject: ORDINANCE NO. 1106

The City Council, at its regularly scheduled meeting on August 7, 2018, introduced Ordinance No. 1106 and placed it on the next regular agenda for adoption.

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"

Attached is the agenda report from the August 7, 2018 meeting.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1106.



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.

September 4, 2018 City Council Meeting
Agenda Item #9

Following City Council's 5-0 vote at the September 4, 2018 meeting, Ordinance No. 1106 was amended, and the title and definition of "Banks and savings and loan institutions" (Chapter 44, Article I, Section 44-1 (Definitions) was clarified to read as follows:

"Banks, community development financial institution loan funds, and savings and loan institutions. Means: (1) 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; and (2) a loan fund that has been certified as a community development financial institution by the U.S. Department of the Treasury. "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, Recover, 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 unless it has been certified by the U.S. Department of the Treasury as a community development financial institution."

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 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.

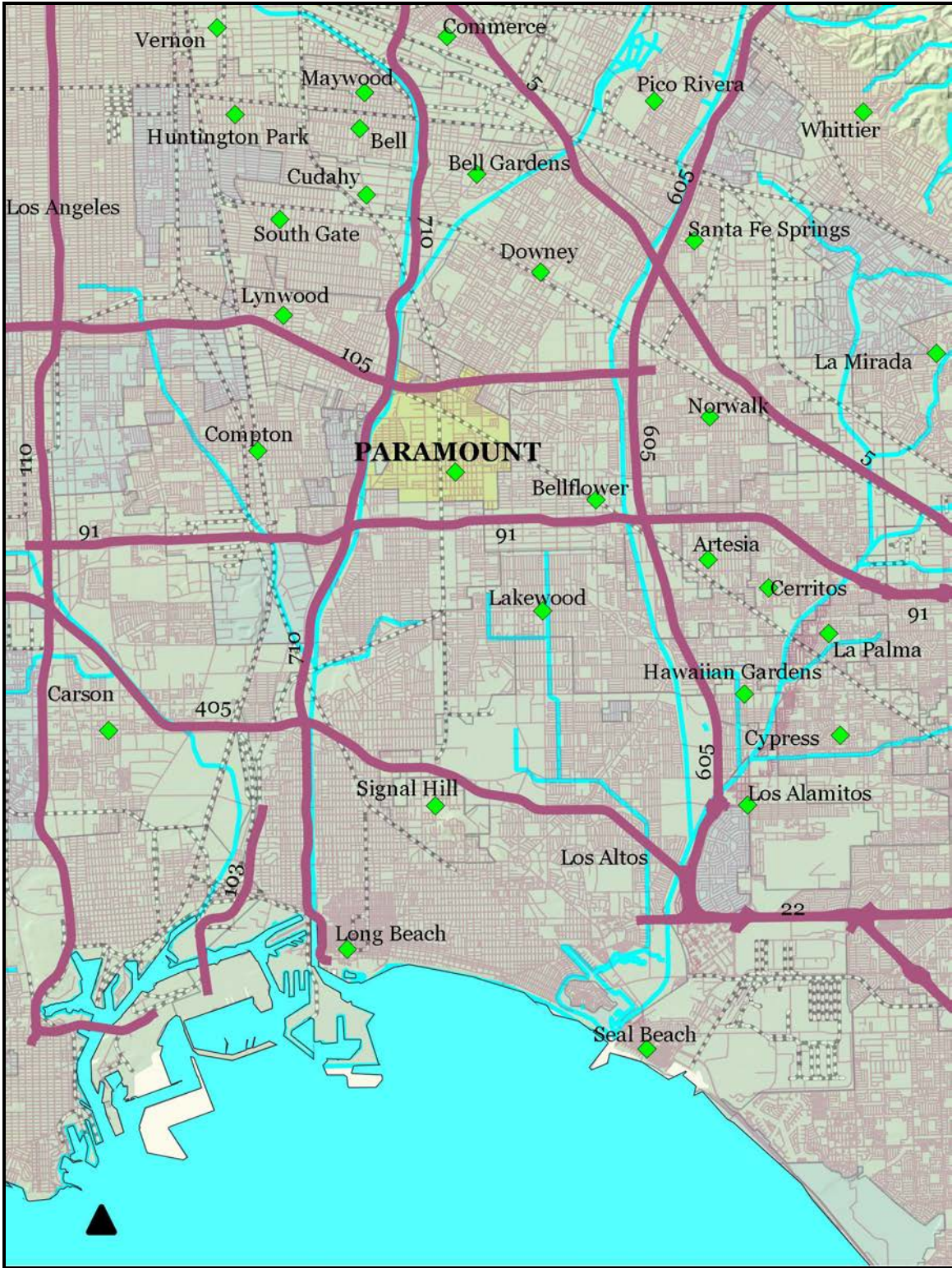


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

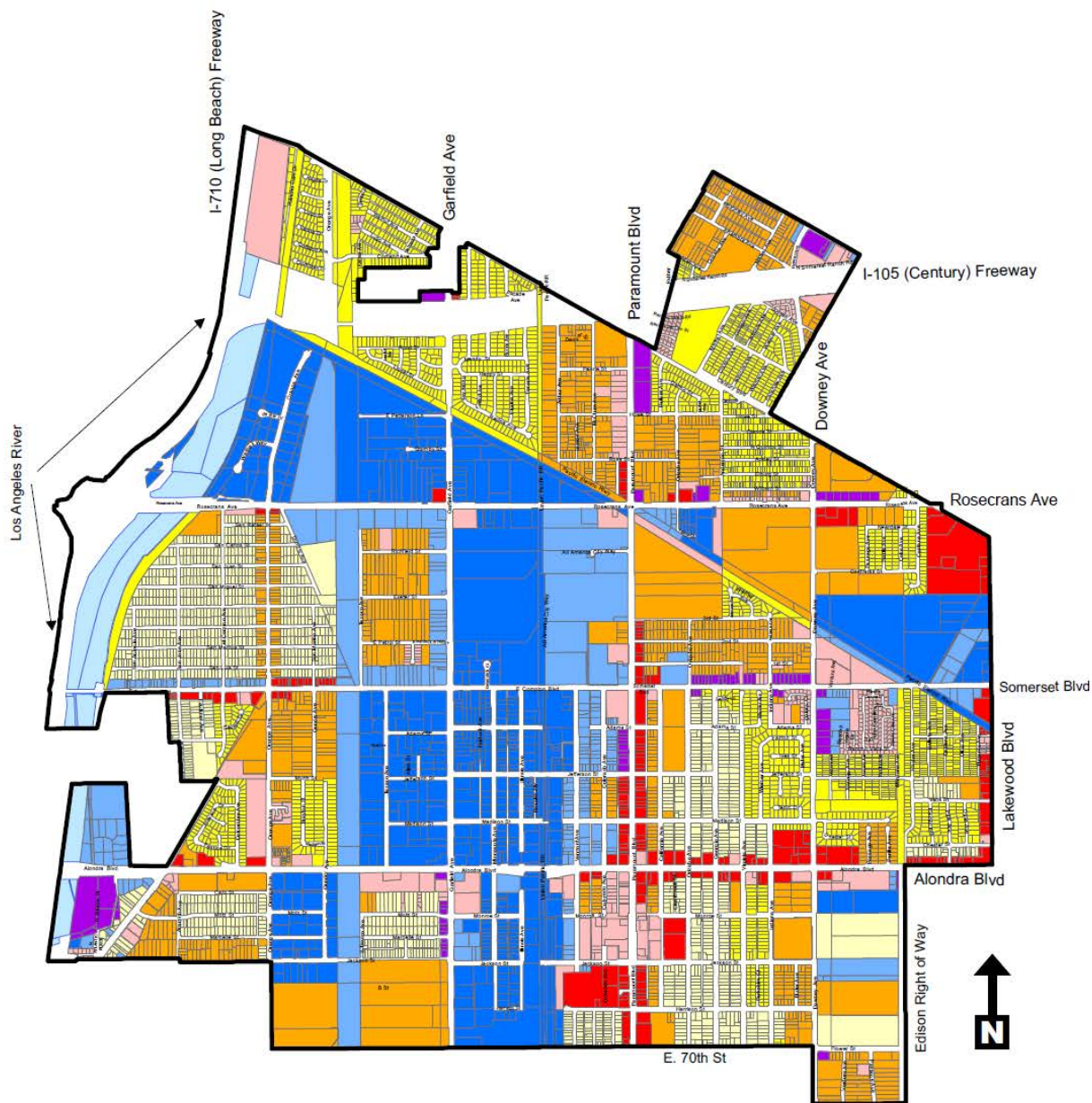


EXHIBIT 2-2
MAP OF THE CITY OF PARAMOUNT
SOURCE: QUANTUM GIS

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

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(626) 336-0033

Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Liesl Sullano, Project Planner

5.2 REFERENCES

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SEPTEMBER 4, 2018

ANNUAL REVIEW OF CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT
OF CASA ADELITA #4 RESTAURANT – 8063 ALONDRA BOULEVARD

MOTION IN ORDER:

RECEIVE AND FILE THE REPORT WITH THE STIPULATION THAT STAFF
CONDUCT AN ANNUAL REVIEW OF CASA ADELITA'S #4 RESTAURANT
LIVE ENTERTAINMENT PERMIT.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Adriana Lopez, Public Safety Director
Anthony Martinez, Crime Analyst
Date: September 4, 2018

Subject: ANNUAL REVIEW OF CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT OF CASA ADELITA #4 RESTAURANT 8063 ALONDRA BOULEVARD

BACKGROUND

This item is an annual review of a Live Entertainment Permit of Casa Adelita #4 restaurant located at 8063 Alondra Boulevard, in the C-3 (General/Commercial) zone. The subject restaurant is licensed by the California Department of Alcoholic Beverage Control (ABC) for "Type-47" sales, which allows for the sale of beer, wine, and liquor for onsite consumption. Casa Adelita is open for business on Fridays and Saturdays from 9:00 a.m. to 1:00 a.m. and on Sundays through Thursdays from 9:00 a.m. to 11:00 p.m.

At its February 7, 2017 meeting, the City Council approved an amendment to an active City Council Permit for live entertainment to allow a combination of hosted karaoke and mariachi performers in the following formats (Attachment A):

- Hosted karaoke and a five-piece mariachi band from 6:00 p.m. to 11:00 p.m. on Thursdays.
- Hosted karaoke and a five-piece mariachi band from 6:00 p.m. to 12:00 a.m. on Fridays.
- Hosted karaoke and a five-piece mariachi band from 12:00 p.m. to 12:00 a.m. on Saturdays and Sundays.
- Hosted karaoke and a five-piece mariachi band from 12:00 p.m. to 12:00 a.m. on 18 other specified dates (holidays, restaurant anniversary, and a birthday of one of the owners).

The City Council received and filed the report, and required a six-month review at the September 20, 2017 regular City Council meeting. During the six-month review, staff determined that the applicant, restaurant owner Jesus Perez, complied with the live entertainment conditions set for his establishment. Furthermore, Public Safety had not received any complaints about live entertainment from adjacent residents or businesses. At the September 20, 2017 meeting, City Council directed staff to conduct an annual review of Casa Adelita's Live Entertainment Permit.

LAW ENFORCEMENT ACTIVITY

From August 7, 2017 through August 7, 2018, four law enforcement responses have occurred. The incidents are summarized as follows:

DATE	TAG	INCIDENT TYPE	RESULT
Tuesday 12/12/17 3:51 p.m.	335	Fight Disturbance	<p>Two female adults fighting inside the location. Both females were non-desirous of prosecution.</p> <p>An employee placed the call for service. The business owner complied with their live entertainment permit conditions.</p>
Tuesday 01/23/18 9:36 a.m.	141	Robbery Report	<p>A male adult stated that two unknown adults robbed him at the location. An incident report was filed.</p> <p>The business owner complied with their live entertainment permit conditions.</p>
Tuesday 01/30/18 4:56 p.m.	446	Business Disturbance	<p>A male adult was arguing with the business owner and refusing to leave the business.</p> <p>The business owner complied with their live entertainment permit conditions.</p>
Saturday 06/23/18 5:49 p.m.	285	Business Disturbance	<p>A male adult was yelling at customers and refusing to leave the business.</p> <p>The business owner complied with their live entertainment permit conditions.</p>

ANALYSIS

From August 7, 2017 through August 7, 2018, staff determined that the applicant, restaurant owner Jesus Perez, has complied with the live entertainment conditions set for his establishment. Furthermore, Public Safety has not received any complaints about live entertainment from adjacent residents or businesses.

RECOMMENDED ACTION

It is recommended that the City Council receive and file the report with the stipulation that staff conduct an annual review of Casa Adelita's #4 restaurant Live Entertainment Permit.

ATTACHMENT A



To: Honorable City Council

From: John Moreno

By: Kevin M. Chun/John King

Date: February 7, 2017

Subject: Amendment to City Council Permit – Casa Adelita #4: 8063 Alondra Boulevard

Background

This application is a request to amend a City Council Permit for live entertainment at Casa Adelita #4 at 8063 Alondra Boulevard in the C-3 (General Commercial) zone. The location is at the northwest corner of Alondra Boulevard and Orizaba Avenue. The applicant purchased the property on June 30, 2004. The following summarizes previous City Council and Planning Commission approvals:

- November 2004 – the Planning Commission approved Conditional Use Permit (CUP) No. 572 to establish the 110-seat Casa Adelita Restaurant in the former Burger King restaurant. The originally approved CUP allowed operating hours from 10:00 a.m. to 10:00 p.m., Monday through Sunday.
- May 2005 – the Planning Commission approved CUP No. 578 to allow the sale of alcoholic beverages for on-site consumption at the restaurant. The California Department of Alcoholic Beverage Control (ABC) licenses the business for “Type-47” sales, which allows for the sale of beer, wine, and a full line of liquor for on-site consumption.
- July 2010 – the City Council approved a City Council Permit for live entertainment (report attached). The Live Entertainment Permit allows for non-hosted karaoke from 7:00 p.m. to 10:00 p.m. Thursdays to Sundays and a five-piece mariachi band on Saturdays, Sundays, and 18 other specified dates (holidays, restaurant anniversary, birthday of one of the owners) throughout the year.
- October 2013 – the Planning Commission ratified an amendment to CUP No. 572 to conditionally allow the restaurant to open from 8:00 a.m. to 11:00 p.m. on Sundays through Thursdays and 8:00 a.m. to 12:00 a.m. on Fridays and Saturdays. As a condition of approval of the amended CUP, the Planning Commission required the applicant to install a second set of entry doors to the restaurant to ensure that live entertainment would not be a disturbance to the surrounding residential and commercial neighborhood. The applicant satisfied the double-door condition, and the business owners took the opportunity to remodel the restaurant with a 213 square foot addition and multiple decorative features. The project was completed in August 2016.

Section 11-5 (n) of the Paramount Municipal Code states that a City Council Permit is required for live performances. The City Council may grant or deny a request to modify a City Council Permit based on the impact that the proposed change will have on the public health, safety, or welfare. The City Council may also impose conditions to ensure that the use is not in conflict with surrounding land uses.

Request

The applicant is requesting an amendment to the active City Council Permit to allow a combination of hosted karaoke and mariachi performers from 6:00 p.m. to 11:00 p.m. on Thursdays, 6:00 p.m. to 12:00 a.m. on Fridays, 12:00 p.m. to 12:00 a.m. on Saturdays, 12:00 p.m. to 11:00 p.m. on Sundays, and 6:00 p.m. to 12:00 a.m. on the same special dates (holidays, restaurant anniversary, birthday of one of the owners) throughout the year. The number of proposed special dates is 17, reflecting the reduction of one date as the existing 18 dates includes the Thursday before Christmas, which will be absorbed into the generally requested Thursday entertainment format. The following chart summarizes the existing and proposed live entertainment formats, days, and hours:

Day of Event	Existing Format	Existing Hours	Proposed Format	Proposed Hours
Thursdays	Karaoke (non-hosted)	7:00 p.m. to 10:00 p.m.	Karaoke (hosted), mariachi	6:00 p.m. to 11:00 p.m.
Fridays	Karaoke (non-hosted)	7:00 p.m. to 10:00 p.m.	Karaoke (hosted), mariachi	6:00 p.m. to 12:00 a.m.
Saturdays	Karaoke (non-hosted), mariachi	7:00 p.m. to 10:00 p.m.	Karaoke (hosted), mariachi	12:00 p.m. to 12:00 a.m.
Sundays	Karaoke (non-hosted), mariachi	7:00 p.m. to 10:00 p.m.	Karaoke (hosted), mariachi	12:00 p.m. to 11:00 p.m.
Special Dates	Mariachi	7:00 p.m. to 10:00 p.m.	Karaoke (hosted), mariachi	6:00 p.m. to 12:00 a.m.

Discussion

As required by the Municipal Code, the Public Safety Department and the Los Angeles County Sheriff's Department have reviewed the application, and they have no objections to the expanded hours or format of this permit. During the last year there have been no noise complaints, calls for service have been minimal (five accidental burglar alarm activations and one incident on December 30, 2016 of a vehicle stolen from the parking lot), and a Code Enforcement Officer and the Crime Analyst did not observe any violations during six periodic compliance checks. Furthermore, the applicant has been extremely cooperative with City and Sheriff's Department requests, such as complying with recommendations to improve the security camera system. Staff recommends a three-month City Council review as a condition to ensure the long-term

compliance of the conditions of approval and safeguard the surrounding residential community and businesses.

Recommended Action

It is recommended that the City Council read by title only and adopt Resolution No. 17:004, approving an amendment to a City Council Permit for live entertainment at Casa Adelita #4 at 8063 Alondra Boulevard, subject to the following conditions:

1. The City Council Live Entertainment Permit shall not be effective for any purposes until the business owners/applicant have first filed with the office of the Community Development Department a sworn affidavit both acknowledging and accepting all conditions of approval to this Live Entertainment Permit. The affidavit shall be submitted by February 24, 2017. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Live Entertainment Permit void.
2. Should the Public Safety Director or Community Development Director determine that a number of incidents are occurring at the restaurant arising from activity in connection with this Live Entertainment Permit and which are negatively impacting the public peace, health, safety, or general welfare, the City Council shall have the legal authority to conduct a public hearing to review the Live Entertainment Permit, and the City Council may suspend, revoke, or otherwise modify conditions of approval of this Permit in order to protect the public peace, health, safety, and general welfare.
3. The City Council shall review the status of compliance by the business owners or through their agents thereof with the approved conditions of approval of this Live Entertainment Permit at the first City Council meeting three (3) months after approved live entertainment performances commence on the premises.
4. At all times while this Live Entertainment Permit is effective, the applicant shall comply with all requirements and conditions of approval of the California Department of Alcoholic Beverage Control (ABC), Conditional Use Permit No. 572, and Conditional Use Permit No. 578.
5. At all times while this Live Entertainment Permit is effective, the City Council expressly limits Live Entertainment on the premises to only hosted karaoke and up to five mariachi performers from 6:00 p.m. to 11:00 p.m. on Thursdays, 6:00 p.m. to 12:00 a.m. on Fridays, 12:00 p.m. to 12:00 a.m. on Saturdays, 12:00 p.m. to 11:00 p.m. on Sundays, and 6:00 p.m. to 12:00 a.m. on the following additional 17 dates – January 1 (New Year's Day), January 6 (restaurant anniversary), February 14 (Valentine's Day), February 24 (Mexican Flag Day), March 17 (St. Patrick's Day), April 30 (Day of the Children), May 5 (Cinco de Mayo), May 10 (Mexican Mother's Day), May 31 (Memorial Day), June 14 (American Flag Day), June 19 (Father's Day), July 4 (American Independence Day), August 7 (birthday of one of the owners), September 15 (Mexican Independence Day), October 31 (Halloween), November 11 (Veteran's Day), the Wednesday before Christmas Day – throughout the year ("Approved Entertainment Format").

6. All live entertainment shall be directly contracted through the business owners/applicant. Entertainment and other events produced by independent promoters are prohibited.
7. The business owner(s) shall maintain the existing security camera system or more technologically advanced versions of the approved system, including security cameras and network video recorder (NVR), in good working condition in perpetuity. The equipment shall be utilized at all times. In the event of an incident and upon request, the business owner(s) shall allow unimpeded access and inspection of the security camera system as well as the retrieval of data to law enforcement and/or City representatives. Damaged or missing cameras and/or camera recording system shall be promptly repaired or replaced. The Public Safety Department shall review and approve any future changes to security camera equipment, locations, and orientations.
8. Approved Entertainment Format shall not be audible beyond the area under control of the applicant or person designated to be responsible for the operation of the business. No amplified sound equipment shall be installed on the exterior of the building.
9. During the hours of entertainment, the owner, the manager, or a designated responsible person 21 years of age or older shall be on the premises and shall be responsible for the operations during the hours of entertainment. This person shall possess on his or her person a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). This person shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. The person will immediately introduce himself or herself to any regulatory officials.
10. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials and law enforcement personnel, and shall not obstruct or impede their entrance onto the premises while in the course of their official duties.
11. All employees shall possess, while on the premises, a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). Employees shall present such identification upon demand by any regulatory official.
12. An active City of Paramount business license shall be maintained and kept current at all times during operation of the business.
13. The person designated to be responsible for the operation of the business is prohibited from performing any official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Paramount Sheriff's Station.

14. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the property owner(s) or business owner(s) shall be removed or painted over to match the predominant surface color within twenty-four (24) hours.
15. The approved floor plan shall not be changed without prior approval by the Community Development Department and the Sheriff's Department.
16. The business owner(s), manager(s), persons designated to be responsible at all times for the operation of the business, and property owner(s) shall be responsible for maintaining free of litter the premises over which they have control.
17. A copy of all licenses, permits, conditions of approval of this Live Entertainment Permit and conditions of approval of the California State Department of Alcoholic Beverage Control (ABC) or any applicable agency shall be posted and maintained in a place conspicuous and readable by all employees and customers of the location.
18. Any special events for the premises shall be reviewed in accordance with Special Event Permit regulations by the Community Development Department. The applicant shall submit a Special Event Permit application no later than two (2) weeks in advance of a proposed event.
19. Landscaping shall be maintained in a thriving, clean condition for perpetuity. Trees shall be trimmed in accordance with Section 44-112 of the Paramount Municipal Code. Mature trees shall not be removed without written authorization by the Community Development Department.
20. It shall be unlawful for the owners, managers, and persons designated to be responsible for the operation of the business who are engaged in the sale of alcoholic beverages, other than in the original package, to employ upon the premises where the alcoholic beverages are sold any person for the purpose of procuring or encouraging the purchase or sale of such beverages, or to pay any person a percentage or commission on the sale of such beverages for procuring or encouraging such purchase or sale pursuant to California Penal Code Section 303 and as amended. The entire premises is subject to the inspection by the Sheriff's Department and/or the City of Paramount at any time. Any locked or otherwise secured rooms shall be opened upon request.
21. All doors shall be kept closed during the hours of operation except for ingress and egress.
22. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
23. The premises shall not be leased or rented for private events for any reason.

24. Final approval by the Community Development Department is required before live entertainment shall be permitted. All conditions of approval shall be satisfied prior to final approval by the Community Development Department.
25. No change or alteration to the Approved Entertainment Format shall be effective without prior approval, in writing, from the City Council at a public meeting.
26. City Council Live Entertainment Permits expire and have no further effect upon the sale or transfer of the business to a new business owner. Live Entertainment Permits do not run with the land.
27. Failure to comply with any of the conditions of approval of this Live Entertainment Permit and/or any applicable federal, state, or City laws shall be cause for the suspension or revocation of this permit pursuant to the procedures identified herein under Condition of Approval No. 2.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 17:004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND
DECISION RELATIVE TO THE APPROVAL OF THE APPLICATION
FROM CASA ADELITA #4 TO AMEND A CITY COUNCIL PERMIT FOR
LIVE ENTERTAINMENT AT 8063 ALONDRA BOULEVARD

THE CITY COUNCIL OF THE CITY OF PARAMOUNT HEREBY FINDS,
DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

WHEREAS, the City Council of the City of Paramount has received an application from Casa Adelita #4 ("Applicant") to amend a City Council Permit to allow live entertainment at Casa Adelita #4 at 8063 Alondra Boulevard; and

WHEREAS, Section 11-5 (n) (8) of the Paramount Municipal Code requires the City Council to announce their reasonable findings and determination that the applicant and its employees having the management or supervision of applicant's business are of good and moral character and reputation and that the proposed amusement or live entertainment operation under the permit will comport with the peace, health, safety, convenience, morals and general welfare of the public; and

WHEREAS, Section 11-5 (n) (8) of the Paramount Municipal Code requires that any City Council Permit for live entertainment issued shall be subject to the requirements and conditions imposed by the City Council.

Section 1. The above recitations are true and correct.

Section 2. The City Council finds that the evidence presented does justify the granting of this application to amend the City Council Permit for live entertainment, subject to those requirements and qualifications stated in Section 11-5 (n) of the Paramount Municipal Code and the following conditions:

1. The City Council Live Entertainment Permit shall not be effective for any purposes until the business owners/applicant have first filed with the office of the Community Development Department a sworn affidavit both acknowledging and accepting all conditions of approval to this Live Entertainment Permit. The affidavit shall be submitted by February 24, 2017. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the Live Entertainment Permit void.
2. Should the Public Safety Director or Community Development Director determine that a number of incidents are occurring at the restaurant arising from activity in connection with this Live Entertainment Permit and which are negatively

impacting the public peace, health, safety, or general welfare, the City Council shall have the legal authority to conduct a public hearing to review the Live Entertainment Permit, and the City Council may suspend, revoke, or otherwise modify conditions of approval of this Permit in order to protect the public peace, health, safety, and general welfare.

3. The City Council shall review the status of compliance by the business owners or through their agents thereof with the approved conditions of approval of this Live Entertainment Permit at the first City Council meeting three (3) months after approved live entertainment performances commence on the premises.
4. At all times while this Live Entertainment Permit is effective, the applicant shall comply with all requirements and conditions of approval of the California Department of Alcoholic Beverage Control (ABC), Conditional Use Permit No. 572, and Conditional Use Permit No. 578.
5. At all times while this Live Entertainment Permit is effective, the City Council expressly limits Live Entertainment on the premises to only hosted karaoke and up to five mariachi performers from 6:00 p.m. to 11:00 p.m. on Thursdays, 6:00 p.m. to 12:00 a.m. on Fridays, 12:00 p.m. to 12:00 a.m. on Saturdays, 12:00 p.m. to 11:00 p.m. on Sundays, and 6:00 p.m. to 12:00 a.m. on the following additional 17 dates – January 1 (New Year's Day), January 6 (restaurant anniversary), February 14 (Valentine's Day), February 24 (Mexican Flag Day), March 17 (St. Patrick's Day), April 30 (Day of the Children), May 5 (Cinco de Mayo), May 10 (Mexican Mother's Day), May 31 (Memorial Day), June 14 (American Flag Day), June 19 (Father's Day), July 4 (American Independence Day), August 7 (birthday of one of the owners), September 15 (Mexican Independence Day), October 31 (Halloween), November 11 (Veteran's Day), the Wednesday before Christmas Day – throughout the year ("Approved Entertainment Format").
6. All live entertainment shall be directly contracted through the business owners/applicant. Entertainment and other events produced by independent promoters are prohibited.
7. The business owner(s) shall maintain the existing security camera system or more technologically advanced versions of the approved system, including security cameras and network video recorder (NVR), in good working condition in perpetuity. The equipment shall be utilized at all times. In the event of an incident and upon request, the business owner(s) shall allow unimpeded access and inspection of the security camera system as well as the retrieval of data to law enforcement and/or City representatives. Damaged or missing cameras and/or camera recording system shall be promptly repaired or replaced. The Public Safety Department shall review and approve any future changes to security camera equipment, locations, and orientations.

8. Approved Entertainment Format shall not be audible beyond the area under control of the applicant or person designated to be responsible for the operation of the business. No amplified sound equipment shall be installed on the exterior of the building.
9. During the hours of entertainment, the owner, the manager, or a designated responsible person 21 years of age or older shall be on the premises and shall be responsible for the operations during the hours of entertainment. This person shall possess on his or her person a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). This person shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. The person will immediately introduce himself or herself to any regulatory officials.
10. The owners, managers, and persons designated to be responsible for the operation of the business shall cooperate fully with all City of Paramount officials and law enforcement personnel, and shall not obstruct or impede their entrance onto the premises while in the course of their official duties.
11. All employees shall possess, while on the premises, a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). Employees shall present such identification upon demand by any regulatory official.
12. An active City of Paramount business license shall be maintained and kept current at all times during operation of the business.
13. The person designated to be responsible for the operation of the business is prohibited from performing any official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Paramount Sheriff's Station.
14. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the property owner(s) or business owner(s) shall be removed or painted over to match the predominant surface color within twenty-four (24) hours.
15. The approved floor plan shall not be changed without prior approval by the Community Development Department and the Sheriff's Department.
16. The business owner(s), manager(s), persons designated to be responsible at all times for the operation of the business, and property owner(s) shall be responsible for maintaining free of litter the premises over which they have control.

17. A copy of all licenses, permits, conditions of approval of this Live Entertainment Permit and conditions of approval of the California State Department of Alcoholic Beverage Control (ABC) or any applicable agency shall be posted and maintained in a place conspicuous and readable by all employees and customers of the location.
18. Any special events for the premises shall be reviewed in accordance with Special Event Permit regulations by the Community Development Department. The applicant shall submit a Special Event Permit application no later than two (2) weeks in advance of a proposed event.
19. Landscaping shall be maintained in a thriving, clean condition for perpetuity. Trees shall be trimmed in accordance with Section 44-112 of the Paramount Municipal Code. Mature trees shall not be removed without written authorization by the Community Development Department.
20. It shall be unlawful for the owners, managers, and persons designated to be responsible for the operation of the business who are engaged in the sale of alcoholic beverages, other than in the original package, to employ upon the premises where the alcoholic beverages are sold any person for the purpose of procuring or encouraging the purchase or sale of such beverages, or to pay any person a percentage or commission on the sale of such beverages for procuring or encouraging such purchase or sale pursuant to California Penal Code Section 303 and as amended. The entire premises is subject to the inspection by the Sheriff's Department and/or the City of Paramount at any time. Any locked or otherwise secured rooms shall be opened upon request.
21. All doors shall be kept closed during the hours of operation except for ingress and egress.
22. The maximum number of occupants shall be established by the Fire Marshall according to each specific entertainment use and floor plan. A maximum occupancy placard shall be posted in a conspicuous location on the premises. This occupancy limitation shall not be violated.
23. The premises shall not be leased or rented for private events for any reason.
24. Final approval by the Community Development Department is required before live entertainment shall be permitted. All conditions of approval shall be satisfied prior to final approval by the Community Development Department.
25. No change or alteration to the Approved Entertainment Format shall be effective without prior approval, in writing, from the City Council at a public meeting.
26. City Council Live Entertainment Permits expire and have no further effect upon the sale or transfer of the business to a new business owner. Live Entertainment Permits do not run with the land.

27. Failure to comply with any of the conditions of approval of this Live Entertainment Permit and/or any applicable federal, state, or City laws shall be cause for the suspension or revocation of this permit pursuant to the procedures identified herein under Condition of Approval No. 2.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the City Council this 7th day of February, 2017.

Daryl Hofmeyer, Mayor

ATTEST:

Lana Chikami, City Clerk

SEPTEMBER 4, 2018

RESOLUTION NO. 18:026

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO
THE DENIAL OF THE APPLICATION FROM DE HERDEZ CORP./DELUCIA
FOR A CITY COUNCIL PERMIT FOR LIVE ENTERTAINMENT AT 14123
GARFIELD AVENUE”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:026.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



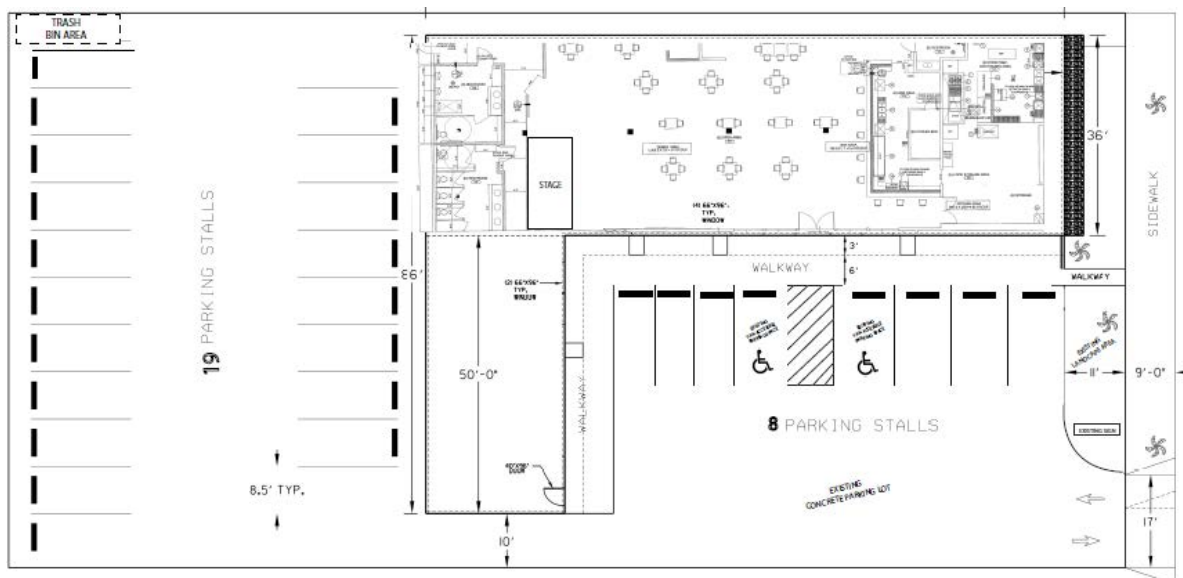
To: Honorable City Council
From: John Moreno, City Manager
By: Kevin M. Chun, Assistant City Manager
John King, Planning Manager
Date: September 4, 2018

Subject: RESOLUTION NO. 18:026 – CITY COUNCIL PERMIT: DE HERDEZ CORP./DELUCIA – 14123 GARFIELD AVENUE

Background

This application is a continued request for a City Council Permit to allow live entertainment at DeLucia, a bar located at 14123 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. The 20,000 square foot site is developed with a 5,567 square foot building divided into three suites – the 4,430 square foot suite occupied by DeLucia, one suite leased by a plumbing company, and a vacant suite. Eight parking stalls, including two stalls compliant with the Americans with Disabilities Act (ADA), are at the front of the property, and 19 parking stalls are to the rear of the building for a total of 27 parking stalls. The City Council reviewed the live entertainment request at the City Council meeting on June 5, 2018 and passed a motion to continue the item pending submittal of security and parking management plans. A copy of the agenda report is attached, as are copies of the associated denial recommendations from the Los Angeles County Sheriff's Department and District Attorney's Office (Deputy District Attorney Kelly Tatman).

Below is the site plan as submitted by the applicants:



DeLucia Information

The applicants of the City Council Permit are Jose Hernandez and Joseph Hernandez. Jose Hernandez is president/chief financial officer of the business corporation and also one of the property owners. Joseph Hernandez is the operations manager of DeLucia and the primary representative of the business.

On January 26, 2018, the California Department of Alcoholic Beverage Control (ABC) issued a Type 42 license to DeLucia, allowing only for the sale of beer and wine for onsite consumption with no access to minors. Since February 4, 2018, DeLucia has been open for business in the former Torino Lounge location. Business hours are Sundays to Wednesdays from 11:00 a.m. to 1:00 a.m. and Thursdays to Saturdays from 11:00 a.m. to 2:00 a.m.

Request

The applicants are requesting a City Council Permit to allow live entertainment on the following days, hours, and formats from an existing platform inside the lounge:

Fridays	8 p.m. to 12 a.m.	Musicians (trios, flamenco, rumba flamenca, bossa nova, pop music, Afro Cuban, charanga music, Latin jazz) and DJ (Top 40)
Saturdays	8 p.m. to 1 a.m.	Musicians (Spanish rock, '80s tribute bands, Top 40) and DJ (Top 40)
Sundays	12 p.m. to 4 p.m.	Mariachi

Section 11-5 (n) of the Paramount Municipal Code states that a City Council Permit is required for live entertainment. Following the permit review process, the City Council may grant or deny a request for a City Council Permit based on the impact that the proposed use will have on the public health, safety, or welfare. The City Council may also impose conditions upon a City Council Permit or require a follow-up review schedule to ensure that the use is not in conflict with surrounding land uses and ensure compliance.

Torino Lounge History

As reference in consideration for the required security and parking management plans for DeLucia, the following is a summary of Torino Lounge, the previous business at the same location (14123 Garfield Avenue).

- May 2, 2011. Francisca Ramirez-Peña, business owner, submitted a business license application to operate Torino Lounge.
- October 11, 2011. The City Council approved a City Council Permit for live entertainment for a variety of musical formats and days/hours as jointly submitted by Francisca Ramirez-Peña and Joseph Hernandez, the current co-applicant.

- December 3, 2014. Community Development Department and Public Safety Department staff, Los Angeles County Sheriff's Department personnel, and Deputy District Attorney Kelly Tatman met with the Torino Lounge business operators and Joseph Hernandez following a variety of incidents, including a gunshot incident on November 2, 2014 at a neighboring property where Torino Lounge security guards were uncooperative with Sheriff's deputies.
- September 1, 2015. Community Development Department and Public Safety Department staff, Los Angeles County Sheriff's Department personnel, and Deputy District Attorney Kelly Tatman met with the Torino Lounge business operators following a number of incidents involving: law enforcement, parking complaints of unauthorized use from neighboring businesses and property owners, difficulties with an outside promoter who was not authorized as an applicant on the approved permit, entertainment formats that the City Council did not permit, and concerns from ABC agents.
- November 3, 2015. The City Council conducted a public hearing to review the City Council Permit, and set February 2, 2016 for a three-month review. However, a shooting incident at Torino Lounge in December 2015 prompted a hearing to be held sooner, on January 5, 2016.
- January 5, 2016. The City Council conducted a public hearing, approved suspension of the City Council Permit for live entertainment, and set a public hearing date for January 19, 2016 to consider revocation of the City Council Permit for live entertainment.
- January 19, 2016. The City Council conducted a public hearing with testimony from Sheriff's deputies and the lieutenant and adopted Resolution No. 16:001, approving the revocation of the City Council Permit for live entertainment.
- January 27, 2016. Francisca Ramirez-Peña notified the City of Paramount of her decision to close Torino Lounge and terminate her lease at 14123 Garfield Avenue.
- May 2, 2016. Jose Hernandez and Rick Morales submitted a business license application for DeMorez Vine Corporation to operate Torino Lounge under their joint ownership.
- July 18, 2016. Jose Hernandez and Rick Morales as owners of the Torino Lounge submitted a City Council Permit application for live entertainment. In the ensuing months, the two DeMorez Vine/Torino Lounge owners could not reach agreement on a number of issues and eventually dissolved their partnership.

Business Plan – Security and Parking Management

After some discussion at the June 5, 2018 City Council meeting, the City Council expressed an openness and willingness to set aside the abovementioned incidents from the past in the spirit of a fresh beginning. With such a framework in mind, the City

Council outlined parameters for the applicants to obtain approval, including: discussions with law enforcement and staff, a detailed security management plan, and a parking management plan with provisions for long-term offsite parking in the form of an agreement with a neighboring property owner.

The applicants submitted a proposed security plan (attached) after extensive communication and meetings with law enforcement and Public Safety Department staff, including a joint meeting between the applicants and the Sheriff's Department, Public Safety Department, and Community Development Department staff on August 8, 2018.

The security plan includes the following:

- Two unarmed security guards from one of two listed security service companies who will staff live entertainment from 9 p.m. to closing time
- The guards would wear dark blue uniforms
- One guard to be stationed at the building entrance
- One guard to patrol parking areas, patrol the building interior, and monitor security cameras
- 18 security cameras with recording equipment
- Training to all staff and guards on assistance to law enforcement with prompt access to requested security camera recordings

In contrast to the security plan, the applicants were unable to provide a satisfactory parking plan in accordance with the City Council's direction. Based on the history of Torino Lounge customers parking on neighboring properties, staff established a need for 20 additional offsite parking stalls. This number considers the expectation for a substantial increase in the number of customers with the introduction of live entertainment, and the Los Angeles County Fire Department has established a maximum capacity of 200 people for the subject suite.

The attached plan submitted by the applicants notes the following:

- 27 onsite parking stalls
- The DeLucia owners request their staff to park on the street to free onsite parking for customers
- Leasing the two other suites that share the subject building to businesses that close and remove their vehicles by 5:30 p.m.
- 40 to 50 street parking stalls on Garfield Avenue between Rosecrans Avenue and Quimby Street
- Promoting the customer and employee use of ridesharing, carpooling, and walking to travel to and from the business

The applicants were unable to secure agreement from neighboring property owners for the use of offsite parking lots. The applicants have permission from a business tenant that is in the vicinity of DeLucia, but the tenant and the applicants expressed to staff a reluctance (for unspecified reasons) to approach the owner of that property for formal authorization for DeLucia parking. The applicants have also contacted the owners of the

property at the southwest corner of Garfield Avenue and Quimby Street. These other owners have yet to agree to allow DeLucia customers or employees to use their parking facilities, but the applicants are hopeful that they will be agreeable in time.

Property owner permission for the use of parking facilities is essential, and tenant-only permission is unsatisfactory for a number of reasons. Businesses tend to open and close more frequently than changes in property ownership. An agreement with a business that is not owned by the property owner is tentative and would not necessarily continue as an enforceable document as one business replaces another. Further, property liability issues are best addressed in parking agreements with a property owner and not a tenant. For example, if a DeLucia customer parked a vehicle on another private property and the vehicle was damaged or stolen, an agreement strictly between the DeLucia owners and the business owner would put the land owner in a questionable position without being party to a shared parking agreement.

As another point, the Garfield Avenue street parking can be referenced but not factored in as reliable offsite parking for DeLucia (therefore, street parking cannot be considered as part of the required parking plan). Security personnel would not have control over street parking. Additionally, in one or two years, Garfield Avenue parking will be completely unavailable for much of the construction of the upcoming street reconfiguration and utility undergrounding project.

Alcoholic Beverage Control

As noted above, in January 2018, ABC issued a Type 42 license to DeLucia, allowing only for the sale of beer and wine for onsite consumption at the business premises with no access to minors. A Type 42 license does not permit the sale of distilled spirits (“hard liquor”). On June 20, 2018, ABC and the Sheriff’s Department conducted a compliance inspection at several locations throughout Paramount, including the subject business, through the Informed Merchants Preventing Alcohol-Related Crimes and Tendencies (IMPACT) program. The purpose of these types of inspections is to assess business compliance with current ABC laws and educate them regarding any issues of noncompliance. The IMPACT inspection resulted in a final list of five violations, and Joseph Hernandez as manager accepted the violations in person on the inspection date and signed an inspection sheet accordingly. The violations were as follows:

- Distilled spirits were on-premises
- “No open containers” signs were not posted on the building exterior
- “No loitering” sign was not posted on the building exterior
- “Cancer/pregnancy warning” sign was not posted
- “Notice to customers” sign was not posted

The applicants have already addressed the violations related to the posting of signs; however, they dispute the other violation regarding the presence of distilled spirits as they contend they only maintained wine-based rum for cooking purposes. To date, ABC representatives have explained that the violations are still considered “pending” and

under review by the ABC legal department. Upon conclusion of the review, the licensees will have the opportunity to formally appeal the citation, with a final disposition either upholding or dismissing the violations.

Discussion

In light of the total history of live entertainment at this location (under the ownership and/or management of the Hernandez family), recommendations for denial from the Sheriff's Department and the Deputy District Attorney, the associated offenses, violations, complaints, law enforcement incidents directly and indirectly related to the live entertainment, the current applicants' connection to the original City Council Permit application revoked on January 19, 2016, and the unsatisfactory parking management plan, the Community Development Department recommends denial of this City Council Permit application for live entertainment.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 18:026.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND
DECISION RELATIVE TO THE DENIAL OF THE APPLICATION FROM
DE HERDEZ CORP./DELUCIA FOR A CITY COUNCIL PERMIT FOR
LIVE ENTERTAINMENT AT 14123 GARFIELD AVENUE

THE CITY COUNCIL OF THE CITY OF PARAMOUNT HEREBY FINDS,
DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

WHEREAS, the City Council of the City of Paramount has received an application from De Herdez Corp./DeLucia ("Applicant") for a City Council Permit to allow live entertainment at DeLucia at 14123 Garfield Avenue; and

WHEREAS, Section 11-5 (n) (8) of the Paramount Municipal Code requires the City Council to announce reasonable findings and determination that the applicant and its employees having the management or supervision of applicant's business are of good and moral character and reputation and that the proposed amusement or live entertainment operation under the permit will comport with the peace, health, safety, convenience, morals, and general welfare of the public.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE PARAMOUNT CITY COUNCIL AS FOLLOWS:

SECTION 1. The above recitations are true and correct.

SECTION 2. The City Council finds that the evidence presented does not justify the granting of this application. In light of the total history of live entertainment at Torino Lounge, recommendations for denial from the Los Angeles County Sheriff's Department and the Los Angeles County Deputy District Attorney, the associated offenses, violations, complaints, and law enforcement incidents directly and indirectly related to the live entertainment, the present Applicant's connection to the City Council Permit for live entertainment revoked by the City Council on January 19, 2016, and the unsatisfactory parking management plan due to the Applicant's inability to secure a long-term parking agreement with a neighboring property owner, the City Council is unable to determine that the proposed live entertainment operation under the permit will comport with the peace, health, safety, convenience, morals, and general welfare of the public.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

PASSED, 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

August 9, 2018

Dear Ms. Matson,

Thank you for the opportunity to clarify. In the attached revision of the "Initial Security Management Plan", please notice that the answers to the following questions have been incorporated/addressed. And for convenience, the questions are briefly answered here, too:

Can you please answer the following questions and add your response to the Security Plan you submitted:

1. What are the hours that the security guards will be on-site? *From 9pm until closing time.*
2. In the plan you stated on an as-needed basis. Does that mean, anytime you are conducting live entertainment? *Yes, "as-needed" means anytime live entertainment is being conducted.*
3. Will the security guards be armed? *No, guards will be unarmed.*
4. If the security guards do not report, do you have a back-up company? *Yes, "Superior Protections Services" of Paramount, CA, will be the back-up.*
5. What would you do if there were no guards present during your live entertainment hours? *If both Mission Patrol and Superior Protections are unable to provide guard service for a particular occasion, the live entertainment will be cancelled.*

Yours truly,

Joseph Hernandez

(See next page for the revised "Initial Security Management Plan".)

Initial Security Management Plan for DeLucia Bar Lounge

Mission Patrol Security Services has agreed to supply DeLucia Bar Lounge with certified security guards on an as-needed basis (i.e., for live entertainment). If Mission Patrol Security Services are not able to provide their guards in a particular occasion, Superior Protection Services will serve as our back-up company.

On each and every occasion that live entertainment is featured at DeLucia Bar Lounge, two unarmed certified guards will be immediately *visible* to arriving patrons so as to set a tone of authority and deter problems. They will be in position at 9 p.m. before live entertainment begins for the evening and will remain at their posts until our closing time.

Attired in classic dark-blue security uniforms displaying the logo of Mission Patrol Security Services (as seen on the following page), the guards' duties will include the following:

- monitor and authorize customers' entrance by checking I.D.s
- keep order, ensuring that no one is behaving aggressively or destructively
- guard against theft
- maintain security of premises: interior, exterior, and parking areas
- ensure the safety of patrons and staff

While Security Guard #1 will be stationary at the building's entrance, Security Guard #2 will patrol on a schedule—routinely scanning parking areas, available to intervene if needed indoors, and regularly scanning the monitors of our high-tech surveillance-cameras (which are directed at the building perimeter and the parking areas).

All DeLucia Bar Lounge staff and security guards will be trained in the written procedures for courteous compliance with law enforcement requests, and made aware of how to assist law enforcement with prompt, easy access to security camera recordings upon request.

MISSION PATROL SECURITY SERVICES



Richard P. Hernandez
Director of Operations

P.O. Box 88
San Gabriel, California 91778
323-864-9237
Missionpatrol@yahoo.com
www.securityguardsca.com

PPO # 17556

SECURITY GUARDS
CALIFORNIA



WHO WE ARE? SECURITY SERVICES CONTACT US



Who we are?

MISSION PATROL SECURITY SERVICES is a multi-talented organization with expert professionals who have the background, education and experience to provide a superior level of security service in a timely and cost-effective manner.

Our goal is to provide a single source of professional resources and technical expertise to perform a wide range of services to meet all of a company's or individual security-related needs.

MISSION PATROL SECURITY SERVICES has taken a unique approach to the business of contract security. Many of our competitors employ minimally screened and trained guards. Our approach involves a proactive theory of well-groomed, exceptionally trained, uniformed security guards. Our strategy entails several steps to mitigate the possibility and opportunity for theft of property, or injury to persons within the facility.

Our administration is staffed with experience, knowledgeable and professional employees who are waiting to provide you with prompt and courteous service. We hold our ethics and standards to the highest of levels and conduct ourselves accordingly, remembering that we work for you.

Who we are?

Los Angeles located.. Mission Patrol Security Services is a multi-talented organization with expert professionals who have the background, education and experience to provide a superior level of security service in a timely and cost-effective manner.


[READ MORE...](#)

Tweets by @missionpatrol

missionpatrol Retweeted

Dispatcher Kelly Churnside
@kchurnsideCPD

Sending my prayers to our brothers and sisters at @PomonaPD tonight. Hold the line 🙏🙏🙏 #covinaiswithyou



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Social

P.O. Box 88,
San Gabriel
CA, USA

Phone: 323-864-9237



Good afternoon, John,

In order for us to proceed with the previously discussed item, I will outline the number of parking spaces available for DeLucia, as well as alternative ways in which patrons often arrive nowadays.

Since this issue has arisen, we have done a study of other drinking establishments in the city and feel our parking accommodations are commensurate with (or, in some cases better than) theirs.

Available parking:

Street parking: Approximately **40-50** parking spaces *within the same block* where my business is located. The neighboring businesses (which are closed by 5:30pm on weekdays and are closed on weekends) gladly permit my customers to park in their lot during these non-operational times.

On-site parking: A total of **27** spaces (25 regular spaces plus 2 handicapped spaces) exist. Our staff is asked to park on the street in order to provide additional parking spaces to patrons.

Two tenants occupy the back offices run businesses which close by 5:30 pm, and their cars are gone by then. Although DeLucia does open for business by 11am, our patronage from the hours of 11- 6pm is low-volume, during which the perimeter parking spaces have never filled up.

We at DeLucia believe in tracking business trends--which nowadays is for patrons to arrive by services such as Uber, Lyft, taxi service, carpooling—and, if local, on foot. Today's patrons are equipped with multiple options to imbibe safely without driving. Please read the following L.A. Times article which describes this dramatic shift in parking trends, resulting in changing business models for commercial parking lots:

<http://www.latimes.com/business/technology/la-fi-proper-parking-20180707-story.html>

Thank you for your time and attention,



To: Honorable City Council

From: John Moreno

By: Kevin M. Chun/John King

Date: June 5, 2018

Subject: City Council Permit: De Herdez Corp./DeLucia – 14123 Garfield Avenue

Background

This application is a request for a City Council Permit to allow live entertainment at DeLucia, a bar located at 14123 Garfield Avenue in the M-2 (Heavy Manufacturing) zone. DeLucia opened for business on February 4, 2018 in the 4,430 square foot former location of the Torino Lounge. On January 26, 2018, the California Department of Alcoholic Beverage Control (ABC) issued a Type 42 license to DeLucia, allowing only for the sale of beer and wine for on-site consumption with no building access to minors. Business hours are Sundays to Wednesdays from 11:00 a.m. to 1:00 a.m. and Thursdays to Saturdays from 11:00 a.m. to 2:00 a.m. The two City Council Permit applicants of record are Jose Hernandez, the president/chief financial officer (CFO) of the business corporation (De Herdez), and Joseph Hernandez, the operations manager. The CFO has also been part of the property ownership since acquiring the property in 2005.

The 20,000 square foot site is surrounded on all sides by industrial uses, including an office furniture wholesaler/installer at the property to the south; Ace Clearwater Enterprises, a metal manufacturer of complex formed and welded assemblies for the aerospace and power generation industries, to the west/rear; D&T Recycling to the north; and Paramount Auto Dismantlers across Garfield Avenue to the east. Eight parking stalls, including two stalls compliant with the Americans with Disabilities Act (ADA), are at the front of the property, and 19 parking stalls are to the rear of the building for a total of 27 parking stalls.

Section 11-5 (n) of the Paramount Municipal Code states that a City Council Permit is required for live entertainment. Following the permit review process, the City Council may grant or deny a request for a City Council Permit based on the impact that the proposed use will have on the public health, safety, or welfare. The City Council may also impose conditions upon a City Council Permit to ensure that the use is not in conflict with surrounding land uses.

Request

The applicant is requesting a City Council Permit to allow live entertainment on the following days, hours, and formats from an existing platform inside the lounge:

Fridays	8 p.m. to 12 a.m.	Musicians (trios, flamenco, rumba flamenca, bossa nova, pop music, Afro Cuban, charanga music, Latin jazz) and DJ (Top 40)
Saturdays	8 p.m. to 1 a.m.	Musicians (Spanish rock, '80s tribute bands, Top 40) and DJ (Top 40)
Sundays	12 p.m. to 4 p.m.	Mariachi

Torino Lounge History

As noted above, the previous business at 14123 Garfield Avenue was Torino Lounge, which originally operated under the ownership of Francisca Ramirez-Peña following submittal of a business license application on May 2, 2011. On October 11, 2011, the City Council approved a City Council Permit for live entertainment for a variety of musical formats and days/hours as jointly submitted by Francisca Ramirez-Peña and Joseph Hernandez.

On December 3, 2014, Community Development Department and Public Safety Department staff, Los Angeles County Sheriff's Department personnel, and Deputy District Attorney Kelly Tatman met with the Torino Lounge business operators and Joseph Hernandez following a variety of incidents, including a gunshot incident on November 2, 2014 at a neighboring property where Torino Lounge security guards were uncooperative with Sheriff's deputies.

On September 1, 2015, Community Development Department and Public Safety Department staff, Los Angeles County Sheriff's Department personnel, and Deputy District Attorney Kelly Tatman met with the Torino Lounge business operators following a number of incidents involving law enforcement, parking complaints from neighboring businesses and property owners, difficulties with an outside promoter, unpermitted entertainment formats, and concerns from ABC agents.

On November 3, 2015, the City Council conducted a public hearing to review the City Council Permit, and set February 2, 2016 for a three-month review. However, a shooting incident at Torino Lounge in December 2015 prompted a hearing to be held on January 5, 2016.

On January 5, 2016, the City Council conducted a public hearing, approved suspension of the City Council Permit for live entertainment, and set a public hearing date for January 19, 2016 to consider revocation of the City Council Permit for live entertainment.

On January 19, 2016, the City Council conducted a public hearing with testimony from Sheriff's deputies and the lieutenant and adopted Resolution No. 16:001, approving the revocation of the City Council Permit for live entertainment.

On January 27, 2016, Francisca Ramirez-Peña notified the City of Paramount of her decision to close Torino Lounge and terminate her lease at 14123 Garfield Avenue.

On May 2 2016, Jose Hernandez and Rick Morales submitted a business license application for DeMorez Vine Corporation to operate Torino Lounge under their joint ownership.

On July 18, 2016, Jose Hernandez and Rick Morales as owners of the Torino Lounge submitted a City Council Permit application for live entertainment. In the ensuing months, the two DeMorez Vine/Torino Lounge owners could not reach agreement on a number of issues and eventually dissolved their partnership.

