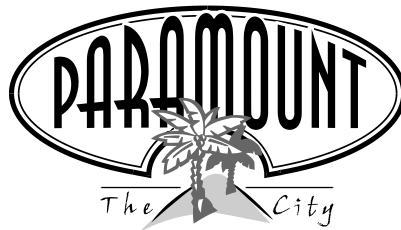


AGENDA

Paramount City Council
October 2, 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:	Mayor Diane J. Martinez
INVOCATION:	Pastor Ken Korver Emmanuel Reformed Church
ROLL CALL OF COUNCILMEMBERS:	Councilmember Laurie Guillen Councilmember Daryl Hofmeyer Councilmember Peggy Lemons Vice Mayor Tom Hansen Mayor Diane J. Martinez

PRESENTATIONS

1. [PRESENTATION](#) KABC Video
2. [CERTIFICATE OF RECOGNITION](#) Detective David Van Dyke
3. [CERTIFICATE OF RECOGNITION](#) Sergeant Pasquale Aiello
4. [INTRODUCTION](#) Youth Commissioners
5. [PRESENTATION](#) Young Senators Program

[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.

6. [APPROVAL OF MINUTES](#) September 4 and September 18, 2018
7. [APPROVAL](#) Register of Demands
8. [RESOLUTION NO. 18:028](#) Appointing a Member to the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority Governing Board
9. [ORDINANCE NO. 1107 \(Adoption\)](#) 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

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10. [ORDINANCE NO. 1108 \(Adoption\)](#) 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

OLD BUSINESS

11. [RESOLUTION NO. 18:027](#) Setting Forth Its Findings of Fact and Decision Relative to the Approval of the Application from De Herdez Corp./DeLucia for a City Council Live Entertainment Permit at 14123 Garfield Avenue

NEW BUSINESS

12. [APPROVAL](#) Request for Installation of a Limited Time Parking Zone at 8029 Rosecrans Avenue
13. [CONSIDERATION](#) Proposition 6 – Repeal of Senate Bill 1 Transportation Funding
14. [APPROVAL](#) Professional Services Agreement Cost Allocation Plan and User Fee Study Willdan Financial Services
15. [APPROVAL](#) Facility Use Agreement with the American Red Cross

OCTOBER 2, 2018

PRESENTATION

KABC VIDEO

OCTOBER 2, 2018

CERTIFICATE OF RECOGNITION

DETECTIVE DAVID VAN DYKE

OCTOBER 2, 2018

CERTIFICATE OF RECOGNITION

SERGEANT PASQUALE AIELLO

OCTOBER 2, 2018

INTRODUCTION

YOUTH COMMISSIONERS

OCTOBER 2, 2018

PRESENTATION

YOUNG SENATORS PROGRAM

City Council Public Comment Updates

October 2, 2018

From the September 18, 2018 Council Meeting:

Resident	Request/Issue/Concern	Action/Comment
Ms. Hollie Enriquez	Domestic violence	Staff met with the non-profit group, <i>Su Casa</i> , for more information about how to better promote their services. The City sent <i>Su Casa</i> a proclamation for Domestic Violence Awareness Month.

OCTOBER 2, 2018

APPROVAL OF MINUTES

PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL MINUTES OF SEPTEMBER
4 AND SEPTEMBER 18, 2018.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

**PARAMOUNT CITY COUNCIL
MINUTES OF A REGULAR MEETING
SEPTEMBER 4, 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 Peggy Lemons.

INVOCATION: The invocation was delivered by Pastor Ray Moten, Joseph of Jacob United Church of God in Christ.

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
Adriana Figueroa, Public Works Director
David Johnson, Com. Serv. & Recreation Director
Karina Liu, Finance Director
Adriana Lopez, Public Safety Director
Clyde Alexander, Assistant Finance Director
Angel Arredondo, Code Enforcement Division Head
Chris Callard, Public Information Officer
John Carver, 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
Sarah Ho, Assistant 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
Recipient of Senator Ricardo Lara's 2018 Excellence in the 33rd Award
■ Mujeres Unidas Sirviendo Activamente (MUSA)
CF 39.6

The City Council honored the members of Mujeres Unidas Sirviendo Activamente (MUSA) and presented them with a Certificate of Recognition.
2. CERTIFICATE OF RECOGNITION
Healthy Paramount/Healthy Heart Award
CF 39.6

The City Council expressed appreciation to AppleCare (part of Optum Care) for the Healthy Paramount Program and recognized Ms. Stephanie Chavez, Ms. Brenda Olmos, and Ms. Lupe Salazar. Mayor Martinez, on behalf of the City Council, also honored Ms. Loretta Sloan, recipient of the second Mayor's Healthy Heart Award, and thanked the following sponsors: Paramount Chamber of Commerce, Los Cerritos YMCA, Lakewood Regional Medical Center, Lifegate Church, HealthCare Career College, NRG Fitness, Northgate Markets, Paramount Youth Soccer Organization, Yogurtland, and MUSA.
3. CERTIFICATES OF RECOGNITION
Sanitation Districts of Los Angeles County "Certificate of Recognition" Awards for Compliance Winners
CF 39.6

The City Council acknowledged and congratulated the following Sanitation Districts of Los Angeles County award winners: Freedom Technologies, Marukan Vinegar (USA), Paramount Dairy, ST&I, and Weber Metals. Mayor Martinez also noted that the City of Paramount was an award winner.

4. PRESENTATION
Recognition of Former
Board Members of the
Oversight Board for the
Successor Agency for
the Paramount
Redevelopment Agency
CF 12, 39.6

The Paramount City Council expressed appreciation to the following former Oversight Board Members: Mr. Gordon Stefenhagen, Mr. Gerald Caton, Dr. Keith Curry, Dr. Ruth Perez, and Mr. Ruben Frutos.

CITY COUNCIL PUBLIC COMMENT UPDATES

There were none.

PUBLIC COMMENTS

CF 10.3

The following individuals addressed the City Council and provided public comments: Reverend Ken Korver, Ms. Andrea Crow, Ms. April O'Connor, Mr. Donato Mota, Ms. Nita Juhasz, Ms. Emily Blessing, and Mr. Alejandro Yanez. And, City Manager Moreno read a Speaker's Card submitted by Ms. Adriana Garcia.