DeLucia Bar – New Applications

On March 1, 2018, the DeLucia applicants submitted an initial application for live entertainment with musicians proposed on Wednesdays to Sundays. Staff informed the applicants of the unlikelihood of approval given the recent history of live entertainment at the property and insufficient time since the opening date of February 4, 2018 to demonstrate the high level of business responsibility required of operating with live entertainment.

On May 8, 2018, the applicants withdrew the application from March 1, 2018 and submitted a revised application with a reduction in the entertainment schedule, the addition of DJs, and changing occasional mariachi performances on Sundays to mariachi music every Sunday. Staff continued to advise the applicants of the premature timing of the application submittal, but the DeLucia owners were undeterred in their choice to pursue immediate City Council Permit review.

Discussion

As required by the Municipal Code, the Community Development Department, Public Safety Department, the Los Angeles County Sheriff's Department, the Los Angeles County Fire Department, and the Los Angeles County Department of Public Health have reviewed the application, including the site plan. The Sheriff's Department opposes the request (letter attached) based on the history at this business in relation to live entertainment. The Public Safety Department requested that the Los Angeles County District Attorney's Office review this request. Los Angeles County Deputy District Attorney Kelly Tatman also does not recommend approval of the live entertainment request (email attached). The Fire and Health Departments do not recommend approval or denial.

In light of the total history of live entertainment at Torino Lounge, recommendations for denial from the Sheriff's Department and the Deputy District Attorney, the associated offenses, violations, complaints, law enforcement incidents directly and indirectly related to the live entertainment, and the current applicants' connection to the original City Council Permit application, the Community Development Department recommends denial for this City Council Permit for live entertainment application.

Recommended Action

It is recommended that the City Council read by title only and adopt Resolution No. 18:016, denying a City Council Permit for live entertainment at DeLucia at 14123 Garfield Avenue.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALE OF JUSTICE

JIM McDONNELL, SHERIFF



May 10, 2018

Ms. Adriana Lopez
Public Safety Director
City of Paramount
16400 Colorado Avenue
Paramount, California 90723

Dear Ms. Lopez:

The purpose of this letter is to provide you with our concerns regarding the proposed Live Entertainment Permit for "DeLucia Bar."

We have conducted a review of calls for service for 14123 Garfield Avenue, the "DeLucia Bar," formerly known as the "Torino Lounge." In 2015, the Torino Lounge previously had live entertainment which resulted in significant law enforcement responses. This included: one shooting, three armed robberies, five vehicle burglaries, two stolen vehicles, and thirteen disturbance calls related to fights or violence. Conversely, since the live entertainment ceased, there has been a reduction in these types of incidents over the past two years.

Live entertainment attracts people from various cities, specifically various neighborhoods where rivalries exist. This may result in violent incidents and crimes near and around the establishment.

Based on the past history at this business in relation to live entertainment, it is the opinion of the Los Angeles County Sheriff's Department to oppose the request for a Live Entertainment Permit.

Sincerely,

JIM McDONNELL, SHERIFF

Richard J. Harpham, Captain
Commander, Lakewood Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

John King

Sent: Friday, June 01, 2018 8:23 AM
Subject: FW: 14123 Garfield Avenue

From: Kelly Tatman
Sent: Friday, May 11, 2018 12:14 PM
To: Adriana Lopez
Subject: 14123 Garfield Avenue

Adriana:

After our meeting on March 21, 2018 with Joseph Hernandez and his father regarding his March 2, 2018 Live Entertainment Application for DeLUCIA, located at 14123 Garfield Avenue, I recommend City Council deny his May 2018 Live Entertainment Application. This property and business has been a source of Public Safety concern for some time.

Brief history

On April 29, 2011, Joseph Hernandez and Francisca Pena apply for a permit for a business at 14123 Garfield to be named Tornio Lounge.

On October 12, 2011, a Live Entertainment Permit is granted for very specific formats with very specific conditions.

Between October 2011 and late 2014, calls for service and activity at the location was limited to petty theft and car thefts.

On December 3, 2014, Public Safety Staff, Sheriff's Department Personnel and I met with the business owners to discuss the increase in calls for service and to review the Live Entertainment Permit conditions. Also, it was pointed out that the Live Entertainment Permit issued to the business required licensed security guards (2) present for live entertainment on Friday and Saturday nights. The business owners acknowledged they used non-licensed guards and would rectify the issue.

In April 20, 2015, Public Safety Staff, Sheriff's Department Personnel and I met again with Joseph Hernandez, Ricardo Hernandez, Sergio Pena and Francisca Pena, business owners of Torino Lounge. At that time, we were concerned with the most recent calls for service for burglaries to vehicles, petty theft reports, fights outside the location as well as a reported robbery of a bar patron leaving the location near closing time.

During this meeting, the business owners indicated they added a different format, Hip Hop Night. This was in direct violation of their Live Entertainment Permit. Not only was the format unilaterally implemented without authorization, but the live entertainment continued past the curfew of 11:00 p.m., also in direct violation of their Live Entertainment Permit. When asked how the lounge started doing Hip Hop night and utilizing a promoter for this format, the managers stated they were simply approached by the promoter and decided to give this theme a try. When asked what sort of research or investigation they did into the promoter prior to hiring him for Hip Hop Nights, the managers/owner stated they

did very little, if any. At the conclusion of the meeting, the business owners promised to make the necessary changes to abide by their Live Entertainment Permit.

Between April 2015 and August 2015, the business continued to host Hip Hop Night and introduced another unapproved format of Mariachi Nights on July 16, 2015 outside in the parking lot of the business. The business failed to obtain a Special Events Permit. It should be noted that the business knew to obtain such a permit, because they had submitted an application two weeks prior to host a large fourth of July event outside in the same area, but the application was denied.

During this time, there also had been an increase in complaints to Public Safety from neighboring businesses regarding parking issues from bar patrons that were negatively affecting their retail stores. Sheriff's Department resources were directed to self-initiated patrols to this area to create a presence in the area to ward off car burglaries and other illegal criminal activity.

In September 2015, another meeting was held where Public Safety Staff, Sheriff's Personnel and myself met with the business owners again regarding their continued violations of the Live Entertainment Permit and increase in complaints. It is important to note that although invited, Joseph Hernandez failed to appear at this meeting.

On December 5, 2015, there was a shooting incident at Torino Lounge. During the investigation, security personnel was extremely uncooperative with law enforcement and tampered with crime evidence. It should be noted that the guards were not licensed as required by the Live Entertainment Permit. Also, employees and management were uncooperative with law enforcement during the investigation. The business owners informed Law Enforcement that although video surveillance footage was working at the time of the shooting, the single camera that would have captured the entire incident was not. In the days following the incident, the Station Lieutenant opined that bar staff and security staff hampered the investigation of this matter.

In February 2016, following a public hearing on Torino Lounge's Live Entertainment Permit, City Council suspended the permit and Torino Lounge subsequently closed.

Present

On March 21, 2018, Public Safety Director Adriana Lopez and I met with Joseph Hernandez and his father Jose Hernandez regarding a new Live Entertainment Permit they submitted for the renamed business of DeLUCIA located at 14123 Garfield. Not only was Joseph and his father almost an hour late to the meeting, they blamed their tardiness on the pitfalls of having a toddler at home.

During this informal meeting, we pointed out to the gentlemen our reluctance in recommending approval of their new application. We discussed the history of Torino Lounge and the fact that Joseph was a partner in the business that failed to adhere to prior conditions, even after several meetings with Public Safety, the SAGE Deputy District Attorney and Sheriff's Personnel. In fact, we pointed out that not only did the business continue to violate the permit conditions after these meetings, but failed to cooperate with law enforcement in a highly important shooting investigation.

Joseph attempted to distance himself from that business and acted as if he really wasn't a part of Torino Lounge. However, this contradicts his attendance at Public Safety Meetings with the business, his name on the prior applications and the fact he spoke out against suspending the Torino Lounge Live Entertainment Permit at the Public Hearing before City Council in February 2016.

We offered Joseph advice in obtaining the trust of Public Safety and Law Enforcement for permit approval by suggesting he host small permitted special events that would run smoothly without issue. We provided him a roadmap of suggestions for him to show he is capable of abiding by permit conditions and hence could adhere and respect a Live Entertainment Permit down the road.

Following our meeting, Joseph withdrew his Live Entertainment Permit and submitted a new one.

The withdrawn March 2018 application requested live entertainment on Wednesday (Salsa Classes), Thursdays (80's bands, Trios), Fridays (Trios, Flamenco, Rumba Flamenca, Bossa Nova and Pop Music, Afro Cuban and Charanga Music, Latin jazz until 1:30 a.m.), Saturdays (Blues and Bluegrass/Spanish Rock, Tribute 80's Bands and Top 40) and Sundays (Occasional Trios or Mariachi).

The new May 2018 application requests live entertainment on Friday (Top 40 DJ from 8 p.m. to 12 a.m.), Saturdays (Live Music/Spanish Rock, Tribute Bands 80's and Top 40 from 8 p.m. to 1 a.m.) and Sundays (Brunch mariachi from 12 p.m. to 4 p.m. with the average group between 4-7 persons).

The difference between the two is a decrease in two days of live music, but the addition of a DJ and not occasional Mariachi on Sundays, but Mariachi Bands every Sunday. Music format for Live Bands remains unchanged.

Recommendation

Not only does Joseph Hernandez have a history of violating his Live Entertainment Permit as part owner of Torino Lounge, but he has a history of failing to take responsibility for the violations of that permit and instead distances himself and blames his co-owners. After previous violations were pointed out to the business owners, Joseph failed to attend meetings to address Public Safety Staff, Law Enforcement and SAGE Deputy concerns.

Following our most recent recommendations, Joseph Hernandez demonstrates an inability to accept the advice of Public Safety to gain and restore trust in his ability to manage his business in a successful, safe and peaceful environment.

At this time, I do not recommend City Council approve the most recent application for a Live Entertainment Permit at DeLUCIA, 14123 Garfield Avenue, in the City of Paramount.

Sincerely,

Kelly Tatman
Deputy District Attorney

Los Angeles County District Attorney's Office
SAGE Program/City of Paramount
(562) 220-2002

SEPTEMBER 4, 2018

PUBLIC HEARING

ORDINANCE NO. 1108

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT WITHIN AREA NO. 1 OF ZONE CHANGE NO. 228, ALONG THE NORTH AND SOUTH SIDES OF SOMERSET BOULEVARD, GENERALLY FROM TEXACO AVENUE TO GARFIELD AVENUE, FROM M-1 (LIGHT MANUFACTURING) TO R-M (MULTIPLE FAMILY RESIDENTIAL) AT 7221 AND 7229 SOMERSET BOULEVARD; M-2 (HEAVY MANUFACTURING) TO M-1 (LIGHT MANUFACTURING) AT 7220 AND 7240 SOMERSET BOULEVARD AND 7309 ADAMS STREET; M-2 (HEAVY MANUFACTURING) TO C-M (COMMERCIAL MANUFACTURING) AT 7200 SOMERSET BOULEVARD; AND M-1 (LIGHT MANUFACTURING) TO C-M (COMMERCIAL MANUFACTURING) AT 7237, 7249, 7259, 7301, 7309, 7317, 7319, 7331, AND 7337 SOMERSET BOULEVARD AND 14949 GARFIELD AVENUE IN THE CITY OF PARAMOUNT”

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

CONTINUED... PLEASE TURN PAGE

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

5. ADOPT A MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PROGRAM RELATIVE TO AREA NO. 1 OF ZONE CHANGE NO. 228.

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

6. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1108, AND PLACE IT ON THE NEXT REGULAR AGENDA FOR ADOPTION.

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



To: Honorable City Council

From: John Moreno, City Manager

By: Kevin M. Chun, Assistant City Manager
Marco Cuevas, Jr., Community
Development Planner

Date: September 4, 2018

Subject: ORDINANCE NO. 1108

This item, Ordinance No. 1108, is a request for a zone change from various zone classifications along the north and south portions of Somerset Boulevard, generally from Texaco Avenue to Garfield Avenue. The existing zoning is M-1 (Light Manufacturing) on the north side, while the existing zoning on the south side is M-2 (Heavy Manufacturing). This item is in connection with General Plan Amendment No. 17-1, which is also on the City Council's agenda this evening.

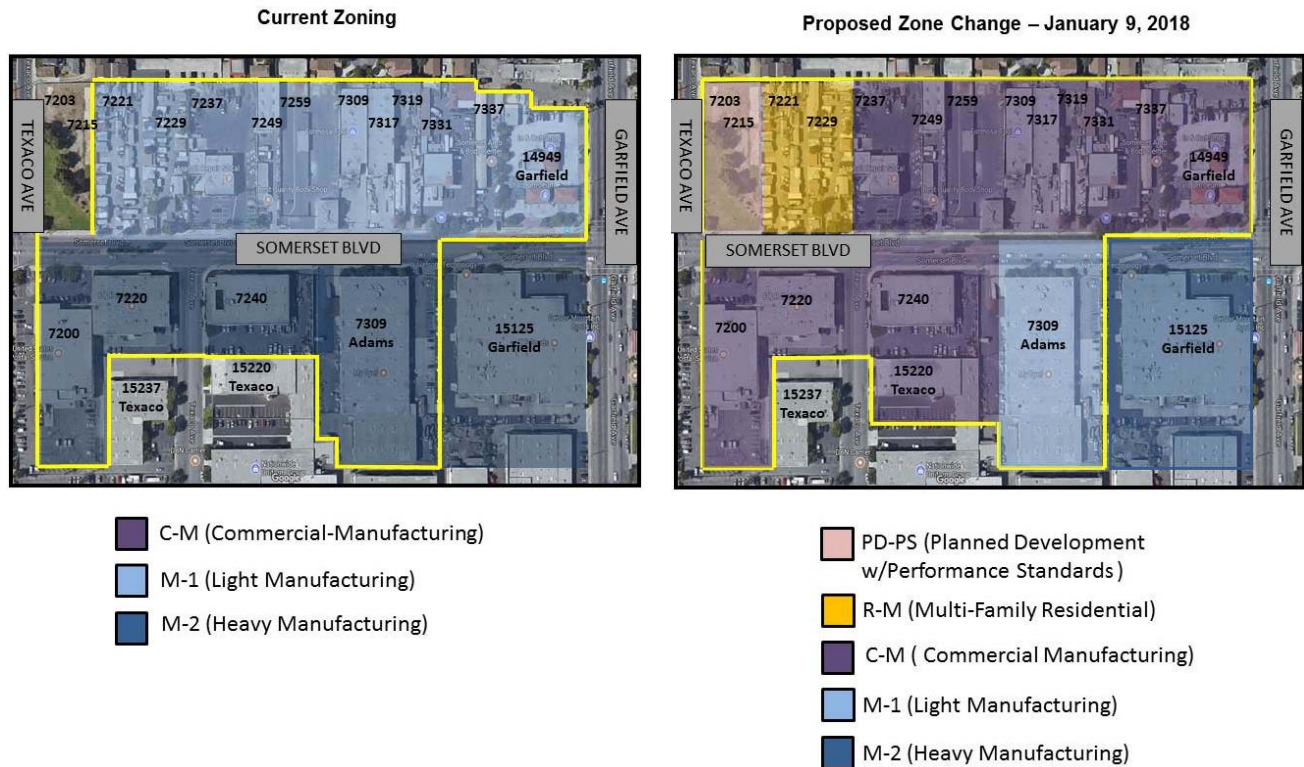
Background

On January 10, 2018, the Planning Commission considered Zone Change No. 228, which included two locations in separate areas of Paramount – Areas 1 and 2. Area 1 encompassed a portion of Somerset Boulevard, generally from Texaco Avenue to Garfield Avenue on the north and south side, while Area 2 was located on the north side of Alondra Boulevard, between Vermont Avenue and Colorado Avenue. As Area 2 was approved by the Planning Commission and the City Council, this report will focus solely on Area 1.

The City Council initiated Zone Change No. 228 at its April 4, 2017 meeting in response to Zone Change No. 227, a request for a 12-unit single-family residential development at the northeast corner of Somerset Boulevard and Texaco Avenue. The Planning Commission approved Zone Change No. 227 at its February 14, 2017 meeting; however, when the City Council considered it at its April 4, 2017 meeting, there was concern over the proximity of manufacturing uses to the proposal. Manufacturing uses are located to the southeast of the proposed housing development site. The City Council removed Zone Change No. 227 from the calendar and directed staff to investigate the possibility of a larger zone change along Somerset Boulevard, from Texaco Avenue to Garfield Avenue. The City Council's direction was largely due to the City's air quality issue at that time, and its desire to create a more extensive buffer between manufacturing uses and the proposed residential project.

As noted above, on January 10, 2018, the Planning Commission considered the zone change that the City Council directed staff to investigate (Zone Change No. 228). This zone change includes the following: on the north side of Somerset Boulevard, the proposal called for residential zoning for the four properties east of Texaco (the site of the proposed 12-unit single-family project and two trailer parks) and C-M (Commercial-

Manufacturing) for the remaining parcels to Garfield Avenue. On the south side of Somerset Boulevard, the proposal called for rezoning of four existing M-2 properties to C-M and one existing M-2 property to M-1 (see map below).



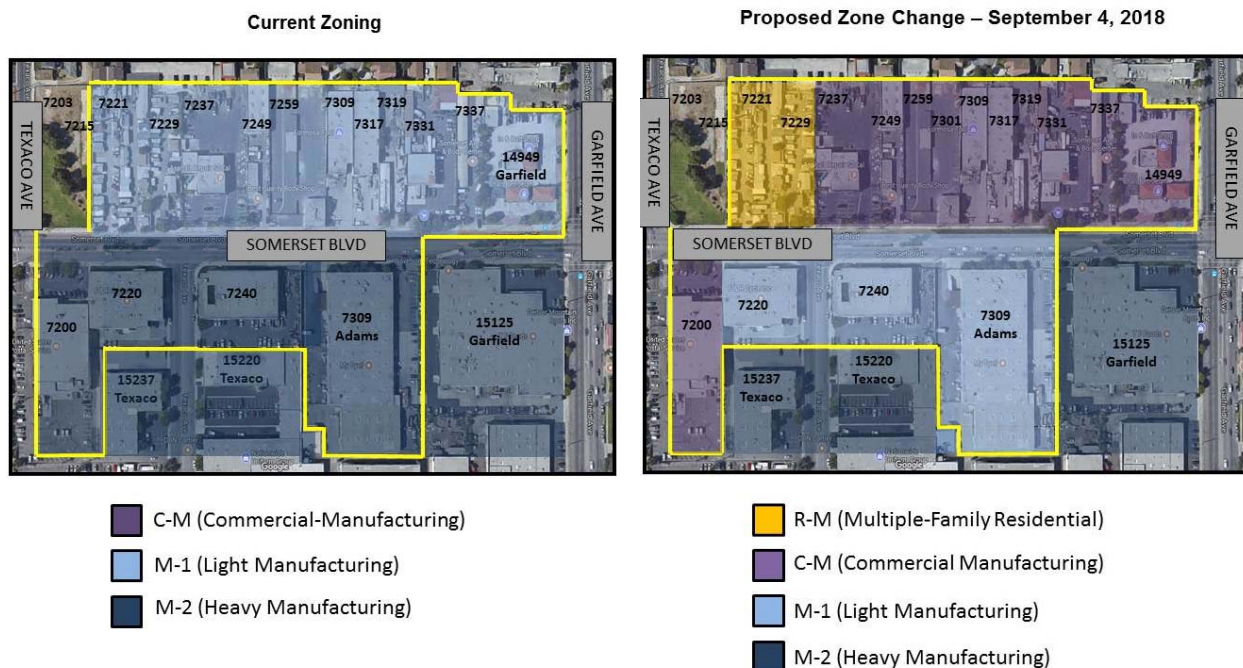
The zone change in the map shown above under Proposed Zone Change was not recommended for approval by the Planning Commission.

The Planning Commission did not approve the rezone of Area 1 for a number of reasons. First, owners of properties on the south side of Somerset Boulevard testified during the public hearing that the change from M-2 to C-M was too drastic and would diminish the resale value of their properties, given the high demand and low vacancy rate for industrial buildings in southeast Los Angeles County. They also testified that the number of manufacturing businesses allowed in the C-M zone was significantly smaller than the M-1 zone, and the reduced number of business types would affect their ability to lease their buildings, which were constructed for manufacturing, not commercial purposes.

Second, from a different perspective, community advocates argued that while the zone change would create a buffer between residential and manufacturing uses, the zone change did not create enough of a buffer area (i.e., the zone change should have made all properties C-M and should have extended further to the south into the core industrial area).

Discussion

Staff has now brought back Zone Change No. 228 (Area 1) for the City Council's consideration with several changes. The property at 15220 Texaco Avenue has been removed due to the buffer already provided by the property at 7240 Somerset Boulevard. Also, the site at the northeast corner of Somerset Boulevard and Texaco Avenue has been removed, and a separate zone change for the 12 single-family homes will be considered by the City Council this evening. In addition, the entire area on the south side of Somerset Boulevard is proposed to be modified from M-2 to M-1, with the exception of the Post Office (which is proposed to be C-M). As stated earlier, the previous proposal denied by the Planning Commission was to change from M-2 to C-M. The map below depicts the proposed zoning changes currently before the City Council.



Staff believes that the proposed zoning is appropriate given the recent approval by the City Council of Zoning Ordinance Text Amendment (ZOTA) No. 8, which represents a massive overhaul of the City's manufacturing zones – M-1, M-2 and PD-PS (Planned Development with Performance Standards/Industrial). ZOTA No. 8 will eliminate many types of uses that are inappropriate for an urban environment with closely interwoven manufacturing, commercial, and residential properties. Some of these intensive uses to be prohibited include: oil pipeline boosters, chrome plating, lead plating, coke ovens, and drop hammers. ZOTA No. 8 will eliminate these uses, and in the case of the M-2 zone, most uses that remain are permitted "by right" and will include uses first allowed in the M-1 zone. New heavy manufacturing uses that generate negative impacts such as noise, odors, ground vibration, and dust will no longer be allowed.

Also, the South Coast Air Quality Management District (SCAQMD) stationed an air monitor on Texaco Avenue toward the northern end of the proposed residential project from October 15 through November 2, 2016. The levels of hexavalent chromium that

were measured during this period were between .08 nanograms per cubic meter (ng/m³) and .24 ng/m³. (One nanogram is equal to one billionth of a gram.) SCAQMD removed the monitor after November 2, 2016, due to the low levels of hexavalent chromium.

Additionally, the existing uses on the north and south sides of Somerset Boulevard, east of Texaco Avenue, are very light industrial and include a number of small warehouses. Given the approval of ZOTA No. 8, future uses will have minimal negative impacts on the surrounding area. The zone change will promote less intensive land uses and development, and the proposal will minimize impacts from heavier industrial uses, which would be prohibited. The adoption of the proposed zone change would allow the existing businesses to remain, but the zone reclassifications would eliminate the possibility of heavier industrial uses from being established in the future.

Summary

The proposed zone change to commercial-manufacturing and light manufacturing represents a “downzone” from current manufacturing possibilities and a shift to less intensive commercial and artisanal manufacturing types. The proposed zone change would permit future land uses and development that are more compatible with the existing land uses in the area. In addition, the zone change would introduce new retail and commercial possibilities as allowed in the C-M zone classification and increase the economic vitality within the vicinity.

Environmental Assessment

As part of this project, an environmental analysis was conducted by a consultant, Blodgett Baylosis Environmental Planning, in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. The analysis determined that the project will not result in any significant impacts on the environment; therefore, a Negative Declaration is the appropriate CEQA document for the proposed project.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1108, and place it on the next regular agenda for adoption.

CITY OF PARAMOUNT
COUNTY OF LOS ANGELES, CALIFORNIA

ORDINANCE NO. 1108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT WITHIN AREA NO. 1 OF ZONE CHANGE NO. 228, ALONG THE NORTH AND SOUTH SIDES OF SOMERSET BOULEVARD, GENERALLY FROM TEXACO AVENUE TO GARFIELD AVENUE, FROM M-1 (LIGHT MANUFACTURING) TO R-M (MULTIPLE FAMILY RESIDENTIAL) AT 7221 AND 7229 SOMERSET BOULEVARD; M-2 (HEAVY MANUFACTURING) TO M-1 (LIGHT MANUFACTURING) AT 7220 AND 7240 SOMERSET BOULEVARD AND 7309 ADAMS STREET; M-2 (HEAVY MANUFACTURING) TO C-M (COMMERCIAL MANUFACTURING) AT 7200 SOMERSET BOULEVARD; AND M-1 (LIGHT MANUFACTURING) TO C-M (COMMERCIAL MANUFACTURING) AT 7237, 7249, 7259, 7301, 7309, 7317, 7319, 7331, AND 7337 SOMERSET BOULEVARD AND 14949 GARFIELD AVENUE IN THE CITY OF PARAMOUNT

The City Council of the City of Paramount does ordain as follows:

Section 1. The Planning Commission held a duly noticed public hearing on January 9, 2018 at which time it voted to recommend that the City Council adopt a Negative Declaration relative to Zone Change No. 228 in accordance to the provisions of the California Environmental Quality Act (CEQA).

Section 2. The City Council held a duly noticed public hearing on this Ordinance on September 4, 2018, at which time it considered all evidence presented, both written and oral.

Section 3. The City Council hereby adopts a Negative Declaration relative to Ordinance No. 1108 for Area No. 1 of Zone Change No. 228 in accordance to the provisions of the California Environmental Quality Act (CEQA).

Section 4. The Official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked Exhibit "A", to be zoned R-M (Multiple Family Residential), M-1 (Light Manufacturing), and C-M (Commercial Manufacturing). Said change shall be made on the Official Zoning Map of the City of Paramount.

Section 5. Severability. If any section, subsection, sentence clause, phrase, or portion of this Ordinance, or the application thereof to any person, firm, corporation or circumstance, 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 portion thereof. The City Council of the City of Paramount hereby declares

that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within fifteen (15) days after its adoption together with the names and members of the City Council voting for and against the same.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount, this 2nd day of October 2018.

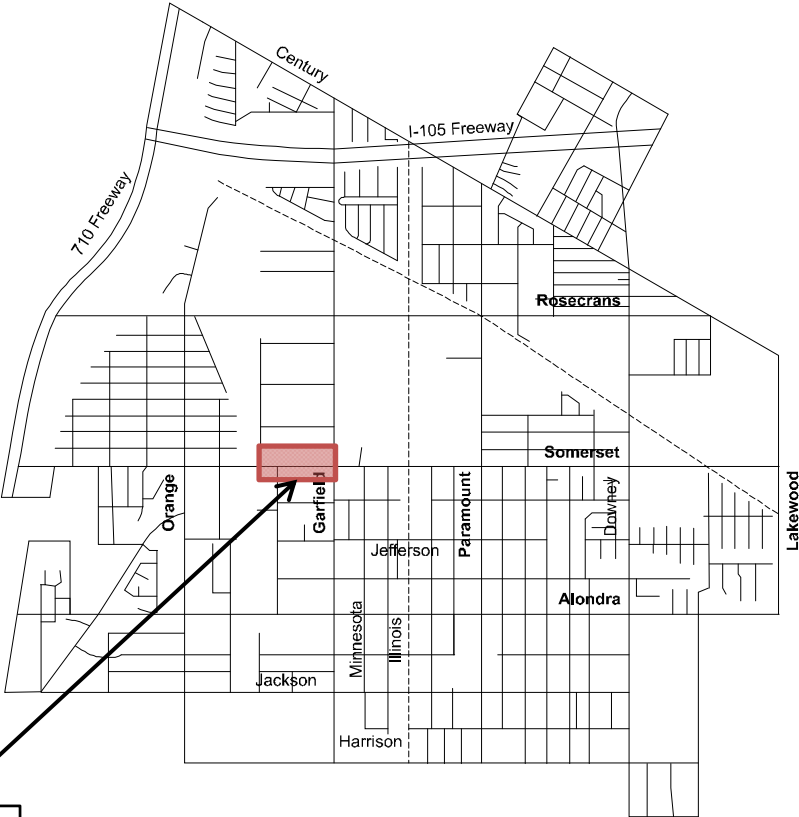
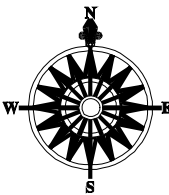
Diane J. Martinez, Mayor

Attest:

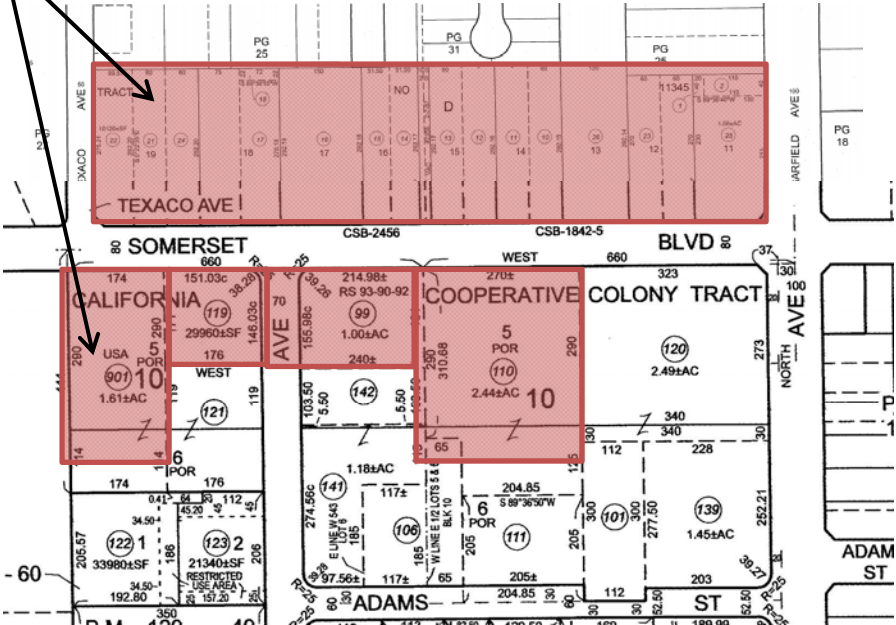
Lana Chikami, City Clerk

Exhibit A

Zone Change No. 228 – Area 1



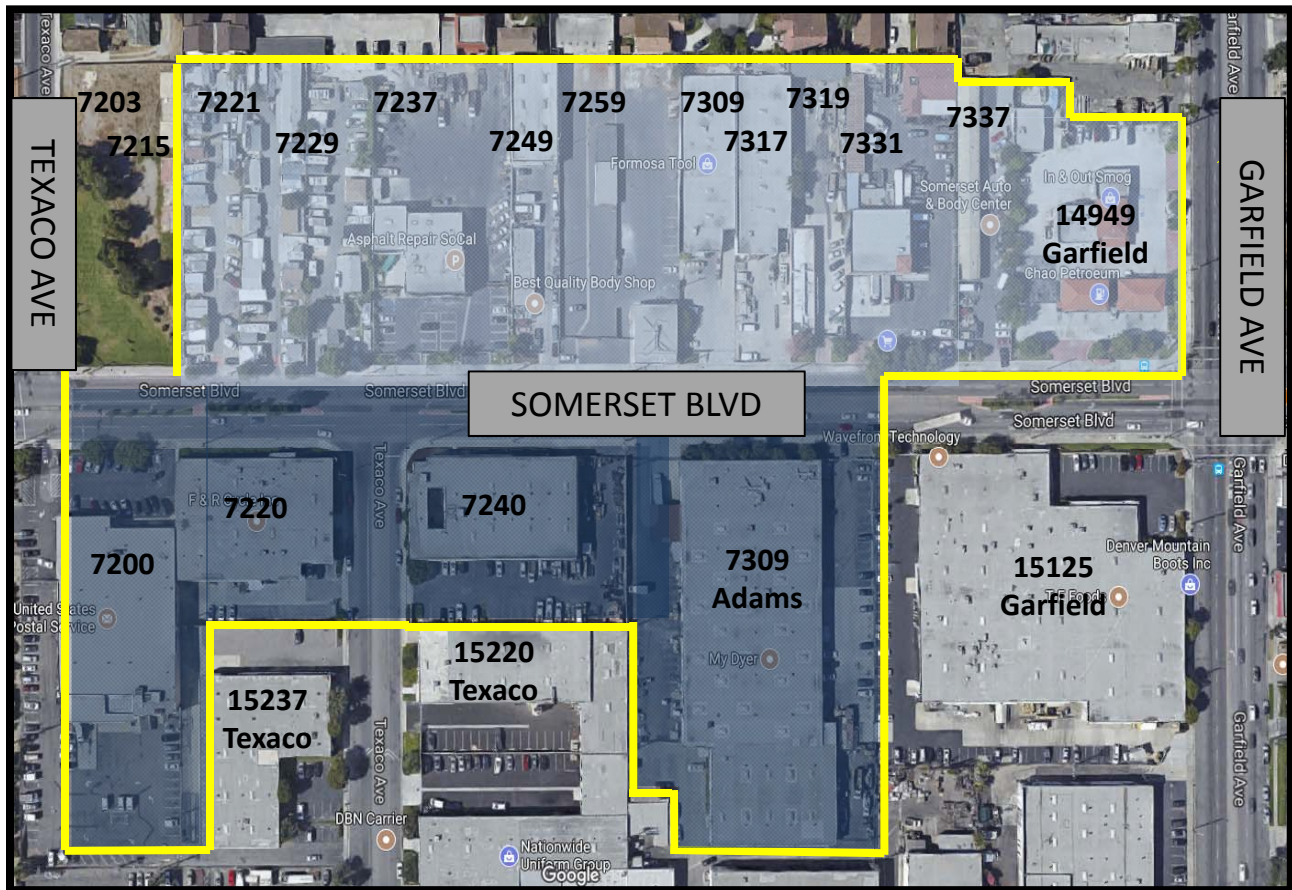
Subject Properties






Somerset Boulevard

Zone Change No. 228

Existing Zoning

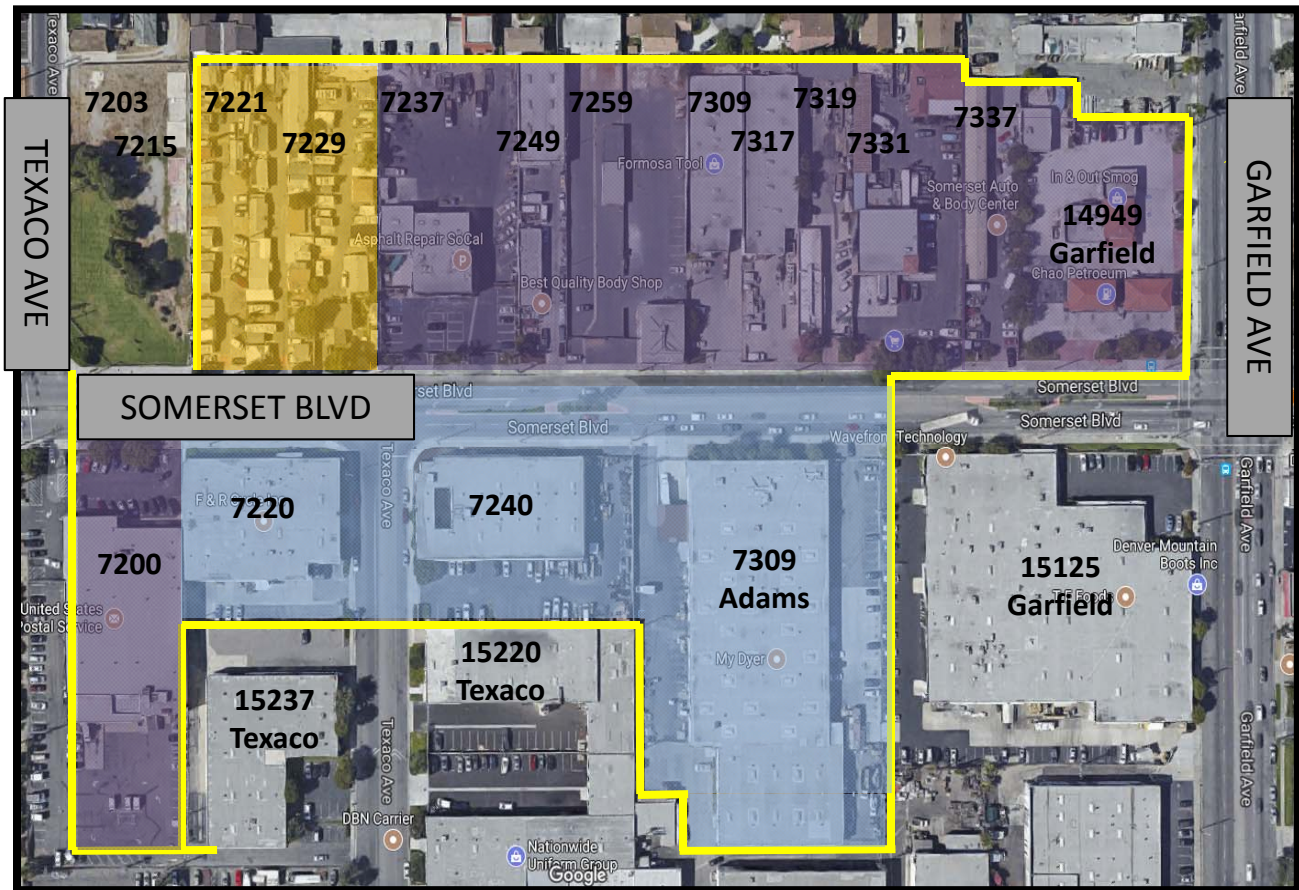


-  C-M (Commercial-Manufacturing)
-  M-1 (Light Manufacturing)
-  M-2 (Heavy Manufacturing)

Area 1 – Somerset Boulevard

Zone Change No. 228

Proposed Zoning

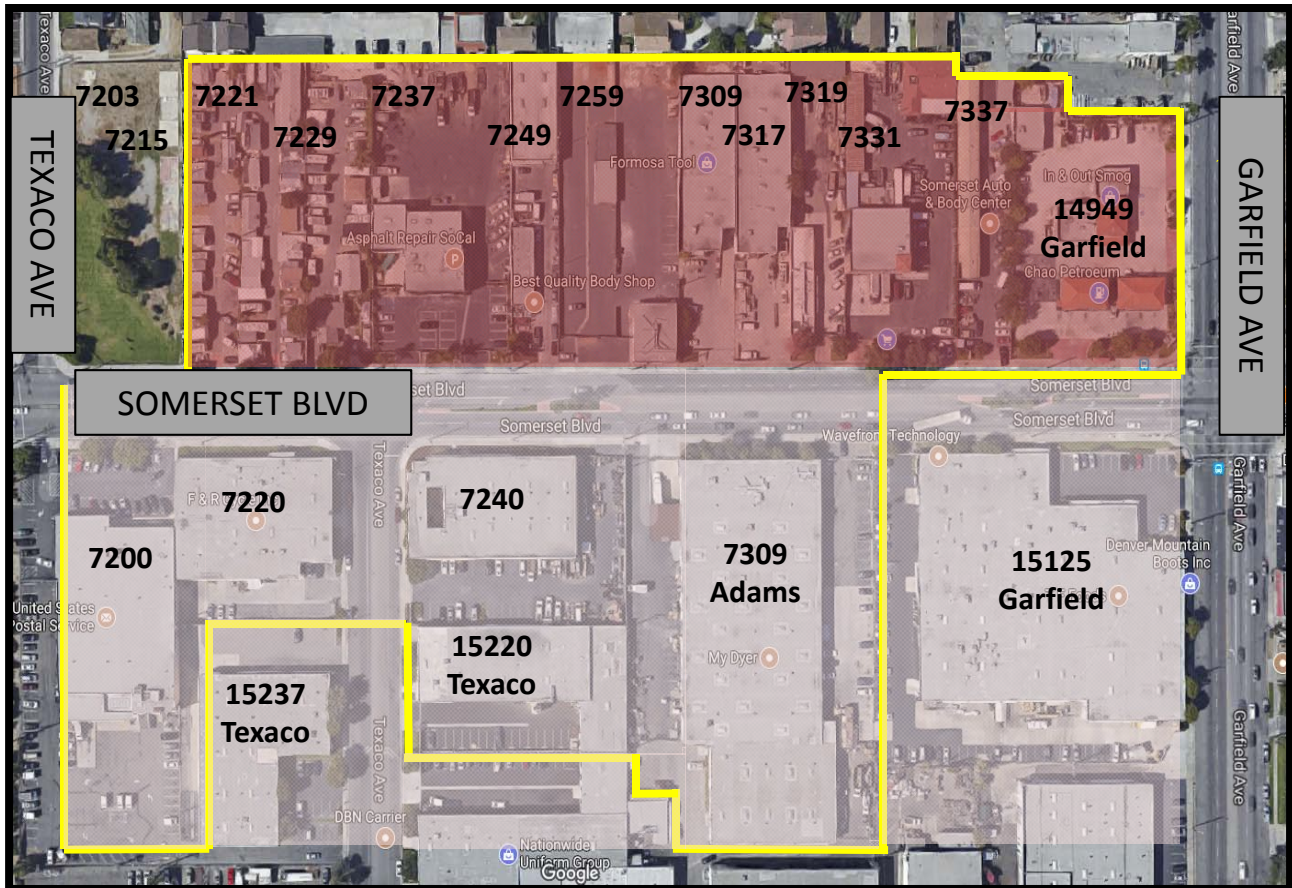


- R-M (Multiple-Family Residential)
- C-M (Commercial Manufacturing)
- M-1 (Light Manufacturing)

Area 1 – Somerset Boulevard

Zone Change No. 228

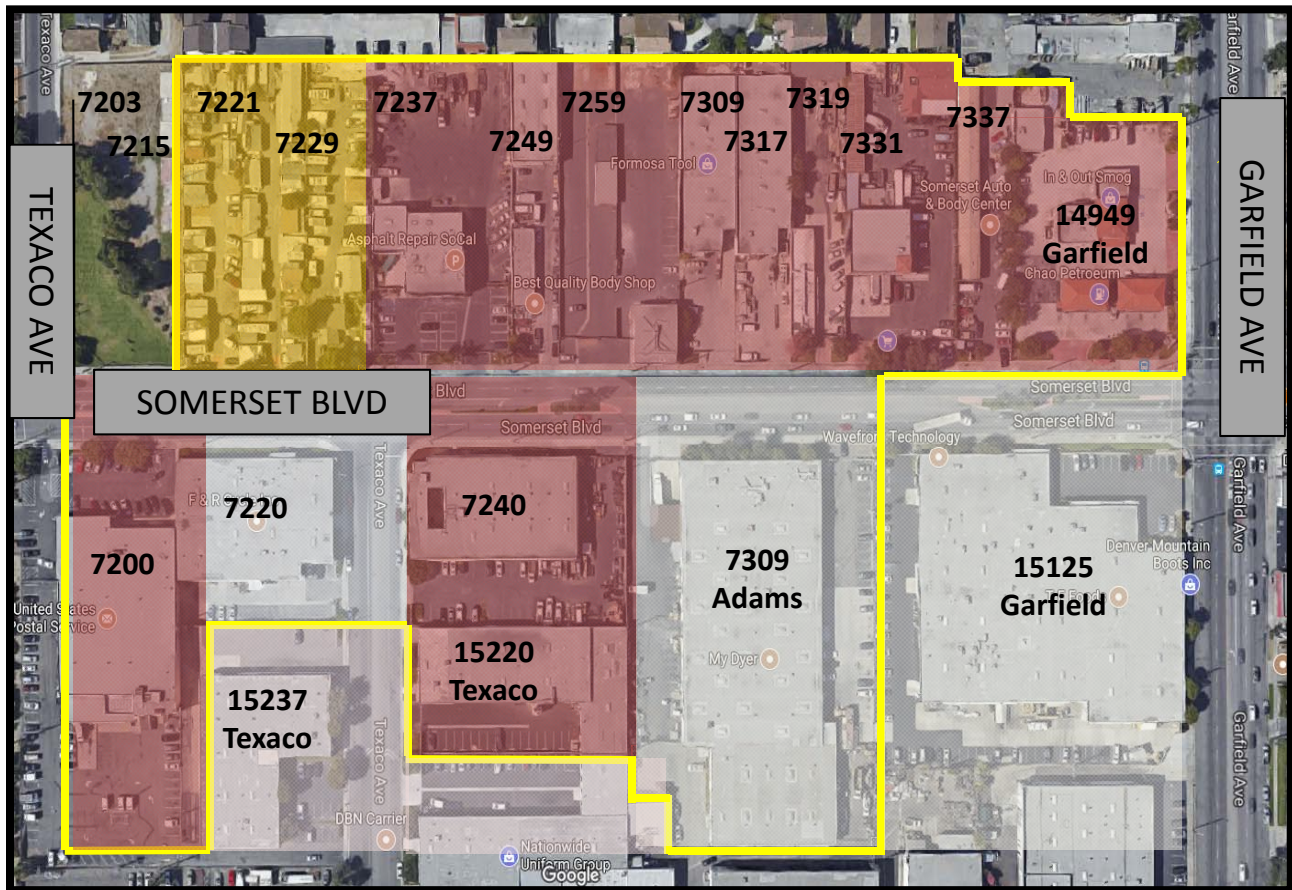
General Plan



Area 1 – Somerset Boulevard

Zone Change No. 228

Land Use

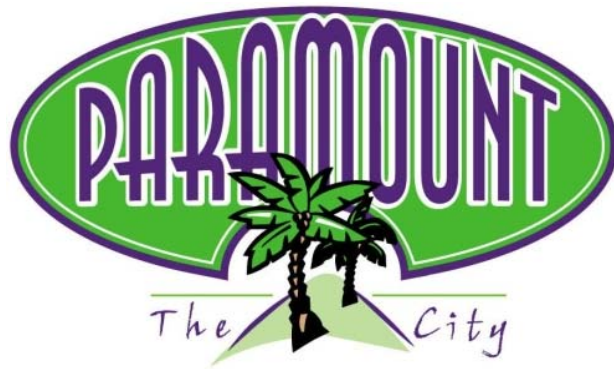


- Commercial
- Industrial/Warehouse
- Multiple-Family Residential
- Vacant

Area 1 – Somerset Boulevard

INITIAL STUDY AND NEGATIVE DECLARATION

SOMERSET BOULEVARD GENERAL PLAN AMENDMENT AND ZONE CHANGE 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**

AUGUST 17, 2018

PARA 092

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NEGATIVE DECLARATION

PROJECT NAME: Somerset Boulevard General Plan Amendment (GPA) and Zone Change (ZC).

PROJECT LOCATION: The affected area (herein referred to as “Planning Area”) includes a segment of Somerset Boulevard located along both sides of Somerset Boulevard generally between Texaco Avenue (on the west) and Garfield Avenue (on the east). The affected properties located on the north side of Somerset Boulevard, include the following: 7203 Somerset Boulevard, 7215 Somerset Boulevard, 7221 Somerset Boulevard, 7229 Somerset Boulevard, 7237 Somerset Boulevard, 7249 Somerset Boulevard, 7259 Somerset Boulevard, 7301 Somerset Boulevard, 7309 Somerset Boulevard, 7317 Somerset Boulevard, 7319 Somerset Boulevard, 7331 Somerset Boulevard, 7337 Somerset Boulevard, and 14949 Garfield Avenue. The affected properties in located on the south side of Somerset Boulevard, include the following: 7200 Somerset, 7220 Somerset, 7240 Somerset, and 7309 Adams Street.

APPLICANT: City of Paramount Community Development Department, 16400 Colorado Avenue, Paramount, California 90723.

CITY AND COUNTY: Paramount, Los Angeles County.

DESCRIPTION: The City of Paramount, in its capacity as Lead Agency, is proposing to change the General Plan and Zoning Designations for a number of parcels located along both sides of Somerset Boulevard between generally between Texaco Avenue (on the west) and Garfield Avenue (on the east). These proposed changes would permit future land uses and development that is more compatible with the existing land uses in the area. No definitive site plan or development concept has been prepared at this time. This Initial Study evaluates a development concept that represents the potential development permitted under the existing and proposed General Plan designations.¹ As a result, the analysis herein will serve as a programmatic environmental document.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project 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.

¹ Personal communication with John Carver, Assistant Community Development Director. City of Paramount.

CITY OF PARAMOUNT • INITIAL STUDY AND NEGATIVE DECLARATION
SOMERSET BOULEVARD GENERAL PLAN AMENDMENT (GPA) AND ZONE CHANGE (ZC)

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

Marc Blodgett, Project Manager

Date August 15, 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 to change the General Plan and Zoning Designations for a number of parcels (herein referred to as “Planning Area”) located along both sides of Somerset Boulevard generally between Texaco Avenue (on the west) and Garfield Avenue (on the east). These proposed changes would permit future land uses and development that are more compatible with the existing land uses in the area. No definitive site plan or development concept has been prepared at this time. This Initial Study evaluates a development concept that represents the potential development permitted under the existing and proposed General Plan designations.² As a result, the analysis herein will serve as a programmatic environmental document.

The proposed General Plan Amendment and the corresponding Zone changes are considered to be a project under the California Environmental Quality Act (CEQA).³ 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.⁴ 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.⁵ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

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

² Personal communication with John Carver, Assistant Community Development Director. City of Paramount.

³ 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).

⁴ California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

⁵ Ibid. (CEQA Guidelines) § 15050.

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 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.⁶ Comments must be sent to the attention of:

Marco Cuevas Jr., Community Development Planner
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 Planning Area.
- *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 General Plan Amendment and Zone Change, 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) indicates the potential development that will be possible with the implementation of the proposed changes in the General Plan and Zoning designations. 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.

⁶ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, Section 2109(b)*. 2000.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts on the environment with the recommended mitigation. The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

**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	

**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) 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
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

**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) 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	
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	

**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) 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
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

**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
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
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	

**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
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	
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	

**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) 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	
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 to change the General Plan and Zoning Designations for a number of parcels (herein referred to as “Planning Area”) located along both sides of Somerset Boulevard generally between Texaco Avenue (on the west) and Garfield Avenue (on the east).

2.2 PROJECT LOCATION

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.⁷ Major physiological features within the surrounding area include the Los Angeles River, located approximately 1.05 miles to the west, and the Puente Hills, located approximately 10.35 miles to the northeast.⁸

Regional access to the Planning Area is provided by the Long Beach Freeway (I-710), located 1.19 miles to the west, the Glenn Anderson Freeway (I-105), located approximately 1.50 miles to the north, and the Artesia Freeway (SR-91) located approximately 0.94 miles to the south.⁹ The area that is subject to the GPA and ZC refers to a number of parcels located along both sides of Somerset Boulevard generally between Texaco Avenue (on the west) and Garfield Avenue (on the east).

The addresses for the affected properties for the north side of Somerset Boulevard include the following: 7203 Somerset Boulevard, 7215 Somerset Boulevard, 7221 Somerset Boulevard, 7229 Somerset Boulevard, 7237 Somerset Boulevard, 7249 Somerset Boulevard, 7259 Somerset Boulevard, 7301 Somerset Boulevard, 7309 Somerset Boulevard, 7317 Somerset Boulevard, 7319 Somerset Boulevard, 7331 Somerset Boulevard, 7337 Somerset Boulevard, and 14949 Garfield Avenue. The affected properties located on the south side of Somerset Boulevard, include the following: 7200 Somerset, 7220 Somerset, 7240 Somerset, and 7309 Adams Street. The location of the City of Paramount in a regional context is shown in Exhibit 2-1. The affected area’s location within the City of Paramount is shown in Exhibit 2-2. The locations of the affected properties are shown in Exhibits 2-3.

2.3 ENVIRONMENTAL SETTING

The properties that are subject to the General Plan Amendment and Zone Change are located along major commercial corridors. The Planning Area is developed in commercial and smaller industrial uses. Table 2-1 indicates the land uses and development of those parcels that are located within the area subject to the GPA and ZC. The affected properties are shown in Exhibit 2-4. Finally, Exhibit 2-5 includes an aerial photograph of the Planning Area.

⁷ Quantum GIS.

⁸ Google Earth. Website accessed May 5, 2017.

⁹ Ibid.