CONSENT CALENDAR

5. APPROVAL OF
MINUTES
August 7, 2018

It was moved by Vice Mayor Hansen and seconded by Councilmember Hofmeyer to approve the Paramount City Council minutes of August 7, 2018. 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

6. Register of Demands
CF 47.2

It was moved by Vice Mayor Hansen and seconded by Councilmember Hofmeyer to approve the Paramount City Council Register of Demands. 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. RESOLUTION NO.
18:021
Approving Revised and
Authorized Position
Listings and Salary
Schedules for Full-Time
and Part-Time Positions
CF 76.17

It was moved by Vice Mayor Hansen and seconded by Councilmember Hofmeyer to read by title only, waive further reading, and adopt Resolution No. 18:021, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING REVISED AND AUTHORIZED POSITION LISTINGS AND SALARY SCHEDULES FOR FULL-TIME AND PART-TIME POSITIONS." 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. Parade Permit
Application for Our Lady
of the Rosary Church
October 6, 2018
CF 75.1

It was moved by Vice Mayor Hansen and seconded by Councilmember Hofmeyer to approve the request for a parade permit for Our Lady of the Rosary Church 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. 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. 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
CF 109:ZOTA 8

The following individuals addressed the City Council on this item: Mr. Erik Stewart, Mr. Jose De Leon, and Mr. Victor De la Cruz. Mr. De la Cruz requested that this item be moved to follow agenda item number 16 (appeal by Oportun, Inc.) A brief discussion followed, and then Mayor Martinez pulled this item from the Consent Calendar for review by the City Council after agenda item number 16.

Following agenda item number 16, the City Council returned to this item. There was discussion regarding incorporating language to provide clarification regarding the definition of banks, financial service institutions, and loan funds. City Attorney Cavanaugh confirmed with the City Council that they all had the opportunity to review the language provided to them by Oportun.

It was moved by Councilmember Guillen and seconded by Councilmember Lemons to amend Ordinance No. 1106 and incorporate the new language to provide clarification regarding the definition of banks, community development financial institution loan funds, and savings and loan institutions; and then to read by title only, waive further reading, and adopt the amended 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 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

A brief discussion followed regarding application for CDFI status.

OLD BUSINESS

10. Annual Review of a City Council Permit for Live Entertainment of Casa Adelita #4 Restaurant at 8063 Alondra Boulevard CF 75.4

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

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to receive and file the report with the stipulation that staff conduct an annual review of Casa Adelita’s #4 Restaurant Live Entertainment Permit. 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. 18:026
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 CF 75.4

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

There was discussion regarding parking and law enforcement issues. Additionally, Mr. Joseph Hernandez and his father and brother addressed the City Council.

Councilmember Lemons requested to go on record that she does not hold Mr. Hernandez responsible for past incidents and expressed that she is hopeful he will find parking. Councilmember Guillen also

requested to go on record about Mr. Hernandez being held to a different standard and parking being sufficient.

More discussion followed and there was consensus to take this item off calendar to give Mr. Hernandez more time to secure a parking plan to be brought back for review by the City Council. City Manager Moreno added that Live Entertainment Permit conditions will be presented to the City Council when the item comes back to them for review.

It was moved by Councilmember Guillen and seconded by Councilmember Lemons to take this item off calendar and 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," was not adopted. 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. PUBLIC HEARING
ORDINANCE NO. 1108
(Introduction)
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

Assistant City Manager Chun gave a combined report for agenda items 12 and 13 and presented a PowerPoint presentation.

Mayor Martinez opened the public hearing and Mr. Moses Huerta and Mr. Jose De Leon addressed the City Council.

There being no further testimony, it was moved by Vice Mayor Hansen and seconded by Councilmember Hofmeyer to close the public hearing. The motion was passed by the following roll call vote:

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
CF 109:228

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 adopt a Mitigated Negative Declaration and the Mitigation Monitoring Program relative to Area No. 1 of Zone Change No. 228. 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

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to read by title only, waive further reading, introduce 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 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," and place it on the next regular agenda for adoption. 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. 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
CF 102:17-01

Assistant City Manager Chun gave a combined report
for agenda items 12 and 13 and presented a
PowerPoint presentation.

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

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

NOES: None

ABSENT: None

ABSTAIN: None

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

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

NOES: None

ABSENT: None

ABSTAIN: Councilmember Guillen

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
CF 109:227

Assistant City Manager Chun gave a combined report for agenda items 14 and 15 and presented a PowerPoint presentation.

Mayor Martinez opened the public hearing and Mr. Mike Ferraro and Mr. Richard Griffin addressed the City Council.

There was discussion and Councilmember Guillen addressed Mr. Ferraro regarding the proposed housing development's close proximity to Anaplex. She requested to go on record for notifying Mr. Ferraro about Anaplex emitting Chromium 6 and for making him aware of potential health issues.

There being no further testimony, it was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to close the public hearing. The motion was passed by the following roll call vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Hofmeyer and seconded by Councilmember Lemons to adopt a Mitigated Negative Declaration and the Mitigation Monitoring Program relative to Area No. 1 of Zone Change No. 227. The motion was passed by the following roll call vote:

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

NOES: Councilmember Guillen

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only, waive further reading, introduce 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," and place it on the next regular agenda for adoption. The motion was passed by the following roll call vote:

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

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
CF 102:16-01

Assistant City Manager Chun gave a combined report for agenda items 14 and 15 and presented a PowerPoint presentation.

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

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

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to read by title only, and adopt 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.” The motion was passed by the following roll call vote:

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

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
CF 18.1

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

Mayor Martinez opened the public hearing and Mr. Victor De la Cruz, Ms. Alejandra Velazquez, Mr. Omar Hernandez, Mr. Ramon Olazava, Mr. Carlos Espinoza, and Mr. Steven Ly spoke in favor. Mr. Erik Stewart spoke in opposition.

There being no further testimony, it was moved by Councilmember Lemons and seconded by Vice Mayor Hansen to close the public hearing. 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

There was discussion regarding personal loan businesses and predatory lenders. Also, Mr. Victor De la Cruz and Ms. Velazquez elaborated on Oportun’s business practices and discussed “CDFI” status. They also provided the City Council with language to provide clarification regarding the definition of banks, financial institution loan funds, and savings and loan institutions. A brief discussion ensued regarding incorporation of the language.

It was moved by Councilmember Guillen and seconded by Councilmember Lemons to reverse the decision of the Planning Commission and allow

Oportun to operate as a compatible use in the C-3 (General Commercial) zone. 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

Following this item, the City Council returned to agenda item no. 9 to entertain adoption of Ordinance No. 1106.

17. Mayor's Appointment: Mayor Martinez appointed Public Works Director Los Angeles Community Adriana Figueroa to serve as the Alternate on the Los Choice Energy (LACCE) Angeles Community Choice Energy (LACCE) Authority (dba Clean Power Alliance), and the appointment was seconded by Councilmember Lemons. 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 Guillen commented on debating and making decisions based on fairness and equitability.