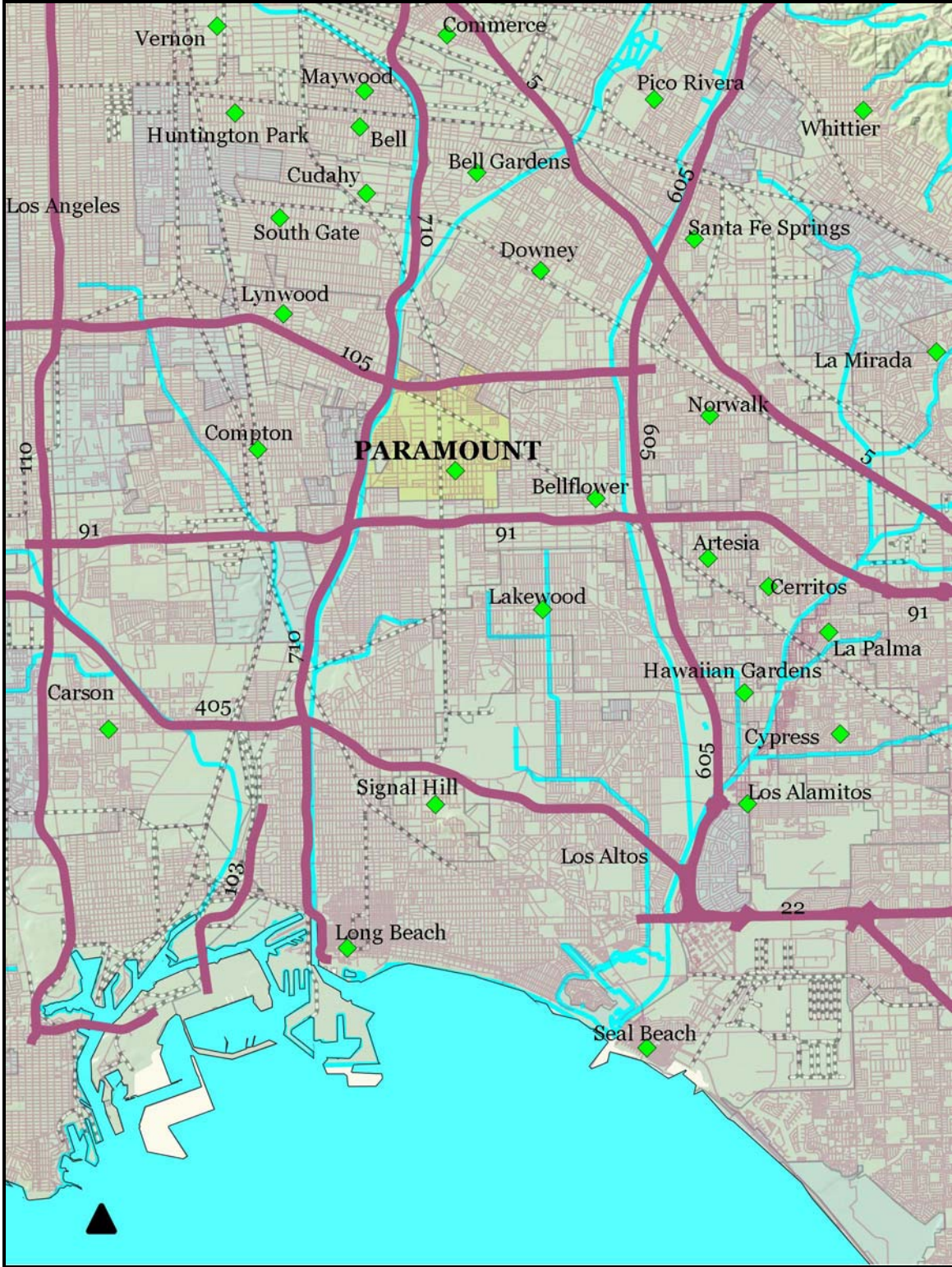


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

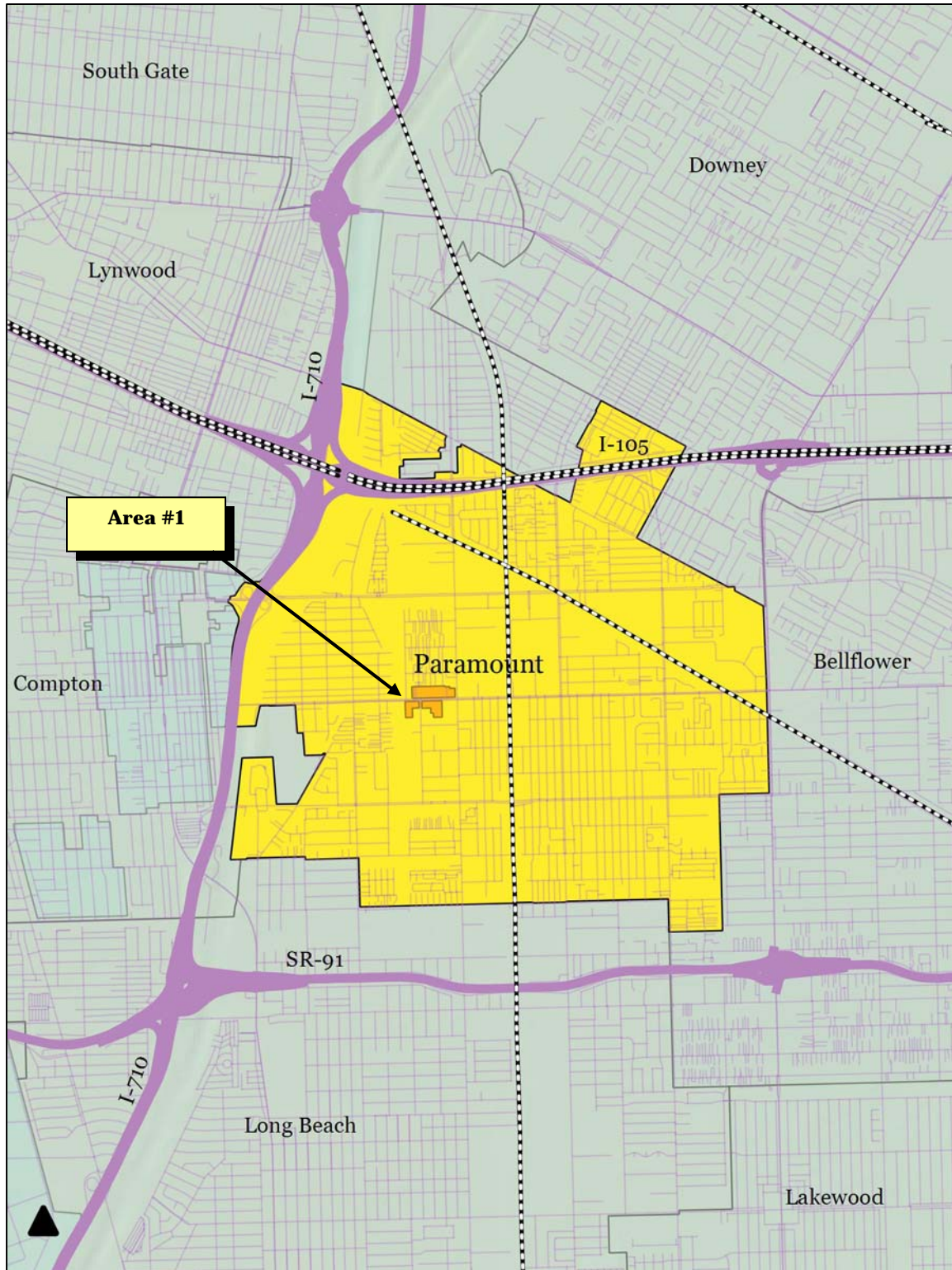


EXHIBIT 2-2
PLANNING AREA'S LOCATION IN THE CITY
SOURCE: QUANTUM GIS

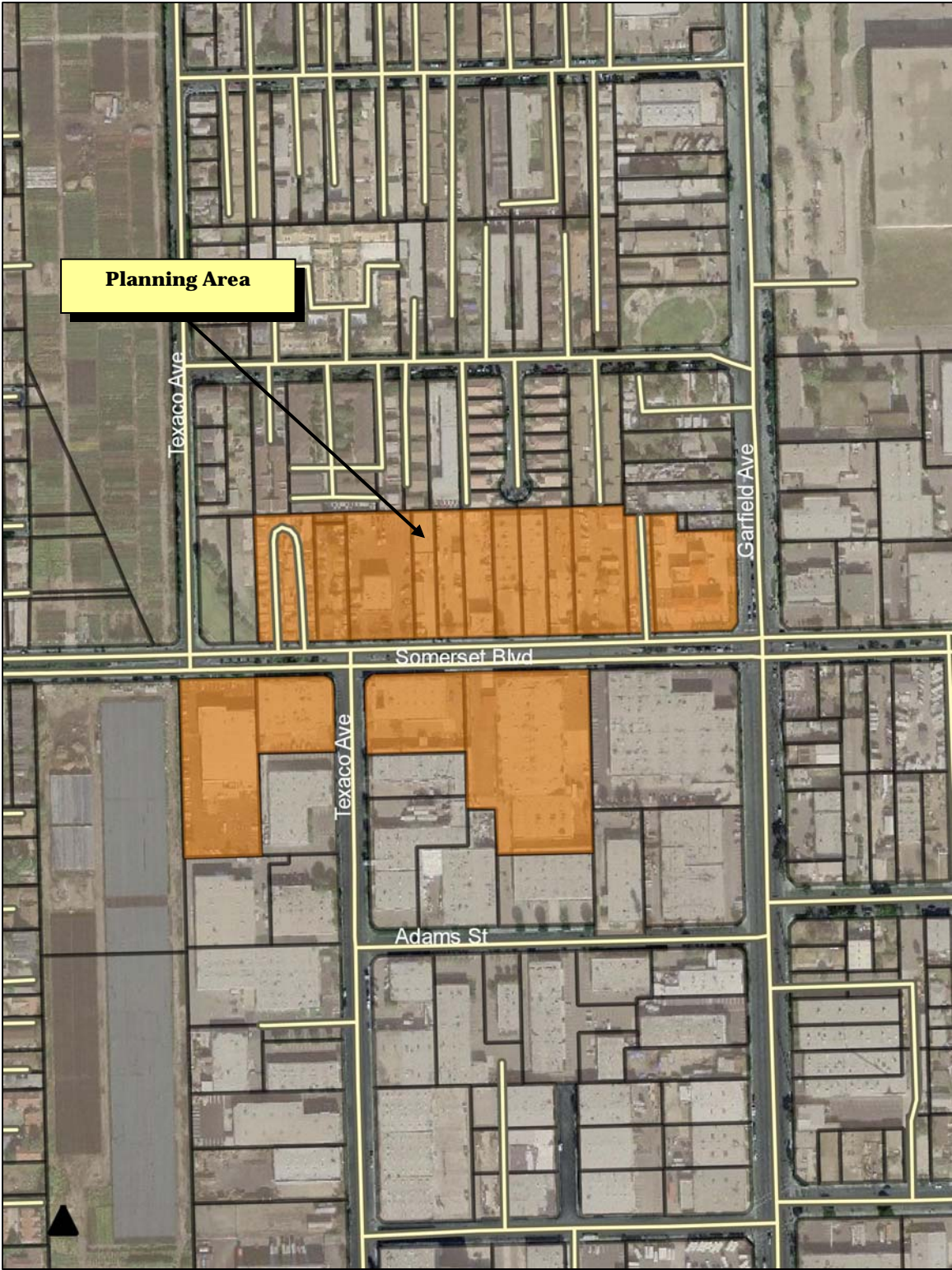


EXHIBIT 2-3
LOCATION MAP FOR AREA #1
SOURCE: QUANTUM GIS

Table 2-1
Existing Land Uses and Development

Map Ref.	Parcel Number	Address	Land Use
A	6241-026-024	7221 Somerset Blvd.	Shady Lane Trailer Park
B	6241-026-017	7229 Somerset Blvd.	Multi-Family Residence Trailer Park
C	6241-026-016	7237 Somerset Blvd.	Asphalt Repair So Cal
D	6241-026-015	7249 Somerset Blvd.	Best Quality Body Shop
E	6241-026-014	7259 Somerset Blvd.	Surface Parking
F	6241-026-013	7301 Somerset Blvd.	Office (Two Story Building)
G	6241-026-012	7309 Somerset Blvd.	Formosa Tool, Inc.
H	6241-026-011	7317 Somerset Blvd.	Formosa Tool; California Commissary
I	6241-026-010	7319 Somerset Blvd.	California Commissary
J	6241-026-026	7331 Somerset Blvd.	Somerset Auto & Body Center
K	6241-026-023	7337 Somerset Blvd.	Somerset Auto & Body Center
L	6241-026-025	14949 Garfield Ave.	In & Out Smog; Western Union; Chao Petro.
M	6240-009-901	7200 Somerset Blvd.	U. S. Post Office
N	6240-009-119	7220 Somerset Blvd.	F & R Cycle, Inc.
O	6240-009-099	7240 Somerset Blvd.	Don Brandel Plumbing, Inc.
P	6240-009-110	7309 Adams St.	My Dyer

Source: Blodgett Baylosis Environmental Planning

2.4 DESCRIPTION OF THE PROJECT

The City of Paramount is proposing to change the General Plan and Zoning Designations of for a number of properties located along Somerset Boulevard generally between Texaco Avenue (on the west) and Garfield Avenue (on the east). These proposed changes will permit future land uses and development that is more compatible with the existing land uses in the area. Table 2-2 indicates the *existing* and *proposed* General Plan and Zoning designations for the affected properties. The **bold** lettering indicates those properties where a General Plan Amendment and/or Zone Change will be required.



EXHIBIT 2-4
ENVIRONMENTAL SETTING
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL ANALYSIS



EXHIBIT 2-5
AERIAL LOCATION MAP FOR PLANNING AREA
SOURCE: QUANTUM GIS

Table 2-2
Existing Land Uses and Development

Map Ref.	Address	Existing		Proposed	
		General Plan	Zoning	General Plan	Zoning
A	7221 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Multi-Family	R-M (MF Res.)
B	7229 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Multi-Family	R-M (MF Res.)
C	7237 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
D	7249 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
E	7259 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
F	7301 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
G	7309 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
H	7317 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
I	7319 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
J	7331 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
K	7337 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
L	14949 Garfield Ave.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
M	7200 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	C-M (Com/Mfg)
N	7220 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)
O	7240 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)
P	7309 Adams St.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)

Source: Blodgett Baylosis Environmental Planning

No definitive site plan or development concept has been prepared for the affected properties at this time. GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation will better reflects the land uses that occupy the parcels located within the Planning Area.

2.5 PROJECT OBJECTIVES

The City of Paramount seeks to accomplish the following objectives with this review of the proposed project:

- To minimize the environmental impacts associated with the potential future development in the Planning Area;
- To promote new infill development on underutilized properties in the City of Paramount; and,
- To maintain and preserve viable land uses located in the Planning Area.

2.6 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 approval of a Zone Change (ZC) for all of the properties located in the planning area (refer to Table 2-2);
- The approval of a General Plan Amendment (GPA) for a number of properties located in the planning area (refer to Table 2-2); and,
- The approval of the Negative Declaration.

Future approvals may include, but not be limited to, a tentative parcel map and a conditional use permit once the precise nature of the proposed project is known.



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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 (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 approval and application of the new land use designations, by itself, will not lead to any direct physical changes in the environment or directly result in any attendant impacts. However, these discretionary approvals permit and/or promote specific types of development that may lead to physical changes in the environment. Overall, these changes are designed to more accurately reflect the nature and extent of the existing land uses in the area. 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.¹⁰ The proposed GPA and ZC will not significantly impact views. These views have already been obstructed by existing development.¹¹ There are no other scenic vistas present in the vicinity of the Planning Area 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.¹² In addition, there are no scenic trees, rock outcroppings, and historic structures located on-site.¹³ The landscaping present on-site is either ornamental species used for landscaping or un-maintained invasive vegetation. The Planning

¹⁰ Google Earth. Website accessed May 16, 2017.

¹¹ Blodgett Baylosis Environmental Planning. Site survey. Survey conducted on May 11, 2017.

¹² City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

¹³ Blodgett Baylosis Environmental Planning Site Survey. Survey was conducted on May 11, 2017.

Area is developed and do not contain any scenic rock outcroppings.¹⁴ Lastly, the Planning Area does not contain any buildings listed in the State or National registrar (refer to Section 3.5). According to the California Department of Transportation, there is no State or County designated scenic highways in the vicinity.¹⁵ 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 Planning Area exhibits a wide range of land uses and development types. The GPA and or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation will better reflect the land uses that occupy the parcels located in the Planning Area. The new designations are designed to encourage the development of superior design and quality through creative application of the City's zoning criteria. As a result, no impacts will result from the implementation of the proposed GPA and ZC.

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.

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. This light spillover is referred to as *light trespass* which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. The GPA and or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation for both areas better reflects the land uses that occupy the affected parcels. As a result, no impacts will result from the proposed GPA and ZC.

3.1.3 MITIGATION MEASURES

The analysis determined that the proposed GPA and ZC 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;

¹⁴ Blodgett Baylosis Environmental Planning Site Survey. Survey was conducted on May 11, 2017.

¹⁵ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

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

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The Planning Area is located in the midst of urban development. According to field surveys along with 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 application of the new General Plan and Zoning designations do not contemplate agricultural land uses within the Planning Area or on the adjacent parcels (refer to Section 3.10). In addition, according to the California Department of Conservation Division of Land Resource Protection, no parcels located in the Planning Area are subject to a Williamson Act Contract.¹⁶ As a result, no impacts on existing Williamson Act Contracts will result.

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

The City of Paramount and the Planning Area are located in the midst of an urban area and no forest lands are located within the City. The existing and proposed General Plan and zoning designations applicable to the Planning Area do not provide for any forest land preservation. No impacts on forest land or timber resources will result.

¹⁶ California Department of Conservation. *State of California Williamson Act Contract Land*.
ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

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

No forest lands are found within the City nor does the existing and proposed land use designations provide for any forest land protection. Furthermore, no loss or conversion of existing forest lands will result from the proposed project's implementation. As a result, no impacts 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 or within the Planning Area. The proposed project 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 on these resources would occur as part of the implementation of the proposed GPA and ZC. As a result, 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.

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

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,
- 150 pounds per day of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,
- 150 pounds per day of sulfur oxides.¹⁷

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • Less than Significant Impact.*

Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).¹⁸ The most recent AQMP was adopted in 2016 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).¹⁹ The primary

¹⁷ South Coast Air Quality Management District, *Final 2016 Air Quality Plan*.

¹⁸ South Coast Air Quality Management District, *Final 2016 Air Quality Plan*.

¹⁹ Ibid.

criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:²⁰

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.²¹

The approval and application of the GPA and ZC, by itself, will not lead to any direct physical changes in the environment or directly result in any attendant impacts. However, these discretionary approvals permit and/or promote specific types of development that may lead to physical changes in the environment.

In terms of Criteria 1, construction-related activities related to the adoption and subsequent implementation of the GPA and ZC will not lead to an exceedance for AQMD daily thresholds. Although most developments will be subject to individual environmental review, all of the projects will be small in size and will not exceed air quality requirements. Developments that will be within the Planning Area will not include projects that are classified as "Regionally Significant Projects" and therefore will not have significant air quality impacts. In order to be classified as a "Regionally Significant Project" by CEQA, a project must be a residential development of more than 500 units; a commercial center or business employing more than 1,000 persons or having more than 500,000 square feet of floor area; an office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor area; a hotel consisting of more than 500 rooms; or an industrial use with more than 650,000 square feet of floor area or occupying more than 40 acres of land, or employing more than 1,000 persons.²²

The proposed GPA and ZC 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. As a result, less than significant impacts will occur.

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

No definitive site plan or development concept has been prepared for the affected properties at this time. at this time. The GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light

²⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

²¹ Ibid.

²² 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). § 15206 (2) (A-E).

industrial and heavy industrial development. The proposed commercial-manufacturing land use designation for both areas better reflects the land uses that occupy the parcels located in the Planning Area. The projected long-term emissions will be less than the emissions from the existing development since the development possible under the proposed General Plan and Zone designations are less intensive compared to the existing General Plan and Zone designation. As a result, the potential impacts will be less than significant.

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)? • Less than Significant Impact.

As indicated previously, the SCAB is a designated non-attainment area for ozone and particulates. The future development arising from the implementation of the GPA and ZC would be classified as infill development, which is beneficial because it would be effective in reducing urban sprawl and in the overall vehicle miles traveled (VMT). This is because the Planning Area is located within an established urban area. Finally, the proposed GPA and ZC will not exceed these adopted projections used in the preparation of the Regional Transportation Plan. The GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation that is applicable to the Planning Area better reflects the land uses that occupy the parcels. As a result, less than significant 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 and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.²³ These population groups are generally more sensitive to poor air quality. The Planning Area is located in the midst of urban development. Each individual development will be reviewed to determine whether or not the development will have any air quality impact. As a result, less than significant impacts related to the adoption and subsequent implementation of the GPA and ZC.

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.²⁴ The proposed project's implementation is not anticipated to create any objectionable odors and no impacts are anticipated.

²³ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

²⁴ Ibid.

3.3.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant air quality impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation required.

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 Planning Area is located in the midst of urban development. A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the South Gate Quadrangle (the City of Paramount is listed under the South Gate Quadrangle) indicated that out of a

total of 14 native plant and animal species, five are either threatened or endangered.²⁵ These species include:

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the amount of urbanization in the area and the lack of 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.²⁶
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.²⁷ As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.²⁸ These birds are often found near streams and rivers and are not likely to be found due to lack of habitat.
- The *western yellow-billed cuckoo* is an insect eating bird found in riparian woodland habitats. The likelihood of encountering a western yellow-billed cuckoo is slim due to the level of urbanization present in the surrounding areas and the lack of riparian habitat.²⁹
- *California Orcutt grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties.³⁰ As indicated previously, there are no bodies of water located on-site that would be capable of supporting populations of California Orcutt grass.

The Planning Area is not conducive for the survival of the aforementioned species due to the lack of suitable habitat. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

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

A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there is no riparian habitat present within the Planning Area or in the surrounding areas. In addition, the portion of the Los Angeles River that is located nearest to the Planning Area is concrete-

²⁵ California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

²⁶ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

²⁷ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

²⁸ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

²⁹ 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

³⁰ Center for Plant Conservation. *Orcuttia Californica*. http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp.

lined and contains no natural riparian vegetation. As a result, no impacts on natural or riparian habitats will result.

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

According to the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper, the Los Angeles River is classified as a riverine habitat, which includes all wetlands and deepwater habitats contained in natural or artificial channels.³¹ The proposed General Plan Amendment and/or Zone Change 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 (the river itself is located approximately one mile to the west). 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 Planning Area is located in the midst of an urban area and there are no natural bodies of water located in the vicinity. The location and extent of development in the Planning Area limits the area's utility as a migration corridor due to the lack of suitable habitat for migratory species. As a result, no impacts will occur.

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

No protected tree species or "Heritage Trees" are located within the Planning Area's boundaries. Furthermore, no heritage trees will be displaced by future development permitted under the GPA and ZC. 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 revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on 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.³² The portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected. In addition, the closest Significant Ecological Area to the Planning Area is the Alamitos Bay Significant Ecological Area (SEA #30), located approximately 12.3 miles to the southeast in the City of Los Alamitos.³³ The proposed

³¹ U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/decoders/wetlands.aspx>

³² 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.

³³ Google Earth. Website accessed May 15, 2017.

GPA and ZC will be restricted to the Planning Area will not impact the Alamitos Bay SEA. As a result, no impacts will occur.

3.4.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant biological resources impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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.*

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

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

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

A search was conducted using the California Historical Resources database available at the California Office of Historic Preservation website to identify the presence of historic structures within the Planning Area. The search through the State's registrar yielded no results.³⁴ In addition, a second search was conducted using the National Registrar of Historic Places. Again, the search yielded no results.³⁵ In addition, the Planning Area and the existing structures do not appear on any local listing of cultural resources. As a result, no impacts will occur.

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

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.³⁶ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.³⁷ In the unlikely event that remains are uncovered by construction crews, all excavation and grading activities shall be halted and the Los Angeles Sheriff will be contacted (the Department will then contact the County Coroner). This is a standard condition under California Health and Safety Code Section 7050.5(b), which states:

"In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not

³⁴ California Office of Historic Preservation. California Historical Resources. <http://ohp.parks.ca.gov/ListedResources/?view=countyandcriteria=19>

³⁵ National Park Service, U.S. Department of the Interior. National Registrar of Historic Places. <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

³⁶ National Park Service, U.S. Department of the Interior. National Registrar of Historic Places. <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

³⁷ Rancho Santa Ana Botanical Garden. Tongva Village Site. <http://www.rsabg.org/tongva-village-site-1>

subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

In addition, Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Therefore, the potential impacts are considered to be less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

The Planning Area is currently developed 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 Planning Area are alluvial in nature and are not likely to contain paleontological resources. As a result, no impacts are anticipated.

D. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • Less than Significant Impact.

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

3.5.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant cultural resources impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation required.

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?* • *Less than Significant Impact.*

The Southern California region is bisected by numerous faults.³⁸ There are a number of active faults located in the surrounding region that could contribute to localized seismic effects. The nearby faults are summarized below:

- *Newport-Inglewood Fault Zone.* The Newport-Inglewood Fault Zone is a series of northwesterly trending folded hills extending over 40 miles from the Santa Monica Mountains to the offshore area near Newport Beach. This fault is located approximately nine miles southwest of the City.

³⁸ U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1360, 1985.

- *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 Planning Area 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 risk of liquefaction is no greater for the Planning Area than the rest of the City. Lastly, the Planning Area is not at risk for landslides. Future development within the Planning Area is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the City. Therefore, the impacts are expected to be less than significant.

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

According to the United States Department of Agriculture General Soil Map for Los Angeles County, the Planning Area 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. They are excessively drained and are over 60 inches deep with high water permeability. However, soils of the Hanford Soils Association have a moderate to high wind erosion risk. The potential impacts from soil erosion are expected to be less than significant because prior development has altered the character of the soil.

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

The Planning Area is relatively level and is at no risk for landslides. The soils that underlie the Planning Area are not prone to shrinking and swelling, thus no impacts related to unstable soils and subsidence are expected. The Planning Area is located in an area that is subject to liquefaction though the level of impact is the same as that identified for the surrounding area. As a result, the effects will be less than significant.

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

As indicated in Section 3.6.2.C, the soils that underlie the Planning Area are not prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.³⁹ Clay is not present in the composition of Hanford Soils Association. As a result, no impacts related to expansive soils are anticipated.

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

No septic tanks will be used as part of any future development project. All new developments will be required to 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 environmental analysis determined that there would not be any significant geology impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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? • Less than Significant Impact.

Greenhouse gases (GHG) are emitted by both natural processes and human activities. Examples of GHG

³⁹ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*.
http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

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 GPA and or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation will reflect the development that occupies the Planning Area. As a result, the impacts are within the recommended thresholds and the impacts will be less than significant.

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

The GPA and or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. As a result, less than significant impacts are anticipated with the proposed project's implementation.

3.7.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant greenhouse emissions impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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? • Less than Significant Impact.

Depending on the age of the buildings that would be demolished as part of any future development within the Planning Area, potential asbestos containing materials (ACMs) and lead-based paint (LBP) may be present within the buildings. In the event a building is found to contain ACMs, LBPs, or other hazardous substances, the project contractors will adhere to all requirements governing the handling, removal, and disposal of the hazardous substances that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit. Adherence to Federal and State regulations governing the handling, transport, and disposal of lead based paint and asbestos containing materials will reduce potential impacts to levels that are less than significant.

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? • Less than Significant Impact.

As previously mentioned, the use of hazardous materials for the new development will largely consist of those commonly found in a commercial setting used in routine maintenance and cleaning. Furthermore, if any existing buildings that will be demolished are discovered to contain ACMs, LBPs, or other hazardous substances, the future contractors will adhere to all Federal and State requirements governing the handling, removal, and disposal of the hazardous substances that may be encountered during demolition and land clearance activities. As a result, less than significant impacts are anticipated with the proposed project's implementation.

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 GPA and or ZC for the individual parcels will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. As a result, no impacts are anticipated with the proposed project's implementation. Once implemented, the proposed GPA and ZC will not result in school impacts.

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

A review was conducted using the California Department of Toxic Substances Control (DTSC) Envirostor database. The Planning Area is not included in the list of Cortese sites.⁴⁰ 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.

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 Planning Area 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. 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.⁴¹ As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts will occur.

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 Planning Area is not located within two miles of an operational private airport or airstrip. As indicated previously, the nearest airport is located in the City of Compton, approximately four miles to the west. The Los Angeles International Airport (LAX) is located approximately 13 miles to the northwest.⁴² As a result, the proposed GPA and ZC 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.

At no time will Somerset Boulevard be closed to traffic during future construction activities. As a result, no impacts are anticipated.

⁴⁰ California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2012.

⁴¹ 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

⁴² 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

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.

The surrounding properties of the Planning Area are urban and there are no areas containing natural vegetation that could lead to a wildfire.⁴³ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.8.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant hazardous materials impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation required.

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;

⁴³ Blodgett Baylosis Environmental Planning. Site Survey was completed on October 30, 2015.

- 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 GPA and ZC will more accurately reflect the nature and extent of the existing land uses in the area. All future development projects will continue to be required to comply with all pertinent stormwater discharge requirements. In addition, future development must adhere to the construction best management practices (BMPs) identified by the City and the Water Quality Management Plan (WQMP). This future development will also be required to implement operational BMPs as a means to reduce stormwater runoff and filter out potential contaminants. The adoption and subsequent implementation of the proposed GPA and/or ZC will not involve any significant impacts since all new development will be required to comply with the aforementioned requirements. As a result, no impacts are anticipated with the proposed project's implementation.

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

The local identified aquifers in the area include the Exposition and Gage Aquifers which are part of the Lakewood Formation, the Hollydale, Lynwood, and Silverado Aquifers part of the San Pedro Formation which contains most of the important producing aquifers in the coastal plain. Groundwater recharge is primarily from the adjacent mountains and San Fernando Valley via the Los Angeles Narrows (DWR Bulletin 104A). According to information obtained from the Los Angeles Department of Public Works, Hydrological Division, groundwater in the vicinity of the site is found at a depth of approximately 90 feet below the ground surface (bgs). Future development will be connected to the City's water lines and will not deplete groundwater supplies through the consumption of the water. In addition, future development will be required to install Xeriscape landscaping and water efficient appliances pursuant to the City's Low Impact Development (LID) requirements. 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 Planning Area, in its entirety, is currently developed and the site's natural drainage patterns have

been altered as a result of the previous construction. In addition, the proposed project will be restricted to the Planning Area and will not alter the course of the channelized Los Angeles River. As a result, no impacts are anticipated.

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 GPA and ZC will not alter the existing drainage pattern of any property located within the Planning Area. The natural drainage pattern within the Planning Area has been eliminated as part of past development. In addition, the proposed project will not extend into the Los Angeles River and no impacts regarding on and off-site flooding will occur.

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? • Less than Significant Impact.

The pollutants that would be expected with future development include pollutants typically found in stormwater runoff. Future development would be required to include both structural and non-structural BMPs, and comply with the SUSMP. New development projects would also be required to meet pertinent water quality standards and implement mitigation (as necessary) to reduce impacts to levels that are less than significant. As a result, less than significant impacts are anticipated with the proposed project's implementation.

F. Would the project otherwise substantially degrade water quality? • No Impact.

Adherence to the existing regulations referred to in Sections 3.9.2.A and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. As a result, no other impacts are anticipated.

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 Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the Planning Area is located in Zone X. Areas located within the designated Zone X have a minimal flood hazard and are usually depicted on Flood Insurance Rate Map (FIRM) as above the 500 year flood level. Thus, properties located in Zone X are not located within a 100-year flood plain.⁴⁴ The adjacent Los Angeles River is located in Flood Zone A; however, potential impacts to the proposed GPA and ZC are anticipated to be less than significant since the Los Angeles River is channelized and was designed and equipped to handle large volumes of flood water and protect the adjacent land uses.

⁴⁴ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

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 Planning Area is not located within a designated 100-year flood hazard area as defined by FEMA.⁴⁵ The adjacent Los Angeles River is located in Flood Zone A; however, the Planning Area does not extend into the Los Angeles River. Therefore, the proposed GPA and ZC will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

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 (HMP), the City of Paramount is located in the dam inundation zones for the Whittier Narrows Dam and the Hansen Dam.⁴⁶ However, the City's HMP 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."⁴⁷ As a result, the impacts from flooding from dam or levee failure are anticipated to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The Planning Area 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. The Planning Area is located inland approximately 14 miles from the Pacific Ocean and would not be exposed to the effects of a tsunami.⁴⁸ Lastly, the proposed GPA and ZC will not result in any mudslides since the area's topography is level. 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 GPA and/or ZC for the Planning Area. As a result, no mitigation 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;

⁴⁵ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁴⁶ City of Paramount, All-Hazard Mitigation Plan. Section 4, Hazard Vulnerability Analysis, Dam Failure. Page 4-74.

⁴⁷ Ibid.

⁴⁸ Google Earth. Website accessed May 7, 2017.

- 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 properties that are subject to the GPA and ZC are located along a segment of the Somerset Boulevard corridors. Table 2-1 provided herein in Section 2, indicates the land uses and development of those parcels that are located within the Planning Area. The GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The adoption of the proposed GPA and/or ZC would allow the existing land uses and development to remain. As a result, no impacts are anticipated.

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 General Plan and Zoning Designations within the Planning Area. These proposed changes will permit future land uses and development that is more compatible with the existing land uses in the area. Table 3-1 indicates the *existing* and *proposed* General Plan and Zoning designations for the affected properties. The **bold** lettering indicates those properties where a General Plan Amendment and/or Zone Change will be required.

Table 3-1
Proposed Changes in the Land Use and Zoning Designations

Map Ref.	Address	Existing		Proposed	
		General Plan	Zoning	General Plan	Zoning
A	7221 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Multi-Family	R-M (MF Res.)
B	7229 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Multi-Family	R-M (MF Res.)
C	7237 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
D	7249 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
E	7259 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
F	7301 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
G	7309 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
H	7317 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
I	7319 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
J	7331 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
K	7337 Somerset Blvd.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)

Table 3-1
Proposed Changes in the Land Use and Zoning Designations (Continued)

Map Ref.	Address	Existing		Proposed	
		General Plan	Zoning	General Plan	Zoning
L	14949 Garfield Ave.	Commercial	M-1 (Light Mfg.)	Commercial	C-M (Com/Mfg)
M	7200 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	C-M (Com/Mfg)
N	7220 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)
O	7240 Somerset Blvd.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)
P	7309 Adams St.	Industrial	M-2 (Heavy Mfg.)	Commercial	M-1 (Lt Ind)

Source: Blodgett Baylosis Environmental Planning

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 revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on 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.⁴⁹ The portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected and no impacts to conversation and/or restoration plans will occur. In addition, the closest Significant Ecological Area to the Planning Area is the Alamitos Bay Significant Ecological Area (SEA #30), located approximately 12.3 miles to the southeast in the City of Los Alamitos.⁵⁰ The proposed GPA and ZC will be restricted to the Planning Area and will not impact the Alamitos Bay SEA. 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 GPA and ZC for the Planning Area. 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,

⁴⁹ 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.

⁵⁰ Google Earth. Website accessed May 7, 2017.

- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

3.11.2 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 Planning Area does not contain sand, gravel, mineral, or timber resources. In addition, there are no active oil wells or natural resource extraction activities within the Planning Area.⁵¹ Furthermore, the project area is not located within a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that no abandoned wells are located in the vicinity of the Planning Area.⁵² As a result, no impacts on available mineral and energy resources are anticipated.

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

There is no mineral, oil, or energy extraction and/or generation activities located within or near the Planning Area. Review of the City of Paramount General Plan and maps provided by the State Department of Conservation indicated that there are no significant mineral resources located in the vicinity of the Planning Area.⁵³ The resources and materials used during construction activities will not include any materials that are considered rare or unique. Thus, the proposed project will not result in any impacts on mineral resources in the region.

3.11.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant mineral hydrology impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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;

⁵¹ Blodgett Baylosis Environmental Planning. Site Survey was completed on May 11, 2017.

⁵² California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. <http://maps.conservation.ca.gov/doggr/index.html#close>

⁵³ Ibid.

- 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;
- 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.⁵⁴ The Planning Area is located in an area with substantial ambient noise levels related to vehicular traffic on Somerset Boulevard. No definitive site plan or development concept has been prepared for the affected properties at this time. GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The proposed commercial-manufacturing land use designation for both areas better reflects the land uses that occupy the parcels located in the Planning Area. As a result, the implementation of the project will not result in impacts.

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

As indicated in Section 3.16, the proposed GPA and ZC would result in fewer morning and evening peak hour trips compared to the existing number. This volume is under the range that would represent a significant traffic noise impact. In addition, the proposed uses would be required to comply with the City of Paramount Noise Control Ordinance. As a result, the potential noise impacts are considered to be less than significant.

⁵⁴ 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? • Less than Significant Impact.*

The cumulative traffic associated with the proposed GPA and ZC 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). As indicated in Section 3.16, the project would result in fewer peak hour trips compared to the existing number of peak hour trips. As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

- 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? • Less than Significant 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 development projects within the Planning Area will use the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise. Compliance with the City's noise control requirements would address the potential short-term construction related noise impacts and impacts would be less than significant.

- 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 Planning Area 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.⁵⁵ As a result, no impacts are expected with regard to excessive noise levels due to airfields.

- 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.*

The Planning Area is not located within two miles of an operational *private airport* and 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 environmental analysis determined that there would not be any significant noise impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation required.

⁵⁵ 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 GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. No residential properties will be affected by the proposed GPA and/or ZC. The existing Shady Lane Trailer Park will be preserved. As a result, the implementation of the project will not result in any impacts.

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

The Planning Area is currently developed though no 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 environmental analysis determined that there would not be any significant population or housing impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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?* • *Less than Significant Impact.*

The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine.⁵⁶ All future development in the Planning Area would be subject to any conditions

⁵⁶ United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

prescribed by the Los Angeles County Fire Department (including compliance with applicable codes and ordinances including those related to emergency access, fire flows, etc.). No definitive site plan or development concept has been prepared for the affected properties at this time. The GPA and/or ZC will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. Future development would also be required to adhere to all pertinent site and building design regulations. As a result, the potential impacts will be less than significant.

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? • Less than Significant Impact.

Law enforcement services in Paramount are contracted through the Los Angeles County Sheriff's Department. The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood and by a substation located near the intersection of Paramount and Somerset Boulevards in Paramount. Emergency response times are approximately three minutes throughout the City. The Los Angeles County Sheriff's Department shall review the site plan and other plans for the future development to ensure that the development adheres to the Department requirements. The City's building and safety code regulations will reduce the potential impacts to levels that are less than significant.

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. Future development projects will be required to pay all pertinent development fees to the local school districts. As a result, there will be no impacts from the proposed GPA and ZC.

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 future development beyond those currently provided. As a result, the proposed GPA and ZC will not impact existing governmental services. As a result, no impacts are anticipated.

3.14.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant public service impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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? • Less than Significant Impact.

The City of Paramount Parks and Recreation Services operate six public parks devoted to active recreation. The nearest park to the Planning Area is Salud Park, located along the west side of Texaco Avenue.⁵⁷ No parks or related recreational facilities are located adjacent to the Planning Area. No definitive site plans or development concepts have been prepared for the affected parcels at this time. As a result, the project's potential impacts on park facilities would be less than significant.

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

The implementation of proposed GPA and ZC will contribute sales taxes, occupancy taxes, and property taxes that will offset any potential increased demand for recreational services and facilities. As a result, the project's potential impacts on park facilities would be less than significant.

⁵⁷ Google Earth. Website accessed June 2, 2016.

3.15.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant recreational service impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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?* • *Less than Significant Impact.*

Regional access to the City of Paramount is provided by the Long Beach Freeway (I-710), located approximately 798 feet to the west of the Planning Area; the Glenn Anderson Freeway (I-105), located approximately 1.8 miles to the north; and the Artesia Freeway (SR-91), located approximately 0.62 miles

to the south.⁵⁸ Somerset Boulevard extends through the Planning Area. This roadway is classified as a Major Arterial in the City of Paramount General Plan. The segment of this roadway located nearest to the Planning Area has a total “planned” right-of-way width of 80 feet. In this area, the roadway includes four travel lanes and dedicated left turn lanes at major signalized intersections. This roadway presently handles over 20,000 average daily trips (ADT). No definitive site plan or development concept has been prepared for the affected properties at this time. The GPA and/or ZC for the individual parcels will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. As a result, the project’s potential impacts on traffic and circulation would be less than significant.

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

Per the *Guidelines for CMP Transportation Impact Analysis*, which is Appendix B of the CMP, a CMP-level traffic analysis shall address all CMP freeway monitoring intersections where the proposed project would add 150 or more trips during the weekday peak hour.⁵⁹ No definitive site plan or development concept has been prepared for the affected properties at this time. GPA and/or ZC for the individual properties will promote less intensive land uses and development that will both minimize future traffic generation from future light industrial and heavy industrial development. As a result, the project’s potential impact on the CMP will be less than significant.

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 project 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)? • Less than Significant Impact.

The adoption and subsequent implementation of the proposed GPA and/or ZC will not lead to any design changes other than those required by the City for ROW dedications. No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed GPA and/or ZC will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. As a result, the project’s potential impacts on traffic and circulation would be less than significant.

⁵⁸ Blodgett Baylosis Environmental Planning. Site Survey was completed on May 11, 2017.

⁵⁹ Los Angeles County Metropolitan Transportation Authority. *2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring*. Page accessed October 26, 2015.

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

The proposed GPA and ZC would not affect emergency access to any adjacent parcels. At no time will any local or arterial streets be completely closed to traffic. The Fire Department will review any development plan including all buildings, fences, drive gates, or other features that might affect Fire Department access. This review process, along with a future proponent's compliance with the applicable regulations and standards, would ensure that adequate emergency access would be provided. 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? • Less than Significant Impact.

No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed GPA and/or ZC will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. As a result, the project's potential impacts on transit services would be less than significant.

3.16.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any traffic and circulation impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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.⁶⁰ Local sewer lines are maintained by the City of Paramount, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the Planning 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 adoption and subsequent implementation of the proposed GPA and ZC will not lead to any design changes other than those required by the City for ROW dedications. No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed GPA and/or ZC for the individual commercial properties will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The net increase in wastewater generation from the proposed project will not have a significant impact on current wastewater treatment facilities. Therefore, the proposed project will not cause any wastewater treatment requirements to be exceeded and no impacts will occur.

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

The Los Coyotes WRP, located at the northwest junction of the San Gabriel River and Artesia Freeway, provides primary, secondary, and tertiary treatment and this plant 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 proposed project will not result in the remaining

⁶⁰ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp

capacity at any of these facilities being exceeded. As a result, the impacts related to water consumption are considered to be less than significant.

Paramount owns and operates a domestic water system that includes two wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. To supplement groundwater production, the City also purchases treated, imported water from the Central Basin Municipal Water District (CBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD).⁶¹ The City also purchases recycled water from CBMWD and has recycled water distribution piping, and appurtenant valves and equipment to serve recycled water to commercial/industrial water users. Paramount also has emergency mutual-aid domestic water connections with the City of Long Beach, the City of Downey, and the Golden State Water Company. The City currently does not have storage reservoirs though the groundwater basin provides groundwater storage.

The GPA and ZC will not lead to any design changes other than those required by the City for ROW dedications. No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed GPA and/or ZC for the individual parcels will promote less intensive land uses and development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The potential wastewater generation from future development in the Planning Area will not have a significant impact on current wastewater treatment facilities. The installation of water efficient appliances and fixtures will reduce demand for water. In addition, the planting of Xeriscape landscaping will further reduce future water consumption. As a result, the impacts are considered to be less than significant.

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

The City of Paramount is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The City works with the LACFCD in making local drainage plans and improvements. Future development will be required to control future runoff during construction and future occupancy through the use of best management practices (BMPs). These BMPs are included in the project Storm Water Pollution Prevention Plan and the Standard Urban Storm Water Management Plan (SUSMP) and must deliver runoff from the future developed site that will not cause a violation or exceedance of the Regional Board's standards. As a result, no impacts are anticipated.

D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact.

No definitive site plan or development concept has been prepared for the affected properties at this time. The proposed GPA and/or ZC for the individual properties will promote less intensive land uses and

development that will both minimize future land uses compatibility impacts from future light industrial and heavy industrial development. The installation of water efficient appliances and fixtures will reduce demand for water. In addition, the planting of Xeriscape landscaping will further reduce future water consumption. As a result, the impacts are considered to be less than significant.

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 potential impacts are considered to be less than significant.

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. All future solid waste will be transported to materials recovery facility located in the City. Given the proposed use, the majority of the waste will consist of recyclables and no impacts will occur.

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

All future development, like all other development in Paramount, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.17.3 MITIGATION MEASURES

The environmental analysis determined that there would not be any significant utility impacts as part of the implementation of the proposed GPA and/or ZC for the Planning Area. As a result, no mitigation 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 GPA and ZC *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the proposed GPA and ZC *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

CITY OF PARAMOUNT • INITIAL STUDY AND NEGATIVE DECLARATION
SOMERSET BOULEVARD GENERAL PLAN AMENDMENT (GPA) AND ZONE CHANGE (ZC)

- The approval and subsequent implementation of the proposed GPA and ZC *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the proposed GPA and ZC *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The Initial Study indicated there is no evidence that the proposed GPA and ZC 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. 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 GPA and ZC *will not* have the potential to degrade the quality of the environment.
- The proposed GPA and ZC *will not* have the potential to achieve short term goals to the disadvantage of long-term environmental goals.
- The proposed GPA and ZC *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed GPA and ZC *will not* have environmental effects that will adversely affect humans, either directly or indirectly.



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SECTION 5 REFERENCES

5.1 PREPARERS

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Marc Blodgett, Project Manager
Bryan Hamilton, Project Planner
Liesl Sullano, Project Planner

5.2 REFERENCES

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CITY OF PARAMOUNT • INITIAL STUDY AND NEGATIVE DECLARATION
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SEPTEMBER 4, 2018

PUBLIC HEARING

RESOLUTION NO. 18:025

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 17-1, A REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR AREA NO. 1 OF GENERAL PLAN AMENDMENT NO. 17-1 FROM COMMERCIAL TO MULTIPLE FAMILY RESIDENTIAL AT 7221 AND 7229 SOMERSET BOULEVARD; AND INDUSTRIAL TO COMMERCIAL AT 7200 SOMERSET BOULEVARD IN THE CITY OF PARAMOUNT”

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

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

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5. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:025.

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



To: Honorable City Council

From: John Moreno, City Manager

By: Kevin M. Chun, Assistant City Manager
Marco Cuevas Jr., Community Development Planner

Date: September 4, 2018

Subject: RESOLUTION NO. 18:025

This item is a request for an amendment to the General Plan to change the Land Use Designation for Area 1 of General Plan Amendment No. 17-1 for properties located along north and south portions of Somerset Boulevard. Separate Land Use Designation changes are proposed for the north and south portions of Area 1. The two properties at 7221 and 7229 Somerset Boulevard (northeast from the corner at Texaco Avenue) are proposed to change from Commercial to Multiple Family Residential, and the property at 7200 Somerset Boulevard is proposed to change from Industrial to Commercial. This item is associated with Area 1 of Zone Change No. 228, also to be heard this evening by the City Council.

The State of California requires all cities to prepare and update a long-term general plan to guide land use decisions. The Paramount General Plan, which was updated in 2007, is our long-range “constitution for future development” that divides the City into areas for housing, business, industry, open space, recreation, and public facilities. As State law requires consistent zoning and General Plan Land Use Designations for properties, this General Plan Amendment complements Zone Change No. 228.

Surroundings

Area 1 of General Plan Amendment No. 17-1 is surrounded by residential to the north, Salud Park and the Southern California Edison (SCE) right-of-way to the west, and manufacturing properties are to the south and east. The change of Land Use Designations will complement the existing surrounding General Plan Land Use Designations.

Summary

As mentioned above, State law requires consistency between the General Plan Land Use Designation and zoning. As a zone change has been proposed, the General Plan Amendment is required. The change of the Land Use Designation from Commercial to Multiple Family Residential for the two northern properties, and from Industrial to Commercial for the Post Office will be consistent with the existing uses and provide a buffer between industrial and residential uses.

Environmental Assessment

The City Council considered the Environmental Assessment with an associated project, Zone Change No. 228, in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 18:025.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 17-1, A REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR AREA NO. 1 OF GENERAL PLAN AMENDMENT NO. 17-1 FROM COMMERCIAL TO MULTIPLE FAMILY RESIDENTIAL AT 7221 AND 7229 SOMERSET BOULEVARD, AND INDUSTRIAL TO COMMERCIAL AT 7200 SOMERSET BOULEVARD IN THE CITY OF PARAMOUNT

WHEREAS, the City Council of the City of Paramount has considered a request to change the General Plan Land Use Designation from Commercial to Multiple Family Residential at 7221 and 7229 Somerset Boulevard, and Industrial to Commercial at 7200 Somerset Boulevard in the City of Paramount; and

WHEREAS, the City Council of the City of Paramount has caused notices to be published in the time and manner as required by law; and

WHEREAS, the Planning Commission of the City of Paramount conducted a public hearing relative to General Plan Amendment No. 17-1 on January 10, 2018; and

WHEREAS, the City Council adopted a Negative Declaration relative to this project under Zone Change No. 228.

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

Section 1: The City Council finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

Section 2: The City Council finds that all requirements of notice have been complied with pursuant to State Law and the Paramount Municipal Code.

Section 3: The City Council finds that the evidence presented does justify the granting of this application pertaining to Area 1 of General Plan Amendment No. 17-1 for the following reasons:

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

3. That the particular property under consideration is a proper location for the said land use designation within such area and is suitable in terms of access and size of parcel.
4. That placement of the proposed land use designation at such location will not:
 - a. Adversely affect the health, peace, or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.
5. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the quantity of traffic such use would generate; and
 - b. By the other public or private service facilities as are required.
6. That such land use designation is necessary or desirable for the development of the community, is essentially in harmony with the various elements of the General Plan, and is not detrimental to existing uses.

Section 4: Based upon the foregoing findings, the City Council approves General Plan Amendment No. 17-1 pertaining to Area 1 of General Plan Amendment No. 17-1.

PASSED, APPROVED and ADOPTED this 4th day of September, 2018.

Diane J. Martinez, Mayor

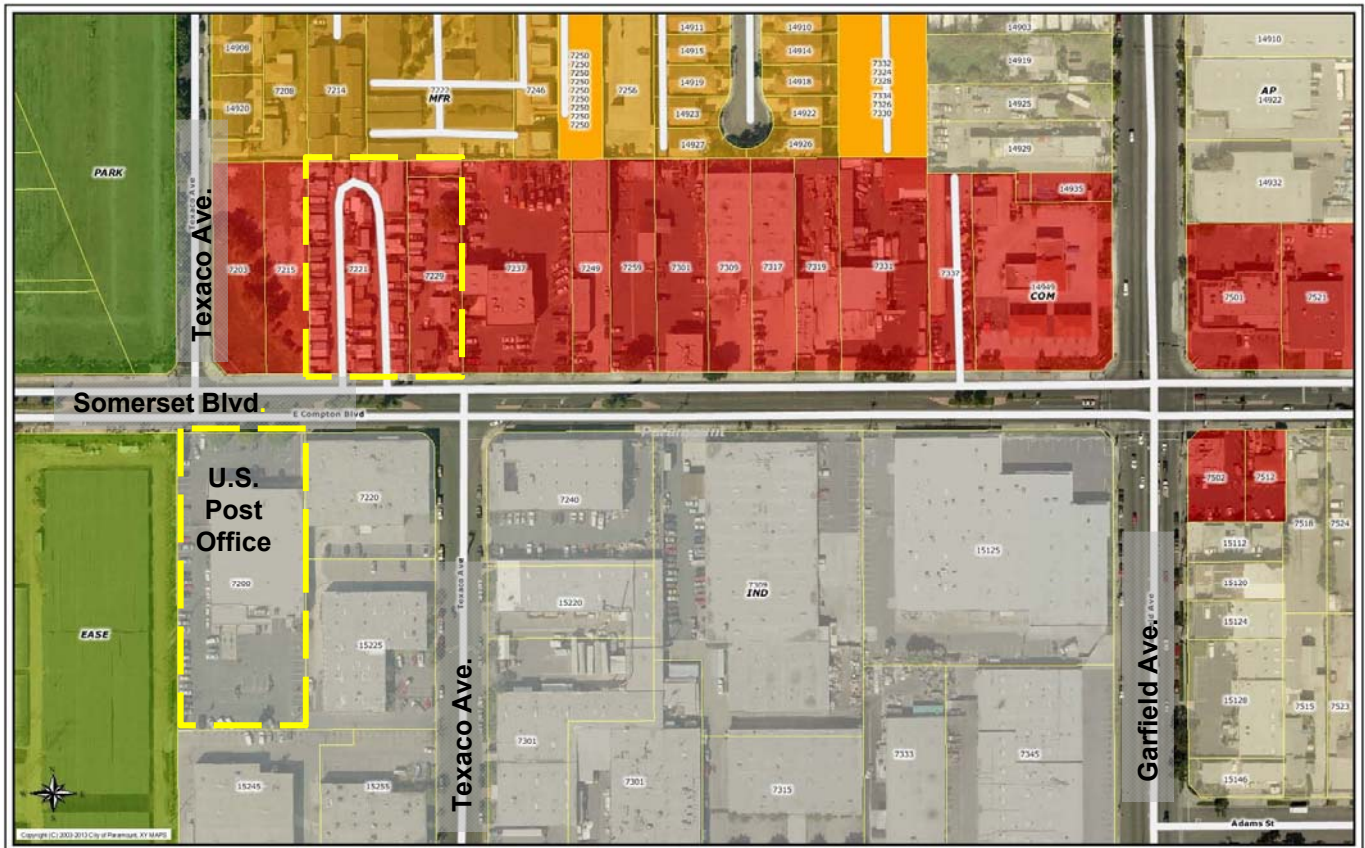
Attest:

Lana Chikami, City Clerk

General Plan Amendment No. 17-1

General Plan Land Use Designation

Existing



- Commercial
- Multiple-Family Residential
- Industrial
- Easement
- Park






Area 1 – Somerset Boulevard

General Plan Amendment No. 17-1

General Plan Land Use Designation

Proposed



-  Commercial
-  Multiple-Family Residential
-  Industrial
-  Easement
-  Park

Area 1 – Somerset Boulevard

SEPTEMBER 4, 2018

PUBLIC HEARING

ORDINANCE NO. 1107

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 227, CHANGING THE OFFICIAL ZONING PLAN OF THE CITY OF PARAMOUNT FROM M-1 (LIGHT MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS/SINGLE-FAMILY RESIDENTIAL) TO ALLOW CONSTRUCTION OF 12 DETACHED SINGLE-FAMILY HOMES AT 7203-7215 SOMERSET BOULEVARD IN THE CITY OF PARAMOUNT”

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

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

CONTINUED... PLEASE TURN PAGE

5. ADOPT A MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PROGRAM RELATIVE TO ZONE CHANGE NO. 227.

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

6. MOTION IN ORDER:
READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1107, AND PLACE IT ON THE NEXT REGULAR AGENDA FOR ADOPTION.

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



To: Honorable City Council

From: John Moreno, City Manager

By: Kevin M. Chun, Assistant City Manager
John Carver, Assistant Community
Development Director

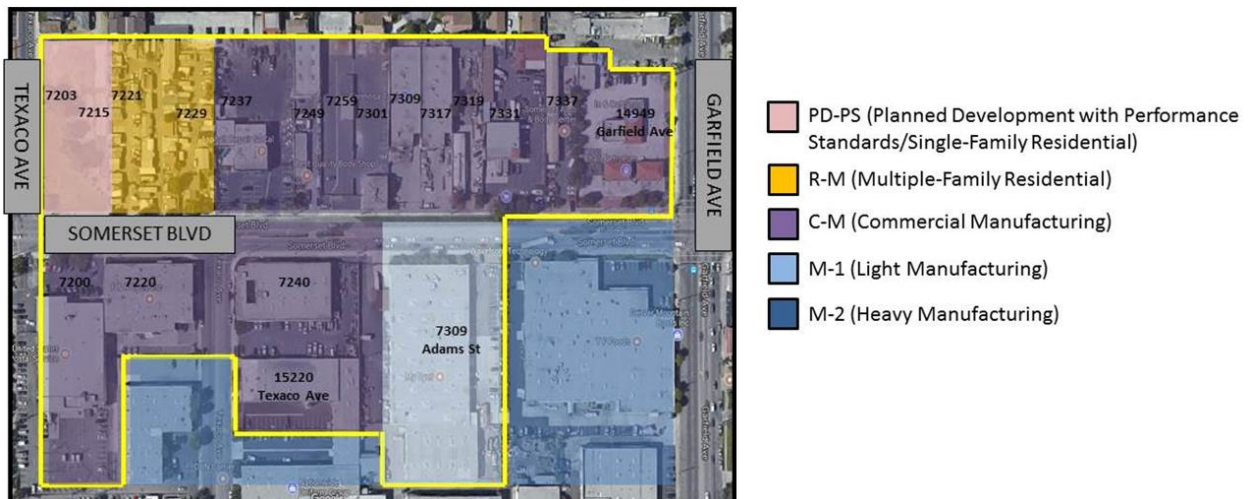
Date: September 4, 2018

Subject: ORDINANCE NO. 1107

This item, Ordinance No. 1107, is a request for a zone change from M-1 (Light Manufacturing) to PD-PS (Planned Development with Performance Standards/Single-Family Residential) to allow for the construction of 12 detached single-family homes at 7203-7215 Somerset Boulevard. The Planning Commission recommended approval of this housing project at its February 14, 2017 meeting. This item is in connection with General Plan Amendment No. 16-1, a request to change the General Plan Land Use Designation from Commercial to Single Family Residential, also to be heard this evening by the City Council.

As discussed in the report for Zone Change No. 228 (also part of tonight's agenda), the application was removed from the City Council Calendar on April 4, 2017, due to concerns regarding proximity of the housing project to nearby industrial uses. At this meeting, the City Council directed that the manufacturing zoning on the north and south sides of Somerset Boulevard be examined for a potential zone change in order to buffer the proposed housing project from industrial uses.

At its January 10, 2018 meeting, the Planning Commission considered the zone change that the City Council directed staff to investigate. The map below depicts the zoning that was proposed.



The zone change heard by the Planning Commission in January 2018 included the parcels discussed above (identified as Area 1) and a second location (Area 2), which was located on the north side of Alondra Boulevard, between Vermont Avenue and Colorado Avenue. The Planning Commission decided to bifurcate the item and recommended approval to the City Council of Area 2 only.

Zone Change No. 227

Staff has opted to bring back Zone Change No. 227 on its own due to the recent approval by the City Council of Zoning Ordinance Text Amendment (ZOTA) No. 8. When implemented in October, this ZOTA will represent a massive overhaul of the City's manufacturing zones – M-1, M-2 (Heavy Manufacturing) and PD-PS (Planned Development with Performance Standards/Industrial), and will eliminate many of the heavy manufacturing uses that could have negative impacts (e.g., noise, odor, dust, and ground vibration) to surrounding properties, including the proposed housing project.

Additionally, assuming the City Council separately approves Zone Change No. 228, the north side of Somerset Boulevard will allow for C-M (Commercial Manufacturing) uses, while the south side of Somerset Boulevard will allow for light manufacturing uses. The uses that are permitted in the C-M zone do not have nuisance factors associated with them, while the uses that will be permitted in the M-1 zone under ZOTA No. 8 also are largely devoid of nuisance factors, namely air quality.