Staff

City Manager Moreno commended Assistant Public Works Director Ho for doing a great job managing the Public Works Department, and then introduced new Public Works Director, Ms. Adriana Figueroa.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Martinez adjourned the meeting at 9:10 p.m. to a meeting on September 18, 2018 at 5:00 p.m.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

**PARAMOUNT CITY COUNCIL
MINUTES OF AN ADJOURNED MEETING
SEPTEMBER 18, 2018**

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

CALL TO ORDER: The adjourned meeting of the Paramount City Council was called to order by Mayor Diane J. Martinez at 5:01 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

ROLL CALL OF COUNCILMEMBERS Present: Councilmember Laurie Guillen
Councilmember Daryl Hofmeyer
Councilmember Peggy Lemons
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
Clyde Alexander, Assistant Finance Director
Angel Arredondo, Code Enforcement Division Head
Chris Callard, Public Information Officer
John Carver, Asst. Community Development Director
Lana Chikami, City Clerk
Steve Coumparoules, Management Analyst
Marco Cuevas, Community Development Planner
Danny Elizarraras, Management Analyst
Magda Garcia, Senior Com. Serv. & Rec. Supervisor
Yecenia Guillen, Asst. Com. Serv. & Rec. Director
Sarah Ho, Assistant Public Works Director
Anthony Martinez, Crime Analyst
Jonathan Masannat, Management Analyst
Margarita Matson, Assistant Public Safety Director
Suleyma Rosales, Com. Serv. & Rec. Supervisor

CITY COUNCIL PUBLIC COMMENT UPDATES

CF 10.4 City Manager Moreno responded to comments made by Mr. Donato Mota, Ms. Emily Blessing, Ms. Nita Juhasz, and Ms. Ariana Garcia at the September 4, 2018 City Council meeting.

PUBLIC COMMENTS

CF 10.3

The following individuals addressed the City Council and provided public comments: Ms. Hollie Enriquez and Ms. Andrea Crow.

NEW BUSINESS

1. Request for Installation of a Disabled Parking Zone in Front of 8239 Howe Street
CF 73.3

Assistant Public Works Director Ho gave the report and presented a PowerPoint presentation.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to approve a request for installation of a disabled parking zone in front of 8239 Howe Street. 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

2. ORAL REPORT
Update on Strategies Against Gang Environments (SAGE) Program
CF 79, 43.748

Deputy District Attorney Kelly Tatman gave the report and provided a PowerPoint presentation. A brief discussion followed regarding the Text-A-Tip Program, social media bullying, and stay away orders.

3. URGENCY ORDINANCE NO. 1109
Prohibiting Signs in the Public Rights-of-Way on Public Property and on Parkways
CF 93

City Attorney Cavanaugh gave the report.

It was moved by Councilmember Lemons and seconded by Vice Mayor Hansen to read by title only, waive further reading, and adopt Urgency Ordinance No. 1109, "AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, CALIFORNIA, REPEALING SECTIONS 8.2, 8.3, AND 8.4 OF CHAPTER 8 OF THE PARAMOUNT MUNICIPAL CODE, AND AMENDING IN FULL CHAPTER 30, ARTICLE VII OF THE PARAMOUNT MUNICIPAL CODE PROHIBITING SIGNS IN THE PUBLIC RIGHTS-OF-WAY, ON PUBLIC PROPERTY AND PARKWAYS." 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

4. Proposed Changes to
City's Transit System
CF 99.9, 99.10, 43.738,
43.1086

Com. Serv. & Recreation Director Johnson gave the report and presented a PowerPoint presentation.

There was discussion regarding the Dial-A-Lift service, Dial-A-Ride Taxi service, College Bound Transit Access Pass (TAP), the potential traffic impact, and entering into a 5-year agreement with Long Beach Transit. Ms. Debra Johnson (representing Long Beach Transit) was present and addressed the City Council.

It was moved by Councilmember Lemons and seconded by Councilmember Hofmeyer to authorize the City Manager to enter into an agreement with Long Beach Transit for fixed-route services inside the city and to local college destinations and amend the City's existing agreement with Administrative Services Co-Operative to include new taxi-based Dial-A-Ride and Elderly Nutrition Program transit services. 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

5. PUBLIC HEARING
FY 2017-2018
Consolidated Annual
Performance and
Evaluation Report
(CAPER)
CF 54.9 CDBG

Finance Director Liu gave the report and presented a PowerPoint presentation.

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

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

It was moved by Vice Mayor Hansen and seconded
by Councilmember Hofmeyer to receive and file the
FY 2017-2018 Consolidated Annual Performance and
Evaluation Report (CAPER). 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

6. ORAL REPORT
Website Development
Update
CF 48

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

COMMENTS/COMMITTEE REPORTS

Councilmembers

Councilmember Guillen expressed appreciation to Mr.
Alvin Parker for presenting the City Council with
Paramount Private Citizen Certificates of
Appreciation.

Mayor Martinez commented on the City being
honored at the League of California Cities
Conference for earning a silver-level Sustainability
Best Practices Beacon Spotlight Award.

Staff

City Manager Moreno expressed his appreciation to
the Community Services & Recreation and Public
Works staff for helping with the recent KABC
broadcast event.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Martinez adjourned the meeting at 6:34 p.m. to a meeting on October 2, 2018 at 6:00 p.m.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

OCTOBER 2, 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
September 30, 2018
Printed Checks**

Check Number	Vendor Name	Amount	Description
308680	ADVANCED AQUATIC TECHNOLOGY	975.00	PW - CIVIC CENTER FOUNTAIN MNTC (8/18)
	Vendor Tota	975.00	
308681	ALIN PARTY SUPPLY CO.	132.59	CSR - AQUATIC SUPPLIES
		88.05	CSR - PARAMOUNT CUP SUPPLIES
		17.34	CSR - ENP EVENT SUPPLIES
	Vendor Tota	237.98	
308682	ARAMARK UNIFORM SERVICES, INC.	110.33	CSR - LAUNDRY SVCS (7/25)
		110.33	CSR - LAUNDRY SVCS (8/8)
		110.33	CSR - LAUNDRY SVCS (8/22)
	Vendor Tota	330.99	
308683	AVELAR	9.29	WTR DEP REF - 8333 WILBARN
	Vendor Tota	9.29	
308684	AYON NURSERY	1,033.04	PW - LANDSCAPE MNTC SUPPLIES
		661.50	PW - LANDSCAPE MNTC SUPPLIES
		573.30	PW - LANDSCAPE MNTC SUPPLIES
		471.87	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	2,739.71	
308685	BANUELOS	49.63	WTR DEP REF - 15506 MINNESOTA
	Vendor Tota	49.63	
308686	BRIGHTVIEW LANDSCAPE	2,365.88	PW - LANDSCAPE MNTC SVCS
		1,462.00	CIP - POND IMPROVEMENTS
		1,120.04	PW - LANDSCAPE MNTC SVCS
	Vendor Tota	4,947.92	
308687	BROWN BOLT & NUT CORP.	11.29	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	11.29	
308688	CALVILLO	56.53	WTR DEP REF - 7023 SOMERSET
	Vendor Tota	56.53	
308689	CDW GOVERNMENT, INC.	396.63	GEN - PRINTER TONER
		31.84	GEN - OFFICE SUPPLIES
		52.63	GEN - COMPUTER MNTC SUPPLIES
	Vendor Tota	481.10	
308690	CHARLES G HARDY, INC.	40.28	WTR DEP REF - 7743 MADISON
	Vendor Tota	40.28	
308691	CITY OF DOWNEY	114,800.00	PS - ANIMAL CONTROL SVCS (7/18 - 12/18)
		59,300.00	PS - DEDICATED OFFICER (FY 2019)
		7,469.58	PS - SEACCA ADMIN (FY 2019)
		3,000.00	PS - ANIMAL LICENSE SVCS (FY 2019)
	Vendor Tota	184,569.58	
308692	CLEANSTREET	16,308.54	PW - STREET SWEEPING (7/18)
	Vendor Tota	16,308.54	
308693	COCA COLA ENTERPRISES	572.55	GEN - VENDING MACHINE (REIMB)
	Vendor Tota	572.55	
308694	CONTINENTAL INTERPRETING	350.00	CC - COMMUNITY INTERPRETER (8/7)
	Vendor Tota	350.00	
308695	CORELOGIC SOLUTIONS, LLC	170.50	PS - PROPERTY DATA SVCS (8/18)
	Vendor Tota	170.50	
308696	D & H WATER SYSTEMS, INC	358.81	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	358.81	