Housing Project Description

The 37,332 square foot (0.857-acre) site at the northeast corner of Somerset Boulevard and Texaco Avenue has been vacant since residential units were demolished in 1989. The PD-PS (Planned Development with Performance Standards/Single-Family Residential) proposal will allow for the development of 12 detached single-family homes on individual parcels. Parcels will range in size from 2,982 square feet to 3,445 square feet. The lot sizes are consistent with other recently approved single-family projects.

The proposed floor areas for the homes will range from 1,769 and 1,828 square feet. All 12 homes will contain three bedrooms, two-and-one-half bathrooms, an attached two-car garage, and two driveway parking spaces. Six guest parking spaces will be part of the project, and a condition has been included in the zoning standards that require the garages to be used for the parking of two vehicles (also to be included in the Covenants, Conditions, and Restrictions [CC&Rs] for the project). The project will incorporate Rancho Hacienda and Spanish Colonial design themes consistent with City standards.

Discussion

The 12 single-family homes will be sold separately. This zone change will allow this housing project to be built and help the City meet a market need for low-density residential units. Upon approval of the complementary General Plan Amendment No. 16-1, this proposed zone change will be consistent with the General Plan Land Use Designation of single-family uses. This proposed housing project will integrate well with

the surrounding neighborhood to the north, which is comprised of single-family and multiple-family residential properties developed at varying densities. Additionally, given the approval of ZOTA No. 8, future uses on Somerset Boulevard will be commercial-manufacturing and light manufacturing, and will integrate well with the proposed housing project.

Summary

The applicant is requesting a zone change that will allow for the development and individual sale of 12 single-family residential parcels. As discussed above, approval of this request will help meet a strong demand for detached single-family homes. The proposal will successfully integrate into the surrounding residential neighborhood to the north, which is developed with mixed-density residential uses. Salud Park to the west will provide excellent off-site recreational amenities to future residents, and approval of the proposed project will allow for a significant aesthetic improvement to the physical environment to a location that has stood vacant and underutilized for a generation.

Environmental Assessment

As part of this project, an environmental analysis was conducted by a consultant, Blodgett Baylosis Environmental Planning, in accordance with the California Environmental Quality Act (CEQA) and CEQA guidelines. The analysis determined that the project will not result in any significant impacts on the environment with the implementation of mitigation measures, including the required installation of (1) drought tolerant landscaping; (2) high-efficiency, WaterSense-labeled toilets; and (3) WaterSense-labeled faucets in all bathrooms. A Mitigated Negative Declaration and a Mitigation Monitoring Program is recommended.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1107/Zone Change No. 227, and place it on the next regular agenda for adoption.

CITY OF PARAMOUNT
COUNTY OF LOS ANGELES, CALIFORNIA

ORDINANCE NO. 1107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 227, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM M-1 (LIGHT MANUFACTURING) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS/SINGLE-FAMILY RESIDENTIAL) TO ALLOW CONSTRUCTION OF 12 DETACHED SINGLE-FAMILY HOMES AT 7203-7215 SOMERSET BOULEVARD IN THE CITY OF PARAMOUNT

The City Council of the City of Paramount does ordain as follows:

Section 1. The Planning Commission held a duly noticed public hearing on February 17, 2017 at which time it voted to recommend that the City Council adopt a Mitigated Negative Declaration and a Mitigation Monitoring Program relative to Zone Change No. 227 in accordance to the provisions of the California Environmental Quality Act (CEQA).

Section 2. The City Council held a duly noticed public hearing on this Ordinance on September 4, 2018, at which time it considered all evidence presented, both written and oral.

Section 3. The City Council hereby adopts a Mitigated Negative Declaration and a Mitigation Monitoring Program relative to Ordinance No. 1107 for Zone Change No. 227 in accordance to the provisions of the California Environmental Quality Act (CEQA).

Section 4. The Official Zoning Map of the City of Paramount adopted by Ordinance No. 178 on February 20, 1962 is amended as shown on the map attached hereto, marked Exhibit "A", to be zoned PD-PS (Planned Development with Performance Standards/Single Family Residential). Said change shall be made on the Official Zoning Map of the City of Paramount.

Said zone change shall be subject to the following conditions:

Permitted Uses:

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

1. Land use. A single-family dwelling. Lots shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any lot other than a detached single-family dwelling. No part of the properties shall ever be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purpose.

2. Attached accessory buildings and structures, including private garages.
3. Animals. Dogs and cats as household pets, provided that the total number is any combination thereof shall not exceed three. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited.
4. Home occupation. A Home Occupation Permit may be granted pursuant to Section 44-19 (e) of the Paramount Municipal Code.

Performance Standards:

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

9. The storage or accumulation of junk, trash, manure and other offensive or noxious materials on any lot is specifically prohibited. No burning on any lot shall be permitted except in fireplaces or barbecues, if any. No lumber, metals, machinery, equipment or building materials shall be kept, stored, or allowed to accumulate on any lot.
10. No owner shall at his or her expense or otherwise make any alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on his lot, or change the grade or drainage pattern of his lot, without the prior consent of the Building Official and Director of Community Development for the City of Paramount.

Development Standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Parking shall be provided at a minimum rate of two garage spaces per unit and two driveway parking spaces per unit.
3. Driveways. The driveway shall not be widened.
4. Roofing. Decorative roofing material shall be maintained. Asphalt composition shingle is not considered decorative roofing material. Reroofing requires separate Community Development Department review and approval of the material and color.
5. Signage. Each lot or parcel of land in this PD-PS zone may have the following signs:
 - a. Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
 - b. Address numbers not exceeding six inches in height.
6. Mailboxes. Mailboxes shall be provided at a rate of one per unit. Said boxes shall be installed by the developer.
7. Fences, etc. No fence or hedge exceeding 42 inches in height shall be erected or permitted in the front setback areas on any lot. No chainlink fences will be permitted.
8. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.

9. Garbage cans. Each home shall store garbage cans within garages or behind private area fencing.
10. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, and over driveways and in parking and circulation areas.
11. Landscaping/irrigation. Landscaping and irrigation shall comply with Article XXIV (Water-Efficient Landscape Provisions) of Chapter 44 (Zoning Ordinance) of the Paramount Municipal Code.
12. Automobile maintenance. The minor maintenance of vehicles (oil change, etc.) shall be screened from public view.
13. Security wire. No barbed wire, concertina wire, razor wire or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear, or front yard.

Compliance to Article XVIII of Chapter 44 of the Paramount Municipal Code relating to the PD-PS (Planned Development with Performance Standard) zoning. This zone change case shall comply with all conditions set forth in Article XVIII of Chapter 44 of the Paramount Municipal Code dealing with the PD-PS (Planned Development with Performance Standards/Single Family Residential) zone, Section 44-229 to 44-240, inclusive.

Section 5. Severability. If any section, subsection, sentence clause, phrase, or portion of this Ordinance, or the application thereof to any person, firm, corporation or circumstance, 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 portion thereof. The City Council of the City of Paramount hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within fifteen (15) days after its adoption together with the names and members of the City Council voting for and against the same.

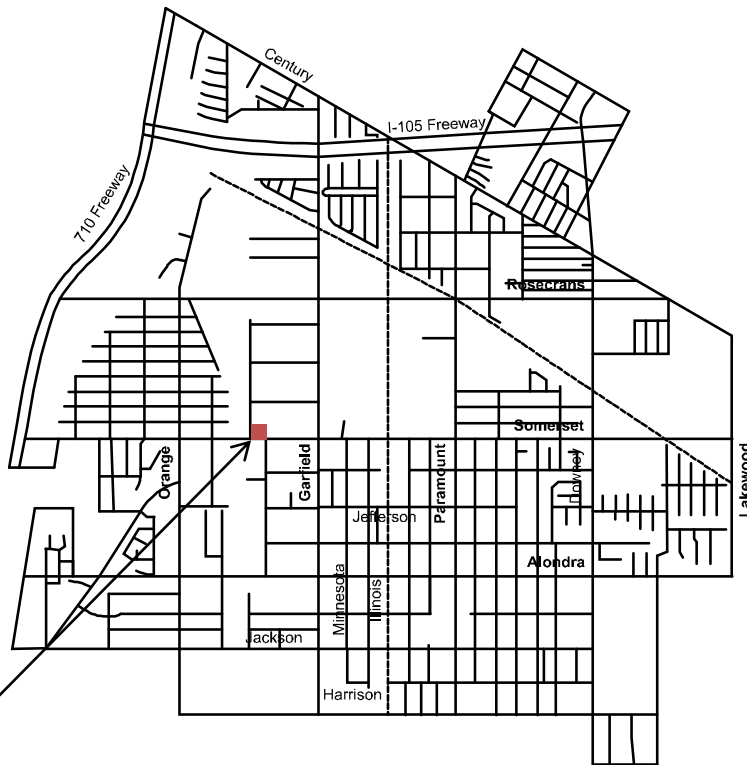
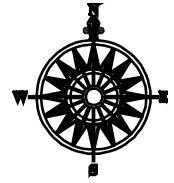
PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount, this 2nd day of October 2018.

Diane J. Martinez, Mayor

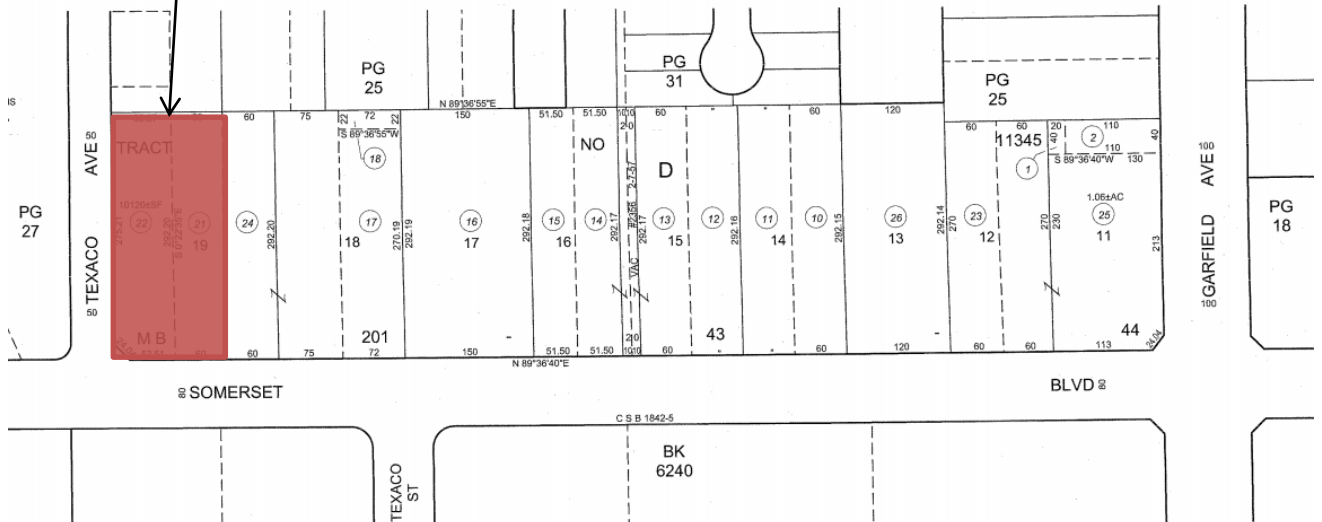
Attest:

Lana Chikami, City Clerk

Exhibit A







Subject
Property



7203-7215 Somerset Blvd.

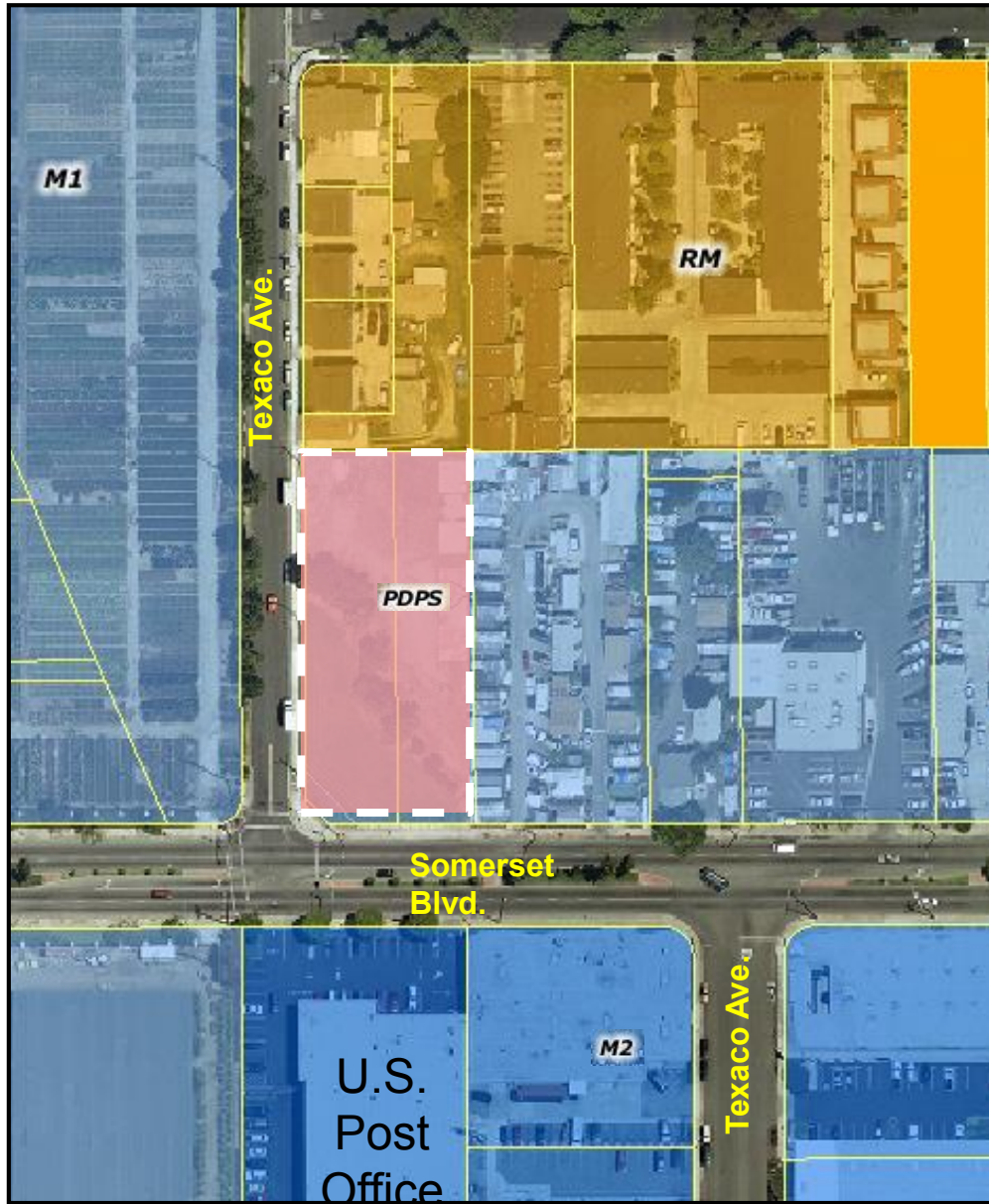
Ordinance No. 1107
Zone Change No. 227
Existing Zoning



-  Subject
Parcels
-  R-M (Multiple Family
Residential)
-  M-1 (Light
Manufacturing)
-  M-2 (Heavy
Manufacturing)

7203-7215 Somerset Blvd.

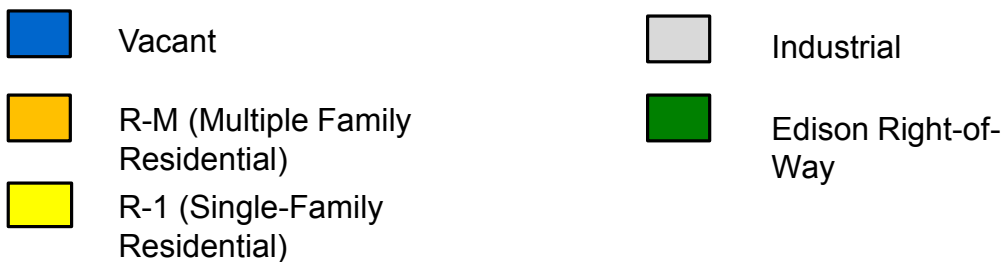
Ordinance No. 1107
Zone Change No. 227
Proposed Zoning



- PD-PS (Planned Development with Performance Standards)
- R-M (Multiple Family Residential)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)

7203-7215 Somerset Blvd.

Ordinance No. 1107
Zone Change No. 227
Land Use

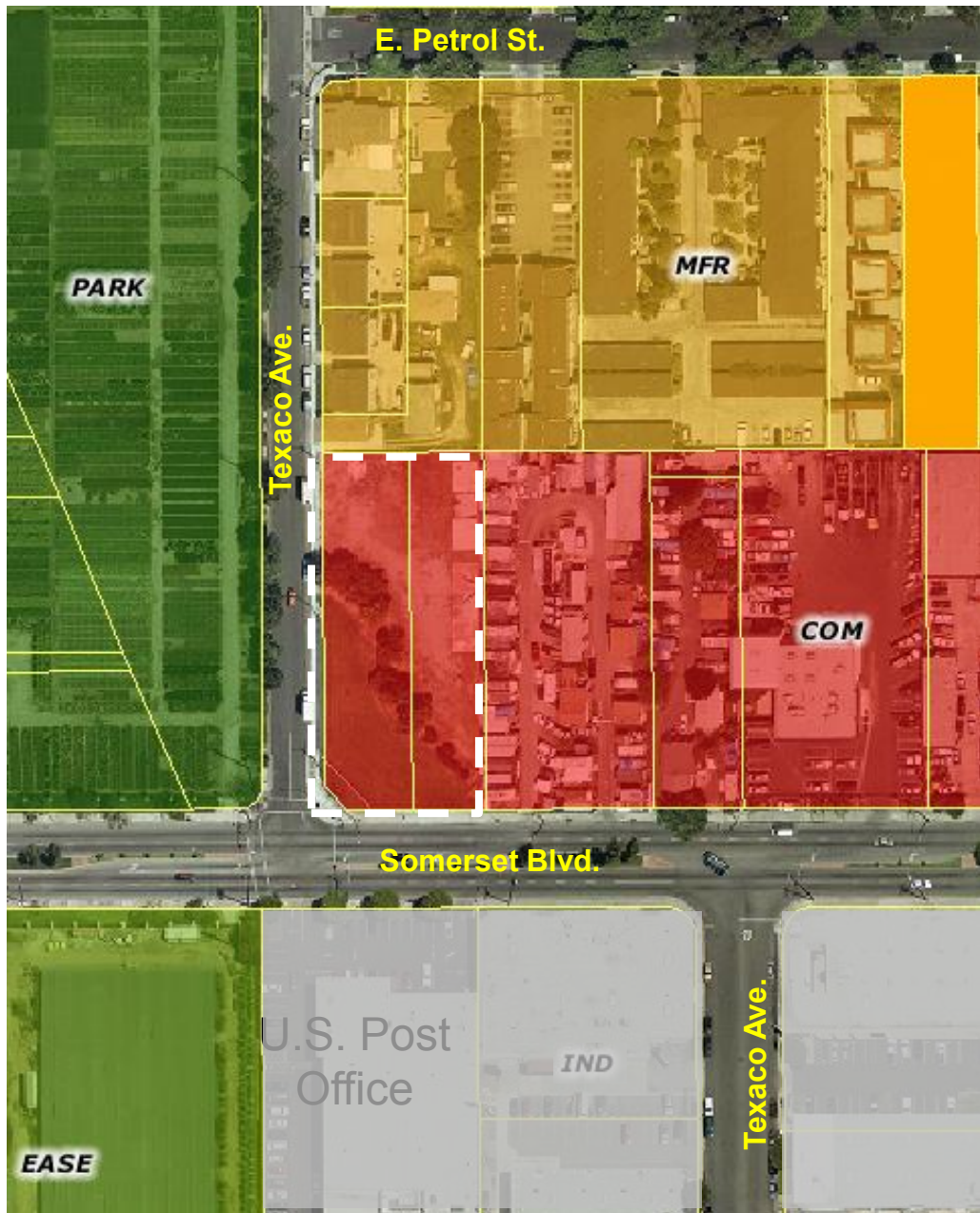







7203-7215 Somerset Blvd

Ordinance No. 11070

Zone Change No. 227

General Plan



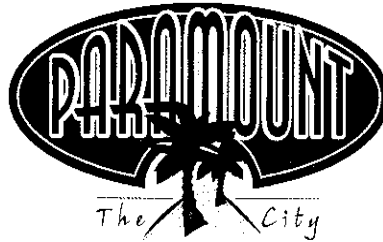
-  Commercial
-  R-M (Multiple Family Residential)
-  Industrial
-  Easement
-  Park

7203-7215 Somerset Blvd.

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

TEXACO AVENUE PUD 7203 AND 7215 SOMERSET BOULEVARD PARAMOUNT, CALIFORNIA

**PLANNED UNIT DEVELOPMENT (PUD)
ZONE CHANGE (ZC)
TENTATIVE TRACT MAP (TTM)
GENERAL PLAN AMENDMENT (GPA)
DEVELOPMENT REVIEW (DR)**



LEAD AGENCY:

**CITY OF PARAMOUNT
COMMUNITY DEVELOPMENT DEPARTMENT
16400 COLORADO AVENUE
PARAMOUNT, CALIFORNIA 90723**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
16388 E. COLIMA ROAD, SUITE 206J
HACIENDA HEIGHTS, CALIFORNIA 91745**

MARCH 13, 2017

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT (PUD), ZONE CHANGE (ZC), TENTATIVE TRACT MAP (TTM)
DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
7203 AND 7215 SOMERSET BOULEVARD

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Texaco Avenue PUD.

PROJECT ADDRESS: 7203 and 7215 Somerset Boulevard, Paramount California. Assessor's Parcel Numbers (APNs) include: 6241-026-021 and 6241-026-022.

APPLICANT: Gold Key Development, Inc. 5732 Engineer Drive, Suite 101. Huntington Beach, California 92649.

CITY AND COUNTY: Paramount, Los Angeles County.

DESCRIPTION: The City of Paramount, in its capacity as Lead Agency, has received an application to permit the construction of a 12-unit Planned Unit Development (PUD) on a 0.87-acre site located at the northeast corner of the Texaco Avenue and Somerset Boulevard intersection. The site is presently undeveloped and is covered in grass and vegetation. This residential infill development will come with two different floor plan options, Plan 1 and Plan 2. Of the 12 new units, eight will be in Plan 1 and four will be in Plan 2. A total of 54 parking spaces will be provided and each unit will be supplied with two covered spaces and two driveway spaces. The remaining six spaces will be reserved for guest use. Access to the project will be provided by two driveways along the east side of Texaco Avenue. The implementation of the proposed project will require the approval of a Planned Unit Development (PUD), a Zone Change (ZC), a Tentative Tract Map (TTM), a Development Review (DR), and a General Plan Amendment (GPA). The Applicant is Gold Key Development, Inc. 5732 Engineer Drive, Suite 101, Huntington Beach, California 92649. The proposed project is subject to the requirements of the California Environmental Quality Act (CEQA) and the attendant environmental review process.

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

MITIGATED NEGATIVE DECLARATION (CONTINUED)

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

Marc Blodgett – Consultant to the City of Paramount

Date

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CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT (PUD), ZONE CHANGE (ZC), TENTATIVE TRACT MAP (TTM)
DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
7203 AND 7215 SOMERSET BOULEVARD



SECTION 1 INTRODUCTION

1.1 PURPOSE OF INITIAL STUDY

The City of Paramount, in its capacity as Lead Agency, has received an application to permit the construction of a 12-unit Planned Unit Development (PUD) on a 0.87-acre site located at the northeast corner of the Texaco Avenue and Somerset Boulevard intersection. The site is presently undeveloped and is covered in grass and vegetation. This residential infill development will come with two different floor plan options, Plan 1 and Plan 2. Of the 12 new units, eight will be in Plan 1 and four will be in Plan 2. A total of 54 parking spaces will be provided and each unit will be supplied with two covered spaces and two driveway spaces. The remaining six spaces will be reserved for guest use. Access to the project will be provided by two driveways along the east side of Texaco Avenue.¹ The implementation of the proposed project will require the approval of a Planned Unit Development (PUD), a Zone Change (ZC), a Tentative Tract Map (TTM), Development Review (DR), and a General Plan Amendment (GPA).

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).² 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.³ The Applicant is Gold Key Development, Inc. 5732 Engineer Drive, Suite 101, Huntington Beach, California 92649.

As part of the proposed project's environmental review, this Initial Study has been prepared.⁴ While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Paramount. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Paramount with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for the proposed project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;

¹ D33 Design and Planning. *Conceptual Site Plan Texaco Infill*. July 6, 2016.

² 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).

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

⁴ Ibid. (CEQA Guidelines) § 15050.

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT (PUD), ZONE CHANGE (ZC), TENTATIVE TRACT MAP (TTM)
DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
7203 AND 7215 SOMERSET BOULEVARD

- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project's implementation.

Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-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.⁵ Comments must be sent to the attention of:

John Carver, Assistant Community Development Director
City of Paramount Community Development Department
16400 Colorado Street
Paramount, California 90723
JCarver@paramountcity.com

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.

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

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts on the environment with the recommended mitigation. The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

**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

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**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 3.3 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	
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

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**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
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	
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	

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**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) 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
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	

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**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) 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 and 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	

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**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

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**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) 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	
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

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**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
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
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



SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

The City of Paramount, in its capacity as Lead Agency, has received an application to permit the construction of a 12-unit Planned Unit Development (PUD) on a 0.87-acre site located at the northeast corner of the Texaco Avenue and Somerset Boulevard intersection. The site is presently undeveloped and is covered in grass and vegetation. This residential infill development will come with two different floor plan options, Plan 1 and Plan 2. Of the 12 new units, eight will be in Plan 1 and four will be in Plan 2. A total of 54 parking spaces will be provided and each unit will be supplied with two covered spaces and two driveway spaces. The remaining six spaces will be reserved for guest use. Access to the project will be provided by two driveways along the east side of Texaco Avenue.⁶

2.2 PROJECT LOCATION

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.⁷ Major physiological features within the surrounding area include the Los Angeles River, located 0.72 miles to the west, and the Puente Hills, located approximately 10.54 miles to the northeast.⁸

Regional access to the project site is provided by the Long Beach Freeway (I-710), located 0.76 miles to the northwest, the Glenn Anderson Freeway (I-105), located approximately one mile to the north, and the Artesia Freeway (SR-91) located approximately 1.44 miles to the south.⁹ Major roadways in the vicinity of the project site include Rosecrans Avenue, located 0.44 miles to the north; Orange Avenue, located 0.25 miles to the west; Garfield Avenue, located 0.20 miles to the east; and Somerset Boulevard, located along the project site's southern boundary.¹⁰

The project site is located in the western portion of the City at the northeast corner of the Somerset Boulevard and Texaco Avenue intersection. The project site's legal address is 7203 and 7215 Somerset Boulevard. The corresponding Assessor's Parcel Numbers (APNs) include: 6241-026-021 and 6241-026-022. The location of the City of Paramount in a regional context is shown in Exhibit 2-1. The project site's location within the City of Paramount is shown in Exhibit 2-2 and a vicinity map is provided in Exhibit 2-3.

⁶ D33 Design and Planning. *Conceptual Site Plan Texaco Infill*. July 6, 2016.

⁷ Quantum GIS.

⁸ Google Earth. Website accessed October 24, 2016.

⁹ Ibid

¹⁰ Ibid.

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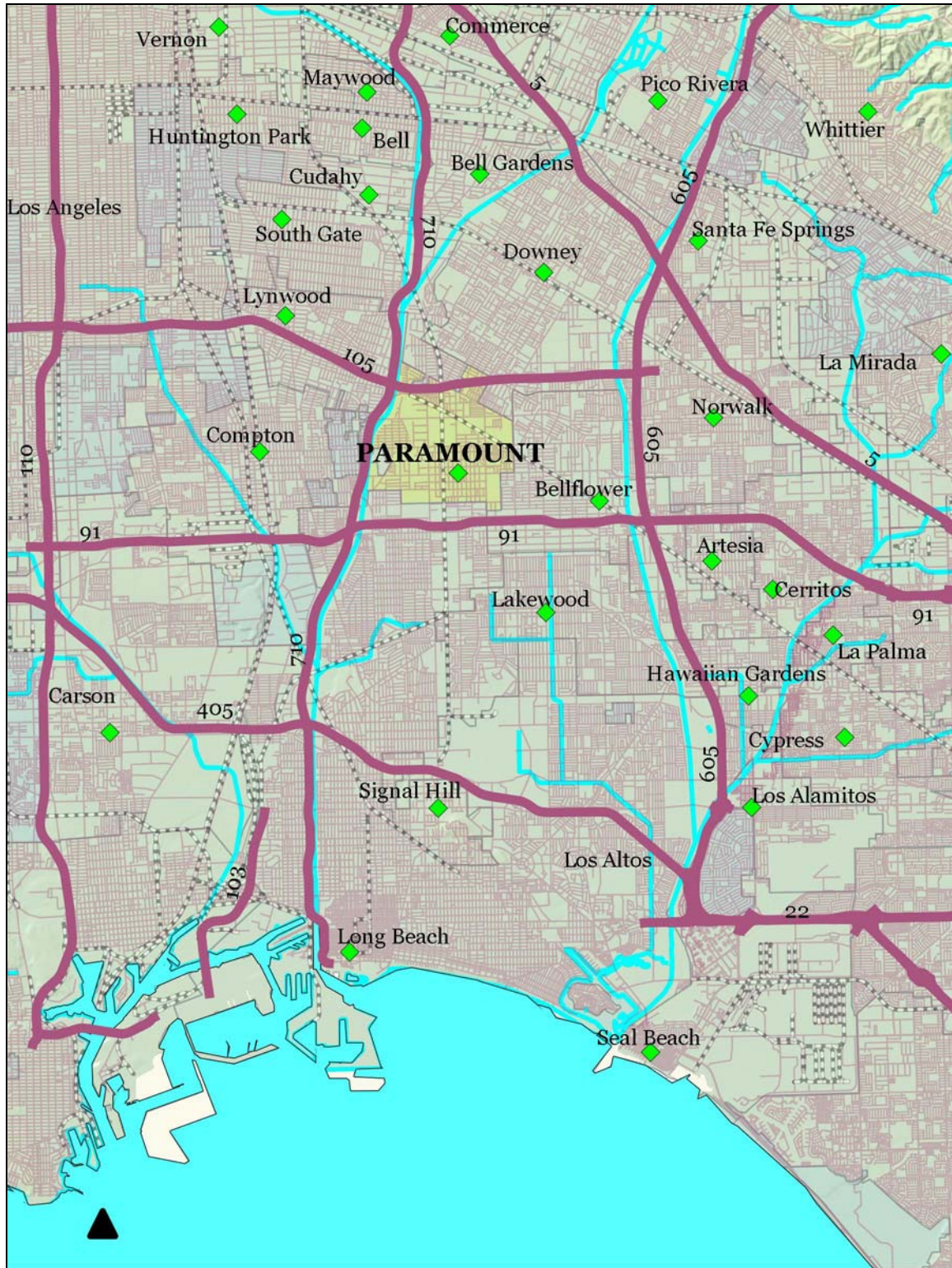


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

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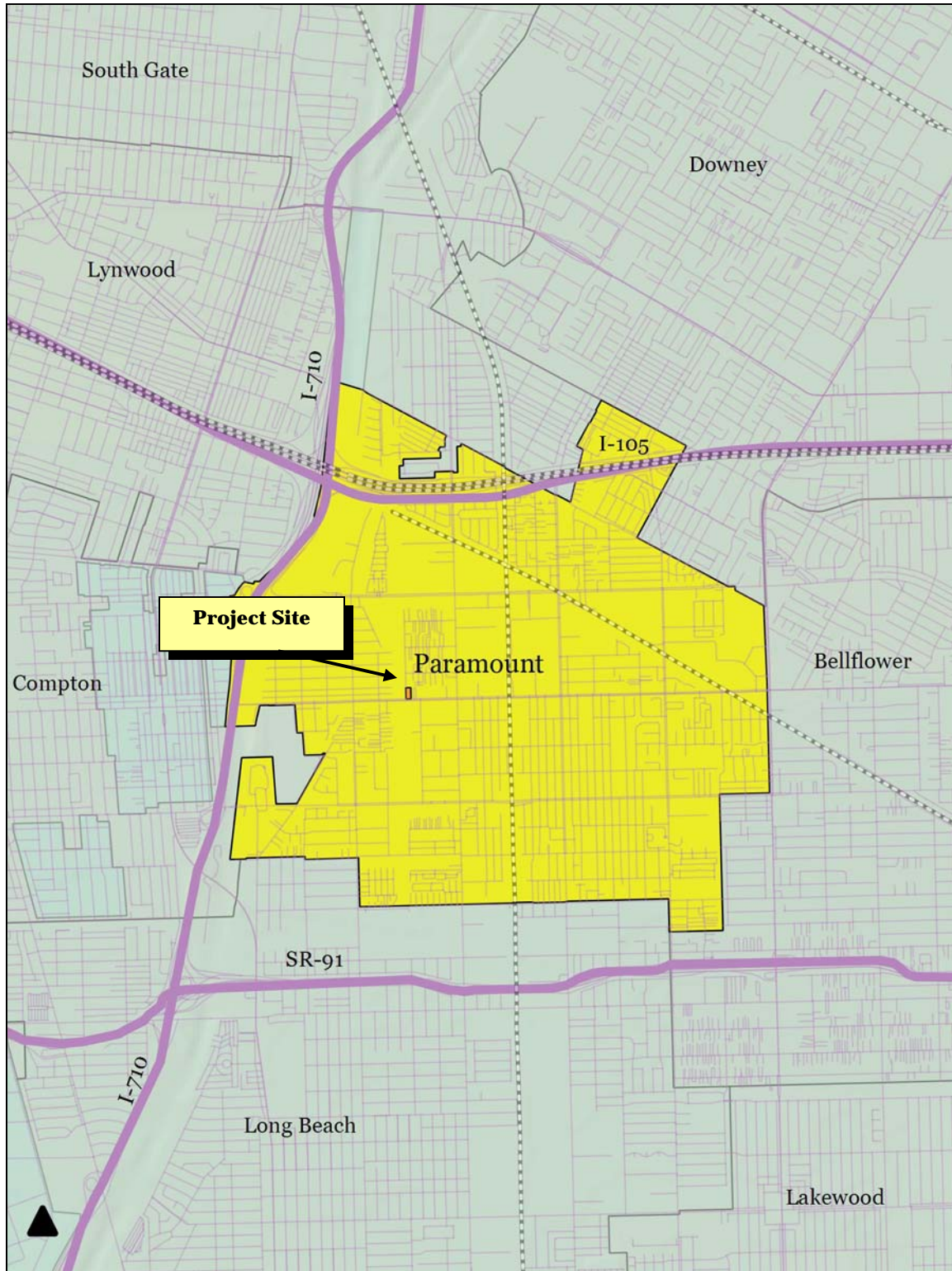


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

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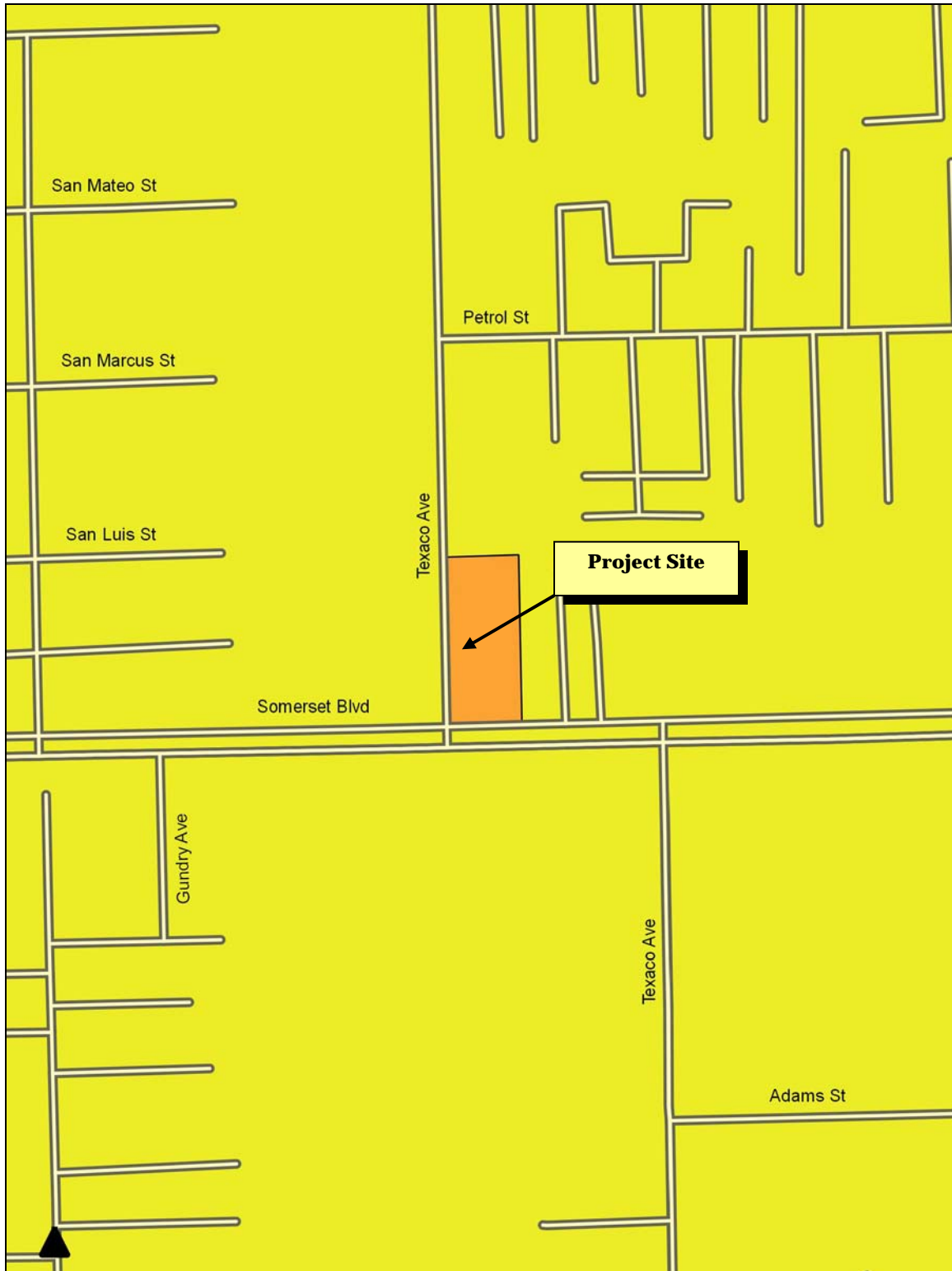


EXHIBIT 2-3
VICINITY MAP
SOURCE: QUANTUM GIS

2.3 ENVIRONMENTAL SETTING

The project site is located along the north side of Somerset Boulevard, a local arterial route. Exhibit 2-4 shows an aerial photograph of the project site. Photographs of the project site are provided in Exhibit 2-5. Existing uses found in the vicinity of the project site are summarized below:

- *North of the project site.* Two apartment complexes abut the project site to the north. These two complexes are located along the south side of Petrol Street.¹¹
- *South of the project site.* Somerset Boulevard extends along the south side of the property. A United States post office is located along the south side of Somerset Boulevard, opposite the project site. A mix of development occupies frontage along both sides of Somerset Boulevard, though a majority of the uses located in the vicinity of the project site consist of industrial and retail.¹²
- *East of the project site.* The site is bound on the east by Shady Lane Mobile Home Park.¹³
- *West of the project site.* Texaco Avenue extends along the west side of the project site in a north-south orientation. Salud Park is positioned along the west side of Texaco Avenue and is located across the street from the project site.¹⁴ This park contains frontage along Texaco Avenue and Somerset Boulevard.

The project site is presently undeveloped. The northeastern portion of the site is covered over in dirt, rocks, concrete, and sparse ruderal vegetation, while the southwestern portion of the site is covered over in grass. Trees and shrubs divide the two halves. These trees and plants traverse the site in a northwest to southeast manner. A white picket fence extends along the site's southern and western property lines. The north side of the site is fenced off by a dilapidated wooden fence. A concrete wall with a wooden top spans across the site's eastern boundary.¹⁵

Notable uses in the vicinity of the project site include Salud Park, located across the street; Los Cerritos Elementary School, located 0.21 miles to the northwest; and Howard Tanner Elementary School, located 0.38 miles to the north of the project site.¹⁶

¹¹ Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was conducted on October 24, 2016.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Google Earth. Website accessed October 24, 2016.

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EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS

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View of the northern portion of the site.



View of the southern portion of the site.

EXHIBIT 2-5
PHOTOGRAPHS OF THE PROJECT SITE
SOURCE: Blodgett Baylosis Environmental Planning

2.4 DESCRIPTION OF THE PROJECT

2.4.1 PHYSICAL CHARACTERISTICS

The City of Paramount received an application to permit the construction of a 12-unit PUD within a 0.87-acre site located at the northeast corner of the Texaco Avenue and Somerset Boulevard intersection.¹⁷ The key features of the proposed project are summarized below:

- *Site Plan.* The 0.87-acre site consists of two parcels. The entire project site has a lot width of 129 feet (east-to-west) and a lot depth (north-to-south) of 292 feet. The new development will be organized into four rows containing three units. The project will have a density of 13.8 dwelling units per acre.¹⁸
- *New Units.* A total of 12 units will be constructed. The Applicant will also provide two different floor plan options. Of the total number of units, eight will be Plan 1 units and four will be Plan 2 units. Each Plan 1 unit will have a width (east-to-west) of 35 feet and a depth of 38 feet. Each Plan 2 unit will have a width of 34 feet and a depth of 38 feet.¹⁹
- *Parking and Access.* A total of 54 parking spaces will be provided for the project. Each unit will be provided with two covered parking spaces and two driveway spaces. In total, covered parking will consist of 24 parking stalls, while the driveways will provide an additional 24 spaces. The remaining six spaces will be reserved for guests. Access to the proposed project will be provided by two driveways located along the east side of Texaco Avenue. These two driveways will have a curb-to-curb width of 24 feet.²⁰

The proposed project is summarized in Table 2-1. The overall site plan is depicted in Exhibit 2-6.

Table 2-1
Summary of Proposed Project

Project Element	Total
Site Area	0.87 acres
Number of Units	12 units
Plan 1 Units	8 units

¹⁷ D33 Design and Planning. *Conceptual Site Plan Texaco Infill*. July 6, 2016.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Ibid.

Table 2-1
Summary of Proposed Project (continued)

Project Element	Total
Plan 2 Units	4 units
Parking Spaces	54 spaces
Covered Spaces	24 spaces
Driveway Spaces	24 spaces
Guest Parking Spaces	6 spaces

Source: D33 Design and Planning. *Conceptual Site Plan Texaco Infill*. July 6, 2016.

2.4.2 CONSTRUCTION CHARACTERISTICS

The proposed project will take approximately 11 months to complete. The proposed project's construction will consist of the following phases:

- *Site Preparation.* The project site will then be readied for the construction of the new residential units. This phase will take approximately one month to complete.
- *Grading.* During this phase, the entire project site will be graded and leveled. This phase will take approximately one month to complete.
- *Construction.* The proposed project will be constructed during this phase. This phase will take approximately six months to complete.
- *Paving, Landscaping, and Finishing.* This phase will involve paving, landscaping, and the completion of the on-site improvements. This phase will last approximately three months.

2.5 PROJECT OBJECTIVES

The project Applicant is seeking to accomplish the following objectives with the proposed project:

- To more efficiently utilize the site; and,
- To realize a fair return on their investment.



EXHIBIT 2-6
CONCEPTUAL SITE PLAN
 SOURCE: D33

2.6 DISCRETIONARY ACTIONS

A Discretionary Action 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 approval of a Planned Unit Development (PUD);
- A Zone Change from M-1 to PD-PS (*Planned Development with Performance Standards*)/Single Family Residential;
- The approval of a Tentative Tract Map to subdivide the project site into 12 parcels,
- A General Plan Amendment from Industrial to Single Family Residential;
- The approval of the Mitigated Negative Declaration; and,
- The adoption of the Mitigation Monitoring and Reporting Program (MMRP).



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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:

- | | |
|---|--|
| <ul style="list-style-type: none">●Aesthetics (Section 3.1);●Agricultural/Forestry (Section 3.2);●Air Quality (Section 3.3);●Biological Resources (Section 3.4);●Cultural Resources (Section 3.5);●Geology and Soils (Section 3.6);●Greenhouse Gas Emissions; (Section 3.7);●Hazards/Hazardous Materials (Section 3.8);●Hydrology and Water Quality (Section 3.9);●Land Use and Planning (Section 3.10); | <ul style="list-style-type: none">●Mineral Resources (Section 3.11);●Noise (Section 3.12);●Population and Housing (Section 3.13);●Public Services (Section 3.14);●Recreation (Section 3.15);●Transportation and Circulation (Section 3.16);●Utilities (Section 3.17); and,●Mandatory Findings of Significance (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). 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 the construction of 12 new residential units on a 0.87-acre site. The project will represent an improvement over the existing on-site conditions because the project will involve the placement of new units on an undeveloped lot. In addition, the project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located within the project site or along Somerset Boulevard.²¹ The project will not obstruct scenic views of the San Gabriel Mountains from the United States Post Office to the south because any views of the San Gabriel Mountains that may be visible from along Somerset Boulevard have already been obstructed by the uses along the north side of the aforementioned street.²² As a result, no aesthetic visual 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.²³ According to the California Department of Transportation (Caltrans), neither Texaco Avenue nor Somerset Boulevard are

²¹ Blodgett Baylosis Environmental Planning, *Site survey*. Survey was conducted on October 24, 2016.

²² Ibid.

²³ City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

designated scenic highways.²⁴ In addition, the vegetation present on-site consists of species typically used for landscaping. The project site does not contain any scenic rock outcroppings.²⁵ Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

C. A substantial degradation of the existing visual character or quality of the site and its surroundings?
• *Less than Significant Impact with Mitigation.*

The project site is presently undeveloped and is covered over in a mix of dirt, concrete, and grass. Once constructed, the proposed project will improve the quality of the site and the surrounding areas by introducing development characterized by modern architecture and new landscaping. Lastly, the new building, facades, and landscaping will be a substantial improvement in a citywide context because the project will provide new development along a local arterial route. The height of the units will be consistent with the surrounding uses. In addition, the density of 13.8 du/acre is generally consistent with the adjacent residential uses, which includes a mobile home park and apartment complexes. In order to protect the privacy of the units located along the site's southern boundary, the following mitigation is required:

- A decorative wall must be installed along the site's northern, eastern, and southern property lines.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

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

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, hospitals, convalescent homes, and other similar facilities. The nearest sensitive receptors to the project site include the apartments located north of the site and the mobile home park located east of the project site. The implementation of the proposed project will introduce new sources of light including vehicle headlights and exterior/interior lighting. The lighting that will be installed will be lighting that is typically used for residential development. In addition, the project will include the installation of walls along the site's northern and eastern property lines. These walls will attenuate any light spillover emitting from exterior/interior lights. As a result, the potential impacts will be less than significant.

²⁴ California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov

²⁵ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on October 24, 2016.

3.1.3 CUMULATIVE IMPACTS

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

3.1.4 MITIGATION MEASURES

The analysis of aesthetics indicated that the following mitigation measure is required:

Mitigation Measure No. 1 (Aesthetic Impacts). A decorative wall must be installed along the site's northern, eastern, and southern property lines.

3.2 AGRICULTURE & FORESTRY RESOURCES 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 (as defined by Government Code §51104[g]);
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

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

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.²⁶ The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site is currently undeveloped. Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

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

The project site is currently zoned as M-1 (*Light Manufacturing*).²⁷ The applicable zoning designations do not contemplate agricultural land uses within the project site or on the adjacent parcels (refer to Section 3.10). Therefore, the approval of the Zone Change needed to accommodate the project will not result in a loss of land zoned for agriculture. According to the California Department of Conservation Division of

²⁶ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf.

²⁷ City of Paramount Zoning Map. Plot date May 19, 2014.

Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁸ Thus, no impacts on existing Williamson Act Contracts or land zoned for agricultural use 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 and the project site are located in the midst of an urban area and no forest lands are located within the City (refer to Exhibit 3-1). The General Plan and zoning designations applicable to the project site do not provide for any forest land preservation.²⁹ Therefore, no impacts on forest land or timber resources will result.

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

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

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

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to non-agricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to forest land or farmland. As a result, no impacts will result from the implementation of the proposed project.

3.2.3 CUMULATIVE IMPACTS

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

3.2.4 MITIGATION MEASURES

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

²⁸ California Department of Conservation. *State of California Williamson Act Contract Land*.
ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf

²⁹ City of Paramount. *Paramount General Plan, Land Use Element*. August 2007.

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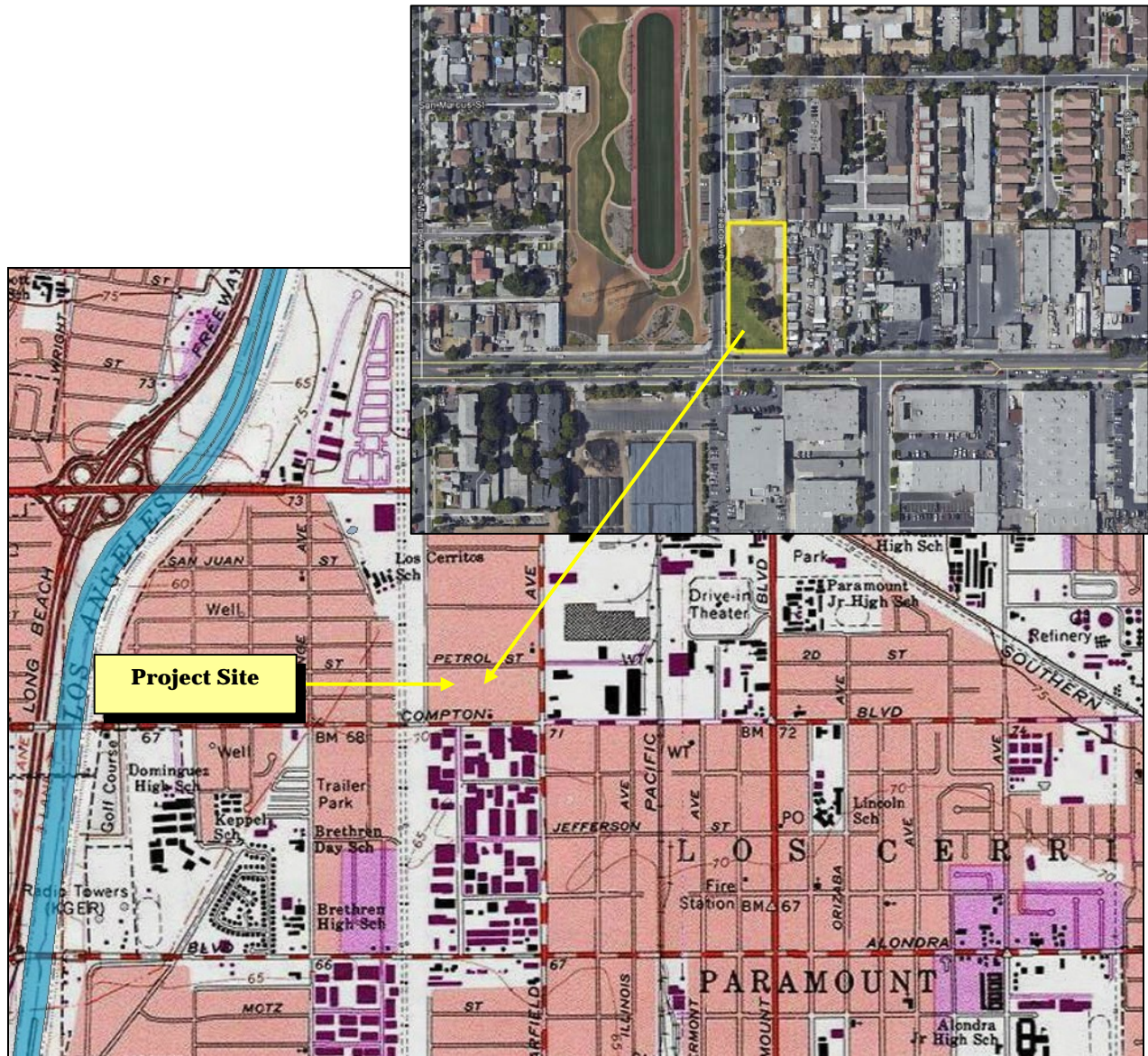


EXHIBIT 3-1
USGS TOPOGRAPHIC MAP
SOURCE: USGS

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 (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O_3 is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO_2)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_2 is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM_{10} 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.

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

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,
- 150 pounds per day of sulfur oxides.

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

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM₁₀; or,
- 150 pounds per day of sulfur oxides.³⁰

3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • Less than Significant Impact.*

The project area is located within the South Coast Air Basin, which covers a 6,600 square-mile area within Los Angeles, the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County.³¹ Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³² The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).³³ The primary criteria pollutants that remain non-attainment in the local area include PM_{2.5} and Ozone. Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:³⁴

- *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.

³⁰ South Coast Air Quality Management District, *Final 2012 Air Quality Plan*. Adopted June 2012.

³¹ Ibid.

³² Ibid.

³³ Ibid.

³⁴ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

- *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.³⁵

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

The proposed project will also conform to Consistency Criteria 2 since it will not significantly affect any regional population, housing, and employment projections prepared for the City of Paramount. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by the Southern California Association of Governments (SCAG) are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Paramount is projected to add a total of 3,500 new residents through the year 2040.³⁶

The proposed project itself is projected to add approximately 48 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.97 persons per household).³⁷ The projected population increase takes into account the average size of a household in the City of Paramount. The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Paramount by the SCAG. As a result, the potential impacts are expected to be less than significant.

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 potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod developed for the SCAQMD. The entire project construction period is not known since the specific project characteristics are not known. For purposes of analysis, the construction period was expected to last for approximately 11 months (refer to Section 2.4.3) and would include the

³⁵ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

³⁶ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

³⁷ United States Census Bureau. *Quickfacts for Paramount*. <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

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demolition of the existing on-site improvements, site preparation, erection of the new homes, and the finishing of the project (paving, painting, and the installation of landscaping). As shown in Table 3-1, daily construction emissions will not exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation (on-site)	0.31	3.04	2.39	--	0.25	0.21
Site Preparation (off-site)	0.05	0.01	0.17	--	0.03	--
Total Site Preparation	0.36	3.05	2.56	--	0.28	0.21
Grading (on-site)	0.81	6.54	5.54	--	0.47	0.46
Grading (off-site)	0.09	0.02	0.29	--	0.05	0.01
Total Grading	0.90	6.56	5.83	--	0.52	0.47
Building Construction (on-site) 2017	0.47	4.41	3.33	--	0.34	0.31
Building Construction (off-site) 2017	0.08	0.09	0.32	--	0.05	0.01
Total Building Construction 2017	0.55	4.50	3.65	--	0.39	0.32
Paving (on-site)	0.32	2.93	2.32	--	0.21	0.19
Paving (off-site)	0.09	0.02	0.29	--	0.05	0.01
Total Paving	0.41	2.95	2.61	--	0.26	0.20
Architectural Coatings (on-site)	8.37	2.18	1.86	--	0.17	0.17
Architectural Coatings (off-site)	0.01	--	0.05	--	0.01	--
Total Architectural Coatings	8.38	2.18	1.91	--	0.18	0.17
Maximum Daily Emissions	8.39	6.56	5.83	--	0.53	0.47
Daily Thresholds	75	100	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all pertinent regulations outlined in SCAQMD Rule 403 governing fugitive dust emissions. These are standard construction protocols that are required for every construction project undertaken in the City.

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. Table 3-2 (shown below) depicts the estimated project operational emissions related to the project's operation.