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308697	DANIELS, ROOSEVELT	22.35	WTR DEP REF - 7710 CENTURY
	Vendor Tota	22.35	
308698	DATA TICKET, INC	5,906.27	PS - PARKING CITATION SVCS (7/18)
		665.25	PS - ADMIN CITATION SVCS (7/18)
		200.00	PS - NOISE DISTURBANCE SVCS (7/18)
	Vendor Tota	6,771.52	
308699	DELUXE TRAILER SUPPLY	17.41	PW - FACILITY MNTC SUPPLIES
		7.12	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	24.53	
308700	DEPT OF JUSTICE	352.00	PERS - FINGERPRINTING SVCS (7/18)
		64.00	CSR - STAR FINGERPRINTING SVCS (7/18)
	Vendor Tota	416.00	
308701	E-NOR INNOVATIONS	37.55	WTR DEP REF - 16213 ILLINOIS
	Vendor Tota	37.55	
308702	FACILITY WERX, INC	1,202.31	PW - HOUSEHOLD SUPPLIES
		806.80	PW - HOUSEHOLD SUPPLIES
		442.16	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	2,451.27	
308703	FERGUSON ENTERPRISES, INC	363.12	PW - FACILITY MNTC SUPPLIES
		294.80	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	657.92	
308704	FIRST TRANSIT, INC	45,829.87	CSR - SHUTTLE BUSES (7/18)
		-3,887.95	CSR - SHUTTLE FARES (7/18)
		189.25	CSR - RECREATION EXCURSION (7/11)
		189.25	CSR - RECREATION EXCURSION (7/18)
		189.24	CSR - RECREATION EXCURSION (7/26)
	Vendor Tota	42,509.66	
308705	FULLER ENGINEERING INC	1,404.89	PW - FACILITY MNTC SUPPLIES
		967.98	PW - FACILITY MNTC SUPPLIES
		884.83	PW - FACILITY MNTC SUPPLIES
		453.88	PW - FACILITY MNTC SUPPLIES
		220.64	PW - FACILITY MNTC SUPPLIES
		140.80	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	4,073.02	
308706	GOLDEN TOUCH CLEANING, INC	11,882.05	PW - JANITORIAL SVCS (7/18)
	Vendor Tota	11,882.05	
308707	GRAFFITI TRACKER, INC	15,000.00	PS - GRAFFITI TRACKING SVCS(7/18-12/18)
	Vendor Tota	15,000.00	
308708	GRAINGER	1,006.27	PW - FACILITY MNTC SUPPLIES
		689.63	PW - FACILITY MNTC SUPPLIES
		594.32	PW - FACILITY MNTC SUPPLIES
		232.77	PW - FACILITY MNTC SUPPLIES
		150.77	PW - FACILITY MNTC SUPPLIES
		113.04	PW - WATER OPER MNTC SUPPLIES
		77.59	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	2,864.39	
308709	GUILLERMO	13.43	WTR DEP REF - 6825 MOTZ
	Vendor Tota	13.43	
308710	HAGEN PLUMBING, INC	162.25	PW - FACILITY MNTC SVCS
	Vendor Tota	162.25	

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308711	HD SUPPLY WHITE CAP CONST	275.62	PW - WATER OPER MNTC SUPPLIES
		40.82	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	316.44	
308712	HI-WAY SAFETY INC	2,477.99	PW - TRAFFIC SAFETY SUPPLIES
		2,352.88	PW - STREET MNTC SUPPLIES
		896.00	PW - STREET MNTC SUPPLIES
	Vendor Tota	5,726.87	
308713	HUMAN SERVICES ASSOCIATION	5,351.95	CSR - ENP MEALS (COM CTR) - 7/18
	Vendor Tota	5,351.95	
308714	INDUSTRIAL MAINTENANCE SERVICE	8,342.14	PW - WATER OPER MNTC SVCS
		440.00	PW - WATER OPER MNTC SVCS
	Vendor Tota	8,782.14	
308715	J & M SANITATION COMPANY	313.04	PW - SALUD PARK RESTROOM (7/18)
	Vendor Tota	313.04	
308716	JANKOVICH COMPANY	1,322.69	PS - FLEET FUEL (7/22 - 7/31)
		973.54	PS - FLEET FUEL (8/1 - 8/7)
		298.25	PS - FLEET FUEL (8/1 - 8/7)
		294.74	PS - FLEET FUEL (7/22 - 7/31)
		139.65	CD - FLEET FUEL (8/22 - 8/31)
		126.03	PS - FLEET FUEL (7/22 - 7/31)
	Vendor Tota	3,154.90	
308717	JOE GONSALVES & SON INC	3,045.00	CC - LEGISLATIVE LOBBYIST (9/18)
	Vendor Tota	3,045.00	
308718	KELTERITE CORPORATION	1,369.70	CIP - ASPHALT IMP (TEXACO/MARCELLE)
		218.52	CIP - ASPHALT IMPROVEMENTS
	Vendor Tota	1,588.22	
308719	KLM, INC.	2,821.00	PW - ICE MACHINE (COM CTR)
		881.75	PW - A/C SYSTEM SVCS (CITY HALL)
		664.78	PW - A/C SYSTEM SVCS (COM CTR)
		662.01	PW - A/C SYSTEM SVCS (GYM)
		582.54	PW - A/C SYSTEM SVCS (STATION)
		180.00	PW - KITCHEN REF MNTC (COM CTR)
		174.00	PW - A/C SYSTEM SVCS (PROGRESS PLAZA)
		168.00	PW - A/C SYSTEM SVCS (WELL #14)
		140.00	PW - A/C SYSTEM SVCS (SERVER)
	Vendor Tota	6,274.08	
308720	L A COUNTY DISTRICT ATTORNEY	20,784.86	PS - LEGAL SVCS (7/18)
	Vendor Tota	20,784.86	
308721	L A COUNTY FIRE DEPARTMENT	1,988.00	PW - HAZ MAT DISCLOSURE (CITY YARD)
308722		1,580.00	PW - HAZ MAT DISCLOSURE (WELL #14)
308723		1,388.00	PW - HAZ MAT DISCLOSURE (WELL #15)
308724		1,388.00	PW - HAZ MAT DISCLOSURE (WELL #13)
	Vendor Tota	6,344.00	
308725	L A TIMES	246.08	PS - PUBLICATIONS (7/18 - 9/18)
	Vendor Tota	246.08	
308726	LACO STEEL	43.80	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	43.80	
308727	LAKESHORE LEARNING MATERIAL	2,184.53	CSR - STAR SUPPLIES
		1,310.72	CSR - STAR SUPPLIES
	Vendor Tota	3,495.25	