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Table 3-2
Estimated Operational Emissions in lbs/day - Unmitigated

Emission Source	ROG	NO₂	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	3.64	0.09	7.02	--	0.92	0.92
Energy (lbs/day)	0.01	0.09	0.03	--	--	--
Mobile (lbs/day)	1.26	1.16	4.69	0.01	0.89	0.25
Total (lbs/day)	4.92	1.34	11.76	0.02	1.82	1.18
Daily Thresholds	55	55	550	150	150	55

Source: California Air Resources Board CalEEMod [computer program].

As indicated in Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. Adherence to the standard AQMD regulations for reducing fugitive dust will minimize potential impacts to levels that are less than significant.

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)? • Less than Significant Impact.

The project will not result in a cumulative increase of any criteria pollutant because there are no active projects located in the immediate area. The nearest active project is the StorQuest project located approximately 0.30 miles to the northeast of the project site. These two projects will only introduce minor localized emissions. When combined, the operational impacts from the two projects will still be below the thresholds of significance established for a singular project. As indicated in the previous section, the proposed project's implementation will result in long-term stationary and mobile emissions (refer to Table 3-2) however, these emissions will be below the SCAQMD's daily levels of significance. As a result, the cumulative air quality impacts are less than significant.

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 and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.³⁸ These population groups are generally more sensitive to poor air quality. The site is bound on the north and east by residential land uses.³⁹ In addition, the project site is located across the street from Salud Park, which occupies frontage along the west side of Texaco Avenue. The location and extent of the aforementioned sensitive receptors is shown in Exhibit 3-2.

³⁸ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

³⁹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on May 31, 2016.

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The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or LSTs. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The pollutants that are the focus of the LST analysis include the conversion of NO_x to NO₂; carbon monoxide (CO) emissions from construction and operations; PM₁₀ emissions from construction and operations; and PM_{2.5} emissions from construction and operations. The use of the “look-up tables” is permitted since each of the construction phases will involve the disturbance of less than five acres of land on a daily basis. As indicated in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD.⁴⁰ For purposes of the LST analysis, the receptor distance used was 25 meters.

Table 3-3
Local Significance Thresholds Exceedance SRA 5 for 1-Acre Sites (the site is 0.87 acres)

Emissions	Project Emissions (lbs/day)	Type	Allowable Emissions Threshold (lbs/day) and a Specified Distance from Receptor (in meters)				
			25	50	100	200	500
NO ₂	6.56	Construction	80	81	94	123	192
NO ₂	1.34	Operations	80	81	94	123	192
CO	5.83	Construction	571	735	1,088	2,104	6,854
CO	11.76	Operations	571	735	1,088	2,104	6,854
PM ₁₀	0.77	Operations	1	3	8	16	42
PM ₁₀	0.53	Construction	4	13	30	66	173
PM _{2.5}	0.22	Operations	1	1	2	5	21
PM _{2.5}	0.47	Construction	3	4	8	19	86

Based on the analysis of LST impacts summarized above in Table 3-3, the potential impacts will be less than significant.

⁴⁰ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

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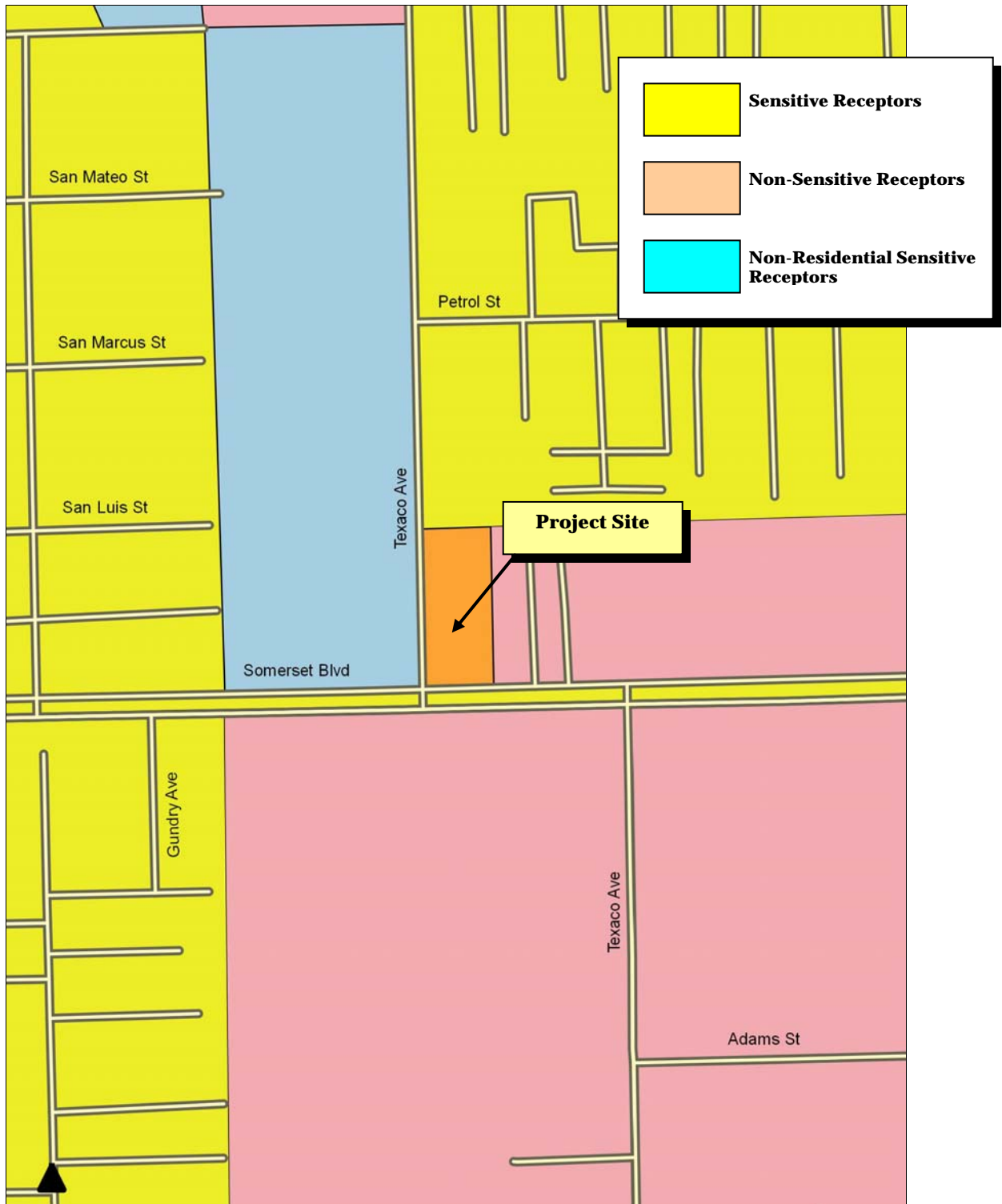


EXHIBIT 3-2
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant 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.⁴¹ The proposed project involves the construction and occupation of the 12 units. Given the nature of the proposed use, no impacts related to odors are anticipated with the proposed project. In addition, the project site is not located in the vicinity of any odor generating use. The emissions from the equipment that will be used on-site during the construction phase will be minor. Therefore, odors generated by diesel powered equipment will be less than significant.

3.3.3 CUMULATIVE IMPACTS

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

3.3.4 MITIGATION MEASURES

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

⁴¹ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

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.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the South Gate Quadrangle (the City of Paramount is located within the South Gate Quadrangle) indicated that out of a total of 14 native plant and animal species, five are either threatened or endangered.⁴² These species include:

⁴² California Department of Fish and Wildlife. Bios Viewer. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

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- The *Coastal California gnatcatcher* is not likely to be found on-site due to the amount of urbanization in the area and the lack of suitable habitat for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.⁴³
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.⁴⁴ As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.⁴⁵ These birds are often found near streams and rivers and are not likely to be found due to lack of habitat.
- The *western yellow-billed cuckoo* is an insect eating bird found in riparian woodland habitats. The likelihood of encountering a western yellow-billed cuckoo is slim due to the level of urbanization present in the surrounding areas and the lack of riparian habitat.⁴⁶
- *California Orcutt grass* is found near vernal pools throughout Los Angeles, Riverside, and San Diego counties.⁴⁷ As indicated previously, there are no bodies of water located on-site that would be capable of supporting populations of California Orcutt grass.

The project site and surrounding areas are not conducive for the survival of the aforementioned species due to the lack of suitable riparian habitat. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."⁴⁸ As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

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

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no

⁴³ Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

⁴⁴ California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm

⁴⁵ Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

⁴⁶ 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

⁴⁷ Center for Plant Conservation. *Orcuttia Californica*. http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp.

⁴⁸ California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProcessandInitialSurveyAug_2014_CASstandardCompliant.pdf

designated “blue line streams” located within the project site (refer to Exhibit 3-1). The portion of the Los Angeles River that is located nearest to the project site (approximately 0.73 miles to the west) is concrete-lined and contains minimal vegetation. As a result, no impacts on natural or riparian habitats will result from the proposed project’s implementation.

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.

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.⁴⁹ However, the Los Angeles River is classified as a riverine habitat by the U.S. Fish and Wildlife Service. This type of habitat includes all wetlands and deepwater habitats contained in natural or artificial channels.⁵⁰ The portion of the river that is located nearest to the City is a concrete-lined flood control channel. Furthermore, the river itself is located 0.73 miles to the west. 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.

The site is surrounded by urbanization and lacks suitable habitat.⁵¹ Furthermore, the site contains no natural hydrological features. Constant disturbance (noise and vibration) from vehicular traffic travelling along Somerset Boulevard limits the site’s utility as a migration corridor. Since the site is surrounded by urbanization and lacks suitable habitat, the site’s utility as a migration corridor is restricted. Therefore, no impacts will result from the implementation of the proposed project.

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 City of Paramount does not have a tree preservation ordinance. In addition, none of the trees located on-site are protected species or “Heritage Trees.” The project’s implementation will require the removal of the seven existing trees. Based on the preliminary site plan, a total of 30 trees will be planted. Abundant landscaping will also be included. The vegetation present on-site will be replaced with newer, drought tolerant landscaping. Lastly, the proposed project will provide more landscaping than the present amount. As a result, no impacts will occur.

⁴⁹ U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

⁵⁰ U.S. Fish and Wildlife Service. National Wetlands Inventory. <http://107.20.228.18/decoders/wetlands.aspx>

⁵¹ Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted October 24, 2016.

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

The Los Angeles River is currently the focus of a revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on 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.⁵² The portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected. In addition, the closest Significant Ecological Area to the project site is the Alamitos Bay Significant Ecological Area (SEA #30), located approximately 12 miles to the southeast in the City of Los Alamitos.⁵³ The proposed project will be restricted to the project site and will not impact the Alamitos Bay SEA. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

3.4.3 CUMULATIVE IMPACTS

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

3.4.4 MITIGATION MEASURES

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

⁵² 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.

⁵³ Google Earth. Website accessed October 26, 2016.

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 implementation of the proposed project will not affect a historic structure since the site is presently undeveloped. A search through the California Historical Resources database indicated that the property is not listed in either the State or Federal databases.⁵⁴ Since the site is undeveloped and consists of trees, dirt, concrete, and grass, no impacts to historic resources is anticipated to occur.

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

The San Gabriel Valley (and the greater Los Angeles Basin) was previously inhabited by the Gabrieleño people, named after the San Gabriel Mission. The Gabrieleño tribe has lived in this region for around 7,000 years.⁵⁵ Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.⁵⁶ Formal Native American consultation was provided in accordance with AB-52. The tribal representative indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required:

⁵⁴ California Office of Historic Preservation. *California Historical Resources*. <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=30>

⁵⁵ Tongva People of Sunland-Tujunga. *Introduction*. http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html. Website accessed in December 2014).

⁵⁶ Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

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- The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Los Angeles County Sheriffs Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply. Adherence to the abovementioned mitigation will reduce potential impacts to levels that are less than significant.

C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • No Impact.

No paleontological resources or geologic features are anticipated to be encountered during the project's construction phase due to the age of the soil and the limited amount of excavation that will be required to implement the project. The soils that underlie the project site are alluvial in nature. Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.⁵⁷ As a result, no impacts to paleontological resources will occur.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries? • No Impact.

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Downey Cemetery, located approximately 1.97 miles to the northeast along the northeast corner of the Lakewood Boulevard and Gardendale Street intersection in the City of Downey. The proposed project will be restricted to the designated project site and will not affect the aforementioned cemetery. In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Los Angeles County Sheriffs Department will be contacted (the Department will then contact the County Coroner). Title 14; Chapter 3; Article 5; Section 15064.5 of CEQA will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

⁵⁷ United States Geological Survey. *What is the Quaternary?* http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html

3.5.3 CUMULATIVE IMPACTS

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

3.5.4 MITIGATION MEASURES

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

Mitigation Measure No. 2 (Cultural Resources Impacts). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

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?*
- *Less than Significant Impact.*

The City of Paramount is located in a seismically active region (refer to Exhibit 3-3). Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.⁵⁸

⁵⁸ California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

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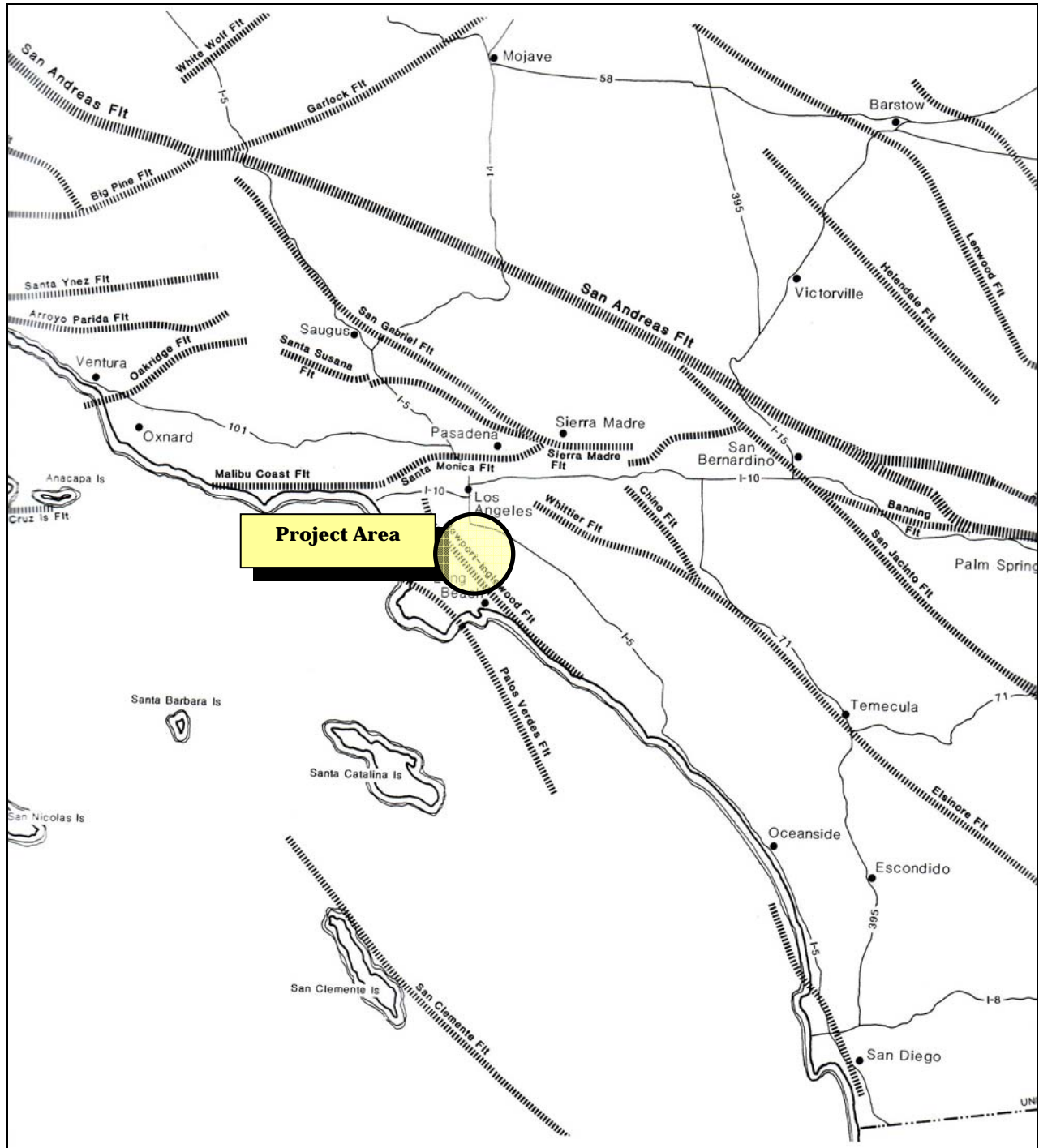


EXHIBIT 3-3
FAULTS IN THE SOUTH CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

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The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.⁵⁹ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Paramount is not on the list; therefore, the risk from potential fault rupture is considered low.⁶⁰ Even though Paramount is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Newport-Inglewood Fault, which has designated Alquist-Priolo fault rupture zones located approximately five miles west of the project site along Avalon Boulevard.⁶¹ The potential impacts in regards to ground shaking and fault rupture are less than significant since the risk is no greater in and around the project site than for the rest of the area.

The project site is located in an area that is at an elevated risk for liquefaction (refer to Exhibit 3-4). According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The risk of liquefaction is no greater for the project site than the rest of the City since the entire City is located within a liquefaction zone. In addition, compliance with the most recent State and Local building codes will minimize potential impacts related to liquefaction. Lastly, the project site is not at risk for landslides (refer Exhibit 3-4). The project site is at no greater risk for ground shaking, fault rupture, and liquefaction than the rest of the City. Therefore, the impacts are expected to be less than significant.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • No Impact.

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Hanford association. In addition, the United States Department of Agriculture classifies soils based on their limitations or hazard risk. The Hanford soils association was placed into Class II, which are soils described as having some limitations.⁶² Hanford soils are at a slight risk for erosion; however, most of the project site is covered over in vegetation. In addition, Hanford soils are described as being used almost exclusively for urban development, as evident by the current level of development present within the surrounding areas. The site is and will continue to be level, and no soil erosion impacts will occur.

⁵⁹ California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

⁶⁰ California Department of Conservation. Table 4, Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.

⁶¹ California Department of Conservation. *Inglewood Quadrangle Topographic Map*. Additional source: *Google Earth*. Websites accessed May 11, 2016.

⁶² United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969.

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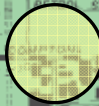


EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

SOURCE: CALIFORNIA GEOLOGICAL SURVEY

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

Soils of the Hanford association underlie the project site and immediate area. According to the United States Department of Agriculture, Hanford soils are used almost exclusively for urban development.⁶³ The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-4). Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed single-family units since the houses will be constructed with the strict adherence to the most pertinent State and City building codes.

In addition, the project site is not prone to subsidence. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.⁶⁴ The soils that underlie the project site are not prone to shrinking and swelling (refer to section 3.6.D), thus no impacts related to unstable soils and subsidence are expected. Grading and other construction activities are not expected to reach the depths required to encounter groundwater. In addition, the project will be required to be connected to the City's water lines; therefore, the project's operation will not utilize groundwater supplies below the site. The site is located in an area that is subject to liquefaction; however, since the surrounding areas and cities are located in a liquefaction zone, the effects are expected to be less than significant with conformance with the most stringent building standards.

- 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 soils that underlie the project site are not prone to shrinking and swelling. Shrinking and swelling is influenced by the amount of clay present in the underlying soils.⁶⁵ According to the United States Department of Agriculture, clay is not present in the composition of Hanford Soils Association.⁶⁶ As a result, no impacts related to expansive soils are anticipated.

⁶³ United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California.* Revised 1969.

⁶⁴ Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.htm>

⁶⁵ Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083

⁶⁶ United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California.* Revised 1969.

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

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

3.6.3 CUMULATIVE IMPACTS

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

3.6.4 MITIGATION MEASURES

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

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? • Less than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.⁶⁷

The SCAQMD has established a number of CEQA thresholds for significant GHG thresholds though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO₂E (MTCO₂E) per year for industrial projects. Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO₂E total for the project is 1,041 pounds per day or 0.47 MTCO₂E per day. This translates into a generation of approximately 171 MTCO₂E per year, which is below the threshold of 10,000 MTCO₂E for industrial projects. The project's operational GHG emissions were calculated using the CalEEMod V.2013.2.2. The GHG emissions estimates reflect what 12 single-family units of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type. As a result, the project's impacts are anticipated to be less than significant.

⁶⁷ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008.

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Table 3-4
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Lbs/Day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Phase - Site Preparation	4,003.08	1.22	--	4,028.84
Construction Phase - Grading	3,043.66	0.93	--	3,063.25
Construction Phase – Construction 2017	2,639.80	0.64	--	2,653.44
Construction Phase - Paving	1,873.82	0.55	--	1,885.56
Construction Phase - Coatings	281.44	0.02	--	282.07
Long-term Area Emissions	1.78	--	--	1.81
Long-term Energy Emissions	115.26	--	--	115.96
Long-term Mobile Emissions	923.04	0.03	--	923.75
Total Long-term Emissions	1,040.09	0.03	--	1,041.54

Source: CalEEMod.

The long term operational emissions do not take into account the implementation of LID requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances). The project is also an infill development that will serve the local market. As a result, the potential impacts are considered to be less than significant.

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

AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40 percent reduction in greenhouse gas emissions below 1990 levels by 2030.⁶⁸ The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHP emissions. The emissions generated by the proposed project will be less than the thresholds of significance established for CO₂ (refer to Table 3-4). As a result, no impacts related to a potential conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are anticipated.

The State of California Office of Planning Research (OPR) identified a number of measures and programs that would be effective in reducing GHG emissions. These programs and measures are identified on the next page in Table 3-5.

⁶⁸ Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030.*
<http://gov.ca.gov/news.php?id=18938>

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The proposed project's conformity with these measures is summarized in the Table. The great majority of the measures identified will be effective in reducing the overall GHG below the quantities identified previously in Table 3-4.

Table 3-5
Project Conformity with GHG Mitigation Identified by the State Office of Planning Research

Attorney General's Recommended Measures	Project Applicability/Compliance
Land Use & Transportation: Implement land use strategies to encourage jobs/housing proximity, promote transit-oriented development, and encourage high density development along transit corridors. Encourage compact, mixed-use projects, forming urban villages designed to maximize affordable housing and encourage walking, bicycling and the use of public transit systems.	Compliant. The proposed project conforms to this policy/program.
Land Use & Transportation: Encourage infill, redevelopment, and higher density development, whether in incorporated or unincorporated settings	Compliant. The proposed project conforms to this policy/program.
Land Use & Transportation: Encourage new developments to integrate housing, civic and retail amenities (jobs, schools, parks, shopping opportunities) to help reduce VMT resulting from discretionary automobile trips.	Not Applicable. The program/policy is not applicable to the proposed project.
Land Use & Transportation: Apply advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services.	Not Applicable. The program/policy is not applicable to the proposed project.
Land Use & Transportation: Incorporate features into project design that would accommodate the supply of frequent, reliable and convenient public transit.	Not Applicable. The program/policy is not applicable to the proposed project.
Land Use & Transportation: Implement street improvements that are designed to relieve pressure on a region's most congested roadways and intersections.	Not Applicable. The program/policy is not applicable to the proposed project.
Land Use & Transportation: Limit idling time for commercial vehicles, including delivery and construction vehicles.	Not Applicable. The program/policy is not applicable to the proposed project.
Urban Forestry: Plant trees and vegetation near structures to shade buildings and reduce energy requirements for heating/cooling.	Not Applicable. The program/policy is not applicable to the proposed project.
Urban Forestry: Preserve or replace onsite trees (that are removed due to development) as a means of providing carbon storage.	Compliant. The proposed project conforms to this policy/program.
Urban Forestry: Encourage public and private construction of LEED (Leadership in Energy and Environmental Design) certified (or equivalent) buildings.	Compliant. The proposed project conforms to this policy/program.
Energy Conservation Policies & Actions: Recognize and promote energy saving measures beyond Title 24 requirements for residential and commercial projects.	Compliant. The proposed project conforms to this policy/program.
Energy Conservation Policies & Actions: Where feasible, include in new buildings facilities to support the use of low/zero carbon fueled vehicles, such as the charging of electric vehicles from green electricity sources.	Not Applicable. The program/policy is not applicable to the proposed project.

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Table 3-5 (continued)
Project Conformity with GHG Mitigation Identified by the State Office of Planning Research

Recommended Measures	Project Applicability/Compliance
Energy Conservation Policies & Actions: Offer rebates and low-interest loans to residents that make energy-saving improvements on their homes.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Purchase Energy Star equipment and appliances for public agency use.	Compliant. The proposed project conforms to this policy/program.
Energy Conservation Policies & Actions: Incorporate on-site renewable energy production, including installation of photovoltaic cells or other solar options.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Execute an Energy Savings Performance Contract with a private entity to retrofit public buildings. This type of contract allows the private entity to fund all energy improvements in exchange for a share of the energy savings over a period of time.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Design, build, and operate schools that meet the Collaborative for High Performance Schools (CHPS) best practices.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Retrofit municipal water and wastewater systems with energy efficient motors, pumps and other equipment, and recover wastewater treatment methane for energy production.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Educate the public, schools, other jurisdictions, professional associations, business and industry about reducing GHG emissions.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Convert landfill gas into energy sources for use in fueling vehicles, operating equipment, and heating buildings.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Purchase government vehicles and buses that use alternatives fuels or technology, such as electric hybrids, biodiesel, and ethanol. Where feasible, require fleet vehicles to be low emission vehicles. Promote the use of these vehicles in the general community.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Offer government incentives to private businesses for developing buildings with energy and water efficient features and recycled materials. The incentives can include expedited plan checks and reduced permit fees.	Not Applicable. The program/policy is not applicable to the proposed project.
Energy Conservation Policies & Actions: Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce VMTs: Offer government employees financial incentives to carpool, use public transportation, or use other modes of travel for daily commutes.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce VMTs: Encourage large businesses to develop commute trip reduction plans that encourage employees who commute alone to consider alternative transportation modes.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce VMTs: Develop shuttle systems around business district parking garages to reduce congestion and create shorter commutes.	Not Applicable. The program/policy is not applicable to the proposed project.

Table 3-5 (continued)
Project Conformity with GHG Mitigation Identified by the State Office of Planning Research

Recommended Measures	Project Applicability/Compliance
Programs to Reduce VMTs: Create an online ridesharing program that matches potential carpoolers immediately through email.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce VMTs: Develop a Safe Routes to School program that allows and promotes bicycling and walking to school.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce Solid Waste: Create incentives to increase recycling and reduce generation of solid waste by residential users.	Compliant. The proposed project conforms to this policy/program.
Programs to Reduce Solid Waste: Implement a Construction and Demolition Waste Recycling Ordinance to reduce the solid waste created by new development.	Not Applicable. The program/policy is not applicable to the proposed project.
Programs to Reduce Solid Waste: Add residential/commercial food waste collection to existing green waste collection programs.	Not Applicable. The program/policy is not applicable to the proposed project.

Source: Adapted after the California Office of Planning and Research, Technical Advisory. June 19, 2008.

Given the proposed project's conformity with a large number of programs and measures identified by the OPR as being effective in reducing GHG emissions, the impacts will be less than significant.

The City of Paramount has not adopted any climate change policies or plans. As indicated previously, the operation of the proposed project will result in an incremental increase in GHG emissions; however, the project's operational GHG emissions will be below SCAQMD thresholds of significance. The proposed project will not introduce any conflicts with adopted initiatives that are designed to control future GHG emissions. The project is an "infill development" and is seen as an important strategy in reducing regional GHG emissions. The project will be required to install drought tolerant landscaping, water efficient appliances, and energy efficient appliances. As a result, the impacts related to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases are considered to be less than significant.

3.7.3 CUMULATIVE IMPACTS

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

3.7.4 MITIGATION MEASURES

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

3.8 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.*

Due to the nature of the proposed project (single-family housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances

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database.⁶⁹ In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST). The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site is not identified on any Federal or State database.⁷⁰ Since the project will not require the transport or disposal of hazardous materials, no impacts will result from the project's implementation.

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.

Due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting. There are no structures located on-site. Therefore, the risk of encountering lead based paint or asbestos containing materials is minimal. In addition, the project's construction will not require extraction and transport of hazardous materials. As a result, no impacts will occur.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

There is one school located within one quarter of a mile of the project site. Los Cerritos Elementary School is located 0.21 miles to the northwest along Gundry Avenue. Because of the nature of the proposed use (single-family housing), no hazardous or acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated.

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 *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop and update the Cortese List on annually basis. The list is maintained as part of the DTSC's Brownfields and Environmental Restoration Program referred to as EnviroStor. The database currently contains 575 sites, including the Federal Superfund sites. The database was consulted in October, 2016. A search of the Envirostor Hazardous Waste and Substances Site List website was

⁶⁹ CalEPA. *Cortese List Data Resources*. <http://www.calepa.ca.gov/sitecleanup/corteselist/>

⁷⁰ United States Environmental Protection Agency. *Environfacts-Multisystem Search*. <https://www3.epa.gov/enviro/facts/multisystem.html>

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completed to identify whether the project site is listed in the database as a Cortese site.⁷¹ The project site is not included in the list of Cortese sites.⁷² 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.

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

The project site is not located within two miles of a public use airport. Compton/Woodley Airport is located approximately 3.73 miles to the southwest of the project site.⁷³ The proposed project is not located within the Runway Protection Zone (RPZ) for the Compton/Woodley Airport, and the residential development will not penetrate the airport's 20:1 slope.⁷⁴ Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing any of the aforementioned airports. As a result, the proposed project will not present a safety hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts will occur.

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 project site is not located within two miles of a private airstrip.⁷⁵ As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip 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.

At no time will Somerset Boulevard or Texaco Avenue be completely closed to traffic (Somerset Boulevard is identified as an evacuation route in the City's General Plan). The construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

⁷¹ California, State of. California Department of Toxic Substances Control Envirostor Hazardous Waste and Substances Site List. <http://www.envirostor.dtsc.ca.gov/public/search.asp> (Website accessed October 24, 2016).

⁷² California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2012.

⁷³ Google Earth. Website accessed June 1, 2016.

⁷⁴ 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

⁷⁵ Tollfreeairline. *Los Angeles County Public and Private Airports, California*. <http://www.tollfreeairline.com/california/losangeles.htm>

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.

The area surrounding the project site is developed and there are no areas containing natural vegetation that could lead to a wildfire.⁷⁶ As a result, there are no impacts associated with potential wildfires from off-site locations.

3.8.3 CUMULATIVE IMPACTS

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

3.8.4 MITIGATION MEASURES

The proposed project's construction and operational impacts related to hazardous materials are not considered to represent a significant adverse impact. Therefore, no mitigation measures are required.

⁷⁶ Blodgett Baylosis Environmental Planning. Site Survey was completed on October 24, 2016.

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? • Less than Significant Impact.

The project will involve the construction and subsequent occupation of 12 single-family residential units within an undeveloped site. The project's implementation will result in the addition of impervious surfaces such as driveways, buildings, and internal roadways. According to Chapter 48 of the City's Municipal Code, the project Applicant is not required to prepare a Low Impact Development (LID) report. However, once the project is occupied, the future residents must comply with the good housekeeping provisions outlined in Article IV of Chapter 48. Adherence to the good housekeeping provisions by the project's future residents will reduce potential stormwater impacts to levels that are less than significant.

Per Chapter 48 of the City's Municipal Code, no person shall commence any construction activity for which a permit is required by Chapter 10 of this code without implementing all storm water and runoff pollution mitigation measures required by such permit. Essentially, the contractors must adhere to the minimum Best Management Practices (BMPs) for the construction site. These BMPs may include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. Adherence to the good housekeeping provisions and the construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

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)? • Less than Significant Impact.

Groundwater recharge is primarily from the adjacent mountains and San Fernando Valley via the Los Angeles Narrows (DWR Bulletin 104A). Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. The project will be required to install Xeriscape landscaping and water efficient appliances to reduce the burden placed on the City's water resources (refer to Section 3.17). Future water consumption will be limited to that used for landscaping, restroom and kitchen use, and routine maintenance and cleaning. The project Applicant will be required to adhere to the applicable BMPs for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

- 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 implementation of the proposed project will reduce the amount of pervious surfaces on-site, though the site's drainage characteristics will remain intact, and stormwater runoff will continue to be discharged into storm drains located along Texaco Avenue and Somerset Boulevard. The runoff that will be produced once the project is occupied will not exceed the present amount. Per the Low Impact Development (LID) requirements, any additional water will be contained on-site. A majority of the stormwater runoff will percolate into the ground through the landscaped areas. Any additional runoff will discharge into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site.

Once occupied, the project's future residents must comply with the good housekeeping provisions outlined in Article IV of Chapter 48. The project contractors must adhere to the minimum BMPs for the construction site. These BMPs may include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. Adherence to the good housekeeping provisions and the construction BMPs will minimize potential impacts related to contaminated stormwater.

Additionally, the project site is located approximately 0.73 miles to the west of the channelized Los Angeles River.⁷⁷ The proposed project will be restricted to the designated site and will not alter the course of the Los Angeles River. No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

- 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 decrease the amount of pervious surfaces on-site. However, a majority of the site will still consist of pervious surfaces. Stormwater that will accumulate in the landscaped areas will percolate into the ground. Once operational, runoff will continue to drain into storm drains located along Texaco Avenue and Somerset Boulevard, though the volume of runoff will not change over the present amount.

In addition, the proposed project will be restricted to the designated site and will not alter the course of the heavily channelized Los Angeles River located 0.73 miles to the west. In addition, the proposed project will be properly drained and is not expected to result in on- or off-site flooding. As a result, no impacts are anticipated.

⁷⁷ Google Earth. Website accessed October 24, 2016.

- 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?*
• *Less than Significant Impact.*

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the planting of a generous amount of landscaping. From there, the filtered runoff will either be absorbed by the vegetation or will percolate into the ground. During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site. Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

- F. Would the project otherwise substantially degrade water quality?* • *No Impact.*

Adherence to the BMPs identified in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. As a result, no other impacts are anticipated.

- 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?* • *No Impact.*

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (refer to Exhibit 3-5). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.⁷⁸ As a result, no impacts related to flood flows are associated with the proposed project's implementation.

- 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 project site is not located within a designated 100-year flood hazard area as defined by FEMA.⁷⁹ The adjacent Los Angeles River is located in Flood Zone A; however; the proposed project will be restricted to the project site and will not extend into the Los Angeles River. Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

⁷⁸ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

⁷⁹ Ibid.

SOURCE: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS AND FEMA

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.⁸⁰ 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."⁸¹ As a result, the impacts from flooding from dam or levee failure is anticipated to be less than significant.

J. Would the project result in inundation by seiche, tsunami, or mudflow? • No Impact.

The proposed project 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. In addition, the project site is located inland approximately 14 miles from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami.⁸² Lastly, the proposed project will not result in any mudslides since the project site is generally level. As a result, no impacts are expected.

3.9.3 CUMULATIVE IMPACTS

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

3.9.4 MITIGATION MEASURES

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The future residents must also adhere to the good housekeeping provisions outlined in Article IV of Chapter 48. As a result, no additional mitigation measures are required.

⁸⁰ City of Paramount, All-Hazard Mitigation Plan. Section 4, Hazard Vulnerability Analysis, Dam Failure. Page 4-74.

⁸¹ Ibid.

⁸² Google Earth. Website accessed October 24, 2016.

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 project will be restricted to the project site and will not divide or disrupt the residential neighborhood located to the north and east of the project site. In addition, the proposed project will not result in an incompatible land use because the project will replace an undeveloped lot with a residential development. This land use is consistent with the other residential uses located in the project's immediate vicinity. Likewise, the project's density is also consistent with the surrounding apartments and the adjacent mobile home park. As a result, no impacts will occur.

B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.

As shown in Exhibit 3-6, the project site is presently zoned M-1. In addition, the site is designated as Industrial in the City's General Plan (refer to Exhibit 3-7). The project as it is currently proposed is not permitted within the M-1. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Planned Unit Development (PUD); a Zone Change (ZC); General Plan Amendment (GPA); and Tentative Tract Map (TTM). The project will also be subject to a Development Review. Although the site's zoning does not correspond to the type of project that is proposed, this project is more compatible with the surrounding uses than that which was contemplated by the City's zoning map (M-1, *Light Industrial*). The uses to the north and east consist of higher density residential uses. Furthermore, there is a recreation area and a single-family neighborhood located west of the site. Howard Tanner Elementary School is located at the northern terminus of Texaco Avenue. Lastly, the project site is not subject to a local coastal program or a specific plan. As a result, the impacts will be less than significant.

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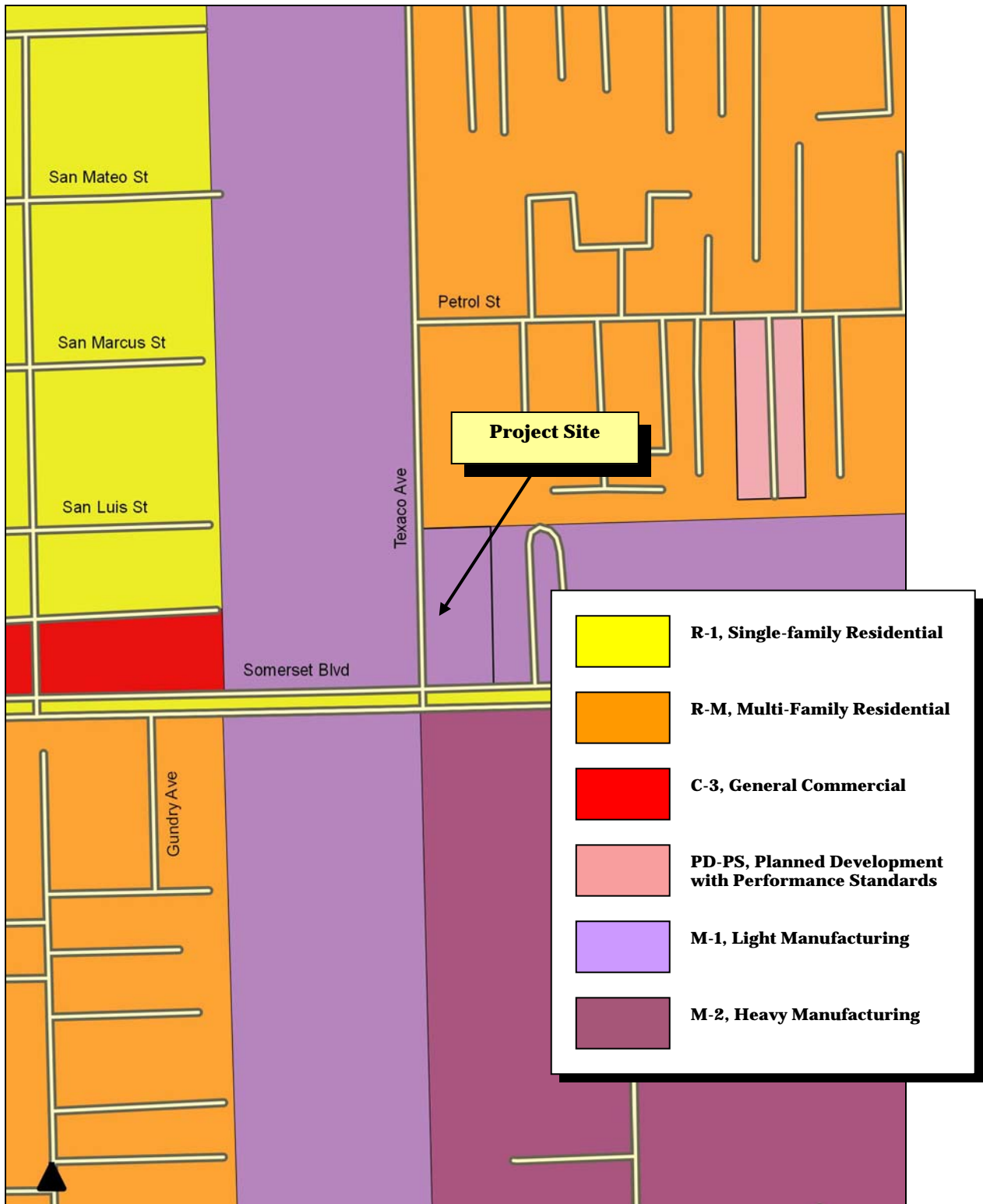


EXHIBIT 3-6
EXISTING ZONING MAP
 SOURCE: CITY OF PARAMOUNT

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
 PLANNED UNIT DEVELOPMENT (PUD), ZONE CHANGE (ZC), TENTATIVE TRACT MAP (TTM)
 DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
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EXHIBIT 3-7
EXISTING GENERAL PLAN MAP
 SOURCE: CITY OF PARAMOUNT

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 revitalization effort lead by the City of Los Angeles. The City of Los Angeles intends to focus on 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.⁸³ The portion of the river that flows parallel to the western boundary of Paramount will thus be unaffected and no impacts to conversation and/or restoration plans will occur. In addition, the closest Significant Ecological Area to the project site is the Alamitos Bay Significant Ecological Area (SEA #30), located approximately 12 miles to the southeast in the City of Los Alamitos.⁸⁴ The proposed project will be restricted to the project site and will not impact the Alamitos Bay SEA. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

3.10.3 CUMULATIVE IMPACTS

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

3.10.4 MITIGATION MEASURES

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

⁸³ 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.

⁸⁴ Google Earth. Website accessed October 27, 2016.

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.

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 project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.⁸⁵ The nearest well is located 0.52 miles to the southwest of the project site along Mark Keppel Street.⁸⁶ The well is presently active, though the property is occupied by a single-family house.⁸⁷

In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Paramount is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).⁸⁸ However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where there are significant aggregate resources present.⁸⁹ In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

⁸⁵ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>

⁸⁶ Google Earth. Website accessed October 27, 2016.

⁸⁷ California, State of. Department of Conservation. *Well Details*. <https://secure.conservation.ca.gov/WellSearch/Details?api=03705429>

⁸⁸ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

⁸⁹ Ibid.

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.

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.⁹⁰ Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

3.11.3 CUMULATIVE IMPACTS

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

3.11.4 MITIGATION MEASURES

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

⁹⁰ California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*.
ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf

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;
- 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? • Less than Significant Impact with Mitigation.*

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. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁹¹ Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-8.

The ambient noise environment along Somerset Boulevard is dominated by noise emanating from vehicles travelling down the street. Future sources of noise generated on-site will include noise from vehicles and traveling to and from the project site.

⁹¹ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

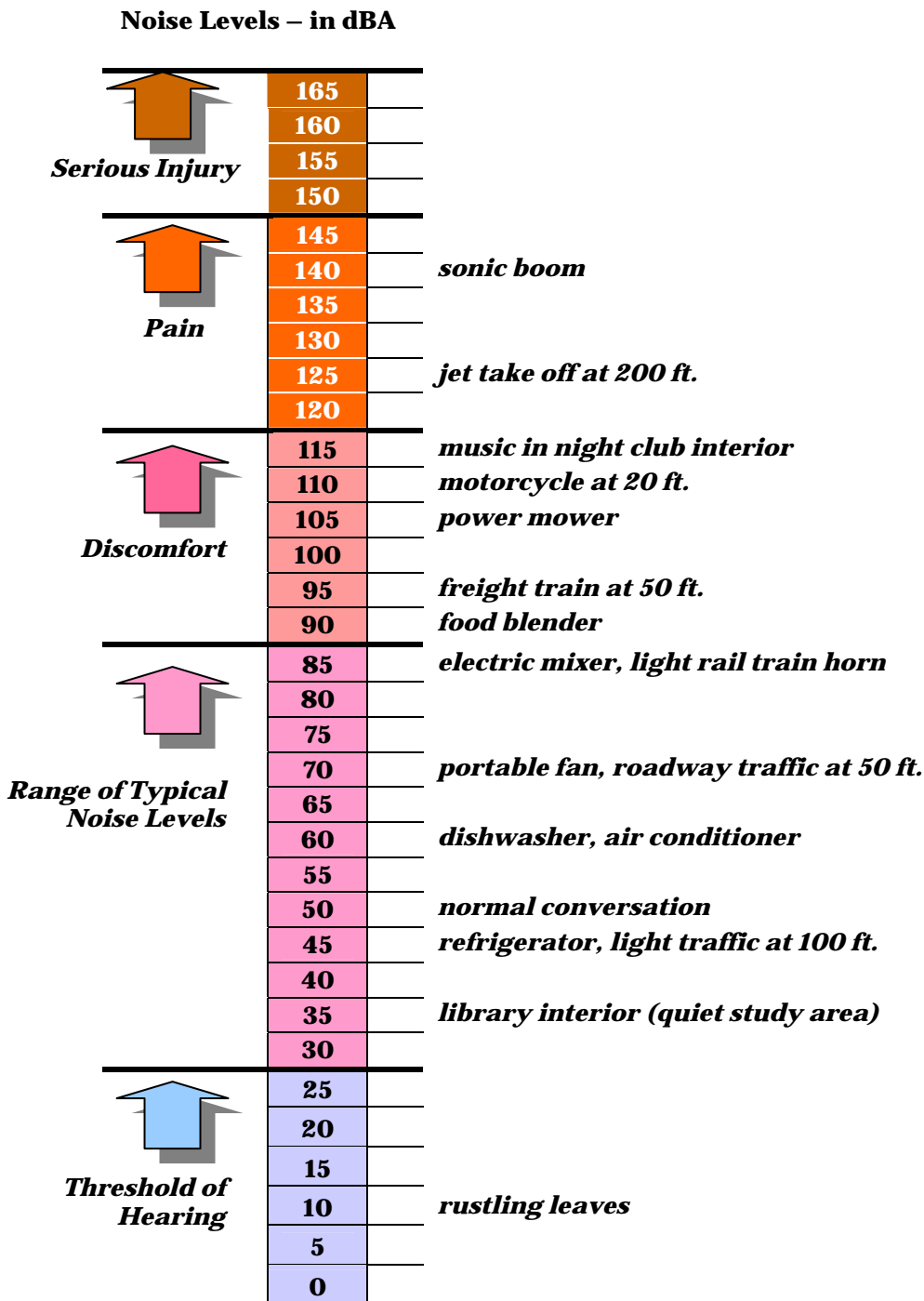


EXHIBIT 3-8

TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the north side of Somerset Boulevard. The results of the survey are summarized in Table 3-6. The measurements were taken on a Monday afternoon at 12:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.⁹² As indicated previously, the L_{50} noise level represents the noise level that is exceeded 50 percent of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. The average noise level along Somerset Boulevard during the measurement period was 64.9 dBA (A-weighted decibels).

Table 3-6
Noise Measurement Results

Noise Metric	Noise Level (dBA) along El Rosecrans Avenue
L_{99} (Noise levels >99% of time)	73.4 dBA
L_{90} (Noise levels >90% of time)	70.4 dBA
L_{75} (Noise levels >75% of time)	68.8 dBA
L_{50} (Noise levels >50% of time)	65.0 dBA
L_{min} (Minimum Noise Level)	53.9 dBA
L_{max} (Maximum Noise Level)	77.4 dBA
Average Noise Level	64.9 dBA

Source: Blodgett Baylosis Environmental Planning, May 2016

As indicated in Table 3-6, the average noise levels along Somerset Boulevard during the measurement period was 64.9 dBA. The proposed project is located in an area where the average noise levels are slightly under the maximum acceptable noise level of 65 dBA as indicated in the General Plan. In addition, the average noise levels recorded along the site's southern boundary are under the thresholds established for the R-M zone in the City's Noise Ordinance. However, the average noise levels that were recorded during the measurement period exceed the maximum level of 62 dBA for R-1 and R-2 zones. Since the project is located in an area with high ambient noise levels, the following mitigation is required:

- The developer shall install double-paned windows in each unit that has a line of site of Somerset Boulevard. The installation of thicker double-paned windows can reduce noise by up to 20 percent and well-designed vinyl frames can help reduce it by as much as 50 percent. In addition, the walls that are required per Mitigation Measure Number 1 will attenuate roadway noise emanating from Somerset Boulevard, as well as noise from the north and east since walls are going to be constructed on the north, east, and southern property lines.

⁹² Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

Adherence to above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

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

The nearest land uses that may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment) are the residential units that border the site to the east. As noted in Subsection 3.12.2.D, the noisiest phases of construction are anticipated to be 83 dBA as measured at a distance of 50 feet from the construction activity. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. As a result, noise generated during the construction phase is estimated to be 83 dBA. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase.

The cumulative traffic associated with the proposed project will 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 by 3.0 dBA or greater). The addition of the project trips (114 trips) is fewer than the amount needed to result in a perceptible increase in traffic noise. When combined with the current proposal, the trips from the two additional projects will not lead to a doubling of traffic volumes along Somerset Boulevard or Texaco Avenue. As a result, the potential impacts will be less than significant.

C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.

The proposed project's traffic will 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).⁹³ The project is anticipated to generate a maximum of 114 daily trips, with nine AM and 12 PM peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise along Somerset Boulevard since traffic volumes along Somerset Boulevard exceed 20,000 trips per day. As a result, the traffic noise impacts resulting from the proposed project's occupancy will be less than significant.

⁹³ Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

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Typical noise levels 50-ft. from source

			70	80	90	100
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)				
		Front Loaders				
		Backhoes				
		Tractors				
		Scrapers, Graders				
		Pavers				
		Trucks				
	Materials Handling Equipment	Concrete Mixers				
		Concrete Pumps				
		Cranes (Movable)				
		Cranes (Derrick)				
	Stationary Equipment	Pumps				
		Generators				
		Compressors				
Impact Equipment		Pneumatic Wrenches				
		Jack Hammers				
		Pile Drivers				
Other Equipment		Vibrators				
		Saws				

EXHIBIT 3-9
TYPICAL CONSTRUCTION NOISE LEVELS
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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? • Less than Significant Impact with Mitigation.

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-9. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.⁹⁴ In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. As a worst-case scenario, the 89 dBA value was used as an average noise level for the construction activities. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. The nearest sensitive receptors are located adjacent to the project site. As a result, the noise levels from construction are estimated to 83 dBA at minimum.

As noted previously, the nearest noise sensitive receptors are the residential units located adjacent to the project site. The project will result in a temporary increase in ambient noise levels during the project's construction phase. Since there are sensitive receptors located in close proximity to the project site, the following mitigation is warranted:

- The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise to the extent feasible.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant. In addition, the project contractors must adhere to the requirements identified in Chapter 45, Noise, of the City of Paramount Municipal Code.

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 project site is not located within two miles of a public use airport. Compton/Woodley Airport is located approximately 3.72 miles to the southwest of the project site.⁹⁵ The proposed project is not located within the Runway Protection Zone (RPZ) for the Compton/Woodley Airport, and the residential

⁹⁴ USEPA, Protective Noise Levels. 1971.

⁹⁵ Google Earth. Website accessed October 27, 2016.

development will not penetrate the airport's 20:1 slope.⁹⁶ Therefore, the project will not expose future patrons and employees to excessive noise levels and no impacts are anticipated.

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.

The project site is not located within two miles of a private airstrip.⁹⁷ As a result, the project will not expose future patrons and employees to excessive noise levels and no impacts are anticipated.

3.12.3 CUMULATIVE IMPACTS

The addition of trips generated by three similar projects (the 30-unit planned unit development located along Atlantic Place, Paramount StorQuest, and the Garfield Avenue/Alondra Boulevard Zone Change and General Plan Amendment) will not contribute to an increase in traffic noise.

3.12.4 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

Mitigation Measure No. 3 (Noise Impacts). The developer shall install double-paned windows in each unit that has a line of site of Somerset Boulevard. The installation of thicker double-paned windows can reduce noise by up to 20 percent and well-designed vinyl frames can help reduce it by as much as 50 percent. In addition, the walls that are required per Mitigation Measure Number 1 will attenuate roadway noise emanating from Somerset Boulevard, as well as noise from the north and east since walls are going to be constructed on the north, east, and southern property lines.

Mitigation Measure No. 4 (Noise Impacts). The Applicant shall ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise to the extent feasible.

⁹⁶ 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

⁹⁷ Tollfreeairline. *Los Angeles County Public and Private Airports, California.* <http://www.tollfreeairline.com/california/losangeles.htm>

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)? • Less than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The variables that typically contribute to growth-inducing impacts, and the project's potential growth-inducing impacts, are identified in Table 3-7 provided below and on the following page. As indicated in Table 3-7, the proposed project would not result in any growth inducing impacts. As a result, no impacts are anticipated.

**Table 3-7
Potential Growth-Inducing Impacts**

Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
New development in an area presently undeveloped and economic factors which may influence development.	The proposed project would promote development of an underutilized parcel.	The new development would promote development consistent with the General Plan Policies for infill development.
Extension of roadways and other transportation facilities.	The proposed project would not involve the extension or modification of any off-site existing roadways.	The project does not include any new off-site roadway improvements.
Extension of infrastructure and other improvements.	No other off-site water, sewer, and other critical infrastructure improvements are anticipated.	The only infrastructure improvements would be designed to serve the proposed project site only.

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**Table 3-7
 Potential Growth-Inducing Impacts**

Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
Major off-site public projects (treatment plants, etc.).	No major facilities are proposed at this time.	No off-site facilities would be required to accommodate the projected demand for wastewater treatment or water.
The housing requiring replacement housing elsewhere.	The project does not involve the removal or the replacement of existing affordable or subsidized housing units.	No subsidized affordable housing would be affected by the proposed project.
Additional population growth leading to increased demand for goods and services.	The proposed project will result in long-term growth in employment.	The proposed project will result in long term employment generation.
Short-term growth inducing impacts related to the project's construction.	The proposed project may result in the creation of new construction employment.	Short-term increases in construction employment are considered a beneficial impact.

Source: Blodgett Baylosis Environmental Planning. 2016.

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 Regional Transportation Plan (RTP), the City of Paramount is projected to add a total of 3,500 new residents through the year 2040.⁹⁸ The proposed project itself is projected to add approximately 48 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.97 persons per household).⁹⁹ The projected population increase takes into account the average size of a household in the City of Paramount. The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. As a result, the impacts are anticipated to be less than significant.

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

There are no dwelling units located on, or persons residing within, the project site. Furthermore, no homes will be demolished as part of the project's implementation. The site is presently undeveloped. Since no housing units will be demolished as part of the proposed project's implementation, no replacement housing will be needed and no impacts will occur.

⁹⁸ Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

⁹⁹ United States Census Bureau. *Quickfacts for Paramount*. <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • No Impact.

As indicated in the previous section (Section 3.13.B), there are no dwelling units located on, or persons residing within, the boundaries of project site. Furthermore, there are no homes that would be dislocated as part of the proposed project's implementation. Since no housing units or persons will be dislocated as part of the proposed project's implementation, no impacts will occur.

3.13.3 CUMULATIVE IMPACTS

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

3.13.4 MITIGATION MEASURES

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

3.14 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? • Less than Significant Impact.*

The Los Angeles County Fire Department (LACFD) provides fire protection service for the City of Paramount. 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.¹⁰⁰ LACFD Station 31 is the nearest first response station to the project site. This fire station is located over 0.25 miles to the east of the project site along Somerset Boulevard. The proposed project will undergo review by the Los Angeles County Fire Department to ensure that the site and building design meet all applicable requirements of the Department. The proposed project would not place additional demands on fire services since the project will involve the

¹⁰⁰ United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

construction of modern structures that will be subject to all pertinent fire and building codes. As a result, the potential impacts are expected to be less than significant.

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? • Less than Significant Impact.

The Los Angeles County Sheriff's Department provides law enforcement services throughout the City. Currently, the sheriff's department assigned to the City of Paramount is staffed with 42 personnel, including patrol deputies, a detective team, and a deputy district attorney. 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 residential development would likely result in an increase in the number of calls for service. In addition, the project site is located along the north side of a major arterial roadway (Somerset Boulevard). To ensure the proposed project elements adhere to the City's security requirements, the Los Angeles County Sheriff's Department will review the site plan and other plans for the proposed project to ensure that the development adheres to the Department requirements. Specifically, all walls, gates, and shrubbery will be reviewed to ensure defensible space and security requirements are adhered to. Therefore, the potential impacts will be less than significant.