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308728	LINDSAY LUMBER CO., INC	198.01	PW - FACILITY MNTC SUPPLIES
		59.92	PW - FACILITY MNTC SUPPLIES
		48.98	PW - WATER OPER MNTC SUPPLIES
		38.99	PW - FACILITY MNTC SUPPLIES
		37.87	PW - FACILITY MNTC SUPPLIES
		35.01	PW - WATER OPER MNTC SUPPLIES
		22.71	PW - FACILITY MNTC SUPPLIES
		13.13	PW - WATER OPER MNTC SUPPLIES
		11.74	PW - WATER OPER MNTC SUPPLIES
		11.38	PW - FACILITY MNTC SUPPLIES
		11.25	PW - WATER OPER MNTC SUPPLIES
		8.38	PW - WATER OPER MNTC SUPPLIES
		-38.99	PW - FACILITY MNTC SUPPLIES (CREDIT)
	Vendor Tota	458.38	
308729	LYONS JR	54.41	WTR DEP REF - 14506 GARFIELD
	Vendor Tota	54.41	
308730	M. HARA LAWNMOWER CENTER	145.10	PW - LANDSCAPE MNTC SUPPLIES
		76.49	PW - LANDSCAPE MNTC SUPPLIES
		39.09	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	260.68	
308731	MARQUEZ	10.60	WTR DEP REF - 14102 ANDERSON
	Vendor Tota	10.60	
308732	MATT CHLOR INC	562.30	PW - WATER OPER MNTC SVCS
	Vendor Tota	562.30	
308733	MORGAN	16.66	WTR DEP REF - 6661 CARO
	Vendor Tota	16.66	
308734	NIKKI'S FLAGS	2,084.96	PW - FLAGS
		282.32	PW - FLAGS
	Vendor Tota	2,367.28	
308735	NORTHERN SAFETY CO, INC	69.66	CSR - AQUATIC SUPPLIES
		4.49	CSR - AQUATIC SUPPLIES (TAX)
		-4.49	NORTHERN SAFETY CO, INC
	Vendor Tota	69.66	
308736	OFFICE DEPOT, INC.	761.21	GEN - PRINTER TONER
		395.93	GEN - PRINTER TONER
		230.39	CSR - STAR SUPPLIES
		170.27	CSR - STAR SUPPLIES
		101.13	CSR - OFFICE SUPPLIES
		99.54	CSR - STAR SUPPLIES
		61.58	CSR - OFFICE SUPPLIES
		56.65	PS - OFFICE SUPPLIES
		27.36	CSR - STAR SUPPLIES
		6.56	CSR - STAR SUPPLIES
		5.35	CSR - STAR SUPPLIES
	Vendor Tota	1,915.97	
308737	OFFICE SOLUTIONS	60.64	CD - OFFICE SUPPLIES
	Vendor Tota	60.64	

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308738	PACIFIC OFFICE PRODUCTS	402.41	GEN - PRINTER TONER
		196.94	CD - OFFICE SUPPLIES
		134.14	GEN - PRINTER TONER
		118.47	PS - OFFICE SUPPLIES
		106.11	GEN - PRINTER TONER
		67.89	CD - OFFICE SUPPLIES
		13.68	CD - OFFICE SUPPLIES
		7.61	CD - OFFICE SUPPLIES
		6.53	CD - OFFICE SUPPLIES
		2.35	CD - OFFICE SUPPLIES
	Vendor Tota	1,056.13	
308739	PACIFIC RIM AUTOMATION, INC.	1,687.13	PW - WATER OPER MNTC SUPPLIES
		1,050.00	PW - SCADA COMPUTER MNTC (8/18)
	Vendor Tota	2,737.13	
308740	PARADA	16.30	WTR DEP REF - 15332 HAYTER
	Vendor Tota	16.30	
308741	PARAMOUNT JOURNAL	180.84	CM - PUBLISHED NOTICE (8/2)
		126.94	CM - PUBLISHED NOTICE (8/23)
		115.06	CM - PUBLISHED NOTICE (8/2)
		97.90	CM - PUBLISHED NOTICE (8/2)
	Vendor Tota	520.74	
308742	PENNER PARTITIONS, INC	1,300.00	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	1,300.00	
308743	POOL & ELECTRICAL PRODUCTS, INC	88.73	PW - FACILITY MNTC SUPPLIES
		14.09	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	102.82	
308744	PULIDO	60.43	WTR DEP REF - 13348 RANCHO DORADO #6
	Vendor Tota	60.43	
308745	Q DOXS	501.28	CSR - COM CTR COPIER (8/18)
		12.55	CSR - COM CTR COPIER USAGE (7/18)
		290.18	GEN - COLOR COPIER USAGE (8/18)
		1.19	GEN - COLOR COPIER OVERAGE (7/18)
		93.07	GEN - COPIER USAGE (8/18)
		4.36	GEN - COPIER OVERAGE (7/18)
		60.23	CD - COPIER USAGE (8/18)
	Vendor Tota	962.86	
308746	QUINTO	13.47	WTR DEP REF - 15304 RANCHO OBISPO
	Vendor Tota	13.47	
308747	RAMIREZ	3.82	WTR DEP REF - 15137 GUNDRY #1
	Vendor Tota	3.82	
308748	RAMOS	27.27	WTR DEP REF - 7812 ROSE
	Vendor Tota	27.27	
308749	RAYVERN LIGHTING SUPPLY CO INC	892.81	PW - FACILITY MNTC SUPPLIES
		671.91	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	1,564.72	
308750	RED WING SHOE STORE	186.13	CD - UNIFORMS
		169.70	CD - UNIFORMS
		213.50	CD - UNIFORMS
	Vendor Tota	569.33	
308751	RETAIL MARKETING SERVICES	618.00	PW - CART SERVICES (7/18)
	Vendor Tota	618.00	