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? • Less than Significant 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. According to the 2010 Census, a total of 32.6 percent of the City is school aged (between five to 18 years of age). As indicated in the previous section, the development's projected population is 48. Using the Citywide Census date, there is a potential for 15 students. The project developer would be required to pay any pertinent development fees to the local school districts. As a result, the proposed project's impacts on school facilities are considered to be less than significant.

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? • Less than Significant Impact.

No new governmental services will be needed and the proposed project is not expected to have any impact on existing governmental services. However, the project may lead to an increase in usage of other

government facilities such as parks and the City library. The payment of development and Quimby Act fees will reduce potential impacts to levels that are less than significant.

3.14.3 CUMULATIVE IMPACTS

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

3.14.4 MITIGATION MEASURES

The analysis of public service impacts indicated that the project will not result in any impacts that would require mitigation. Therefore, no mitigation is 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? • Less than Significant Impact.

The City of Paramount Parks and Recreation Services operate ten parks, one swimming pool, a splash zone, and other various recreational facilities. Due to the nature of the proposed project (single-family residential), an increase in the usage of City parks and recreational facilities will occur. However, the proposed project will not result in any development that could potentially physically alter any public park facilities and services. The nearest park is Salud Park, located along the west side of Texaco Avenue opposite the project site.¹⁰¹ The project will be restricted to the site and will not physically impact the aforementioned park. In addition, the project Applicant will be required to pay all park development/Quimby Act fees to offset any wear and tear on City recreation facilities resulting from increased usage. In addition, the future residents must adhere to the mitigation provided in the following section regarding off-site parking. Thus, the impacts will be less than significant.

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

The proposed residential development will place an incremental demand on parks and recreational facilities. The proposed project will contribute property taxes, development fees, and Quimby Act fees that will offset the increased demand for recreational services and facilities. As a result, the project's potential impacts on park facilities would be less than significant.

¹⁰¹ Google Earth. Website accessed June 2, 2016.

3.15.3 CUMULATIVE IMPACTS

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

3.15.4 MITIGATION MEASURES

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

3.16 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.

The ICU method determines the volume-to-capacity (V/C) ratio on a critical lane basis and determines LOS associated with each critical V/C ratio at the signalized intersection. The level of service definitions are also described in Table 3-8.

Table 3-8
Level of Service Definitions

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

Table 3-8
Level of Service Definitions (continued)

Level of Service	V/C Ratio or ICU (signalized)	Control Delay in Seconds (unsignalized)
E	0.91 – 1.00	35.1 – 50.0 seconds
F	1.01 or greater	50.1 seconds or greater

The degree of congestion at an intersection is described by the level of service, which ranges from LOS A to LOS F, with LOS A representing free-flow conditions with little delay and LOS F representing over-saturated traffic flow throughout the peak hour. A complete description of the meaning of level of service can be found in the Highway Research Board Special Report 209, *Highway Capacity Manual* (HCM 2000). Brief descriptions of the six levels of service for signalized intersections are shown in Table 3-9.

Table 3-9
Level of Service Descriptions

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

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

The City of Paramount uses the same significance criteria found in the CMP under *Appendix B.9.1 – Criteria for Determining a Significant Impact*. For purposes of the CMP, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by two percent of capacity ($V/C \geq 0.02$), causing LOS F ($V/C > 1.00$). If the facility is already at LOS F, a significant impact occurs when the proposed project increases traffic demand on a CMP facility by two percent of capacity ($V/C \geq 0.02$). The level of service concept is visually described in Exhibit 3-10.

3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

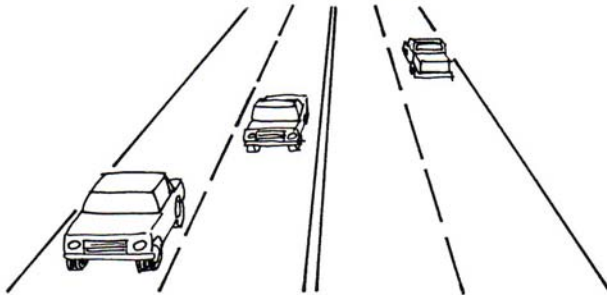
A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation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

Regional access to the project site is provided by the Long Beach Freeway (I-710), located 0.76 miles to the northwest, the Glenn Anderson Freeway (I-105), located approximately one mile to the north, and the Artesia Freeway (SR-91) located approximately 1.44 miles to the south.¹⁰² Major roadways in the vicinity of the project site include Rosecrans Avenue, located 0.44 miles to the north; Orange Avenue, located 0.25 miles to the west; Garfield Avenue, located 0.20 miles to the east; and Somerset Boulevard, located along the project site's southern boundary. The primary roadways that provide vehicular access to the project site include the following:

- *Somerset Boulevard.* This roadway is classified as a *Major Arterial* in the City of Paramount General Plan. The segment of this roadway located nearest to the project site has a total “planned” right-of-way width of 80 feet. In this area, the roadway includes four travel lanes and dedicated left turn lanes at major signalized intersections. This roadway presently handles over 20,000 average daily trips (ADT).
- *Texaco Avenue.* This roadway is classified as a *Collector Road* in the City of Paramount General Plan. The segment of this roadway located nearest to the project site has a total right-of-way width of 33 feet. In this area, the roadway includes two travel lanes and on-street parking is permitted. Collector Roads may handle up to 10,000 average daily trips (ADT).

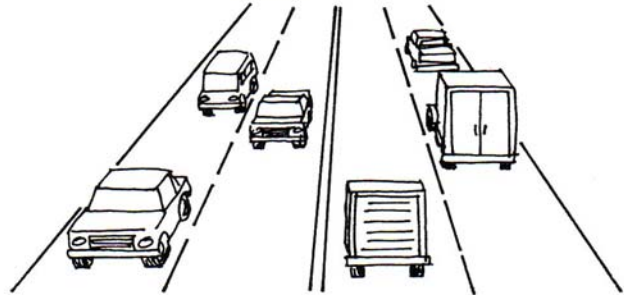
The two streets that would have an increase in traffic are Texaco Avenue and Somerset Boulevard. The intersection of Texaco Avenue and Somerset Boulevard is presently signalized. Table 3-10, shown on the following pages, presents the results of the existing local intersection LOS analysis for the weekday AM and PM peak hours.

¹⁰² Google Earth. Website accessed October 31, 2016.



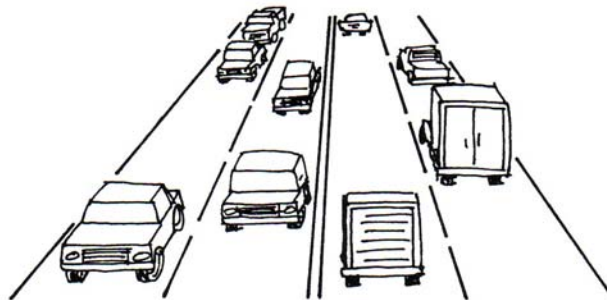
Level of Service A

Free flow in which there is little or no restriction on speed or maneuverability.



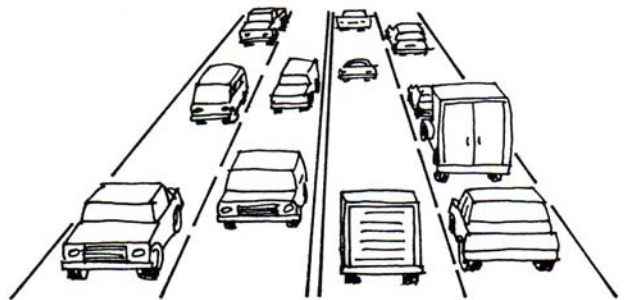
Level of Service B

Stable flow though operating speed is beginning to be restricted by other traffic.



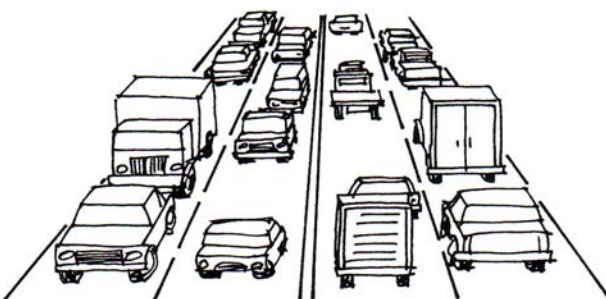
Level of Service C

Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



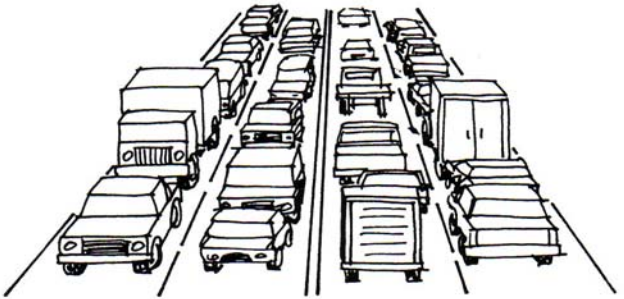
Level of Service D

Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



Level of Service E

Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



Level of Service F

Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

EXHIBIT 3-10

TRAFFIC LEVEL OF SERVICE DEFINITIONS

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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Studies by the Institute of Transportation Engineers (ITE), Caltrans, and others have identified generalized factors that relate traffic characteristics with quantity and type of development. In order to evaluate the quantity of traffic generated by the site, ITE traffic generation factors from the 9th Edition of the Traffic Generation Manual were applied to the proposed project for the daily and the morning and evening peak periods.

As indicated in Table 3-10, the proposed 12-unit single-family planned unit development is anticipated to generate approximately 114 daily trips, with approximately nine trips occurring during the AM peak hour, and 12 trips occurring during the PM peak hour.

Table 3-10
Project Trip Generation for the 12-unit Planned Unit Development

Trip Generation Rates									
ITE Land Use/Project Scenario	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trip Rates									
Single-family Residential	210	Dwelling unit (d/u)	9.52	0.19	0.56	0.75	0.63	0.37	1.00
Trip Generation									
Proposed Project (12 units)									
Texaco Avenue PUD	12 d/u.		114	2	7	9	8	4	12

The project will generate a maximum of nine AM and 12 PM peak hour trips and 114 daily trips. The majority of the inbound and outbound trips will utilize Texaco Avenue and Somerset Boulevard to access the development. The intersection of Somerset Boulevard and Texaco Avenue is controlled by a signal which will facilitate vehicle movements using Texaco Avenue and Somerset Boulevard. Given the relatively small size of the development, the increase in the morning and evening peak hour trips will not affect the LOS at this intersection. As a result, the impacts will be less than significant.

B. Would the project result in a conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.

The City of Paramount is included in the Los Angeles County Congestion Management Program (CMP), which is prepared and maintained by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP requires that intersections which are designated as being “CMP intersections” be analyzed under the County’s CMP criteria if a future project generates 50 or more peak hour trips on a

CMP-designated facility. The project will generate a maximum of nine AM and 12 PM peak hour trips. Since the project will not generate more than 50 peak hour trips, a separate CMP analysis is not required. Therefore, no impacts to CMP intersections will result with the implementation of the proposed project.

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 project site is not located within an approach or take-off aircraft safety zone for the Compton/Woodley Airport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

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)? • Less than Significant Impact with Mitigation.

Access to the proposed project will be provided by two driveways located along the east side of Texaco Avenue. These two driveways will have a curb-to-curb width of 24 feet.¹⁰³ In addition, the patrons and employees that will travel to and from the project will not be exposed to a dangerous intersection. The Garfield Avenue/Rosecrans Avenue intersection is signalized and contains left turn pockets. Furthermore, the project will not result in an incompatible use because the use that is contemplated for the site is consistent with the surrounding development (residential). Most project trips will be making a left turn out of the two driveways and will travel southbound along Texaco Avenue. As a result, the following mitigation is required:

- Landscaping must not block the line-of-sight between the two project driveways and Texaco Avenue. Trees, plants, and shrubs with dense branches will be prohibited from being planted along the site's western boundaries. Smaller vegetation must be planted within the aforementioned area.
- Residents must be notified at the time of sale that they may not use the parking spaces on Texaco Avenue that are reserved for Salud Park. All resident parking must be on-site.

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

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

The proposed project will not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. Furthermore, all construction staging areas will be located on-site. As a result, the proposed project's implementation will not result in any impacts.

¹⁰³ D33 Design and Planning. *Conceptual Site Plan Texaco Infill*. July 6, 2016.

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 Metropolitan Transit Authority (Metro) operates one transit line, Line 127, along Somerset Boulevard. The nearest bus stop to the project site is located 0.20 miles to the east along the north side of Somerset Boulevard. The aforementioned bus stop also serves Metro line 258, which travels along Garfield Avenue. In addition, the City of Paramount provides transportation service in the City along with medical transportation for Paramount seniors (60 years and older) and those residents with disabilities. The local transit provider operates a Metrolink shuttle to and from the Norwalk/Paramount Transportation Center and businesses north of Imperial Highway. No existing bus stops will be removed as part of the proposed project's implementation. Therefore, no impacts to local bus stops will result with the implementation of the proposed project.

The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along Somerset Boulevard. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

3.16.3 CUMULATIVE IMPACTS

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

3.16.4 MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation is required.

Mitigation Measure No. 5 (Transportation & Circulation Impacts). Landscaping must not block the line-of-sight between the driveways and Texaco Avenue. Trees, plants, and shrubs with dense branches will be prohibited from being planted along the site's western boundaries. Smaller vegetation must be planted within the aforementioned area.

Mitigation Measure No. 6 (Transportation & Circulation Impacts). Residents must be notified at the time of sale that they may not use the parking spaces on Texaco Avenue that are reserved for Salud Park. All resident parking must be on-site.

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? • Less than Significant Impact.

The City of Paramount is located within the service area of the Sanitation District 2 of Los Angeles County.¹⁰⁴ Local sewer lines are maintained by the City of Paramount, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Los Coyotes Water Reclamation Plant (Los Coyotes WRP), which is operated by the LACSD. The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity

¹⁰⁴ Los Angeles County Sanitation Districts. www.lacsd.org/about/serviceareamap.asp

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of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.¹⁰⁵ The Los Coyotes WRP has a treatment capacity of 350 million gallons of wastewater per day and serves a population of approximately 3.5 million people. Treated wastewater is disinfected with chlorine and conveyed to the Pacific Ocean. The reclamation projects utilize pump stations from the two largest Sanitation Districts' Water Reclamation plants includes the San Jose Creek WRP in Whittier and Los Coyotes WRP in Cerritos.¹⁰⁶

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.¹⁰⁷ The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd.¹⁰⁸ As indicated in Table 3-11, the future development is projected to generate 2,760 gallons of effluent on a daily basis.

Table 3-11
Wastewater (Effluent) Generation (gals/day)

Use	Unit	Factor	Generation
Proposed Project			
Texaco Avenue PUD	12 d/u	230 gals/day/unit	2,760 gals/day

Source: Blodgett Baylosis Environmental Planning, 2016

The proposed project will connect to an existing sewer line located within Somerset Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

¹⁰⁵ Los Angeles County Sanitation Districts. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp

¹⁰⁶ Ibid.

¹⁰⁷ Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

¹⁰⁸ Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*. http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp

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.

As indicated in Table 3-11 in the previous section, the future development is projected to generate 2,760 gallons of effluent on a daily basis. The proposed project will connect to existing sewer lines located within Texaco Avenue and Somerset Boulevard. The future wastewater generation will be within the treatment capacity of the Los Coyotes and Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

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 implementation of the proposed project will decrease the amount of pervious surfaces on-site. However, a majority of the site will still consist of pervious surfaces. Stormwater that will accumulate in the landscaped areas will percolate into the ground. Once operational, runoff will continue to drain into storm drains located along Texaco Avenue and Somerset Boulevard, though the volume of runoff will not change over the present amount. As a result, no impacts are anticipated to occur.

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? • Less than Significant Impact with Mitigation.

Paramount owns and operates a domestic water system that includes two wells; two imported water connections; approximately 130 miles of water transmission and distribution mains; and appurtenant valves, hydrants, and equipment. To supplement groundwater production, the City also purchases treated, imported water from the Central Basin Municipal Water District (CBMWD), which is a member agency of the Metropolitan Water District of Southern California (MWD).¹⁰⁹ The City also purchases recycled water from the CBMWD and has recycled water distribution piping and appurtenant valves and equipment to serve recycled water to commercial/industrial water users. Paramount also has emergency mutual-aid domestic water connections with the City of Long Beach, the City of Downey, and the Golden State Water Company. The City currently does not have storage reservoirs though the groundwater basin provides groundwater storage.¹¹⁰ The proposed project will connect to an water main located within Texaco Avenue. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project. The future consumption is projected to be 3,000 gallons of water on a daily basis (refer to Table 3-12).

¹⁰⁹ Los Angeles County Metropolitan Transportation Authority. 2010 *Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring*. Page accessed October 26, 2015.

¹¹⁰ Ibid.

Table 3-12
Water Consumption (gals/day)

Use	Unit	Factor	Generation
Proposed Project			
Texaco Avenue PUD	12 d/u	250 gals/day/unit	3,000 gals/day

Source: Blodgett Baylosis Environmental Planning, 2016.

In 2010, the City used 6,177 acre-feet of water, as measured by metered sales and reported in the City's Public Water System Statistics (PWSS) annual filings. Commercial water demand has remained fairly stable over the past few years. Since 2005, commercial development requires developers to estimate water use for landscape irrigation. Water Conservation in Landscaping Ordinance No. 825 of the Paramount Municipal Code requires that contractors complete a water use audit, which includes the designation of low water use plants and water conserving sprinklers. If the development is located within 150 feet of a public reclaimed water distribution system, the contractor will be required to connect to it for landscape irrigation.

According to the City's 2010 Urban Water Management Plan, the 2015 citywide demand was estimated to be 7,277 acre-feet per year while the 2025 demand citywide demand is projected to be 7,431 acre-feet per year. This translates into a net annual increase of 154 acre-feet per year. As indicated in Table 3-13, the proposed project will result in a net increased consumption of approximately 3,000 gallons of water on a daily basis or a negligible amount of acre-feet per year. This projected consumption is well within the 154 acre-feet increase projected for the year 2025.

California has experienced a prolonged drought over the past four years. In response to this drought, Governor Brown announced emergency legislation aimed at reducing water consumption. Governor Brown signed an Executive Order in April of 2015 in which cities, including Paramount, are required to reduce their citywide water consumption by 28 percent. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. Even though the demand for water generated by the proposed project will not exceed City water supplies, the proposed project should incorporate features that aim to reduce water consumption on a larger scale. As a result, the following mitigation has been recommended:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.
- The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30 percent.

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Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

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.

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Texaco Avenue and Somerset Boulevard. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current City Code requirements. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project; as a result, the impacts are expected to be less than significant.

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. In addition, the Los Angeles County Sanitation District selected the Mesquite Regional Landfill in Imperial County as the new target destination for the County's waste (as an alternative to the closed Puente Hills landfill). The Mesquite Regional Landfill in Imperial County has a 100-year capacity at 8,000 tons per day.

Additionally, the nearby Puente Hills Transfer Station/Materials Recovery Facility (MRF) is able to accept 4,440 tons per day of solid waste. Waste may also be transferred to the Downey Area Recycling and Transfer Facility, the South Gate Transfer Station, and the Southeast Resource and recovery facility. As indicated in Table 3-13, the proposed project is estimated to generate 48 pounds of solid waste per day. This amount is not significant and will be accommodated by the aforementioned landfill. As a result, the potential impacts are considered to be less than significant.

Table 3-13
Solid Waste Generation (lbs./day)

Use	Unit	Factor	Generation
Proposed Project			
Texaco Avenue PUD	12 d/u	4lbs./day/unit	48 lbs/day

Source: Blodgett Baylosis Environmental Planning, 2016

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

The proposed project, like all other development in Paramount, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

3.17.3 CUMULATIVE IMPACTS

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

3.17.4 MITIGATION MEASURES

The analysis determined that the following mitigation would be required to address potential impacts to water consumption. These mitigation measures are identified below:

Mitigation Measure No. 7 (Utilities Impacts). The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

Mitigation Measure No. 8 (Utilities Impacts). The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30 percent.

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.

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

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



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SECTION 5 REFERENCES

5.1 PREPARERS

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
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Marc Blodgett, Principal
Bryan Hamilton, Project Manager
Liesl Sullano, Project Planner

5.2 REFERENCES

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CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
PLANNED UNIT DEVELOPMENT (PUD), ZONE CHANGE (ZC), TENTATIVE TRACT MAP (TTM)
DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
7203 AND 7215 SOMERSET BOULEVARD

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SEPTEMBER 4, 2018

PUBLIC HEARING

RESOLUTION NO. 18:024

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 16-1, A REQUEST TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO SINGLE-FAMILY RESIDENTIAL AT 7203-7215 SOMERSET BOULEVARD IN THE CITY OF PARAMOUNT”

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

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

5. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:024.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: Kevin M. Chun, Assistant City Manager
John Carver, Assistant Community
Development Director

Date: September 4, 2018

Subject: RESOLUTION NO. 18:024

This item, General Plan Amendment No. 16-1, is a request for an amendment to the General Plan to change the Land Use Designation from Commercial to Single-Family Residential at 7203-7215 Somerset Boulevard. This item is associated with Zone Change No. 227, also to be heard this evening by the City Council. State law requires consistency between the General Plan and zoning, and the proposed change of zone from M-1 (Light Manufacturing) to PD-PS (Planned Development with Performance Standards) requires the complementary change of Land Use Designation. The General Plan Amendment will allow for the development of a 12-unit single-family residential development. The Planning Commission recommended approval of this item at its February 14, 2017 meeting.

The State of California requires each city to prepare and update a long-term general plan to guide land use decisions. The Paramount General Plan, which was updated in 2007, is our long-range "constitution for future development" that divides the City into areas for housing, business, industry, open space, recreation, and public facilities. As the State law requires consistent zoning and General Plan Land Use Designations for properties, this General Plan Amendment complements Zone Change No. 227.

Site Description

The project site at the northeast corner of Somerset Boulevard and Texaco Avenue contains 37,332 square feet (.857 acres) and is currently vacant.

Project Description

The applicant is proposing to construct 12 detached, two-story single-family homes that will consist of two different floor plans, ranging from 1,769 to 1,828 square feet of floor area. All 12 homes will contain three bedrooms and two-and-one-half bathrooms. Each home will have an attached two-car garage and driveway parking spaces. The project will incorporate Rancho Hacienda and Spanish Colonial design themes consistent with City standards. Parcels will range in size from 2,982 square feet to 3,445 square feet. The development will feature a symmetrical design layout with two groups of six homes taking access from Texaco Avenue.

Discussion

Uses surrounding the property include residential to the north and east. Salud Park is located to the west, and industrial properties are to the south. As mentioned above, State law requires that the General Plan Land Use Designation and zoning be consistent with each other. In order for the proposed residential development to proceed, the amendment to the General Plan is required. The change of the Land Use Designation from Commercial to Single-Family Residential will complement the surrounding General Plan Land Use Designations, which include Multiple-Family Residential to the north.

Environmental Assessment

The City Council considered the Environmental Assessment with Zone Change No. 227 in accordance with the California Environmental Quality Act (CEQA).

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 18:024.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT
SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO
GENERAL PLAN AMENDMENT NO. 16-1, A REQUEST TO CHANGE THE
GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO
SINGLE-FAMILY RESIDENTIAL AT 7203-7215 SOMERSET BOULEVARD
IN THE CITY OF PARAMOUNT

WHEREAS, the City of Paramount has received a request to change the General Plan Land Use Designation from Commercial to Single-Family Residential at 7203-7215 Somerset Boulevard in the City of Paramount; and

WHEREAS, the Planning Commission recommended approval of the General Plan Amendment at its February 14, 2017 meeting; and

WHEREAS, the City Council of the City of Paramount has caused notices to be published in the time and manner as required by law; and

WHEREAS, the City Council of the City of Paramount conducted a public hearing relative to General Plan Amendment No. 16-1 on September 4, 2018.

WHEREAS, the City Council adopted a Mitigated Negative Declaration and a Mitigation and Monitoring Program relative to this project with an associated project, Zone Change No. 227.

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

Section 1. The City Council finds that it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

Section 2. The City Council finds that all requirements of notice have been complied with pursuant to State Law and the Paramount Municipal Code.

Section 3. The City Council finds that the evidence presented does justify the granting of this application for the following reasons:

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

3. That the particular property under consideration is a proper location for the said land use designation within such area and is suitable in terms of access and size of parcel.
4. That placement of the proposed land use designation at such location will not:
 - a. Adversely affect the health, peace, or welfare of persons residing or working in the surrounding area;
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; nor
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.
5. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the quantity of traffic such use would generate; and
 - b. By the other public or private service facilities as are required.
6. That such land use designation is necessary or desirable, for the development of the community, is essentially in harmony with the various elements of the General Plan and is not detrimental to existing uses.

Section 4. Based upon the foregoing findings, the City Council approves General Plan Amendment No. 16-1.

PASSED, APPROVED and ADOPTED this 4th day of September, 2018.

Diane J. Martinez, Mayor

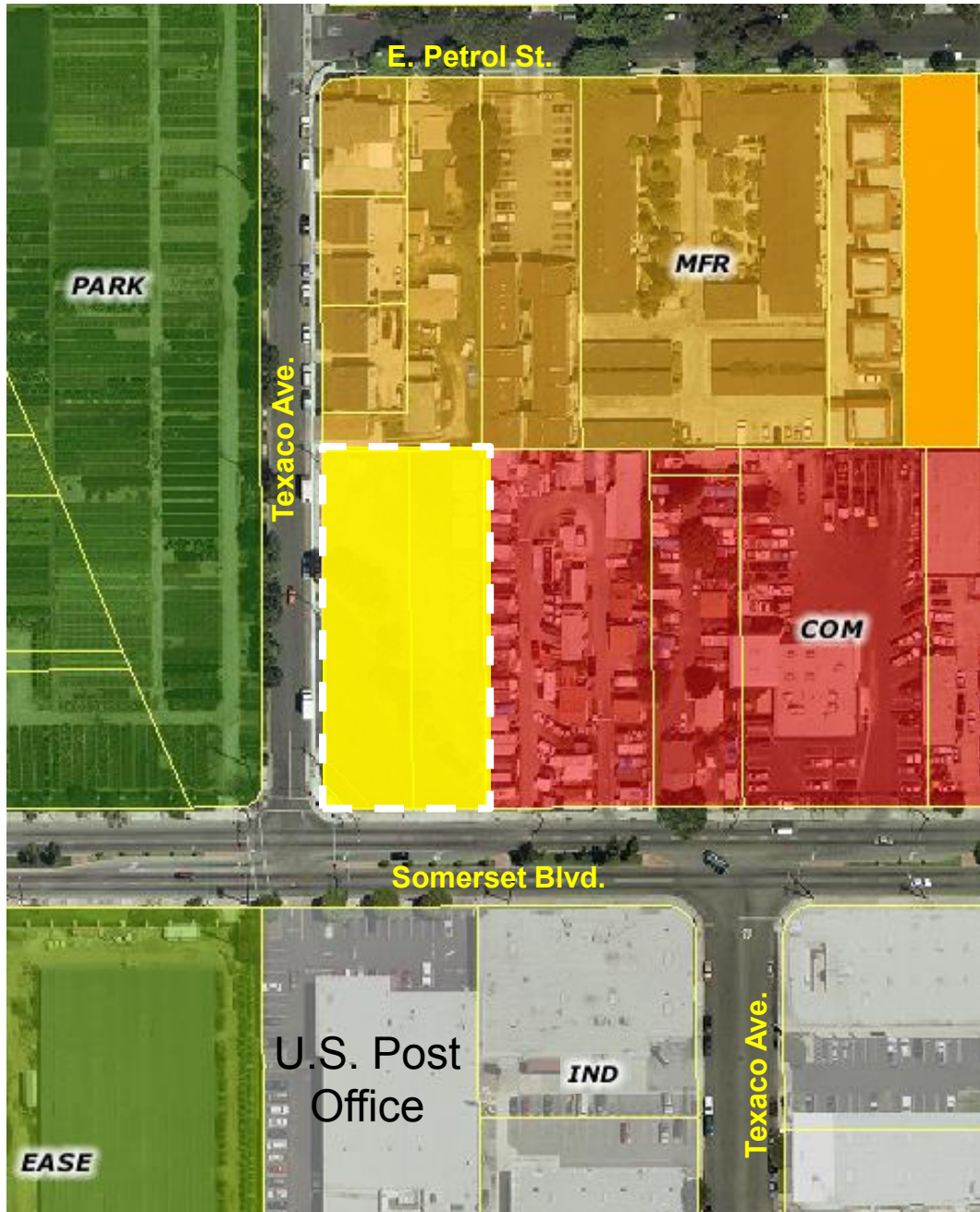
ATTEST:







Lana Chikami, City Clerk

- 7203-7215 Somerset Blvd.

General Plan Amendment No. 16-1

Proposed General Plan Land Use Designation



	Commercial		Industrial
	Single-Family Residential		Easement
	R-M (Multiple-Family Residential)		Park

7203-7215 Somerset Blvd.

SEPTEMBER 4, 2018

PUBLIC HEARING

APPEAL PRESENTED BY OPORTUN, INC. FROM THE PLANNING COMMISSION'S DETERMINATION THAT THE OPERATION OF A PERSONAL LOAN BUSINESS IS INCOMPATIBLE WITH THE C-3 (GENERAL COMMERCIAL) ZONE

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

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

5. MOTION IN ORDER:

CONSIDER THE APPEAL PRESENTED BY OPORTUN, INC. FROM THE PLANNING COMMISSION'S DETERMINATION THAT THE OPERATION OF A PERSONAL LOAN BUSINESS IS INCOMPATIBLE WITH THE C-3 (GENERAL COMMERCIAL) ZONE, AND DIRECT STAFF TO RETURN WITH A RESOLUTION REFLECTING THE COUNCIL'S DECISION.

MOTION:

MOVED BY: _____

SECONDED BY: _____

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council

From: John Moreno, City Manager

By: Kevin M. Chun, Assistant City Manager
Marco Cuevas Jr., Community Development Planner

Date: September 4, 2018

Subject: APPEAL PRESENTED BY OPORTUN, INC. FROM THE PLANNING COMMISSION'S DETERMINATION THAT THE OPERATION OF A PERSONAL LOAN BUSINESS IS INCOMPATIBLE WITH THE C-3 (GENERAL COMMERCIAL) ZONE

Request

This item is an appeal from the Planning Commission's determination of incompatibility regarding a Request for Interpretation from the applicant, Oportun, Inc. a personal loan business. The Planning Commission considered the Request for Interpretation at its June 12, 2018 meeting, and unanimously determined the proposed personal loan business to be incompatible with specifically permitted uses in the C-3 (General Commercial) zone. The applicant has appealed the decision, and on July 5, 2018, submitted a letter requesting delay of the hearing to this City Council meeting. Information submitted by Oportun at the August 7, 2018 City Council meeting is attached.

Background

The proposed location of the personal loan business is at 15737 Downey Avenue in the C-3 (General Commercial) zone. The location is an 891 square foot suite in the Paramount Plaza shopping center at the northwest corner of Downey Avenue and Alondra Boulevard. The C-3 zone allows for retail commercial establishments and professional uses (zoning standards attached), but it does not specifically identify personal loan businesses as a permitted or conditional use. Below is a summary of the statement of facts which the Planning Commission considered in making its determination. City staff was also directed to provide additional factual information which may assist the City Council on this appeal hearing. Also attached is the Staff Report dated June 12, 2018 to the Planning Commission on this item.

Comparable or Compatible Use Categories Under the Zoning Code

The Zoning Ordinance (Chapter 44 of the Paramount Municipal Code) lists business types that are permitted or conditionally permitted in each zoning classification. However, the City's Zoning Code also authorizes the Planning Commission to consider unlisted uses and clarification of ambiguities. Section 44-94 (attached) of the Zoning Ordinance, describes categories by which a use may be identified as comparable or compatible with specifically permitted uses in a zone. The applicant requested the Planning Commission

to approve the proposed personal loan business pursuant to Section 44-94 (a) which states that a use may be compatible if it is “identified by a long established title, trade name or operating characteristic which type of use has existed and persisted in great numbers over a period of years but which use has been omitted from the lists in any classification.” As part of their argument of compatibility to the Planning Commission, the applicant, Oportun “was founded nearly thirteen years ago and operates more than 260 locations across the United States,” and thus they have a long established operating characteristic.

In reviewing Oportun as a new business concept to possibly integrate into the existing C-3 zoning classification as a compatible and comparable use, the Planning Commission did not solely consider the number of business locations or the 13-year history of business operations of Oportun. Rather, the Commission analyzed the comparative operations of a personal loan business with those operations of conventional bank and savings and loan institutions which are specifically identified as permitted uses in the C-3 zone. Lastly, the Planning Commission also considered that approval of the request for determination would create a precedence to allowing other similar lending operations as permitted uses in the C-3 zone.

Conventional and Personal Loan Institutions

As part of their determination of incompatibility with existing uses in the C-3 zoning classification, the Planning Commission considered whether the applicant’s business operations are similar to that of “banks and savings and loan institutions” which are specifically identified as permitted uses in the C-3 Zone. As stated in the attached Staff Report, the Planning Commission agreed that the use of “banks and savings and loan institutions” within the C-3 zone as intended by the Zoning Code is reserved for traditional loan institutions that offer a variety of products and services such as checking, saving, and investment accounts; check cashing and depositing services; and loan services. Traditional lenders such as banks and credit unions often have relatively low interest rates, and loans can be short or long-term. Traditional lenders also have a lengthier approval process and may require collateral before loaning money. The strict guidelines set up by banks ensure they conduct business with lower risk loan clients.

In their evaluation of a possible comparison, the Planning Commission also agreed with the staff’s report that a personal loan business, such as Oportun, is not necessarily considered a bank or savings and loan institution as it solely offers personal unsecured loans. According to the applicant (see attached letter), Oportun is “a loan institution whose primary mission is to provide affordable personal loans to individuals with little or no credit history so they can establish credit and build a better future.” The applicant states that under Municipal Code Section 44-62, the C-3 zone is intended to provide for a broad range of retail, service, and entertainment uses designed to meet the shopping and service needs of Paramount residents.

Analysis

Oportun is part a growing trend of finance technology lenders that fill a market void by providing unsecured loans to an underserved economic community. These companies offer credit to customers at subprime rates and use data analysis to identify loan applicants. In this sense, the applicant contends a personal loan business is analogous to banks and savings and loan institutions, and thus, is a use permitted by the Zoning Ordinance in the C-3 zone. Oportun currently operates a kiosk/office space within the City located at the El Super supermarket located at 14601 Lakewood Boulevard. In 2015, Oportun took over a check cashing business at El Super that was approved with a Conditional Use Permit in 2012. The approval of the business license for Oportun was a staff error, as Oportun does not provide the same services as the former check cashing business. The current appeal presented to the City Council does not involve this current business.

Oportun claims they are an alternative to traditional payday lenders which typically make quick, high-interest loans to borrowers with low credit scores. Oportun claims they charge significantly less for their loans compared to similar online companies and emphasize building credit as they report loan activity to the major credit agencies. Also, its underwriting process claims to consider borrowers' income and expenses, and loan payments typically approximate 5% of a borrower's monthly income. Although Oportun's loan rates are labeled as being consumer friendly for returning customers, a sample \$2,000 loan listed on Oportun's marketing literature can be repaid over the course of 15 months in fixed bi-weekly payments of \$78 at an average percentage rate (APR) of 41.3%. New customers can expect to pay even higher rates due to absence of any credit history.

Related to this case and of particular importance is the pending approval of the manufacturing zone revisions which was considered again earlier this evening. The revised zoning regulation defines a very specific function for "banks and savings and loan institutions," and does not account for businesses solely engaged in unsecured personal loans. If this appeal is approved and the Planning Commission decision is overturned, the definition in the Zoning Ordinance will either need to be revised or a separate new permitted use category and associated definition will need to be introduced to allow personal loan businesses such as those operated by Oportun. Doing so will allow similar businesses citywide in the C-3 zone. If the appeal is approved and the definition is not changed in the Zoning Ordinance, then Oportun would become a legal nonconforming use as of October 2018 when the new manufacturing regulations become effective. Alternatively, if the City Council chooses to grant the appeal, it may wish to consider classifying these type of personal loan businesses as conditionally permitted which would allow Oportun to operate specifically at the 15737 Downey Avenue location only.

State Law Regulation

Efforts to regulate the amount lenders can charge are complex. For instance, State of California law limits the fees lenders can charge for payday loans, which can be no more than \$45 for a \$255 loan. State law also caps the interest on loans of up to \$2,500 at 20% to 30%. Advocacy groups and State lawmakers over the last two years have introduced

a number of bills in California, such as AB 2500, that seek to cap interest rates on loans above \$2,500; however, as of this time, it is staff's understanding that these bills are still pending in the Legislature.

In addition, the California Supreme Court has ruled on August 13, 2018 that interest rates on consumer loans of \$2,500 or more may be deemed so high that they become "unconscionable." According to a recent article in the Los Angeles Times for example, in an ongoing court case, *De La Torre vs. CashCall*, "is before the U.S. 9th Circuit Court of Appeals, which asked the state high court to weigh in on California lending law – specifically whether high interest rates alone could be unconscionable and thereby void a loan." CashCall is a consumer loan company similar to Oportun in that it offers personal loans; however, Cashcall has been known to have interest rates topping 100%, calling into question the validity of excessive rates. (A copy of the L.A. Times article is attached.)

Community Focus

Oportun representatives assert that the United States Department of the Treasury has certified the business as a Community Development Financial Institution (CDFI) since 2009. According to the Department of the Treasury's website, CDFI certification is a "recognition" of specialized financial institutions serving low-income communities. According to CDFI eligibility criteria, certification means the company's mission must be to promote community development and provide financial education among other requirements; however, CDFI certification does not represent an endorsement of a particular business: rather, it only means that a personal loan company meets certain criteria, such as being a legal entity, serving a target market, and maintaining accountability to its target market. Also, CDFI certification does not address or specify interest rate requirements.

Oportun states that they assist to fulfill the financial needs of the community by providing important financial services to an otherwise underserved community. Although the Oportun website lists examples of partnerships with nonprofit organizations and programs, staff was not able to ascertain whether those examples have been verified through the Department of Treasury's website. In order to gather more objective information, City staff conducted a recent site visit to the existing Oportun location at the El Super kiosk location in Paramount to ascertain any additional information regarding community involvement/activity from the Oportun customer service representative. During staff's onsite visit, it was discovered that the customer service representative was unaware of both the meaning of the CDFI Certification from the Department of the Treasury or the Department of the Treasury's criteria for certification, such as serving a target population, maintaining accountability to its target population, or providing financial education.

Representatives from Oportun have stated their services have been reviewed favorably by studies commissioned from nonprofit organizations such as the Center for Financial Services Innovation (CFSI). CFSI claims that their study shows that Oportun loans have a lower cost over time when compared to loans processed by payday loan companies, auto title businesses, and pawn shops.

Staff discovered that the Consumer Financial Protection Bureau (CFPB), an organization in which Oportun's CEO is chair of the Federal Reserve Board's Community Advisory Council, maintains a database of complaints and lists 74 over the past 4 years regarding areas of concern with Oportun's practices. The Consumer Financial Protection Bureau (CFPB) regulates the offering and provision of consumer financial products or services under the federal consumer financial laws and educates and empowers consumers to make better informed financial decisions. Lastly, organizations such as the Better Business Bureau, a respected nonprofit organization with a mission to focus on advancing marketplace trust, lists 37 complaints over the past 3 years regarding Oportun's operational practices.

Summary

As mentioned above, the Planning Commission determined that given the operational differences between traditional banks and savings and loan institutions and personal loan-only establishments, a personal loan business in the C-3 zone would not be compatible with the specifically permitted uses identified in the Zoning Ordinance.

Although Oportun loan rates are demonstrably lower than other personal loan businesses such as payday lenders, they are still comparatively higher than those of traditional full-service banking institutions. There are benefits and drawbacks for the Council to consider.

RECOMMENDED ACTION

It is recommended that the City Council consider the appeal presented by Oportun, Inc. from the Planning Commission's determination that the operation of a personal loan business is incompatible with the C-3 (General Commercial) zone, and direct staff to return with a resolution reflecting the Council's decision.

Attachments:

1. Staff Report to the Planning Commission (June 12, 2018)
2. Section 44-94 of the City of Paramount Municipal Code
3. Letter from Oportun, Inc.
4. Los Angeles Times Article (August 14, 2018)
5. Section 44-62 of the City of Paramount Municipal Code
6. Information provided by Oportun, Inc. (August 7, 2018 City Council meeting)



To: Honorable Planning Commission

From: Kevin M. Chun

By: Marco Cuevas Jr.

Date: June 12, 2018

Subject: Request for Interpretation: Oportun, Inc.

Background

This item is a request for interpretation by Victor De la Cruz/Oportun, Inc. as to the compatibility of a personal loan business at 15737 Downey Avenue in the C-3 (General Commercial Zone). The location is an 891 square foot suite in the Paramount Plaza shopping center at the northwest corner of Downey Avenue and Alondra Boulevard. The C-3 zone allows for retail commercial establishments and professional uses (zoning standards attached), but it does not specifically permit personal loan businesses. The intent of the C-3 (General Commercial) zone is to permit businesses that offer professional services and sell retail merchandise. The applicant is requesting an interpretation regarding the compatibility of a personal loan business, a use not specifically permitted in the Zoning Ordinance (Chapter 44 of the Paramount Municipal Code).

Conventional and Personal Lending Institutions

The use of "banks and savings and loan institutions" within the C-3 zone as intended by the Zoning Ordinance is reserved for traditional lending institutions that offer a variety of products and services such as checking, saving, and investment accounts; check cashing and depositing services; and lending services. Traditional lenders such as banks and credit unions often have relatively low interest rates, and loans can be short or long-term. Traditional lenders also have a lengthier approval process and may require collateral before loaning money. The strict guidelines set up by banks ensure they deal with lower risk loan clients.

A personal loan/lending business by comparison is not considered a bank and solely offers loans. According to the applicant (see attached letter), Oportun is "a loan institution whose primary mission is to provide affordable personal loans to individuals with little or no credit history so they can establish credit and build a better future." The applicant states that under the Paramount Municipal Code (Section 44-62), the C-3 zone is intended to provide for a broad range of retail, service, and entertainment uses designed to meet the shopping and service needs of Paramount residents.

Furthermore, by providing important financial services to an otherwise underserved community, Oportun believes their use is consistent with the purposes of the C-3 zone, which are to permit uses that "represent on-premise retail enterprises..., or comprise types of enterprises involving the rendering of service both professional or to the person and permit facilities for recreation and entertainment."

Oportun is part a growing trend of finance technology lenders that endeavor to fill a void by providing unsecured loans to an underserved economic community. These companies offer credit to customers at subprime rates and use data analysis to find loan applicants. In this sense, the applicant contends a personal loan/lending business is analogous to banks and savings and loan institutions, and thus, is a use permitted by the Zoning Ordinance in commercial zones.

Additionally, Oportun asserts that they fall into the first of three categories identified by Section 44-94 (attached) – one that is “identified by a long established title, trade name or operating characteristic which type of use has existed and persisted in great numbers over a period of years but which use has been omitted from the lists in any classification.” To this effect, Oportun states the company “was founded nearly thirteen years ago and operates more than 260 locations across the United States. During that time, Oportun has provided approximately two million personal loans to nearly a million consumers.”

Analysis

As mentioned above, the intent of the C-3 zoning at 15737 Downey Avenue is to allow for retail uses and service related businesses. Specifically permitted businesses in the C-3 zone include: retail bakeries, banks, drugstores, florist shops, beauty shops, and business and professional offices. Given the operational differences between traditional banks and lending-only establishments, a personal loan business at the Paramount Plaza shopping center would not be compatible with the specifically permitted uses as intended in the Zoning Ordinance. Additionally, as discussed above, banks offer a variety of products and services such as: checking, saving, and investment accounts; check cashing and depositing services; and lending services. Oportun only offers lending services and therefore cannot be classified as a bank.

Recommended Action

It is recommended that the Planning Commission determine that the operation of a personal lending business is incompatible with the C-3 (General Commercial) zoning standards at 15737 Downey Avenue.

Article XI. General Provisions, Conditions and Exceptions.

Division 1. Generally.

Sec. 44-91. Classification regulations subject to article.

The foregoing regulations contained in this chapter pertaining to the several classifications shall be subject to the general provisions, conditions, requirements and exceptions contained in this article.

(Ord. No. 178)

Division 2. Uses.

Sec. 44-92. Limitations on land use.

Except as provided in this article, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is specifically permitted in the zone in which such building or land is located.

Unless otherwise specifically stated in this chapter, an individual lot or building site as each is defined herein is intended to be the unit to which all of the provisions, requirements, permitted uses, yards and open spaces apply.

(Ord. No. 178)

Sec. 44-93. What constitutes main building; accessory building or use not permitted alone.

Any building which is the only building on a lot or building site is a main building unless otherwise authorized by a variance. No accessory building or use is allowed on a lot or building site unless the primary use to which it is accessory exists on the same lot or building site.

(Ord. No. 178)

Sec. 44-94. Identification of unlisted uses and clarification of ambiguities.

In developing and adopting the ordinance from which this chapter derives, it has been the purpose of the city council to employ the fact that the characteristics of uses may be recognized and established whereby comparable, compatible or similar uses may be grouped together thus creating classifications of uses. This chapter establishes several classifications each permitting uses of a similar character and type, and certain uses are specifically named to further define the types of uses permitted. The city council is also aware of the fact that it is not possible to enumerate and classify within this chapter every use to which land may be devoted, either now or in the future. It is further recognized that ambiguity may exist with reference to the appropriate and consistent classification of any use. Therefore, with reference to any use in either of the following three categories, it shall be the responsibility and duty of the planning commission to ascertain all pertinent facts relating to any of such uses and, by resolution, set forth its findings and its interpretations, the city council shall govern unless appealed by any party at interest, which appeal shall be taken to the city council.

- (a) Any use identified by a long-established title, trade name or operating characteristics which type of use has existed and persisted in great numbers over a period of years but which use has been omitted from the lists in any classification.

VERSION 10/2016

Sec. 44-94

Sec. 44-96

- (b) Any use already listed in a classification in this chapter by a known title, trade name or designation but which because of new technology, equipment, substances or materials used, possesses measurably different performance standards than those uses in the same classification and possibly warrants being made permissible in a more restrictive classification.
- (c) Uses which have newly come into existence by reason of developments in the trades and in the sciences and the processing of new materials or the operation of equipment and devices resulting therefrom, including forms of communications.

For purposes of arriving at determinations under this section, the degree of compatibility of any such use to other uses listed as permissible in each of the several classifications shall be evaluated. So far as technical evidence and scientific means of measurement are available they shall be considered in determining the form and intensity of performance standards typically associated with any identifiable type of use. The term "performance standards" as here employed refers to such conditions, effects or results which flow from the maintenance and operation of any use including, but not limited to, the flow of sound measured in decibels; ambient level of sound; vibrations above and below the auditory range; odors, fumes; smoke or other emissions whether toxic or nontoxic; incidence of hazard, including explosion or contamination; the identification and classification in terms of chemical composition of the emissions from any type of use whether industrial, commercial or domestic; the traffic-generating capacity, both in terms of freight and passengers, the volume of either or both, and the time or times of daily cycle that represent peak flow or minimum flow; the consuming capacity of and need for electrical energy, natural gas, oil, water, sewage disposal and transportation facilities including water, rail and air.

The city council, or planning commission, on its own motion, may initiate proceedings under this section, or any person desiring to ascertain the most restrictive zone in which a use may be located shall file a written application for such determination with the planning commission upon forms supplied by the city, and accompanied by such data as is available upon the factors enumerated herein.

An up-to-date list of all uses classified pursuant to this section shall be maintained in the office of the planning commission and, at least once each year, copies of such list shall be prepared and made available to all persons requesting the same.

(Ord. No. 178)

Sec. 44-95. Appeals from administrative decisions.

If, in the administration of the provisions of this chapter a property owner believes and alleges that there is error in any order, requirement, permit, decision or determination made by an administrative official in the administration or enforcement of this chapter, an appeal may be taken to the planning commission, whereupon such commission shall deal with the matter in the manner set forth in this article pertaining to clarification of ambiguities.

(Ord. No. 178)

Sec. 44-96. Purposes of site plan; precise plan.

Wherein the Zoning Map establishes only zone boundaries and the text of this chapter establishes the permitted use of land in the various zones and the conditions applicable to such use, a site plan, as the term is employed in this chapter, has a two-fold purpose:

July 5, 2018

VIA U.S. MAIL AND E-MAIL

John Carver
Assistant Director
Community Development Department
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723

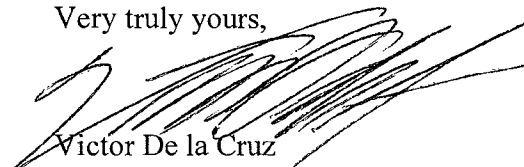
Re: Oportun, Inc. – Continuance of City Council Hearing on Appeal of Planning Commission Denial of Request for Classification of Unlisted Use Pursuant to Section 44-94

Dear Mr. Carver:

Oportun, Inc. (“Oportun”) hereby consents to a September 2018 public hearing before the Paramount City Council on its appeal of the Planning Commission’s denial of its request for the classification of an unlisted use. To the extent feasible, Oportun prefers that the hearing be scheduled for the Council’s first meeting of the month – Tuesday, September 4. Oportun acknowledges and assents to this continuance past the sixty-day period provided by section 44-166 of the Paramount Municipal Code.

Thank you very much for your flexibility in scheduling this hearing. Please do not hesitate to contact me at (310) 312-4305 if you have any questions.

Very truly yours,



Victor De la Cruz
Manatt, Phelps & Phillips, LLP

cc: Lana Chikami, City Clerk

June 27, 2018

VIA U.S. MAIL AND E-MAIL

Honorable Mayor Martinez and Members of the City Council
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723

Re: Oportun, Inc. – Appeal of Planning Commission Denial of Request for
Classification of Unlisted Use Pursuant to Section 44-94

Honorable Mayor Martinez and Councilmembers:

I represent Oportun, Inc. (“Oportun”), a loan institution whose primary mission is to provide affordable personal loans to individuals with little or no credit history so they can establish credit and build a better future.¹ Founded in 2005, Oportun seeks to empower the tens of millions of Americans who are underserved by traditional financial institutions by offering responsible, credit-building loans at affordable rates. Oportun operates more than 260 locations and delivers bilingual (English/Spanish) customer service in Arizona, California, Florida, Illinois, Missouri, Nevada, New Mexico, Texas, and Utah. Building upon its hundreds of locations throughout the country, our client is excited to invest in the City of Paramount (the “City”) and to become an asset for its residents and surrounding community members.

On June 12, 2018, the City’s Planning Commission denied Oportun’s request to classify its unlisted use as a permitted use within the City’s C-3 (General Commercial) classification and any other zone in which “banks and savings and loans institutions” are authorized. Strangely, absolutely no reason was given by the Commissioners for denying the classification except that Oportun’s use was not specifically allowed by the zoning. But the fact that Oportun’s use is not specifically allowed by the zoning is precisely why Oportun filed a Request for Classification of Use; it appears that the Planning Commission may not have fully understood that the City Code has a mechanism in place to allow uses that are not specifically defined in the Code and listed as permissible uses in the zoning. As a use similar to “banks and savings and loan institutions,” Oportun is entirely compatible with existing permitted uses in the General Commercial classification as well as thoroughly consistent with the purposes of the classification. There is no policy basis for denying Oportun’s use, and indeed, the Planning Commission itself failed to provide a single reason for denial either at the hearing, or in the written determination that was mailed to Oportun. Accordingly, this letter constitutes Oportun’s appeal of the Planning

¹ For more detailed background information regarding Oportun, see Exhibit A.

Honorable Mayor Martinez and Members of the City Council
June 27, 2018
Page 2

Commission's determination and its request that the City Council grant the request for classification.

I. BACKGROUND & BENEFITS OF OPORTUN'S USE

Oportun seeks to open a facility in the City's C-3 (General Commercial) zone. The C-3 zone is intended to provide for a broad range of retail, service, and entertainment uses designed to meet the shopping and service needs of the City's residents. *See* Paramount Municipal Code (the "Code" or "PMC") § 44-63(a). By providing important financial services to an otherwise underserved community, Oportun's use is entirely consistent with the purposes of the C-3 zone, which are to permit uses that "represent on-premise retail enterprises . . . , or comprise types of enterprises involving the rendering of service both professional or to the person[,] and permit facilities for recreation and entertainment." PMC § 44-62.

Moreover, Oportun is a state-licensed consumer lender under the California Finance Lenders Law and makes closed-end, unsecured personal loans to consumers in amounts up to \$8,000. It is also certified by the United States Department of the Treasury ("Treasury Department") as a Community Development Financial Institution ("CDFI").² *See* June 8, 2016 Letter From Department of the Treasury (Exhibit C). To become a CDFI, the Treasury Department must first deem an entity a "financing entity" – "an entity whose predominant business activity is the provision, in arms-length transactions, of Financial Products and/or Financial Services." 12 Code of Federal Regulations ("CFR") § 1805.201(b)(2)(i). The term "Financial Products" generally means loans, equity investments, and similar financing activities. 12 CFR § 1805.104.

Oportun was certified as a CDFI because it is a financing entity with the primary mission of promoting community development (its activities are "purposefully directed toward improving the social and/or economic conditions of underserved people"). 12 CFR § 1805.201(b)(1). This is consistent with the primary purpose of the CDFI Program, which is to promote economic revitalization and community development through investment in and assistance to CDFIs that provide specific financial services to designated areas that are determined to be economically distressed and in need of financial services. 12 CFR §§1805.110, 1805.201(B)(3)(i).

Compared to the alternatives typically available to people with limited credit history – including payday, auto-title, and pawn loans – Oportun loans are much more affordable, and perhaps more importantly, allow customers to actually start building credit. The costly alternatives – which do not report to credit bureaus – keep families trapped outside of the

² *See List of Certified Community Development Financial Institutions*, prepared by the Treasury Department, available at <https://www.cdfifund.gov/programs-training/certification/cdfi/Pages/default.aspx>. Also see Treasury Department's *CDFI Certification Fact Sheet* (Exhibit B).

Honorable Mayor Martinez and Members of the City Council
June 27, 2018
Page 3

mainstream financial sector, and are on average more than four to seven times more expensive than Oportun loans. In fact, by avoiding these alternatives, Oportun's customers have saved over \$1 billion in interest costs and fees. Oportun's customers, by establishing credit with Oportun, are subsequently able to obtain loans from a wide variety of financial institutions, which is why Oportun has been praised for being a vital resource for families trying to establish credit and better their financial standing in this country.

In recognition of Oportun's goals of increasing economic opportunity for its customers, promoting community development, and serving low-income or underserved communities, Oportun has been recognized by numerous advocacy organizations as a model to be replicated – including the National Consumer Law Center (a national non-profit advocate for consumer justice and economic security for low-income and disadvantaged communities), the Center for American Progress (a progressive public policy research and advocacy organization), and the Texas Appleseed Institute (a non-profit, non-partisan organization promoting justice for underserved Texans). Additionally, Oportun is led by a Board of Directors whose members have a strong commitment to community investment, including the Honorable Aida M. Alvarez, former Administrator of the U.S. Small Business Administration.

II. THE PLANNING COMMISSION FAILED TO FULFILL ITS LEGAL OBLIGATION TO SET FORTH ITS FINDINGS & INTERPRETATIONS REGARDING OPORTUN'S COMPATIBILITY TO OTHER USES IN THE C-3 ZONE

Section 44-94 of the PMC authorizes “any person desiring to ascertain the most restrictive zone in which a use may be located” to file an application for such determination with the Planning Commission if the use falls within one of three categories. As the Code notes, “it is not possible to enumerate and classify . . . every use to which land may be devoted [and] ambiguity may exist with reference to the appropriate and consistent classification of any use.” PMC § 44-94. Accordingly, upon receipt of an application, “it shall be the responsibility and duty of the [P]lanning [C]ommission to ascertain all pertinent facts relating to any such uses and, by resolution, set forth its findings and its interpretations” *Id.* When arriving at determinations under this section, the Planning Commission shall evaluate “the degree of compatibility of any such use to other uses listed as permissible in each of the several classifications” *Id.*

Here, the Planning Commission altogether failed to set forth its findings and interpretations with respect to Oportun's request for classification – either by a formal resolution or other correspondence. Indeed, the only correspondence received by Oportun subsequent to the Planning Commission hearing on its request is entirely devoid of any analysis or evaluation of Oportun's compatibility with other uses in the C-3 zone as required. *See* June 13, 2018 Letter

Honorable Mayor Martinez and Members of the City Council
June 27, 2018
Page 4

From Community Development Department (Exhibit D). In fact, the only information provided in the letter regarding the hearing is the following perfunctory and conclusory statement: “[Oportun] was found to be incompatible with the C-3 (General Commercial) zone at 15737 Downey Avenue.” *Id.*

III. IN LIGHT OF AMPLE EVIDENCE OF COMPATIBILITY, THE CITY COUNCIL SHOULD CORRECT THE PLANNING COMMISSION’S ERROR & IDENTIFY OPORTUN AS A PERMITTED USE IN THE C-3 ZONE

Oportun falls into the first of three categories of unlisted uses identified by section 44-94 as appropriate for identification and classification – a use that is “identified by a long-established title, trade name or operating characteristic which type of use has existed and persisted in great numbers over a period of years but which use has been omitted from the lists in any classification.” PMC § 44-94(a). As noted above, Oportun was founded nearly thirteen years ago and operates more than 260 locations across the United States. During that time, Oportun has provided approximately two million personal loans to nearly a million consumers.

As a mission-driven organization, Oportun is committed to providing affordable loans to people with little or no credit history – a population totaling 45 million (or about 20 percent of the U.S. adults). Indeed, Oportun’s loans are designed for customer success and are characterized by fixed rates, fixed payments, as well as the absence of pre-payment penalties and balloon payments. Oportun’s business model is completely aligned with the interests of its customers. Its most profitable loan is a loan that is never delinquent – one where there are no extra or late fees, and one that is paid back on time or early.

Oportun uses a proprietary underwriting system developed by data scientists, statisticians, and mathematicians that employs advance data analytics and technology to “score” consumers who are considered “unscorable” by traditional financial services institutions. The automated system takes into account the consumer’s cash flow as well as a diverse set of data (such as how long a person has lived in a particular location, what their job is, how long they have held their job, and how long they have had the same cell phone number). All in all, Oportun’s system amounts to a sophisticated assessment of credit-worthiness which delivers a product that is one-fourth to one-seventh of the cost of alternatives.

Because Oportun’s proposed use is so similar to the “banks and savings and loan institutions” use – a use permitted by-right in the C-3 zone, *see* PMC § 44-63(a)(3) – the City Council should identify Oportun as a permitted use within the C-3 (General Commercial) classification and any zone in which “banks and savings and loan institutions” are permitted. The Code explicitly calls for the “permitting [of] uses of a *similar* character and type” to uses

Honorable Mayor Martinez and Members of the City Council
June 27, 2018
Page 5

specifically listed as permitted. PMC § 44-94 (emphasis added). Accordingly, the Code does not require an unlisted use to be identical to a listed permitted use. Such an interpretation would contradict the “similar character and type” language cited above. Only similarity is required. And similarity is evaluated by reference to “the degree of compatibility of [the unlisted] use to other uses listed as permissible in each of the several classifications” *Id.*

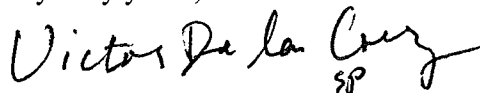
Oportun, as detailed previously in this letter, is a financial services provider that makes closed-end, unsecured consumer loans and is certified by the Treasury Department as a CDFI, as well as licensed by the state under the California Finance Lenders Law. Furthermore, Oportun’s proposed use would not be any more detrimental than traditional banks or savings and loan associations. As a financing entity, Oportun provides a subset of the services generally provided by full-service chartered banks (i.e., loans), and would thus be less intensive. Walk-in traffic at an Oportun is minimal, and certainly no more intensive than a traditional bank or savings and loan association. As such, Oportun is a very similar, though less intense, use as compared to existing permitted uses in the General Commercial classification.

* * *

As the foregoing demonstrates, Oportun’s proposed use is perfectly compatible with existing permitted uses in the General Commercial classification as well as entirely consistent with the purposes of the classification. Therefore, we respectfully request that the City Council reverse the Planning Commission’s denial, identify Oportun as a permitted use in the C-3 zone (as well as any zone in which “banks and savings and loan institutions” are permitted), and grant the request for classification.

Thank you very much for your time and consideration. Please do not hesitate to contact me at (310) 312-4305 if you have any questions or would like to discuss this matter.

Very truly yours,

A handwritten signature in black ink that reads "Victor De la Cruz" with a stylized "sp" below the name.

Victor De la Cruz
Manatt, Phelps & Phillips, LLP

cc: Lana Chikami, City Clerk
John Carver, Assistant Director, Community Development Department

EXHIBIT A

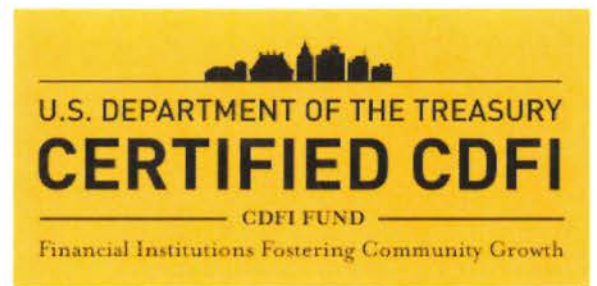


Loans for a better future

Introductory Presentation

October 2016

Recognition by the CFPB, Federal Reserve and U.S. Treasury



Oportun CEO Raul Vazquez has been appointed to serve on:

- **Federal Reserve Board's Community Advisory Council (Chair)**
- **CFPB's Consumer Advisory Board**

Community Development Financial Institution (CDFI) Certification

Treasury department certification for mission-driven financial institutions that are dedicated to providing financial services to meet the needs of economically disadvantaged individuals within underserved communities.

Oportun has been a certified CDFI since 2009

Who We Are

- Oportun, formerly known as Progreso Financiero, is a **mission-driven**, financial services company
- We **empower individuals** with limited or no credit history by offering **responsible, credit-building loans** at **affordable** rates
- Provided first loan in 2006
- 200+ locations in California, Texas, Illinois, Arizona, Nevada, and Utah

770,000

Customers Served

\$2,600,000,000

Loan Disbursement

1,500,000

Loans Disbursed

\$345,000,000

Customer Fees & Interest Savings

Our Mission Matters



25 Million US Hispanics aren't having their needs met by traditional financial institutions. They may have little or no credit history.

Without a credit score, **they may have trouble renting** an apartment or **getting a job**, since many landlords and employers check credit scores.



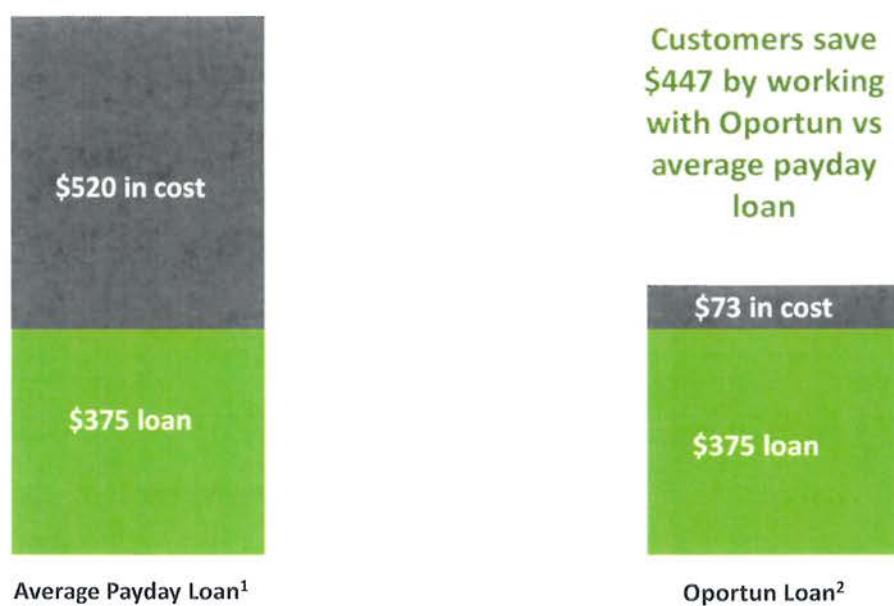
Their options are limited when it comes to financing large purchases or paying for emergency expenses.

- They may not qualify for credit cards or loans from traditional banks
- Many alternative lenders charge high rates, require a bank account and/or require collateral



Alternative products that are typically available to people with little or no credit, **cost 3 times more** than an Oportun loan and can be up to **7 times more expensive**

Payday Costs Up to 7X More Than Oportun



Note: Cost equals fees and interest.

¹ Payday data from Pew Charitable Trust report on payday lending: "Payday Lending in America: Who Borrows, Where They Borrow, and Why," July 2012. In footnote 24, Pew states that the \$375 figure is based on Advance America's average payday loan (from their 2011 Annual Report). The \$520 is the cost of 8 rollovers (based on data in state reports) and the average fees charged by Advance America.

² Oportun example is a California-based loan that assumes on-time payments.

Our Loans Are Designed for Customer Success



Unsecured personal installment loan, documents in Spanish and/or English



No prepayment penalties and no balloon payments



Ability to pay framework used to underwrite every loan



Grace periods of 7 – 15 days



Fixed payments and rates



Report to credit bureaus

\$300 - \$6,000

(Avg. \$2,397)

Loan amounts¹

6 - 35

(Avg. 24)

Term months¹

¹ For managed portfolio as of 12/31/15; Opertun increased the maximum loan to approximately \$7,000 in February 2016 for certain lower risk customers

Social Impact

RESPONSIBILITY

Oportun models responsible lending practices that promote customer success

- Oportun loans have saved customers over **\$345M** in total interest and fees when compared to the alternatives typically available to them*
- Alternative products typically cost **3 times** more than an Oportun loan, and can be up to **7 times** more expensive*

*According to a study conducted on Oportun's behalf by the Center for Financial Services Innovation, a leading nonprofit authority on consumer financial health

COMMUNITY

Oportun strives to meet the credit needs of the underserved Hispanic community

- Nearly **50%** of Oportun customers came to us with no credit history*
- Nearly **90%** of customers live in low to moderate income communities

*No Credit Score population was defined as all first-time loan applicants who received a loan from Oportun, who did not have a Vantage 1 score at the time of their application

OPPORTUNITY

Oportun helps customers build a better future by opening up new opportunities

- Oportun reports to 2 of the 3 major credit bureaus
- From 2011 - 2014, **61%** of multiple CA borrowers between \$300 - \$2,500 **obtained higher credit scores** on subsequent loans*
- In 2014, the average increase for those borrowers was **355 points***

*2015 CA Dept of Business Oversight Report of Activity Under Small Dollar Loan Programs

Oportun is Recognized for its Responsible Lending and Impact

Board Appointments



Consumer Advisory Board

Articles



The New York Times



Reports



Recent Speaking Engagements

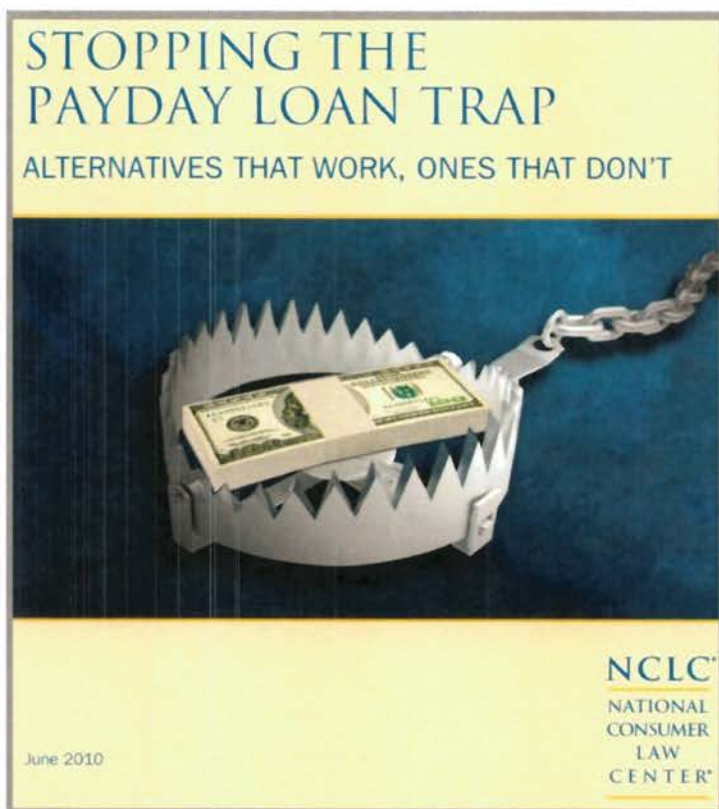


2014 Report by the Center for American Progress, A Progressive Public Policy Research and Advocacy Organization Founded by John Podesta



Oportun highlighted as an alternative to payday lenders, and “an example of a mission-driven lender committed to affordably and responsibly reaching underserved communities.”

2010 Report by NCLC, A National Nonprofit Advocate for Consumer Justice and Economic Security for Low-Income and Disadvantaged Communities



*Oportun highlighted
in its top tier list of
alternatives to
payday lenders for
its responsible
lending practices*

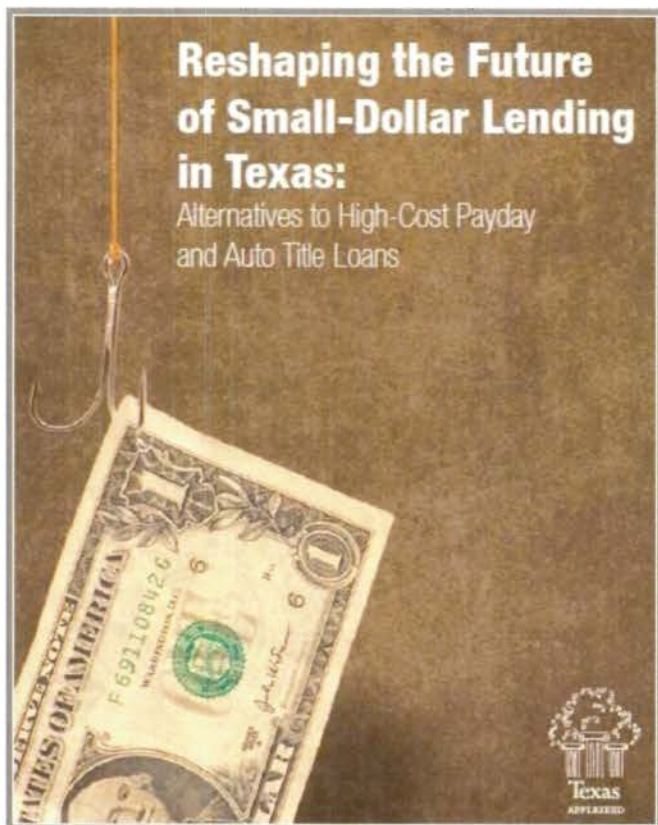
2016 Report by the Federal Reserve Bank of Philadelphia



FEDERAL RESERVE BANK
OF PHILADELPHIA

“Fair and impartial access to credit is a core component of building household financial stability. It is essential, however, that available credit products meet the needs of consumers and contribute to their overall financial wellbeing. This article examines the business models of two community development financial institutions (CDFIs) that offer small credit-building products...”

2012 Study by the Texas Appleseed Institute, a nonprofit, nonpartisan organization promoting justice for underserved Texans



“Affordable alternatives also exist in the non-bank market—including the regulated consumer finance model employed in Texas by [Oportun]...”

EXHIBIT B

CDFI CERTIFICATION



YOUR GATEWAY

to the CDFI **COMMUNITY**

Providing access to affordable financial products and services in underserved communities is a vital part of the CDFI Fund's mission. By building the capacity of a nation-wide network of specialized financial institutions serving economically distressed communities, low-income people are empowered to enter the financial mainstream. The community-based organizations that make this possible are called Community Development Financial Institutions—or CDFIs—and they are dedicated to serving market niches that are often underserved by traditional financial institutions. The first step to utilizing many of the CDFI Fund's programs is CDFI Certification.

WHAT IS CDFI CERTIFICATION?

CDFI Certification is the U.S. Department of the Treasury's recognition of specialized financial institutions serving low-income communities. CDFI Certification opens the door to opportunities for CDFIs to excel—both operationally and financially. Through Certification, CDFIs are qualified to apply for technical assistance and financial assistance awards, as well as training provided by the CDFI Fund through the Capacity Building Initiative.

WHAT ORGANIZATIONS ARE ELIGIBLE FOR CERTIFICATION?

While all CDFIs have a primary mission of serving low-income individuals and communities, they can take several forms, including:

- **Banks**—For-profit corporations providing capital to rebuild economically distressed communities through targeted lending and investments
- **Credit Unions**—Member-owned non-profit cooperatives promoting savings, affordable loans, and other financial services
- **Loan Funds**—Typically non-profit organizations providing financing and technical assistance to small businesses, microenterprises, affordable housing developers, and community service organizations
- **Venture Capital Funds**—Organizations providing equity and debt-with-equity services to businesses in distressed communities

Many certified CDFIs offer loans that are more favorable and flexible than traditional lenders. In accordance with their mission, certified CDFIs also provide educational services like business planning, credit counseling, and homebuyer classes to help their borrowers use credit effectively.

HOW DOES AN ORGANIZATION OBTAIN CDFI CERTIFICATION?

To become a certified CDFI, you need to meet the eligibility requirements and submit an application.

ELIGIBILITY REQUIREMENTS

To be eligible for CDFI Certification, an organization must meet the following criteria:

- Have a primary mission of promoting community development
- Provide both financial and educational services
- Serve and maintain accountability to one or more defined target markets
- Maintain accountability to a defined market
- Be a legal, non-governmental entity at the time of application (with the exception of Tribal governmental entities)

APPLICATION GUIDELINES

- **Apply Anytime.** We accept applications year-round; there is no deadline.
- **Save Money.** There is no application fee.
- **Let Us Help You.** We offer Frequently Asked Questions and tip sheets online, as well as monthly Certification conference calls and Help Desk staff you may contact by phone.

FIND OUT MORE

Visit our website and apply: www.cdfifund.gov/cdficert

Sit in on a CDFI Certification Conference Call

Call our help desk for support: (202) 653-0421

Email us your questions: cdfihelp@cdfi.treas.gov

EXHIBIT C



DEPARTMENT OF THE TREASURY
COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS FUND
1500 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20220

June 8, 2016

Raul Vazquez
Oportun, Inc.
1600 Seaport Blvd Suite 250
Redwood City, CA 94063-5541
Email: raul@progressfin.com

Re: Notice of CDFI Certification
Certification Number: 131CE011959

Dear Raul Vazquez:

The U.S. Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) has previously certified Oportun, Inc. as a Community Development Financial Institution (CDFI). This letter supersedes such previous notification of your organization's CDFI certification. It sets forth the terms under which continued and revised certification is granted. Capitalized terms not defined in this letter have the meaning ascribed to them in the CDFI Program regulations at [12 CFR Part 1805](#).

CDFI certification means that an organization meets the requirements described in the CDFI Program regulations at 12 CFR section 1805.201. These requirements include the following: having a Primary Mission of promoting community development; predominantly serving and maintaining Accountability to eligible Target Markets; being a Financing Entity; providing Development Services; and being neither a government entity nor controlled by a government entity. CDFI certification does not constitute an opinion by the CDFI Fund or the U.S. Department of the Treasury as to the effectiveness or financial viability of an organization, nor does it indicate that the organization will be selected to receive an award from the CDFI Fund.

This CDFI certification is effective as of the date of this letter unless, as a result of a review of the organization by the CDFI Fund, the CDFI Fund, in its sole discretion, provides notification of termination of certification.

CDFI certification does not obligate the CDFI Fund and will not result in an exchange of funds, personnel, property, services, or any kind of financial commitment. Further, the CDFI Fund is not deemed to control the CDFI by reason of CDFI certification, for the purpose of any applicable law, nor does CDFI certification imply that the CDFI is an agent of the Federal government.

Your organization is certified as a CDFI with the Target Market(s) specified in Attachment A to this letter.

Compliance with Certification Requirements

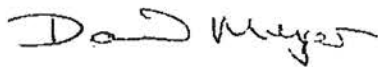
In order for your organization to maintain its CDFI certification, your organization must continuously meet CDFI certification standards. **Thus, pursuant to 12 CFR section 1805.201(c), your organization must submit an Annual Certification Report (AnCer Report) at the time and manner proscribed by the CDFI Fund, along with such additional information as may be required to demonstrate its continued compliance with CDFI certification requirements.**

Your organization's CDFI certification status will be reviewed annually or as deemed appropriate by the CDFI Fund, to ensure that it meets the certification criteria in effect at the time of review. At the CDFI Fund's sole discretion, the CDFI Fund may provide an opportunity to cure deficiencies prior to issuing a notice of termination of certification to your organization. Please note that from time to time, the CDFI Fund may revise its guidance for CDFI certification. Such changes may have the potential to impact your organization's annual reporting and ongoing certification status. The CDFI Fund will provide notice of changes to guidance via its website and/or direct notices. Your organization is strongly encouraged to monitor your e-mail boxes for such notices, to [subscribe for email updates](#) from the CDFI Fund, and to check the CDFI Fund website to monitor any changes to the CDFI Program regulations which may affect certification. Regulatory changes will be published in the Federal Register and on the CDFI Fund website.

If you have questions concerning this letter and your organization's CDFI certification, please contact the CCME Help Desk at (202) 653-0423 or ccme@cdfi.treas.gov.

The CDFI Fund looks forward to continuing to work with and support your organization.

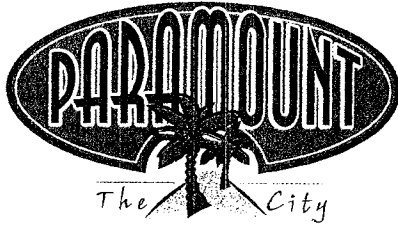
Sincerely,



David Meyer
Program Manager
Certification, Compliance Monitoring and Evaluation

Attachment A: Target Market for CDFI Certification

EXHIBIT D



DIANE J. MARTINEZ
Mayor

TOM HANSEN
Vice Mayor

LAURIE GUILLEN
Councilmember

DARYL HOFMEYER
Councilmember

PEGGY LEMONS
Councilmember

Community Development Department
(562) 220-2036

June 13, 2018

Victor De La Cruz
Manatt, Phelps & Phillips, LLP
11355 W. Olympic Boulevard
Los Angeles, CA 90064

RE: REQUEST FOR INTERPRETATION/PERSONAL LOAN BUSINESS AT 15737
DOWNEY AVENUE

Dear Mr. Victor De La Cruz:

This is to advise you that the Planning Commission, at its regular meeting on June 12, 2018, determined that a personal loan business was found to be incompatible with the C-3 (General Commercial) zone at 15737 Downey Avenue.

The Paramount Municipal Code states that you have the right to appeal the decision of the Planning Commission to the Paramount City Council, as stated below:

"Sec. 44-165. Appeals from decisions of Planning Commission - generally. Hearing de novo.

Within ten days after the receipt by the applicant of a variance, conditional use permit, or unclassified use permit or notice of action by the Planning Commission, any aggrieved or interested person may, if dissatisfied with or aggrieved by the action of the Planning Commission, file with the City Clerk an appeal in writing to the City Council from such action of the Planning Commission upon depositing a filing fee in the amount of one-half of that required on filing the original application. The filing of such appeal within the stated time shall stay the effective date of the decision of the Planning Commission until such time as the City Council has acted on the appeal as set forth in this article. The hearing on the appeal by the City Council shall be a hearing de novo. In the absence of such appeal, the action of the Planning Commission shall be final. (Ord. Nos. 178, 211, 245, 250, 761, 810)"

If you have any questions, please feel free to contact John Carver of my staff at (562) 220-2036.

CITY OF PARAMOUNT

Kevin M. Chun
Assistant City Manager/Community Development Director

John Carver
Assistant Community Development Director

Los Angeles Times

Tuesday, August 14, 2018

Can consumer loans ever be so expensive they break the law? The California Supreme Court says yes

By James Rufus Koren

California's high court has ruled that interest rates on consumer loans can be so high that they become "unconscionable" and, therefore, illegal — a decision that could call into question the validity of millions of loans and upend the state's subprime lending market.

In a unanimous opinion released Monday morning, the California Supreme Court said courts "have a responsibility to guard against consumer loan provisions with unduly oppressive terms," including interest rates, despite state laws that have until now allowed lenders to charge whatever the market will bear.

California lending law sets maximum rates for loans up to \$2,499 but no cap on loans of \$2,500 and up. However, when lawmakers removed interest-rate caps on those larger loans in the 1980s, they included language that allowed loan terms to be found "unconscionable."

Attorneys representing a class of CashCall borrowers in 2008 sued the company in federal court over loan rates and other terms that they argued made the loans unconscionable. The plaintiffs borrowed from CashCall at rates of 96% or 135% from 2004 to 2011.

CashCall, based in Orange County, offers consumer loans at interest rates topping 100%. Its attorneys argued that by removing a cap on interest rates, the Legislature intended to allow lenders to set their own rates without interference from state regulators.

The case, *De La Torre vs. CashCall*, is before the U.S. 9th Circuit Court of Appeals, which asked the state high court to weigh in on California lending law — specifically whether a high interest rate

alone could be unconscionable and thereby void a loan.

"The answer is yes," Associate Justice Mariano-Florentino Cuéllar wrote in an opinion signed by all seven justices.

The Supreme Court did not, however, find that CashCall's rates are unconscionably high. The opinion leaves it to state regulators and other courts to determine if or when rates cross that threshold.

Nor did the ruling provide clear guidance on the issue, with Cuéllar stating that a court should only declare interest rates unconscionable if, given all the other terms and facts of a loan, the rate is "unreasonably and unexpectedly harsh" as to "shock the conscience."

The high court acknowledged the difficult position its opinion will put other judges in.

"We recognize how daunting it can be to pinpoint the precise threshold separating a merely burdensome interest rate from an unconscionable one," Cuéllar wrote.

Many other states, including New York, have interest-rate limits on such high-dollar loans, while some are largely unregulated. Monday's opinion only applies to loans made in California by state-licensed lenders.

The *De La Torre* case will now go back to the 9th Circuit and potentially back to federal district court in San Francisco for a trial. Jim Sturdevant, an attorney who represents the borrowers in the case, said he expects a trial to be held next year.

He called Monday's opinion "a dramatic, full-throated victory" for consumers.

Sturdevant said that he intends to argue at trial that CashCall's loans were unconscionable because of both the interest rates and other loan terms — including repayment plans that stretch on for years and high default rates. A CashCall executive said in a court filing that 40% to 45% of CashCall borrowers default on their loans.

Sturdevant's clients sued CashCall under California's unfair competition law, which has a four-year statute of limitations. That could mean that any borrower who has taken out a high-interest loan in the last four years could try to sue their lender claiming an unconscionable interest rate.

Last year alone, state-licensed lenders in California made more than 350,000 consumer loans with interest rates of 100% or higher. Such loans, which have become increasingly common, often have payment plans that stretch out for years, meaning borrowers can wind up paying many times the original loan amount.

Monday's opinion could have big implications for California's lending market, causing confusion and concern among high-interest lenders, said Catherine Brennan, a partner at law firm Hudson Cook who represents consumer lenders.

"If you have APRs that are on the high side, you need to be looking at your program in California," she said.

While lenders await an outcome in the De La Torre case and seek more clarity about what rates and terms might run afoul of judges, Brennan said some lenders may scale back or halt their lending.

"There's no bright line," she said. "That uncertainty is what's going to tighten up credit in California."

Lenders argued as much in briefs submitted to the state Supreme Court this spring.

Several trade groups, including the Online Lenders Alliance and the California Financial Service

Providers Assn., said a ruling that rates can be unconscionably high would "disrupt the robust market for these loans" and force lenders "to scale back their credit offerings or exit the market."

The groups were concerned in particular that a finding in De La Torre's favor could mean that judges would be able to invalidate loans made years ago and that lenders could find themselves swamped with consumer lawsuits.

"The possibility of litigation brought by each individual borrower long after the loan was made ... will increase costs enormously," the groups wrote.

Trade groups and attorneys for CashCall did not respond to requests for comment Monday.

Brad Seiling, a partner at law firm Manatt Phelps & Phillips who is representing CashCall, told justices in June that, under current law, lenders can charge whatever the market will bear. Associate Justice Leondra Kruger asked if that would include interest rates of millions of percent. Seiling said it would.

"Under the statute, the way it's drafted, yes, that rate would be permitted under the statute," he said, though he also said he believed rates would never get that high because no customer would take out such a loan.

"The market regulates these interest rates," he said. "In a freely competitive market, if someone is out there advertising, 'Come get my 1,000% loan,' that lender is going to be out of business."

CashCall was one of the first players in this market, but it is not alone in offering loans with triple-digit interest rates in California.

In each of the last three years, the majority of loans of \$2,500 to \$5,000 — the most common size range tracked by state regulators — have carried rates of 100% or more. Hundreds of thousands of such loans are made each year. By comparison, in 2007, lenders made just 870 loans in that size and interest-rate range.

The growing popularity of such expensive loans had led to new efforts to rein in the industry, parts of which are more tightly regulated than others. California law limits the fees lenders can charge for payday loans, which can be no more than \$45 for a \$255 loan. The state also caps the interest on loans of up to \$2,500 at 20% to 30%.

State lawmakers over the last two years have introduced a handful of bills that would cap interest rates on loans above \$2,500, but no bill has made it through the Legislature so far.

Graciela Aponte-Diaz of the Center for Responsible Lending, an advocacy group that has pushed for rate caps and other regulations, said the court decision could spur lawmakers to pass some kind of rate limitation rather than leave the courts to determine what rates are acceptable. She also said the opinion, and the uncertainty it could prompt, could push lenders to support some kind of cap.

“I hope this does bring [lenders] back to the table,” she said.

4 p.m.: This article was updated with more background on California’s consumer lending industry.

1:45 p.m.: This article was updated with more details on the case and the decision, as well as comments by plaintiffs attorney Jim Sturdevant and Graciela Aponte-Diaz of the Center For Responsible Lending

This article was originally published at 11:25 a.m.

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Article VI. C-3, General Commercial Classification.Sec. 44-62. Purposes.

The uses designated in this article as permissible in the classification C-3 are considered compatible uses having common or similar performance standards in that they represent on-premise retail enterprises and involve only incidental and limited treatment, fabrication or assembly of commodities, or comprise types of enterprises involving the rendering of service both professional or to the person and permit facilities for recreation and entertainment. It is a further objective, by establishing limitations upon building height, ground coverage and floor space, to maintain a reasonable intensity of land use, amount of traffic and general environment which will make it possible for the city to more efficiently and economically design, install and maintain all physical public service facilities in terms of size and capacity, to adequately and permanently meet the needs resulting from a defined intensity of land use. Public utility installations, being governed by circumstances related to geographical areas to be served, are also included in this classification.

(Ord. No. 709)

Sec. 44-63. Permitted uses.

- (a) In a C-3 zone, the following uses only are permitted and as hereinafter specifically provided and allowed by this article:
- (1) Appliance stores, and appliance repairing when the area devoted to repairing does not occupy more than twenty-five percent of the total floor area of the establishment.
 - (2) Bakeries, retail.
 - (3) Banks and savings and loan institutions.
 - (4) Barber shops and beauty shops.
 - (5) Book and stationery stores.
 - (6) Bowling alleys.
 - (7) Business, professional and public utility commercial offices.
 - (8) Dairy products, retail sales of.
 - (9) Dressmaking and millinery shops.
 - (10) Dry goods and notion stores.
 - (11) Drugstores.
 - (12) Electrical distribution and transmission substation including microwave receiving and relaying installations; provided that:
 - a. Any fences surrounding such installations shall observe all yard requirements by this classification; and

- b. The areas between any fence and the property lines shall be appropriately landscaped and maintained.
- (13) Fire stations.
- (14) Florist shops.
- (15) Furniture store, and furniture repair and refinishing when the area devoted to finishing and repairing does not occupy more than twenty-five percent of the total floor area of the establishment.
- (16) Greenhouses (private and commercial) as an accessory use for propagation and culture only, and not for sale (orchid culture excepted).
- (17) Grocery and fruit stores.
- (18) Hardware stores.
- (19) Ice, packaged; storage and retail dispensing machines not exceeding five ton capacity.
- (20) Insurance agencies.
- (21) Jewelry stores.
- (22) Laundry agencies or clothes cleaning and pressing establishment using nonflammable and nonexplosive cleaning fluids or liquids.
- (23) Laundries, automatic; provided that not more than five persons are employed at any one time.
- (24) Libraries.
- (25) Locksmiths.
- (26) Meat markets or delicatessen shops.
- (27) Repealed by Ord. No. 895.
- (28) Nurseries, horticultural stock and auxiliary supplies.
- (29) Pet shops (no kennels).
- (30) Parking lots; provided, that any area so used shall be improved and maintained in the manner required by article XI; and, provided further, that no such area shall be used for a car sales area or trailer sales area or for the accessory storage of cars or trailers.
- (31) Patrol and warning service, including private detective agencies.
- (32) Photographic supply stores.

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- (33) Real estate brokers and sales offices.
- (34) Repealed by Ord. No. 929.
- (35) Shoe stores and shoe repair shops.
- (36) Signs as set forth in section 44-67(d).
- (37) Studios, such as interior decorating, record recording, couturier, artist, music, dancing, and photographic.
- (38) Tailors, and wearing apparel shops.
- (39) Telephone exchanges.
- (40) Repealed by Ord. No. 1061.
- (41) Reverse vending machines, provided that in each instance an administrative permit is obtained, as set forth in section 44-263(a).
- (42) 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.
- (43) 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.

(Ord. Nos. 709, 719, 831, 853, 895, 929, 1061)

Sec. 44-64. Uses permitted subject to conditional use permit.

The following uses may be permitted; provided that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in section 44-158 et seq.:

- (a) Automobile service stations. Subject to standards as hereinafter provided in section 44-104.2.
- (b) Off-site billboards.
- (c) Churches.
- (d) Massage parlors.
- (e) Game arcades.
- (f) Repealed by Ord. No. 831.

(g) Establishments offering alcoholic beverages for sale:

(1) Liquor stores or establishments offering alcoholic beverages for sale for off-site consumption are subject to the following conditions:

- a. No liquor store or establishment offering distilled spirits for sale for off-site consumption shall be located within one hundred feet of any parcel of land zoned for residential, schools or churches. The distance between any liquor store and/or establishment offering alcoholic beverages for sale for off-site consumption and any parcel of land zoned for residential, school, or church shall be measured from the main entry point of the establishment offering distilled spirits for sale for off-site consumption and measure with regard to intervening structures to the closest point on the property line of the residential, school, church, or any parcel zoned for such use.
- 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 director of community development.
- d. The site for the proposed use shall be 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 area 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 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 director of community development prior to installation of any new signing.
- i. The parking area shall be surfaced and maintained with asphalt or concrete.

- j. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - k. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - l. No phone booths or newsracks shall be located on the exterior of the premises.
- (2) Bars, cocktail lounges or any public premise offering alcoholic beverages for sale for consumption on the premises, where the sale of food is incidental to the sale of alcoholic beverages, shall be subject to the following conditions:
- a. No establishment offering alcoholic beverages for sale for on-site consumption 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 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 director of community development.
 - d. The site for the proposed use shall be 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 area 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 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 director of community development prior to installation of any new signing.
 - i. The parking area shall be surfaced and maintained with asphalt or concrete.
 - j. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - k. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - l. No phone booths or newsracks shall be located on the exterior of the premises.
- (3) Any retail, commercial, wholesale, warehousing, or manufacturing business operations, engaged in the sale, storage, or manufacture of any type of alcoholic beverage meant for on or off-site consumption, subject to the following conditions:
 - a. No liquor store offering liquor for sale for off-site consumption 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 director of community development.
 - d. The site for the proposed use shall be 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 area 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 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 director of community development prior to installation of any new signing.
 - i. The parking area shall be surfaced and maintained with asphalt or concrete.
 - j. A minimum of seven percent of all off-street parking areas shall be landscaped with suitable plant materials.
 - k. No outside loitering or consumption of alcoholic beverages shall be allowed on the premises, and a sign to this effect shall be posted.
 - l. No phone booths or newsracks shall be located on the exterior of the premises.
- (4) Bona fide eating establishments where fifty-one percent or more of the gross receipts are from the sale of food offering alcoholic beverages for sale for on-site consumption shall be 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 director of community development.
 - c. The site for the proposed use shall be related 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 area 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 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 director of community development 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.
- (h) Gymnasiums, public commercial, or physical culture studios.
 - (i) Hospitals.
 - (j) Mortuaries.
 - (k) Restaurants, cafes, dinner houses, or establishments offering food for in-house consumption.
 - (l) Unclassified uses, see Article X.
 - (m) Permanent outside retail sales areas shall be subject to the following conditions:
 - (1) The applicant must obtain a conditional use permit from the planning commission prior to the operation of a permanent outdoor sales area.
 - (2) The permanent outside sales area shall be restricted to 10 percent of the gross lot area.
 - (3) All setback requirements for the C-3 (General Commercial) zone shall be observed.
 - (4) All off-street parking requirements shall be observed. The permanent outdoor sales area shall be subject to the same parking requirements as the building area.
 - (5) The permanent outside storage area is subject to the development standards of the C-3 (General Commercial) zone. The planning commission shall require architectural treatments to the permanent outdoor sales area which make the area consistent with the existing development standards of the buildings on the property.

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- (6) The items in the permanent outdoor sales area must be kept in a neat and orderly manner. There shall be at minimum, two-foot wide walk aisles every five feet.
- (7) No trash, debris, packing cartons or other storage materials or equipment shall be allowed in the permanent outdoor sales areas.
- (8) The wall enclosing the permanent outdoor sales area shall be, at a minimum, three feet high and, at a maximum, six feet high. The minimum percentage of surface area of the wall which may be solid and view obscuring is twenty-five percent. The remainder of the surface area of the wall must be constructed with decorative fence materials to allow visibility into the permanent outdoor sales area.
- (9) The items in the permanent outdoor sales area shall not be stacked above the height of the wall.
- (10) The items contained within the permanent outdoor sales area shall be restricted to products for retail sales only.
- (n) Small collection facilities. Subject to standards set forth in section 44-263(b).
- (o) Firearms Sales
- (p) Medical and dental offices, medical and dental clinics, medical and dental laboratories, and optometrist offices.
- (q) Check cashing businesses.
- (r) Food voucher markets.
- (s) Non-public schools including, but not limited to, private, trade, business, vocational, and charter schools; and educational organizations sponsored by a public school board or county board of education.

(Ord. Nos. 709, 823, 831, 895, 929)

Sec. 44-64.1. Prohibited uses.

- (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 on-site building on any parcel.

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.

(Ord. No. 1070)

DEVELOPMENT STANDARDS

All buildings constructed in the C-3 (General Commercial) zone shall conform to the adopted architectural guidelines of the central business district.

Sec. 44-65. Yard standards.

- (a) Yards and open spaces generally. Except as provided in this article, every required yard and open space shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building site whereon a building is to be erected.
- (b) Front yards. No building, wall, structure or fence shall be located closer than ten feet to the property front line. The space between the building, wall, structure, or fence and the property front line shall be landscaped and permanently maintained, and not otherwise used. Front yard requirements shall be measured from the lot front line, such line being coterminous with the ultimate street or highway line of the fully or partially widened street or highway. Where property abuts upon a private street, the depth of the required front yard shall be measured from the indicated edge of the private street, (Section 44-113).

Front yard requirements shall be measured from the lot front line, such line being coterminous with the ultimate street or highway line of the fully or partially widened street or highway. Where property abuts upon a private street, the depth of the required front yard shall be measured from the indicated edge of the private street.

- (c) Side yards. Side yards shall be provided as follows:
 - (1) Interior lots. On interior lots, no side yard need be provided except as may be required by a variance, unclassified use permit or conditional use permit.
 - (2) Corner lots and reverse corner lots. On corner lots and reverse corner lots, a minimum ten foot side yard shall be provided. Such side yard shall be totally landscaped as specified herein.
 - (3) Parking lots. Seven percent of the parking lot area shall be landscaped.
- (d) Rear yards. No rear yard setback shall be required.
- (e) Vision clearance requirement for corner lots and reverse corner lots. All corner lots and reverse corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area one angle of which shall be formed by the lot front line and the side line separating the lot from the street, and the sides of such triangle forming the corner angle shall each be fifteen feet in length measured from the aforementioned angle. The third side of such triangle shall be a straight line connecting the last two mentioned points which are distant fifteen feet from the intersection of the lot front and side lines, and within the area comprising such triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than forty-two inches above the established grade shall be permitted, (Section 44-114).

Information Provided By Oportun

City Council Meeting
Aug. 7, 2018



CDFI FUND PRESS KIT

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HISTORY & TIMELINE

Community Development Financial Institutions—or CDFIs—emerged in response to a lack of access to responsible and affordable credit and capital in minority and economically distressed communities. The CDFI “movement” took shape in the 1970s with the passage of the Community Reinvestment Act, which encourages financial institutions to meet the needs of all sectors of the communities they serve. Amid growing concerns about the social consequences of investment decisions made by the financial services industry on the nation’s low-income communities, early CDFIs began filling a niche by providing capital and credit in areas that are often difficult for traditional financial institutions to serve.

Since its inception in 1994, the CDFI Fund has built a nation-wide network of CDFIs committed to ensuring that underserved communities have access to quality, affordable, and credible financial services. Over time, the CDFI Fund has leveraged more sophisticated financial mechanisms, such as tax credits, to further support community development.

Today, with the CDFI Fund’s help, what started as a grassroots movement has grown into a thriving sector of the financial services industry that is meeting the needs of communities across the country. The institutions the CDFI Fund serves have enhanced their capacity, sustainability, and impact. The CDFI Fund, in turn, has evolved to meet their needs, offering new programs to further community transformation.

SEPTEMBER 23, 1994	The Riegle Community Development and Regulatory Improvement Act of 1991 is signed into law creating the Community Development Financial Institutions Fund (CDFI Fund) and the Community Development Advisory Board. The CDFI Program and Bank Enterprise Award Program (BEA Program) are the first authorized award programs of the CDFI Fund.
OCTOBER 19, 1995	A Notice of Funds Availability (NOFA) is published in the Federal Register officially opening the first funding rounds of the CDFI Program and BEA Program.
FEBRUARY 2, 1996	First meeting of the Community Development Advisory Board.
JULY 31, 1996	Announcement that 31 organizations received \$35.5 million in awards in the first round of the CDFI Program.

OCTOBER 1, 1996	Announcement that 38 banks and thrifts received \$13.1 million in awards in the first round of the BEA Program.
DECEMBER 21, 2000	The Community Renewal Tax Relief Act of 2000 is signed into law creating the New Markets Tax Credit Program (NMTC Program).
AUGUST 5, 2002	Announcement that 36 organizations received over \$2.5 million in awards in the Native American CDFI Technical Assistance Program.
MARCH 14, 2003	Announcement that 66 organizations received \$2.5 billion in allocation authority in the first round of the NMTC Program.
DECEMBER 21, 2005	The Gulf Opportunity Zone Act of 2005 is signed into law, providing an additional \$1 billion in allocation authority through the NMTC Program.
JANUARY 6, 2009	The American Recovery and Reinvestment Act of 2009 is signed into law, providing an additional \$3 billion in allocation authority available through the NMTC Program and an additional \$100 million through the CDFI Program.
AUGUST 21, 2009	CDFI Fund launches Capacity Building Initiative.
OCTOBER 14, 2010	Announcement that 23 CDFIs and nonprofit organizations received \$80 million in first round of Capital Magnet Fund.
SEPTEMBER 14, 2011	Announcement that 12 CDFIs received \$25 million in awards through Healthy Food Financing Initiative under the CDFI Program.
OCTOBER 1, 2014	Treasury commemorates the 20th Anniversary of the CDFI Fund.
OCTOBER 2, 2014	Announcement that \$525 million was guaranteed in the first two rounds of the CDFI Bond Guarantee Program.

THE CDFI FUND & ITS PROGRAMS

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS FUND (CDFI FUND)

The Community Development Financial Institutions Fund (CDFI Fund) was created to promote economic and community development by empowering America's underserved and distressed communities. As part of the U.S. Department of the Treasury, the CDFI Fund fosters the creation and increases the capacity of community-based financial institutions through investments and assistance. Since its creation in 1994, the CDFI Fund has awarded more than \$2 billion to Community Development Financial Institutions (CDFIs) around the country. By increasing funding to CDFIs that specialize in providing affordable credit, the CDFI Fund helps build businesses, create jobs, and revitalize neighborhoods.

Through a number of competitive programs, the CDFI Fund is able to help American businesses and citizens participate in the mainstream economy through access to affordable loans. In addition to its other award programs, the CDFI Fund has allocated \$43.5 billion in tax credit allocation authority to Community Development Entities through the New Markets Tax Credit Program, and \$525 million has been guaranteed in bonds through the CDFI Bond Guarantee Program.

For more information about the CDFI Fund, please visit the CDFI Fund's website at www.cdfifund.gov.

BANK ENTERPRISE AWARD PROGRAM (BEA PROGRAM)

The Bank Enterprise Award Program (BEA Program) rewards FDIC-insured depository institutions for making investments in certified CDFIs as well as in the most distressed communities in the country. In order to receive an award, these banks and thrifts must demonstrate an increase in their investments with at least 30% of their residents having incomes less than the national poverty level and 1.5 times the unemployment rate. The BEA awards help offset some of the risk associated with investing in these distressed communities and provide an incentive to invest. The greater the loan increase, the greater the award.

For more information about the BEA Program, please visit the CDFI Fund's website at www.cdfifund.gov/bea.

CAPITAL MAGNET FUND

Through the Capital Magnet Fund, the CDFI Fund provides competitively awarded grants to CDFIs and qualified non-profit housing organizations. These awards can be used to finance affordable housing activities, as well as related economic development activities and community service facilities, with the objective of revitalizing low-income communities and underserved rural areas. Funding for the Capital Magnet Fund comes from allocations made by the Government-Sponsored Enterprises Fannie Mae and Freddie Mac and varies from year to year.

For more information about the Capital Magnet Fund, please visit the CDFI Fund's website at www.cdfifund.gov/cmf.

CDFI BOND GUARANTEE PROGRAM

The CDFI Bond Guarantee Program provides CDFIs with access to significant capital by providing guarantees of bonds. With long-term credit at below-market interest rates, the CDFI Bond Guarantee Program is a groundbreaking effort to accelerate community economic growth and development. The bonds are fully guaranteed by the Treasury Secretary at no cost to the taxpayer and must be repaid by the CDFI borrower.

For more information about the CDFI Bond Guarantee Program, please visit the CDFI Fund's website at www.cdfifund.gov/bond.

CDFI CERTIFICATION

CDFI Certification is the U.S. Department of the Treasury's recognition of specialized financial institutions serving low-income communities. The first step to utilizing many of the CDFI Fund's programs, trainings, and financial assistance is CDFI Certification. CDFI Certification was established in 1994 to provide guidelines and eligibility criteria for any organization looking to become a certified CDFI. Many certified CDFIs offer more favorable and flexible loans than traditional lenders. In accordance with their mission, certified CDFIs also provide educational services like business planning, credit counseling, and homebuyer classes to help their borrowers use credit effectively.

For more information about the CDFI Certification, please visit the CDFI Fund's website at www.cdfifund.gov/cdficert.

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS PROGRAM (CDFI PROGRAM)

Through the Community Development Financial Institutions Program (CDFI Program), the CDFI Fund invests in and builds the capacity of CDFIs, empowering them to grow, achieve organizational sustainability, and contribute to the revitalization of their communities. By providing financial and technical assistance awards, the CDFI Program helps CDFIs expand their services and build their technical capacity. Although investment decisions are made at the local level by CDFIs, the CDFI Program creates opportunity in America's underserved communities by providing access to affordable financial products and services.

For more information about the CDFI Program, please visit the CDFI Fund's website at www.cdfifund.gov/cdfi.

HEALTHY FOOD FINANCING INITIATIVE

The Healthy Food Financing Initiative is a collaboration between the U.S. Department of the Treasury, U.S. Department of Agriculture, and U.S. Department of Health and Human Services to provide funding and/or capacity development to organizations that invest in businesses that provide healthy food options to low-income communities.

An estimated 23.5 million Americans lack access to healthy food. In light of this statistic, the CDFI Fund is providing flexible technical and financial assistance to CDFIs that invest in businesses that provide healthy food options. Through the CDFI Program, NACA Program, New Markets Tax Credit Program, and Capacity Building Initiative, CDFIs can

apply to receive funding, tax credits, or training for healthy food initiatives.

For more information about the Healthy Food Financing Initiative, please visit the CDFI Fund's website at www.cdfifund.gov/cdfi.

NATIVE AMERICAN CDFI ASSISTANCE PROGRAM (NACA PROGRAM)

Through the Native American CDFI Assistance Program (NACA Program), the CDFI Fund works to promote economic opportunity in Native Communities across the country that lack adequate access to affordable financial products and services. As a part of the Native Initiatives, the NACA Program provides financial and technical assistance awards to CDFIs serving Native American, Alaskan Native, and Native Hawaiian communities to sustain and expand economic growth.

For more information about the NACA Program, please visit the CDFI Fund's website at www.cdfifund.gov/native.

NEW MARKETS TAX CREDIT PROGRAM (NMTC PROGRAM)

The New Markets Tax Credit Program (NMTC Program) was established by Congress in December 2000 to help economically distressed communities attract private investment capital by providing investors with a Federal tax credit. Investments made through the NMTC Program are used to finance businesses and real estate projects to breathe new life into neglected, underserved low-income communities. The NMTC Program is aimed at offsetting the risk of investing in distressed and low-income communities. As these communities develop, they become more attractive to investors, creating a ripple effect that spurs more investment.

For more information about the NMTC Program, please visit the CDFI Fund's website at www.cdfifund.gov/nmtc.

BIOGRAPHIES OF THE CDFI FUND LEADERSHIP AND THE COMMUNITY DEVELOPMENT ADVISORY BOARD

BIOGRAPHIES OF THE CDFI FUND LEADERSHIP



ANNIE DONOVAN, Director

Annie Donovan has deep roots in community development and finance. She was most recently Chief Executive Officer of CoMetrics, a social enterprise that provides high quality, affordable business intelligence tools to small businesses and nonprofits seeking to improve financial management, better measure social impact, and increase their capacity for innovation.

Prior to CoMetrics, Donovan was Senior Policy Advisor to the White House, working collaboratively with the Office of Social Innovation and the Council on Environmental Quality. She was part of a team focused on advancing impact investing, social enterprise and impact data as key strategies for improving the social sector. Donovan has been Chief Operating Officer of Capital Impact Partners, a certified Community Development Financial Institution (CDFI) where she was instrumental in creating the high performing teams and strategic plans that positioned Capital Impact as a market leader in the areas of education, health care, long terms care and affordable homeownership finance. She led the company's efforts to build capacity in fundraising, policy, and innovation.

Donovan has also been a thought leader and a board member of many of the highest performing organizations in the community development sector, including serving as

President of the New Markets Tax Credit Coalition. She has published papers and articles for the National Academy for Public Administration, the Federal Reserve Bank of San Francisco, the Federal Reserve Bank of Boston, Forbes, and the Skoll World Forum on Social Entrepreneurship. She has an undergraduate degree in Economics and an MBA in Finance.



DENNIS NOLAN, Deputy Director

Dennis Nolan joined the CDFI Fund as Deputy Director in October 2011. As Deputy Director, Nolan is responsible for taking the lead in developing policies, operating procedures, internal controls, and short- and long-term strategic plans. With years of experience in community and economic development policies, administration and finance, Nolan helps ensure the success and longevity of the CDFI Fund and its programs. Nolan is also responsible for coordinating, evaluating, and enhancing the CDFI Fund's programs.

Prior to working at the CDFI Fund, Nolan was the Deputy Chief Financial Officer in the Department of Administration and Finance at the Millennium Challenge Corporation, an independent U.S. foreign aid agency focused on fighting global poverty. Prior to Millennium Challenge Corporation, Nolan served at the Environmental Protection Agency and the Federal Deposit Insurance Corporation for a total of 25 years experience in federal financial management.

BIOGRAPHIES OF THE COMMUNITY DEVELOPMENT ADVISORY BOARD

The Riegle Community Development and Regulatory Improvement Act of 1991 not only created the CDFI Fund, it also mandated the formation of the Community Development Advisory Board. This Advisory Board exists to advise the Director of the CDFI Fund regarding the policies, programs, and activities of the CDFI Fund. The Advisory Board is composed of six public representatives and nine private citizens appointed by the President, and is required to meet at least once annually.

For more information about the Community Development Advisory Board, please visit the CDFI Fund's website at www.cdfifund.gov/cdab.

BRIAN E. ARGRETT

Brian E. Argrett is President and Chief Executive Officer of City First Bank of D.C., National Association, a position he has held since 2011. Argrett was Founder and Managing Partner of both Fulcrum Capital Group and Fulcrum Capital Partners, L.P. He also served as President, Chief Executive Officer, and Director of Fulcrum Venture Capital Corporation. Argrett was Chairman of FirstFed Financial Corporation from 2009 to 2011, and previously was a director of its subsidiary, First Federal Bank of California. He also currently serves as the Vice Chairman of the Community Development Bankers Association and is a Member of the Community Bankers Council of the American Bankers Association.

AUDREY CHOI

Audrey Choi is the Managing Director and Head of Morgan Stanley Global Sustainable Finance. Prior to working for Morgan Stanley, Choi worked with One Laptop Per Child where she focused on international outreach efforts. Choi served in various policy positions at the White House, Department of Commerce, and Federal Communications Commission during the Clinton Administration. In addition to the Community Development Advisory Board, Choi serves on the boards of the Local Initiatives Support Corporation, StoryCorps, Living Cities, The Wildlife Conservation Society, and the Morgan Stanley Foundation.

XAVIER DE SOUZA BRIGGS

Xavier de Souza Briggs is vice president of the Ford Foundation's Economic Opportunity and Assets program. He leads the foundation's work promoting economic fairness, advancing sustainable development, and building just and inclusive cities in the United States, Latin America, Africa, Asia and the Middle East. From January 2009 to August 2011, while on public service leave from the MIT faculty, Briggs served as associate director of the Office of Management and Budget in the White House.

MATT S. ERSKINE

Matt Erskine is the Deputy Assistant Secretary for Economic Development for the U.S. Economic Development Administration. Prior to joining the Obama Administration in 2011, Erskine served as the Senior Vice Presidents at the Greater Washington Board of Trade and the Executive Director at the Greater Washington Initiative. Erskine has also held a number of leadership positions at management consulting firms.

TANYA M. FIDDLER

Tanya Fiddler is the Executive Director of the Native CDFI Network, where she is responsible for the overall success of the organization in its service to the Network's membership. Tanya provides vision, direction, and leadership to achieve the Native CDFI Network's mission. Prior to coming on board at the Native CDFI Network, Ms. Fiddler was the Executive Director of Four Bands Community Fund, a Native CDFI focused on entrepreneurship and financial literacy development on the Cheyenne River Sioux Indian Reservation located in north central South Dakota.