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308752	RIO VERDE NURSERY	771.97	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	771.97	
308753	ROADLINE PRODUCTS INC	828.88	PW - STREET MNTC SUPPLIES
		471.94	PW - STREET MNTC SUPPLIES
	Vendor Tota	1,300.82	
308754	ROBERT SKEELS & CO.	24.26	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	24.26	
308755	ROYAL PAPER CORPORATION	1,340.28	PW - LANDSCAPE MNTC SUPPLIES
		1,013.25	PW - HOUSEHOLD SUPPLIES
		330.19	PW - HOUSEHOLD SUPPLIES
		223.38	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	2,907.10	
308756	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	
308757	RUGSASUTZ	14.77	WTR DEP REF - 15319 RANCHO VERDE
	Vendor Tota	14.77	
308758	S & J SUPPLY CO.	1,862.59	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	1,862.59	
308759	S & S WORLDWIDE	1,104.47	CSR - STAR SUPPLIES
		167.65	CSR - STAR SUPPLIES
		145.49	CSR - STAR SUPPLIES
		49.31	CSR - STAR SUPPLIES
		9.57	CSR - STAR SUPPLIES
	Vendor Tota	1,476.49	
308760	SHI INTERNATIONAL CORP	28,779.06	GEN - NETWORK SWITCHES
		4,523.13	GEN - NETWORK SWITCHES (WARRANTY)
	Vendor Tota	33,302.19	
308761	SMART & FINAL IRIS CO	437.72	GEN - KITCHEN SUPPLIES
	Vendor Tota	437.72	
308762	STEAMX - SIGNAL HILL	286.16	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	286.16	
308763	SUNOUT MOBILE WINDOW TINTING	395.00	PW - FACILITY MNTC SVCS
	Vendor Tota	395.00	
308764	TACTICAL DIGITAL CORP	11.72	GEN - EMAIL TO FAX SVCS (7/18)
	Vendor Tota	11.72	

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Check Number	Vendor Name	Amount	Description
308765	TALAMANTES	16.70	WTR DEP REF - 7017 MYRRH
	Vendor Tota	16.70	
308766	TARGET SPECIALTY PRODUCTS INC	624.51	PW - LANDSCAPE MNTC SUPPLIES
		230.68	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	855.19	
308767	UNDERGROUND SERVICE ALERT	102.40	PW - WATER OPER MNTC SVCS (7/18)
	Vendor Tota	102.40	
308768	UNIVERSITY TROPHIES	22.57	GEN - NAMEPLATE (AG)
	Vendor Tota	22.57	
308769	V.S.S. COMPRESSOR SERVICE	4,769.88	PW - COMPRESSOR INSTALLATION
	Vendor Tota	4,769.88	
308770	VILLALOBOS	14.39	WTR DEP REF - 13801 ARTHUR
	Vendor Tota	14.39	
308771	WEST COAST ARBORISTS, INC	43,872.90	PW - TREE MNTC SVCS (8/1 - 8/15)
		7,906.85	PW - MEDIAN TREE MNTC SVCS (8/1 - 8/15)
		30,892.65	PW - TREE MNTC SVCS (7/16 - 7/31)
		8,360.00	PW - MEDIAN MNTC SVCS (7/16 - 7/31)
		2,904.55	PW - TREE MNTC SVCS (7/1 - 7/15)
		313.60	PW - MEDIAN TREE MNTC SVCS (7/1 - 7/15)
	Vendor Tota	94,250.55	
308772	WILLDAN ASSOCIATES, INC	10,110.00	PW - GENERAL ENG SVCS (7/18)
		6,250.00	PW - ATP CYCLE 4 SVCS (7/18)
		1,578.00	PW - TRAFFIC ENG SVCS (7/18)
	Vendor Tota	17,938.00	
308773	XEROX CORP.	993.84	PS - PRINTER (7/18)
		147.45	PS - COPIER INTEGRATOR (7/18)
	Vendor Tota	1,141.29	
A total of 94 checks were issued for		\$543,441.63	

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Check Number	Vendor Name	Amount	Description
308460	4 IMPRINT	320.89	PS - NW MEETING SUPPLIES
	Vendor Tota	320.89	
308520	ADT SECURITY SERVICES, INC.	48.52	PS - SECURITY CAMERA MNTC (9/18)
		45.00	PS - SECURITY CAMERA MNTC (9/18-11/18)
	Vendor Tota	93.52	
308530	ADVANCE ELEVATOR, INC	300.00	PW - ELEVATOR MNTC (9/18)
	Vendor Tota	300.00	
308608	ALEJO, MARIBEL	1,000.00	FACILITY DEPOSIT REFUND (ALEJO)
	Vendor Tota	1,000.00	
308633	ALVAREZ, ARMANDO	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308587	ALVAREZ, JANET	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308531	AMSTERDAM PRINTING & LITHO	445.86	CSR - STAR SUPPLIES
		38.71	CSR - STAR SUPPLIES (TAX)
		-38.71	AMSTERDAM
	Vendor Tota	445.86	
308521	ARAGON, ALBERTO J	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308429	ARTEAGA, NEREIDA	50.00	FACILITY DEPOSIT REFUND (ARTEAGA)
	Vendor Tota	50.00	
308430	AT & T	99.25	GEN - COM CTR INTERNET (8/18)
		90.31	GEN - PARAMOUNT POOL INTERNET (8/18)
		30.00	GEN - PARAMOUNT POOL INTERNET (8/18)
308609		100.00	GEN - CLRWTR INTERNET (8/18)
308610		99.25	GEN - COM CTR INTERNET (9/18)
	Vendor Tota	418.81	
308510	AT&T MOBILITY	90.78	AS - CELLULAR SERVICE (8/18)
		55.78	FIN - CELLULAR SERVICE (8/18)
308522		849.88	CSR - STAR CELLULAR SERVICE (7/18)
		12.31	CSR - CELLULAR SERVICE (7/18)
308532		65.16	PW - CELLULAR SERVICE (8/18)
		25.76	PS - CELLULAR SERVICE (8/18)
308611		11.46	CSR - CELLULAR SERVICE (8/18)
		555.01	CSR - STAR CELLULAR SERVICE (8/18)
	Vendor Tota	1,666.14	
308431	ATKINSON, ROSALINDA	50.00	FACILITY DEPOSIT REFUND (ATKINSON)
	Vendor Tota	50.00	
308588	AVANTI RESTAURANT SOLUTIONS	9,738.86	CSR - DISHWASHER (COM CENTER)
	Vendor Tota	9,738.86	
308619	AYALA, DESIREE	50.00	FACILITY DEPOSIT REFUND (AYALA)
	Vendor Tota	50.00	
308494	AYUSO, DEVIN	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308461	BEIGHTON, DAVE	2,250.00	PS - DETECTIVE SPECIALIST (8/4 - 8/17)
308533		2,050.00	PS - DETECTIVE SPECIALIST (8/18 - 8/31)
	Vendor Tota	4,300.00	
308432	BLANCO, MARIA C	50.00	FACILITY DEPOSIT REFUND (BLANCO)
	Vendor Tota	50.00	

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Check Number	Vendor Name	Amount	Description
308495	BLODGETT BAYLOSIS	6,250.00	CD - ENV ANALYSIS (BIG BEN)
308620		3,500.00	CD - ZONE CHANGE (SOMERSET BLVD)
	Vendor Total	9,750.00	
308496	BLUE, KEISHA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Total	200.00	
308589	BRIGHTVIEW LANDSCAPE	21,532.44	PW - LANDSCAPE MNTC SVCS (9/18)
		150.00	PW - LANDSCAPE MNTC SVCS (SOMERSET)9/18
		300.00	PW - LANDSCAPE MNTC SVCS (STATION) 9/18
		2,000.00	PW - LANDSCAPE MNTC SVCS (DOWNTOWN)9/18
		7,637.00	PW - MEDIAN MNTC SVCS (9/18)
		3,248.45	PW - PARAMOUNT PARK MNTC SVCS (9/18)
		1,667.50	PW - DILLS PARK MNTC SVCS (9/18)
	Vendor Total	36,535.39	
308634	BROOKS, EVELYN	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Total	200.00	
308655	BROWN, TRAVION	50.00	FACILITY DEPOSIT REFUND (BROWN)
	Vendor Total	50.00	
12706	CALIFORNIA PUBLIC EMPLOYEES'	1,050.00	FIN - GASB 68 VALUATION REPORT
12710		38,856.80	PERS RETIREMENT - PPE 8/3
12711		5,298.94	PERS RETIREMENT - PPE 8/3
12718		94,811.80	MEDICAL INSURANCE (ACTIVE) - 9/18
		5,187.00	MEDICAL INSURANCE (RETIRED) - 9/18
		292.87	MEDICAL INSURANCE (ADMIN) - 9/18
12720		2,981.54	PERS RETIREMENT - CC 8/18
12721		151.78	PERS RETIREMENT - CC 8/18
12722		38,698.90	PERS RETIREMENT - PPE 8/17
12723		5,365.47	PERS RETIREMENT - PPE 8/17
12729		39,304.77	PERS RETIREMENT - PPE 8/31
12730		5,325.23	PERS RETIREMENT - PPE 8/31
	Vendor Total	237,325.10	
308656	CALIFORNIA SCHOOL-AGE	1,200.00	CSR - STAR SCIENCE ACTION CLUB
	Vendor Total	1,200.00	
308562	CALMET SERVICES, INC	90,754.05	TRASH ASSESSMENT (FY2018)
		-7,260.32	TRASH ASSESS FRANCHISE (FY2018)
		-9,075.41	TRASH ASSESS ADMIN FEE (FY2018)
	Vendor Total	74,418.32	
308563	CAR CARE BY ALEX	240.00	CSR - RECREATION SUPPLIES
	Vendor Total	240.00	
308635	CARDONA, MARINA RODAS	50.00	FACILITY DEPOSIT REFUND (CARDONA)
	Vendor Total	50.00	
308534	CARLOS, JUAN	79.80	CSR - GUITAR CLASS (7/18)
308564		70.00	CSR - GUITAR CLASS (8/18)
	Vendor Total	149.80	
308636	CARO-DAVILA, FRANCISCO	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Total	200.00	
308497	CASTANEDA, SALVADOR	50.00	FACILITY DEPOSIT REFUND (CASTANEDA)
	Vendor Total	50.00	
308433	CASTELLANOS, DANIELA	50.00	FACILITY DEPOSIT REFUND (CASTELLANOS)
	Vendor Total	50.00	

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Check Number	Vendor Name	Amount	Description
308535	CENTRAL BASIN MUNI WATER DIST	209,765.47	PW - PURCHASED WATER (7/18)
	Vendor Tota	209,765.47	
308612	CERTIFIED INSPECTIONS & CODE	3,560.00	CD - PLAN CHECK SVCS (8/18)
	Vendor Tota	3,560.00	
308536	CINDY'S JUMPERS, LLC	122.00	CSR - PARAMOUNT CUP SUPPLIES
	Vendor Tota	122.00	
308637	CINTAS #053	37.67	PW - UNIFORM SVC (FACILITIES)
		59.41	PW - UNIFORM SVC (LANDSCAPE)
		63.74	PW - UNIFORM SVC (ROADS)
		34.91	PW - UNIFORM SVC (WTR PROD)
		60.37	PW - UNIFORM SVC (WTR DIST)
		22.48	PW - UNIFORM SVC (WTR CUST SVC)
		38.62	PW - UNIFORM SVC (FACILITIES)
		33.87	PW - UNIFORM SVC (LANDSCAPE)
		85.97	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)
		38.62	PW - UNIFORM SVC (LANDSCAPE)
		56.09	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)
		24.38	PW - UNIFORM SVC (WTR CUST SVC)
	Vendor Tota	962.63	
308537	CIT TECHNOLOGY FIN SERV, INC	156.69	PW - COPIER (9/18)
	Vendor Tota	156.69	
12674	CITY OF PARAMOUNT PAYROLL	346.34	NET PAYROLL - SPEC 8/21
12677		105.62	NET PAYROLL - SPEC 8/21
12680		283,701.32	NET PAYROLL - PPE 8/17
12681		618.18	NET PAYROLL - SPEC 8/22
12685		1,255.67	NET PAYROLL - SPEC 8/22
12697		749.62	NET PAYROLL - SPEC 8/23
12700		1,769.57	NET PAYROLL - SPEC 8/23
12703		362.91	NET PAYROLL - SPEC 8/24
12707		303.43	NET PAYROLL - SPEC 8/28
12712		274.31	NET PAYROLL - SPEC 8/29
12715		185.65	NET PAYROLL - SPEC 8/30
12719		279,665.64	NET PAYROLL - PPE 8/31
12724		84.49	NET PAYROLL - SPEC 9/5
12739		42.25	NET PAYROLL - SPEC 9/6
12742		204.63	NET PAYROLL - SPEC 9/7
12745		214.73	NET PAYROLL - SPEC 9/10
12749		204.41	NET PAYROLL - SPEC 9/11
12752		574.93	NET PAYROLL - SPEC 9/11
12756		574.93	NET PAYROLL - SPEC 9/11
12760		255.13	NET PAYROLL - SPEC 9/11
12763		76.65	NET PAYROLL - SPEC 9/11
	Vendor Tota	571,570.41	