LISA HALL

Lisa Hall is Managing Director of Impact Investing with Anthos Asset Management B.V., a privately owned investment manager based in Amsterdam. Lisa joined Anthos Asset Management in 2013 to launch a new portfolio focused on social, environmental and financial returns. She previously served as President and CEO of Calvert Foundation, a global leader in impact investing. She presently serves on the board of the Non-Profit Finance Fund, a US based community development financial institution, and she is currently a member of the Board of Overseers for the Graduate School of Education at the University of Pennsylvania.

CALVIN L. HOLMES

Calvin L. Holmes is the President of the Chicago Community Loan Fund (CCLF), a position he has held since 1998. He first began working with the CCLF as a Loan Officer in 1995. Prior to this, Mr. Holmes was a property manager with the St. Ambrose Housing Aid Center in Baltimore from 1993 to 1995. Previously, he served as a transportation planner for three years for the City of Chicago from 1988 to 1991. Mr. Holmes has served on a number of boards and committees, including the Bank of America National Community Advisory Board, the Housing Partnership Network, the Community Reinvestment Fund, and the Citibank NMTC Corporation Community Advisory Board.

DAVID C. LIZÁRRAGA

David Lizárraga is the Chairman and Founder of TELACU Education Foundation. Lizárraga serves as Chairman of the Board at Community Commerce Bank and is a member of the Minority Business Roundtable. Lizárraga is the immediate past Chairman of the United States Hispanic Chamber of Commerce and has served on a number of boards, including the Congressional Hispanic Caucus' Corporate America Task Force, Wells Fargo's Community Development Enterprise, and Bank of America's National Community Advisory Council.

DOUGLAS H. LOW

Douglas Low is the Executive Director and Vice President of Development for Kidz Express. Low founded Competitive Strategies Group in 1996. Prior to 1996, Low was the Executive Assistant and Senior Advisor to the Chairman and Commissioners of the Illinois Commerce Commission. Low is an active member of the Steering Committee for Strengthening Chicago's Youth.

ANN MARIE MEHLUM

Ann Marie Mehlum is the Associate Administrator of Capital Access at the U.S. Small Business Administration. Mehlum serves as the SBA's chief loan officer. Mehlum oversees SBA programs that provide access to capital for American small businesses, including the Agency's long standing 7a general business loan guarantee program, the 504 Certified Development Company program, SBA microlending, and the SBA surety bond guarantee program.

LISA MENSAH

Lisa Afua Serwah Mensah was nominated by President Obama for the position of Under Secretary of USDA Rural Development and she was confirmed by the U.S. Senate in November of 2014. Ms. Mensah provides leadership for three USDA agencies charged with improving the economic wellbeing of rural America: the Rural Housing Service, the Rural Utilities Service and the Rural Business-Cooperative Service.

RONALD PHILLIPS

Ronald Phillips is the President and Chief Executive Officer of Coastal Enterprises, a primarily rural nonprofit community development corporation and CDFI he founded in 1977. Currently, Phillips serves on the Board of Directors of the national Local Initiatives Support Corporation and its Rural Advisory Board. Phillips helped found the the New Markets Tax Credit Coalition, where he is currently on the Executive Committee and served as President from 2008 to 2010.

ROSIE RIOS

Rosie Rios serves as the 43rd Treasurer of the United States. With direct oversight of the U.S. Mint, Bureau of Engraving, and Fort Knox, Rios is a key liaison with the Federal Reserves. Additionally, Rios serves as the senior advisor to the Secretary on community development and public engagement issues. Rios previously worked at MacFarlane Partners as the Managing Director of Investments where she helped facilitate equity transactions for large mixed-use development project in major urban areas.

HARRIET TREGONING

Harriet Tregoning leads the Office of Community Planning and Development at the US Department of Housing and Urban Development. She recently led HUD's Office of Economic Resilience, helping regions, cities, counties and towns across the country build a strong foundation for a diverse and prosperous economy based on enhancing community quality of place, economic opportunity, fiscal stability, transportation choice, and affordability.

KEVIN WASHBURN

Kevin Washburn, a member of the Chickasaw Nation in Oklahoma, was sworn in as the Assistant Secretary of Indian Affairs for the U.S. Department of the Interior in October 2009. Prior to joining the Department of the Interior, Washburn served as Dean of the University of New Mexico's School of Law. Washburn held a number of posts at law schools around the country, including the University of Minnesota Law School, University of Arizona James E. Rogers College of Law, and Harvard Law School. Washburn served as General Counsel for the National Indian Gaming Commission and as an Assistant United States Attorney in Albuquerque, N.M.

RECENT KEY PRESS RELEASES

Below is a sampling of key CDFI Fund press releases. Visit the CDFI Fund's [Press Room](#) for additional, up-to-date announcements and current media coverage.

NOVEMBER 25, 2014	U.S. Treasury Department Announces New Director of the Community Development Financial Institutions Fund
JUNE 15, 2015	Treasury Announces \$3.5 Billion in New Markets Tax Credit Awards to Spur Economic Growth Nationwide
JUNE 22, 2015	CDFI Fund to Hold National Listening Tour on a Community Development Finance "Framework for the Future"
SEPTEMBER 10, 2015	U.S. Treasury Awards More Than \$200 Million to CDFIs to Spur Economic Growth in Low-Income Urban, Rural, and Native Communities
SEPTEMBER 21, 2015	CDFI Fund Announces \$18 Million in Bank Enterprise Awards for Investment in Low-Income Communities
SEPTEMBER 29, 2015	US Treasury Guarantees \$327 Million in Bond Funding for Projects in Low-Income Communities
NOVEMBER 23, 2015	CDFI Fund Announces Winner of the Innovation Challenge
JANUARY 21, 2016	Treasury, NCUA Partner to Increase Opportunities for Low-Income Credit Unions
MAY 23, 2016	"Access to Capital and Credit in Native Communities" Report Released

CDFI FUND REPORTS

CDFI FUND 2015 YEAR IN REVIEW

The annual Year in Review publication illustrates the CDFI Fund's accomplishments in 2015. The publication is a testimonial to the dedication of the CDFI Fund to finding the best solutions for community development organizations.

CAPITAL MAGNET FUND: INTERIM IMPACT ASSESSMENT

The interim impact assessment of the Capital Magnet Fund found that the inaugural round of 23 awardees disbursed over \$62.3 million and committed another \$17.7 million through 2012. This produced a total project benefit of over \$1 billion in affordable housing and community and economic development projects.

CDFI INDUSTRY ANALYSIS: SUMMARY REPORT

Produced for the CDFI Fund's Capacity Building Initiative, this report explores issues of capitalization, liquidity, and portfolio and risk management by CDFIs from 2005-2010 and deals with the impact of the recession on CDFIs and the CDFI industry. This study involved a large sample of CDFIs. However, at least for CDFI Loan Funds, it was a selected analysis.

SEARCHING FOR MARKETS: THE GEOGRAPHY OF INEQUITABLE ACCESS TO HEALTHY AND AFFORDABLE FOOD

Produced for the CDFI Fund's Capacity Building Initiative, the report provides important findings, underscoring how all aspects of a community's development, from where its residents work and shop to where they buy their groceries, are viable starting points for investments in struggling neighborhoods. The report also serves as a valuable tool for CDFIs interested in healthy food lending opportunities in low-income communities, providing important information about Limited Supermarket Access area market characteristics. It ties in handily with the other resources provided through the Financing Healthy Food Options series of the Capacity Building Initiative, available on the CDFI Fund's website.

FREQUENTLY ASKED QUESTIONS

GENERAL

1. WHAT'S THE CDFI FUND? WHAT DOES IT DO?

The Community Development Financial Institutions Fund (CDFI Fund) is an office within the U.S. Department of the Treasury that administers several programs designed to encourage economic development and revitalization in low-income communities. The CDFI Fund was created through the Reigle Community Development and Regulatory Improvement Act of 1994. The CDFI Fund's primary focus is building the capacity of Community Development Financial Institutions (CDFIs) to provide loans and financial services in low-income and distressed areas.

2. WHAT PROGRAMS DOES THE CDFI FUND ADMINISTER?

The CDFI Fund's programs and initiatives include:

- i. Bank Enterprise Award Program – www.cdfifund.gov/bea
- ii. Capital Magnet Fund – www.cdfifund.gov/cmf
- iii. CDFI Bond Guarantee Program – www.cdfifund.gov/bond
- iv. Community Development Financial Institutions Program – www.cdfifund.gov/cdfi
- v. Native Initiatives, including the Native American CDFI Assistance Program – www.cdfifund.gov/native
- vi. New Markets Tax Credit Program – www.cdfifund.gov/nmtc

3. WHEN WILL AWARD ROUNDS OPEN AND WHAT ARE THE EXPECTED DATES TO ANNOUNCE CURRENT ROUNDS?

All of the CDFI Fund's programs operate on an annual award cycle. The most recent dates for when award rounds open and close can be found on the individual program pages of the CDFI Fund's website. Awards are announced after a competitive review process, and the length of time required to make determinations varies by program.

4. WHERE DO I FIND OUT HOW THE CDFI FUND'S PROGRAMS ARE IMPACTING MY COMMUNITY?

The CDFI Fund has released investment information for both the CDFI Program and the NMTC Program through 2011. More details can be found at www.cdfifund.gov/research, under Research Reports.

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS

5. WHAT'S THE DIFFERENCE BETWEEN A CDFI AND A CDE?

Community Development Financial Institutions (CDFIs) and Community Development Entities (CDEs) both encourage economic development in low-income communities, but use different tools for doing so. CDEs certified by the CDFI Fund are eligible to apply for New Markets Tax Credit allocation authority, allowing them to serve as an intermediary for targeted loans and investments in low-income communities.

In contrast, certified CDFIs are financial institutions that have a primary mission of community development and target low-income communities and the people who live there with capital, credit and other basic financial services coupled with training on how to use them effectively. Certified CDFIs are eligible to apply for Financial Assistance and Technical Assistance awards through the CDFI Program and NACA Program, and are "Eligible CDFIs" under the CDFI Bond Guarantee Program.

Certified CDFIs are automatically qualified as CDEs; a certified CDE is not necessarily also a certified CDFI.

6. HOW DOES AN ORGANIZATION BECOME CERTIFIED AS A CDFI?

To become certified as a CDFI, an organization must demonstrate to the CDFI Fund that it meets the primary criteria for certification, including:

- i. Be a legal entity at the time of certification application;
- ii. Have a primary mission of promoting community development;
- iii. Be a financing entity;
- iv. Primarily serve one or more target markets;
- v. Provide development services in conjunction with its financing activities;
- vi. Maintain accountability to its defined target market; and
- vii. Be a non-government entity and not be under control of any government entity (Tribal governments excluded).

The full application for certification and further information can be found at www.cdfifund.gov/cdficert.

7. ARE THERE CDFIS SERVING MY AREA?

It's likely! There are hundreds of CDFIs operating in urban and rural communities across the country, some locally and some on a national level. A list of where CDFIs are headquartered can be found on the CDFI Fund's website at www.cdfifund.gov/cdficert.

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS PROGRAM

8. WHAT'S THE DIFFERENCE BETWEEN THE CDFI FUND AND THE CDFI PROGRAM?

The Community Development Financial Institutions Fund (CDFI Fund) is an office within the U.S. Department of the Treasury that administers several programs designed to encourage economic development and revitalization in low-income communities, including the Community Development Financial Institutions Program.

The Community Development Financial Institutions Program, commonly known as the CDFI Program, is an annually appropriated program that provides grants and loans to certified CDFIs and organizations intending to become CDFIs. The CDFI Program provides both Financial Assistance and Technical Assistance awards to organizations to build their capacity to lend to and provide financial services for low-income communities.

9. WHAT ARE THE COMPONENTS OF THE CDFI PROGRAM?

The primary components of the CDFI Program's awards are Financial Assistance awards and Technical Assistance awards. Financial Assistance awards are further broken down into two categories: awards for larger, more established CDFIs known as the Core component and one for Small and Emerging CDFIs (SECA). Core awards generally are a larger dollar amount than SECA awards.

In addition, for the past several years the annual CDFI Program awards have also included a Healthy Food Financing Initiative (HFFI) component for a limited number of successful Financial Assistance award-winners that also intend to dedicate some of their resources to encouraging healthy food opportunities in their target markets. Successful applicants receive an HFFI award in addition to their Financial Assistance award.

10. WHAT'S THE DIFFERENCE BETWEEN A CDFI TARGET MARKET AND A CDFI INVESTMENT AREA?

A CDFI Investment Area is defined as a geographic unit (or contiguous geographic units), such as a census tract, located within the United States that meets at least one of the following criteria:

- i. Has a population poverty rate of at least 20 percent;
- ii. Has an unemployment rate 1.5 times the national average;
- iii. For a metropolitan area as defined by the U.S. Census Bureau, has a median family income (MFI) at or below 80 percent of the greater of either the metropolitan or national metropolitan MFI;

- iv. For a non-metropolitan area as defined by the U.S. Census Bureau, has a MFI at or below 80 percent of the greater of either the statewide or national non-metropolitan MFI;
- v. Is wholly located within an Empowerment Zone or Enterprise Community; or
- vi. Has a county population loss greater than or equal to 10 percent between the two most recent census periods for Metro areas or five percent over last five years for Non-Metro areas.

A CDFI Target Market refers to one or more Investment Area(s) and/or Targeted Populations (see also: question 11: “What’s the definition of a CDFI Targeted Population?”)

11. WHAT’S THE DEFINITION OF A CDFI TARGETED POPULATION?

A CDFI Targeted Population refers to individuals or an identifiable group of individuals meeting the requirements of 13 C.F.R. § 1805.201(b)(3). According to the regulations, “Targeted Population shall mean individuals, or an identifiable group of individuals, who are Low-Income persons or lack adequate access to Financial Products or Financial Services in the Applicant’s service area. The members of a Targeted Population shall reside within the boundaries of the United States (which shall encompass any State of the United States, the District of Columbia or any territory of the United States, Puerto Rico, Guam, American Samoa, the Virgin Islands, and the Northern Mariana Islands).”

Targeted Populations can be either Low-Income Targeted Populations (defined based upon income) or Other Targeted Populations (an identifiable group of individuals in the organization’s service area for which there exists a strong basis in evidence that the group lacks access to loans, equity investments, and/or financial services.)

ELIGIBILITY

12. HOW DO I DETERMINE IF AN ORGANIZATION IS ELIGIBLE TO BECOME CERTIFIED AS A CDFI?

See question 6, “How does an organization become certified as a CDFI?”, or visit www.cdfifund.gov/cdficert.

13. HOW DO I DETERMINE IF A CENSUS TRACT IS ELIGIBLE? WHAT ARE THE CRITERIA?

Eligible census tracts can be found through the CDFI Fund Mapping System (CIMS) at <https://www.cdfifund.gov/mapping>.

NEW MARKETS TAX CREDIT PROGRAM

14. WHAT'S THE OBJECTIVE OF THE NMTC PROGRAM?

The New Markets Tax Credit Program (NMTC Program) was established by Congress in 2000 to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDE cannot be redeemed before the end of the seven-year period.

15. WHAT'S THE DEFINITION OF AN NMTC TARGETED POPULATION?

There are two categories of eligible Targeted Populations under the NMTC Program:

- i. Low-Income Targeted Population (LITP) – The LITP is comprised of individuals, or an identifiable group of individuals including an Indian tribe, who are low-income persons. The term “low-income” means having an income, adjusted for family size, of not more than (A) for metropolitan areas, 80 percent of the area median family income(MFI); and (B) for non-metropolitan areas, the greater of 80 percent of the area MFI, or 80 percent of the statewide non-metropolitan area MFI.
- ii. GO Zone Targeted Population (GZTP) – The GZTP is comprised of individuals, or an identifiable group of individuals, including an Indian tribe, who lack adequate access to loans or equity investment and that were displaced from their principal residences and/or lost their principal source of employment as a result of Hurricane Katrina. In order to meet this definition, an individual's principal residence or principal source of employment, as applicable, must have been located in a population census tract within the GO Zone that contains one or more areas designated by FEMA as flooded, having sustained extensive damage, or having sustained catastrophic damage as a result of Hurricane Katrina.

PRESS CONTACT

General inquiries from the public about the CDFI Fund and its program can be directed to the CDFI Fund's Help Desk at (202) 653-0421 or cdfihelp@cdfi.treas.gov.

Media inquires and interview requests may be directed to:

Bill Luecht
Special Advisor, Legislative & External Affairs
Community Development Financial Institutions Fund
202.653.0300
lea@cdfi.treas.gov

FREE E-MAIL UPDATES

To receive updates, press releases, and media advisories about the CDFI Fund, join our [e-mail list](#).

FREEDOM OF INFORMATION ACT

The Freedom of Information Act (FOIA) was enacted to give any person the right to request access to federal agency records that are not otherwise protected from disclosure by legal exemptions and exclusions (e.g., classified national security, business proprietary, personal privacy, and investigative documents). See 5 U.S.C. 552. for more information on initiating a FOIA Request, please visit the [FOIA webpage](#).



**COMMUNITY DEVELOPMENT
FINANCIAL INSTITUTIONS FUND**
U.S. DEPARTMENT OF THE TREASURY
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WWW.CDFIFUND.GOV



Audit Report



OIG-18-014

FINANCIAL MANAGEMENT

Audit of the Community Development Financial Institutions Fund's Fiscal Years 2017 and 2016 Financial Statements

November 14, 2017

Office of Inspector General
Department of the Treasury

Community Development Financial Institutions Fund Overview

Overview

In 1994, the Community Development Financial Institutions Fund (CDFI Fund) was created to promote economic revitalization and community development through investment in Community Development Financial Institutions (CDFIs). Since 1996, the CDFI Fund has administered the Community Development Financial Institutions Program (CDFI Program) to help build the capacity of CDFIs and the Bank Enterprise Award Program (BEA Program) to increase investment in CDFIs and to expand community development lending, investments, and service-related activities in distressed communities. The CDFI Program includes financial and technical assistance awards, the Native American CDFI Assistance Program (NACA Program) and the Healthy Food Financing Initiative (HFFI).

The CDFI Fund's role in promoting community and economic development expanded in FY 2001 when the Secretary of the Treasury delegated to the CDFI Fund the responsibility of administering the New Markets Tax Credit Program (NMTC Program). The breadth and depth of the CDFI Fund's reach further expanded in FY 2008, with the enactment of legislation that created the Capital Magnet Fund (CMF), and again in FY 2010, with the enactment of legislation that created the CDFI Bond Guarantee Program.

Since its creation in 1994, the CDFI Fund has awarded nearly \$2.9 billion to CDFIs, community development organizations, and financial institutions through the CDFI Program, the BEA Program, the NACA Program, and the CMF. Further, the CDFI Fund has allocated \$50.5 billion in tax credit authority to Community Development Entities (CDEs) through the NMTC Program, and has issued \$1.4 billion in guarantees through the CDFI Bond Guarantee Program.

Authorizing Legislation

The CDFI Fund was established as a bipartisan initiative under the Riegle Community Development and Regulatory Improvement Act of 1994, which authorized the CDFI Program and BEA Program. The NMTC Program was authorized by the Community Renewal Tax Relief Act of 2000. The CMF was authorized by the Housing and Economic Recovery Act of 2008. The CDFI Bond Guarantee Program was authorized by the Small Business Jobs Act of 2010.

CDFI Fund's Vision and Mission

The vision of the CDFI Fund is an America in which all people and communities have access to the investment capital and financial services they need to prosper. The CDFI Fund's mission is to expand economic opportunity for underserved people and communities by supporting the growth and capacity of a national network of community development lenders, investors, and financial service providers.

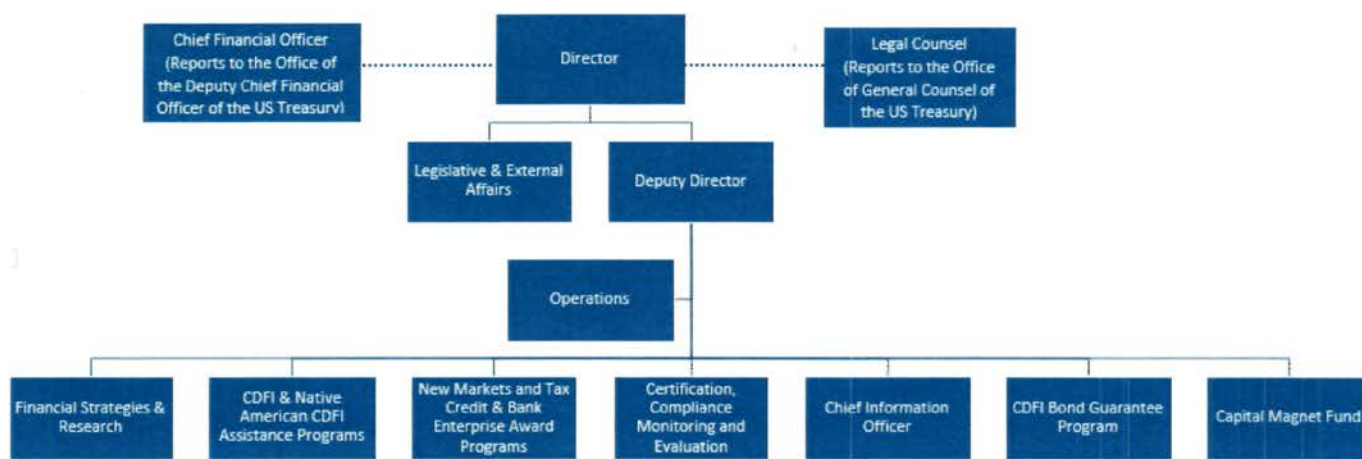
CDFI Fund's Programs

The CDFI Fund achieves its purpose by promoting access to capital and economic growth through the following programs:

- **Bank Enterprise Award Program**, which provides monetary awards to federally insured banks and thrifts for increasing investments in distressed communities and/or CDFIs;
- **Capital Magnet Fund**, which provides grants for CDFIs and qualified non-profit housing organizations to finance the development, preservation, rehabilitation, and purchase of affordable housing for low-, very low-, and extremely low-income families, and for related economic development activities;
- **CDFI Bond Guarantee Program**, through which the Secretary of the Treasury provides guarantees for the full amount of bonds issued to support CDFIs that make investments for eligible community or economic development purposes;
- **Community Development Financial Institutions Program**, which provides Financial Assistance awards to institutions that are certified as CDFIs, and Technical Assistance grants to certified CDFIs and entities that will become certified as CDFIs within two years in order to sustain and expand their services and to build their technical capacity;
- **Healthy Food Financing Initiative**, which provides Financial Assistance awards to certified CDFIs that invest in businesses that provide healthy food options; businesses supported by CDFIs may include grocery stores, farmers markets, bodegas, food co-ops, and urban farms;
- **Native Initiatives**, which provides Financial Assistance and Technical Assistance awards through the Native American CDFI Assistance Program to CDFIs serving Native American, Alaska Native, and Native Hawaiian communities to sustain and expand their services and to build their technical capacity; and which also provides training opportunities through the Capacity Building Initiative; and
- **New Markets Tax Credit Program**, which provides tax credit allocation authority to certified Community Development Entities, enabling investors to claim tax credits against their federal income taxes, with investment proceeds used for community development purposes.

Organization of the CDFI Fund

The CDFI Fund's organizational structure consists of the following offices and programs: Director; Deputy Director; Legal Counsel; Chief Financial Officer; Legislative and External Affairs; Operations; Capital Magnet Fund; CDFI Bond Guarantee Program; CDFI and Native American CDFI Assistance Programs; Chief Information Officer; Certification, Compliance Monitoring and Evaluation; Financial Strategies and Research; and New Markets Tax Credit and Bank Enterprise Award Programs. The CDFI Fund's organization chart is shown below.



What is a CDFI?

CDFIs are community-based organizations that share a common goal of expanding economic opportunity in low-income communities by providing access to financial products and services for local residents and businesses. CDFIs are dedicated to serving areas and communities that are often unserved by traditional financial institutions and include banks, credit unions, loan funds, and venture capital providers.

The nationwide network of CDFIs plays a vital role in filling these community development finance gaps by helping families finance their first homes, supporting community residents starting businesses, and investing in local health facilities, schools, and community centers. CDFIs also provide services that help ensure that credit is used effectively, such as technical assistance to small businesses, and home buying and credit counseling to consumers.

CDFI Customers

CDFIs serve a wide range of customers, including:

- Small business owners who provide employment opportunities and needed services to disadvantaged communities;
- Affordable housing developers who construct and rehabilitate homes in low-income communities;
- Operators of community facilities used to provide child care, health care, education, and social services in underserved communities;
- Commercial real estate developers who finance the acquisition, construction, and rehabilitation of retail, office, industrial, and community facility space in low-income communities; and
- Individuals who are provided affordable banking services, including checking and savings accounts, alternatives to predatory financial companies, mortgages, small dollar and other kinds of loans.

Certification of Community Development Financial Institutions

CDFI certification is a designation conferred by the CDFI Fund. In order to be certified, an organization must meet the following seven statutory and regulatory criteria:

1. Be a legal entity;
2. Have a primary mission of promoting community development;
3. Serve principally an investment area or targeted population;
4. Be an insured depository institution, or otherwise have the offering of financial products and services as its predominant business activity;
5. Provide development services (such as technical assistance or counseling) in conjunction with its financing activity;
6. Maintain accountability to its target market; and
7. Be a non-governmental entity and not be controlled by any governmental entities.

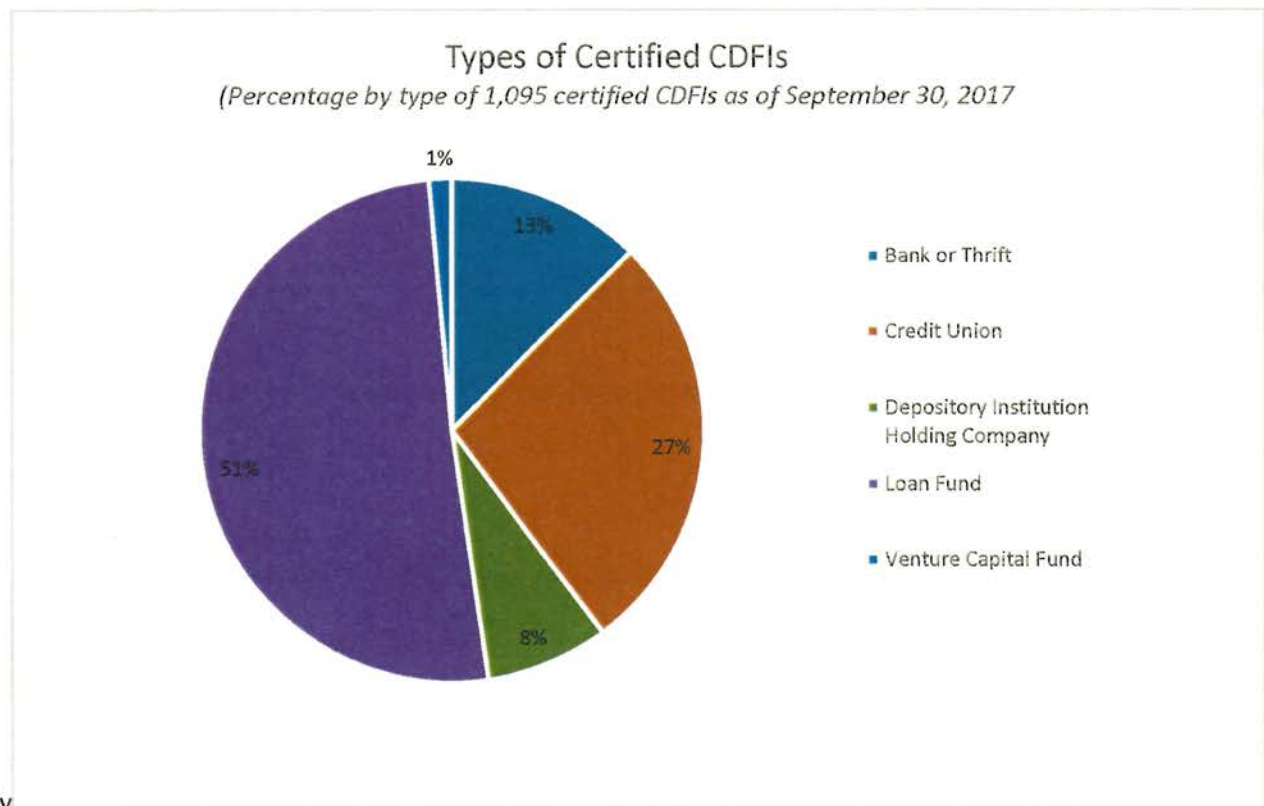
CDFI certification is a requirement for accessing Financial Assistance awards through the CDFI Program and the NACA Program, funding through the CDFI Bond Guarantee Program, and certain benefits through the BEA Program. As of the end of FY 2017, the total number of certified CDFIs was 1,095; this figure represents a net increase of 46 CDFIs since the prior fiscal year end. CDFIs are headquartered in all 50 states, the District of Columbia, Guam, and Puerto Rico.

Types of Certified CDFIs

There are four main types of CDFIs, each providing a different mix of products geared to reach specific customers:

- **Community development banks, thrifts and bank holding companies** are regulated for-profit corporations that provide capital to rebuild economically distressed communities through targeted lending and investment;
- **Community development credit unions** are regulated non-profit cooperatives owned by members that promote ownership of assets and savings and provide affordable credit and retail financial services to low-income people;
- **Community development loan funds (usually non-profits)** provide financing and development services to businesses, organizations and individuals in low-income urban and rural areas and can be further categorized based on the type of client served: micro-enterprise, small business, housing, and community service organizations; and
- **Community development venture capital funds** include both for-profit and non-profit organizations that provide equity and debt-with-equity features for businesses in distressed communities.

The following chart shows the percentage of each type of CDFI.



Community Development Entities

A Community Development Entity (CDE) is a domestic corporation or partnership that is an intermediary vehicle for the provision of loans, investments, or financial counseling in low-income communities through the NMTC Program. To be certified as a CDE, organizations must demonstrate a primary mission of serving low-income communities and low-income people, and also must demonstrate that they are accountable (through representation on a governing board or advisory board) to residents of low-income communities. CDEs are certified as such by the CDFI Fund and are eligible to apply for allocations of tax credit authority through the NMTC Program.

Benefits of CDE certification include being able to apply to the CDFI Fund to receive an allocation of NMTC authority to offer to investors in exchange for equity investments in the CDE and/or its subsidiaries; or to receive loans or investments from other CDEs that have received NMTC authority. As of the end of FY 2017, the total number of certified CDEs (not including subsidiaries) was 2,209. CDEs are headquartered in 49 states, the District of Columbia, Guam, Puerto Rico, and the U.S. Virgin Islands.

Compliance Monitoring and Evaluation

Enhancing compliance monitoring is an essential part of the CDFI Fund's goals. The agency recognizes the importance of ensuring that each dollar of assistance be utilized in ways that further the public interest. In FY 2017, the CDFI Fund continued its multi-year effort to enhance monitoring using risk-based strategies. It also invested time and attention to examining core compliance monitoring processes for the CDFI Program, NMTC Program, BEA Program, Bond Guarantee Program, and CMF, which will continue in FY 2018.

Though not all of these changes will be visible to the public, the CDFI Fund expects these enhancements to improve the experience of our award recipients, while allowing the compliance staff to focus on deeper compliance analysis.

In FY 2017, the CDFI Fund accomplished the following milestones in order to further enhance compliance monitoring operations:

- Developed and operationalized compliance reporting for the BEA Program in AMIS;
- Made enhancements to existing CDFI Program compliance reporting; these enhancements included the development of two new reports, the Performance Progress Report and the Uses of Award Report, which are required to be submitted by Recipients with FY 2015 and newer CDFI Program and NACA Program Awards;
- Hosted webinars on a quarterly basis and developed user guides to educate the CDFI Fund network of the new reports and reporting requirements;
- Enhanced compliance monitoring operations for the relaunched CMF;
- Released updated compliance guidance to implement restrictions initiated in the CY 2015 round of the NMTC Program and maintained in the CY 2017 round. These restrictions are intended to limit the use of Qualified Low Income Community Investments to be used to repay investors that have made Qualified Equity Investments (QEIs). These updates:

- Align the language between the FAQ, Allocation Agreement, and the NOAA;
 - Emphasize that the restriction is specific to debt or equity providers of the QEI;
 - Limit reimbursements to the original cost of the asset; and
 - Reverse the exclusion of operating costs from reimbursable costs.
- Initiated in March 2016 the Annual Certification Report (ACR), which establishes common definitions and collects annual data on all certified CDFIs, not just awardees. The data permits the computation of the Minimum and Prudent Standards to measure financial performance and risks for the universe of all certified CDFIs and, for the first time, permits an analysis of the geographic and product line coverage for all certified CDFIs; and
 - Began the development and build out of the ARM Framework, which is a suite of tools to mitigate and manage risk, and data analytics to assess CDFI program applicants' and awardees' financial and programmatic risk, to enhance data-driven decision-making, and to mitigate post-award compliance and performance reporting risks.

For FY 2018, the CDFI Fund will continue to make enhancements to its compliance monitoring and evaluation, including automated processing in cases of non-reporting and some compliance rating determinations. Compliance staff will be working on transitioning compliance monitoring from legacy systems to AMIS for the NMTC Program and CMF.



A YEAR OF IMPACT



FY 2017 YEAR IN REVIEW



■ OVERVIEW

The CDFI Fund's Vision and Mission

The vision of the CDFI Fund is an America in which all people and communities have access to the investment capital and financial services they need to prosper. Its mission is to expand economic opportunity for underserved people and communities by supporting the growth and capacity of a national network of community development lenders, investors, and financial service providers.

The Community Development Financial Institutions Fund (CDFI Fund) works to spur economic growth, job creation, and opportunity in our nation's distressed and underserved communities by offering targeted resources and innovative programs to leverage federal dollars with private sector capital. The CDFI Fund supports mission-driven financial institutions that take a market-based approach to supporting economically underserved communities. These organizations are encouraged to apply for CDFI Certification and participate in CDFI Fund programs that inject new sources of capital into neighborhoods that lack access to financing.

The CDFI Fund achieves its purpose by promoting access to capital and local economic growth through its:

- 1 Bank Enterprise Award Program by providing an incentive to banks to invest in their communities and in other CDFIs;
- 2 Capital Magnet Fund by providing competitive awards for CDFIs and non-profit affordable housing organizations to finance the development, rehabilitation, preservation, and purchase of affordable housing and related economic development activities for low-income families and communities;
- 3 CDFI Bond Guarantee Program by issuing guarantees for bonds to support CDFIs that make investments for eligible community or economic development purposes;
- 4 Community Development Financial Institutions Program by directly investing in, supporting, and training CDFIs that provide loans, investments, financial services and technical assistance to underserved populations and communities;
- 5 Native Initiatives Program, by taking action to provide financial assistance, technical assistance, and training to Native CDFIs and other Native entities proposing to become or create Native CDFIs; and
- 6 New Markets Tax Credit Program by providing allocations of tax credits to Community Development Entities which enable them to attract investment from the private-sector and reinvest these amounts in low-income communities.

These awards are provided each year through a competitive application process. The CDFI Fund also provides a variety of resources, including webinars, online application materials, and Program Help Desks, to assist applicants through the application process.

Each business financed, each job created, and each home built represents a critical step in the transformation of a life, a family, and a community. This is real change. This is the CDFI Fund.







What are CDFIs?

Community Development Financial Institutions (CDFIs) share a common goal of expanding economic opportunity in low-income communities by providing access to financial products and services for local residents and businesses. CDFIs include banks, credit unions, loan funds, or venture capital providers. CDFIs strive to foster economic opportunity and revitalize neighborhoods, helping families finance their first homes, supporting community residents starting businesses, and investing in local health centers, schools, or community centers.

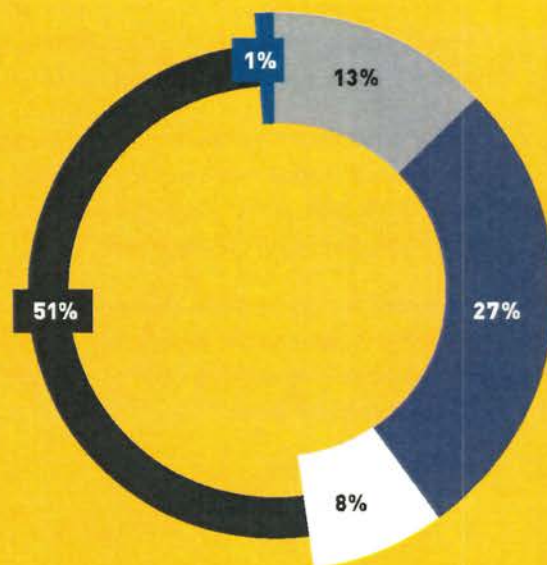
CDFIs generally offer rates and terms tailored to meet the needs of low-income borrowers and small businesses. CDFIs also provide services to help ensure credit is used responsibly, such as technical assistance to small businesses, and home buying and credit counseling to consumers.

A network of roughly 1,100 CDFIs operates nationwide and bridges diverse private and public sector investors to create economic opportunity in low-income communities. In order to become a certified CDFI, an organization must meet the following seven criteria:

- 1 Be a legal entity;
- 2 Have a primary mission of promoting community development;
- 3 Serve principally an investment area or targeted population;
- 4 Be an insured depository institution, or otherwise have the offering of financial products and services as its predominant business activity;
- 5 Provide development services (such as technical assistance or counseling) in conjunction with its financing activity;
- 6 Maintain accountability to its target market; and
- 7 Be a non-governmental entity and not be controlled by any governmental entities.

Types of Certified CDFIs

Percentage by type of 1,095 certified CDFIs as of September 30, 2017



Bank or Thrift

Credit Union

Depository Institution
Holding Company

Loan Fund

Venture Capital
Fund

TO DATE, PARTICIPATING CDFIS HAVE LENT MORE THAN **\$505 MILLION, OR 37 PERCENT OF THE TOTAL AMOUNT OF THE BONDS,²** IN RURAL, URBAN, AND NATIVE COMMUNITIES FOR:



CHARTER
SCHOOLS:
\$189.7 M



RENTAL
HOUSING:
\$149.6 M



COMMERCIAL
REAL ESTATE:
\$95.3 M



HEALTHCARE
FACILITIES:
\$29.8 M



NOT-FOR-PROFIT
ORGANIZATIONS:
\$19.9 M



SMALL
BUSINESSES:
\$7.7 M



FINANCING ENTITIES
\$6.9 M (of which \$6.3 M
represents loans for
owner-occupied homes)



DAYCARE CENTERS:
\$6.1 M

Source: FY 2017 CDFI Fund Agency Financial Report

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTIONS PROGRAM

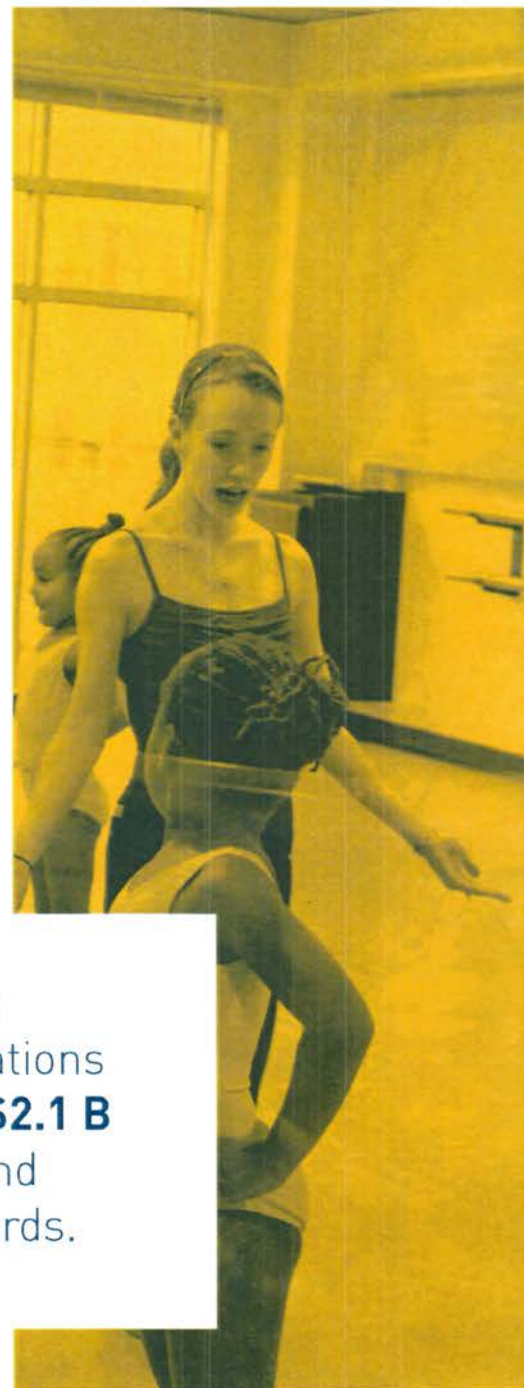
www.cdfifund.gov/cdfi

The Community Development Financial Institutions Program (CDFI Program) is the primary federal award program for CDFIs. Through the CDFI Program, the CDFI Fund provides monetary awards to build the capacity of CDFIs to serve low-income people and communities that lack access to affordable capital, credit, and financial services.

The CDFI Fund provides two types of monetary awards through the CDFI Program: Financial Assistance (FA) awards and Technical Assistance (TA) awards. The CDFI Program awarded **\$171.1 million** in FA and TA awards to CDFIs in FY 2017. CDFIs use these funds to:

- Promote economic development by supporting small businesses, creating jobs, and developing commercial real estate.
- Develop affordable housing and promote home ownership.
- Provide community development financial services, including basic banking services, financial literacy programs, and alternatives to predatory lending.

Since the CDFI Program's inception in 1994, organizations have received more than **\$2.1 B in Financial Assistance and Technical Assistance** awards.





In FY 2017, the CDFI Fund revised the competitive application to continue to increase CDFI impact by supporting their growth, reach, and performance. The revised approach to the application led to the **largest** number of awardees in CDFI Fund history, with awardees operating in **all 50 states**, the District of Columbia, American Samoa, Guam, Puerto Rico, and the U.S. Virgin Islands.



Impact

The following statistics measure the work of the CDFI Fund and the CDFIs and Community Development Entities (CDEs) that have received awards through the CDFI Fund's programs. However, the true impact of this work cannot be measured by statistics alone. Each CDFI certified, each dollar invested, each business financed, and each unit of affordable housing created represents a vital step in the transformation of a community.

KEY HISTORICAL DATA
[CUMULATIVE BY PROGRAM]¹²

Certified CDFIs

196

Total number of certified CDFIs in 1997

1,095

Total number of certified CDFIs at the end of FY 2017, including 71 Native CDFIs

46

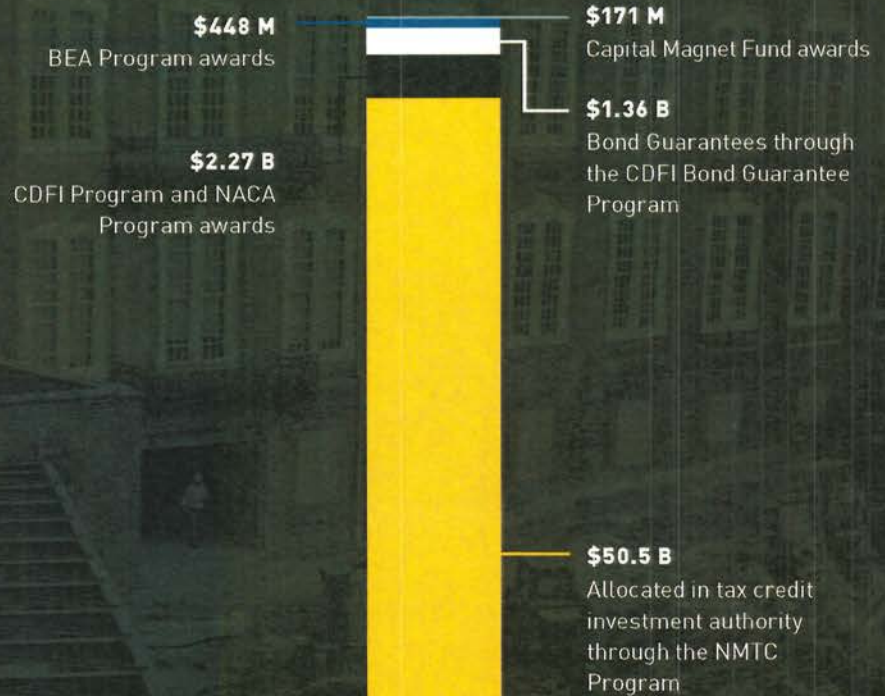
Net increase in the number of certified CDFIs in FY 2017 over FY 2016

¹²Source: FY 2017 CDFI Fund Agency Financial Report

CDFI FUND | A Year of Impact



Awards, Allocations, and Guarantees Since Inception



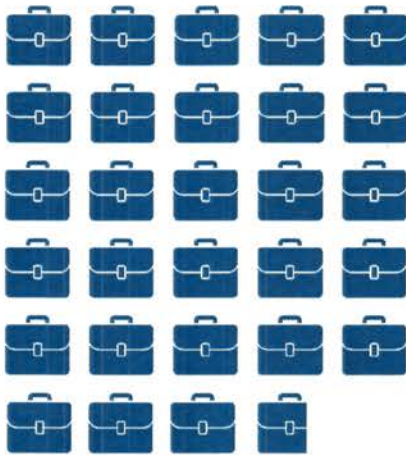
Community Investment¹³

5.9K

Businesses financed by NMTC
Program allocatees

83.5K

Businesses financed by CDFI Program
and NACA Program awardees¹⁴



286.5K JOBS CREATED

from the equity raised and deployed
through the NMTC Program



426.8K

PROJECTED CONSTRUCTION
JOBS CREATED THROUGH THE
NMTC PROGRAM

1.58M

Square feet of new
retail space for healthy
food projects reported
by Healthy Food
Financing Initiative
Financial Assistance
(HFFI-FA) awardees

2.2M

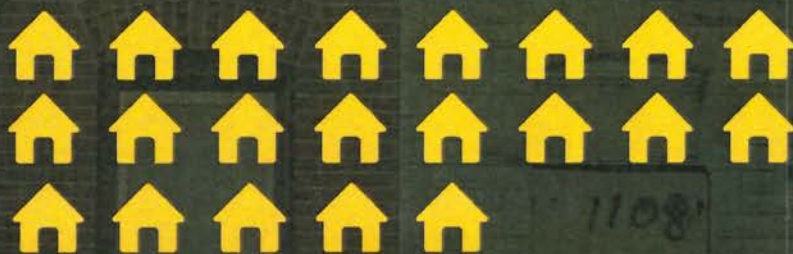
Square feet of
production and
distribution space for
healthy food projects
reported by HFFI-FA
awardees

190.2M

Square feet of
commercial real
estate developed from
financing from NMTC
Program allocatees

¹³Numbers are approximate

¹⁴Based on activities reported from 2009–2016



212.8K
AFFORDABLE
HOUSING UNITS

13.3K

Affordable homes under
development or completed by
Capital Magnet Fund awardees
(from FY 2010 round)

14.3K

Affordable housing units
developed from financing from
NMTC Program allocates

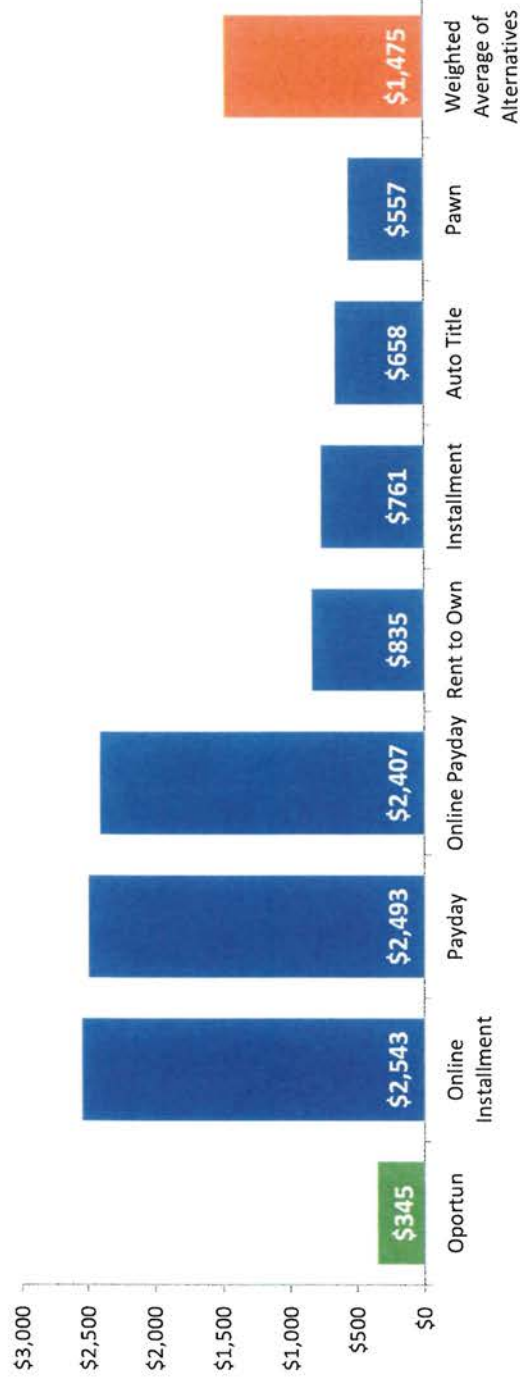
185.2K

Affordable housing units
financed by CDFI Program and
NACA Program awardees¹⁵

¹⁵Based on activities reported from 2009–2016

Oportun Is 1/7th the Cost of Payday

Other alternatives cost **4 times more** on average than Oportun and **up to seven times higher**. *



*Comparison of total spending on fees and interest to repay a loan at Oportun and alternative providers for all first-time Oportun customers earning up to \$50,000 annual income.

391	Gaffey and 7th San Pedro	699 South Gaffey St	San Pedro	California	90731	Los Angeles	Stand Alone	Open	1,382	2017-05-26
186	El Super Santa Fe Springs	10531 S Carmentita Rd	Santa Fe Springs	California	90670	Los Angeles	CoLocation	Open	60	2013-11-04
146	Superior El Monte	1858 N Durfee Ave	South El Monte	California	91733	Los Angeles	CoLocation	Open	808	2012-05-19
190	El Super South Gate	S702 E Firestone Blvd	South Gate	California	90280	Los Angeles	CoLocation	Open	60	2013-11-05
366	Tweedy and San Antonio South Gate	3606 Tweedy Blvd	South Gate	California	90280	Los Angeles	Stand Alone	Open	4,187	2016-11-18
375	Vanowen and Sepulveda Van Nuys	15226 Vanowen St	Van Nuys	California	91405	Los Angeles	Stand Alone	Open	2,000	2017-01-04
297	Vallarta Whittier	8510 Painter Ave	Whittier	California	90602	Los Angeles	CoLocation	Open	109	2015-08-19
384	Norwalk and Washington Whittier	7916 Norwalk Blvd	Whittier	California	90606	Los Angeles	Stand Alone	Open	1,560	2017-05-12
215	Pacific Coast Hwy Wilmington	128 W Pacific Coast Hwy	Wilmington	California	90744	Los Angeles	Stand Alone	Open	1,000	2014-07-18
170	Vanowen St. Winnetka	19755 Vanowen St	Winnetka	California	91306	Los Angeles	Stand Alone	Open	800	2013-03-13

SEPTEMBER 4, 2018

MAYOR'S APPOINTMENT: LOS ANGELES COMMUNITY CHOICE
ENERGY (LACCE) AUTHORITY (DBA CLEAN POWER ALLIANCE)

MOTION IN ORDER:

MAYOR MARTINEZ: APPOINT PUBLIC WORKS DIRECTOR ADRIANA
FIGUEROA TO SERVE AS THE ALTERNATE ON THE LOS ANGELES
COMMUNITY CHOICE ENERGY (LACCE) AUTHORITY (DBA AS CLEAN
POWER ALLIANCE).

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Lana Chikami, City Clerk
Date: September 4, 2018

Subject: MAYOR'S APPOINTMENT: LOS ANGELES COMMUNITY CHOICE ENERGY (LACCE) AUTHORITY (DBA CLEAN POWER ALLIANCE)

The City Council, at its April 17, 2018 meeting, approved the Mayor's Appointments (list attached) and Vice Mayor Tom Hansen was appointed the Representative and former Public Works Director Christopher Cash was appointed the Alternate on the Los Angeles Community Choice Energy (LACCE) Authority (dba Clean Power Alliance). Due to the departure of former Public Works Director Cash, the Alternate position has been vacant. Ms. Adriana Figueroa recently joined the City of Paramount's team as the new Public Works Director and it is recommended that the Mayor's Appointment to the LACCE Authority be amended to appoint Ms. Figueroa as the Alternate.

RECOMMENDED ACTION

It is recommended that the Mayor's Appointment to the Los Angeles Community Choice Energy (LACCE) Authority (dba as Clean Power Alliance) be amended to appoint Public Works Director Figueroa as the Alternate.

MAYOR'S APPOINTMENTS: May 2018

Agency	Rep. & Alt. Rep.	Meetings
California Contract Cities Association	Rep: Martinez Alt: Hansen	Board of Directors 3rd Wednesday Dinner @ 6:00 p.m., Mtg. @ 7:00 p.m.
Calif. Joint Powers Insurance Authority	Rep: Hofmeyer Alt: Martinez Alt: Chun	Board of Directors - July (annual) mtg. Dinner @ 5:30 p.m., Mtg. @ 7:00 p.m.
County Sanitation Districts of L.A. County Districts 1 & 2 (Form 700 + Ethics)	Rep: Martinez (Mayor) Alt: Hofmeyer	2nd Wednesday @ 1:30 p.m. (Dist. 1 & 2 mtgs.) 4th Wednesday @ 1:30 p.m. (Dist. 2 mtg.)
Eco-Rapid Transit (Form 700)	Rep: Hofmeyer Alt: Hansen	2nd Wednesday of each month @ 6:30 p.m.
Gateway Cities COG Board of Directors (Form 700)	Rep: Martinez Alt: Hansen	1st Wednesday Buffet @ 5:30 p.m., Mtg. @ 6:00 p.m.
Gateway Cities COG I-710 Project Committee	Rep: Hansen	5th Thursday (quarterly) @ 6:30 p.m.
Gateway Cities COG SR-91/I-605/I-405 Corridor Cities Committee	Rep: Martinez Alt: Guillen	4th Wednesday @ 6:00 p.m. (Staff: Cash/Pagett)
Greater Los Angeles County Vector Control (Form 700 + Ethics + Harass)	Rep: Hansen 2-year term, expires Jan. 2019	2nd Thursday @ 7:00 p.m.
League of California Cities (Los Angeles County)	Rep: Martinez Alt: Hofmeyer	General Membership Mtg. 1st Thursday @ 6:30 p.m.
L.A. County City Selection Committee	Rep: Martinez (Mayor)	Meets on an as-needed basis
Los Angeles Community Choice Energy (LACCE) Authority (dba Clean Power Alliance) (Form 700)	Rep: Hansen Alt: (Vacant)	1st Thursday @ 2:00 p.m.
Paramount Unified School District Liaisons (PUSD & City Ad Hoc Committee)	Rep: Lemons Rep: Martinez	1st Thursday @ 4:00 p.m.
Sister City Committee	Rep: Martinez	Annually in Jan. & Aug.
Southeast Area Animal Control Authority (SEAACA) (Form 700 + Harass)	Rep: Lemons Alt: Hansen	3rd Thursday @ 2:00 p.m.
Southeast Water Coalition (Form 700 + Ethics + Harass)	Rep: Hansen Alt: Guillen	1st Thursday (Feb., Apr., June., Aug., Oct., Dec.) Dinner @ 6:30 p.m., Mtg. @ 7:00 p.m.
So. Calif. Assoc. of Governments (SCAG) General Assembly (Form 700)	Rep: Martinez 2-year term	Annually in April <u>OR</u> May