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Check Number	Vendor Name	Amount	Description
308657	COLORS PRINTING	238.17	CSR - SENIOR NEWSLETTER (9/18)
	Vendor Tota	238.17	
308451	COPY R OFFICE SOLUTIONS	49.28	CSR - COM CTR COPIER (8/18)
308658		557.09	GEN - COPIER MNTC (9/18 - 9/19)
	Vendor Tota	606.37	
308638	CORONA, MARTIN	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308538	COTA COLE& HUBER LLP	225.00	SA - OVERSIGHT BOARD SVCS (7/2)
	Vendor Tota	225.00	
308498	DEBAUN, DENA	50.00	FACILITY RENTAL FEES ADJ (DEBAUN)
	Vendor Tota	50.00	
308581	DESMOND, MARCELLO & AMSTER LLC	2,800.00	CD - APPRAISAL SVCS (PARAMOUNT SAW)
	Vendor Tota	2,800.00	
308590	DIRECTV	87.61	PS - EOC SATELLITE SVCS (9/18)
	Vendor Tota	87.61	
308539	EDGEWATER HOTEL & CASINO	334.31	CSR - ENP EXCURSION (12/3-12/5)
	Vendor Tota	334.31	
308621	EDMUNDSON, AUJUNEE	50.00	FACILITY DEPOSIT REFUND (EDMUNDSON)
	Vendor Tota	50.00	
308639	EDWARDS, TASHEBA	50.00	FACILITY DEPOSIT REFUND (EDWARDS)
	Vendor Tota	50.00	
12683	EMPLOYMENT DEVELOPMENT DEPT	4.63	STATE PAYROLL TAX - SPEC 8/22
12687		29.80	STATE PAYROLL TAX - SPEC 8/22
12689		11,200.69	STATE PAYROLL TAX - PPE 8/17
12699		10.29	STATE PAYROLL TAX - SPEC 8/23
12702		83.61	STATE PAYROLL TAX - SPEC 8/23
12728		10,756.08	STATE PAYROLL TAX - PPE 8/31
12754		7.13	STATE PAYROLL TAX - SPEC 9/11
12758		7.13	STATE PAYROLL TAX - SPEC 9/11
	Vendor Tota	22,099.36	
308659	ESCOBEDO, MA IRMA	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308475	ESTRADA, BALTAZAR	200.00	CSR - SENIOR ENTERTAINMENT (8/30)
	Vendor Tota	200.00	
308452	FAIR HOUSING FOUNDATION	1,384.99	FIN - FAIR HOUSING SVCS (7/18)
	Vendor Tota	1,384.99	
308434	FEDEX	65.44	GEN - POSTAGE EXPENSE
308476		80.31	GEN - POSTAGE EXPENSE
308511		33.95	GEN - POSTAGE EXPENSE
308640		38.85	GEN - POSTAGE EXPENSE
	Vendor Tota	218.55	
308462	FEDEX OFFICE	969.08	CSR - STAR SUPPLIES
		82.26	CSR - STAR SUPPLIES
	Vendor Tota	1,051.34	
308565	FERNANDO TOURS INC	550.00	CSR - RECREATION EXCURSION (8/15)
	Vendor Tota	550.00	
308660	FILE KEEPERS, LLC	82.95	PS - SHREDDING SVCS (8/23)
	Vendor Tota	82.95	

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Check Number	Vendor Name	Amount	Description
308477	FIREFLY	1,700.00	AS - IT TRAINING COURSES(ONLINE-2 USERS
	Vendor Tota	1,700.00	
308435	FLORES, ERIN	50.00	FACILITY DEPOSIT REFUND (FLORES)
	Vendor Tota	50.00	
308436	FLORES, ROLANDO	1,000.00	FACILITY DEPOSIT REFUND (FLORES)
		-438.45	FACILITY FEE (FLORES)
	Vendor Tota	561.55	
308591	FRAUSTO, LUIS	200.00	PS - HOME SECURITY REBATE PROGRAM
308641		100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	300.00	
308437	FRONTIER COMMUNICATIONS OF CA	48.98	GEN - PS CIRCUIT LINE (8/18)
	Vendor Tota	48.98	
308463	GARCIA, JESUS	350.00	CSR - AQUATIC SUPPLIES
308478		450.00	CSR - PARAMOUNT CUP SUPPLIES
308642		425.00	CSR - PARAMOUNT CUP SUPPLIES
	Vendor Tota	1,225.00	
308438	GARCIA, JORGE	200.00	FACILITY DEPOSIT REFUND (GARCIA)
	Vendor Tota	200.00	
308566	GARCIA, MARIA	20.00	CSR - ENP EXCURISON REFUND
	Vendor Tota	20.00	
308622	GAS COMPANY	715.60	GEN - FACILITIES NATURAL GAS (8/18)
		12,530.17	PW - WELLS #13 & #14 NATURAL GAS (8/18)
		2.48	GEN - CLRWTR NATURAL GAS (8/18)
	Vendor Tota	13,248.25	
308613	GO GOV APPS, INC	2,400.00	GEN - PARAMOUNT WORKS MOBILE APP
	Vendor Tota	2,400.00	
308439	GOLDEN STATE WATER COMPANY	358.75	PW - MEDIAN IRRIGATION (7/18)
		4,624.53	GEN - ALL AMERICAN PARK WATER (7/18)
	Vendor Tota	4,983.28	
308592	GONZALEZ, ANDRES	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308623	GONZALEZ, JUAN S	175.16	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	175.16	
308576	GOODIE'S UNIFORMS	1,293.85	PS - CSO UNIFORMS
	Vendor Tota	1,293.85	
308512	GREEN, TAMEKIA	500.00	FACILITY DEPOSIT REFUND (GREEN)
	Vendor Tota	500.00	
308453	GUZMAN, BRENDA	50.00	FACILITY DEPOSIT REFUND (GUZMAN)
	Vendor Tota	50.00	
12748	HASLER MAILING SYSTEMS	2,500.00	GEN - POSTAGE METER (9/5)
	Vendor Tota	2,500.00	
308643	HD SUPPLY WHITE CAP CONST	5,912.78	CSR - STAR SUPPLIES
	Vendor Tota	5,912.78	
308540	HOLLAND, DAVE VICTORINO	175.00	CSR - SENIOR ENTERTAINMENT (9/27)
	Vendor Tota	175.00	
308440	HOLYFIELD, REGINA	197.09	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	197.09	

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Check Number	Vendor Name	Amount	Description
308661	HOME DEPOT CRC/GECF	58.12	CSR - RECREATION SUPPLIES
		200.12	CSR - STAR SUPPLIES
		65.57	CSR - HEALTHY PARAMOUNT EVENT
	Vendor Tota	323.81	
308441	INK HEAD DESIGN & PRINTS	709.56	CP - COMMISSIONER'S BBQ
308454		1,414.50	CSR - UNIFORMS
308479		2,127.04	CSR - UNIFORMS
308541		360.03	PW - UNIFORMS
		360.03	PW - UNIFORMS
		360.04	PW - UNIFORMS
		360.04	PW - UNIFORMS
		360.04	PW - UNIFORMS
308624		2,495.51	CSR - STAR UNIFORMS
		2,451.73	CSR - STAR SUPPLIES
		2,258.44	CSR - STAR UNIFORMS
		1,771.20	CSR - UNIFORMS
		624.15	CSR - UNIFORMS
	Vendor Tota	15,652.31	
12675	INTERNAL REVENUE SERVICE	23.32	FED PAYROLL TAX - SPEC 8/21
		11.78	MEDICARE PAYMENT - SPEC 8/21
12678		3.36	MEDICARE PAYMENT - SPEC 8/21
12682		14.69	FED PAYROLL TAX - SPEC 8/22
		23.40	MEDICARE PAYMENT - SPEC 8/22
12686		79.03	FED PAYROLL TAX - SPEC 8/22
		40.16	MEDICARE PAYMENT - SPEC 8/22
12688		30,618.35	FED PAYROLL TAX - PPE 8/17
		9,989.72	MEDICARE PAYMENT - PPE 8/17
12698		16.78	FED PAYROLL TAX - SPEC 8/23
		24.60	MEDICARE PAYMENT - SPEC 8/23
12701		163.73	FED PAYROLL TAX - SPEC 8/23
		59.36	MEDICARE PAYMENT - SPEC 8/23
12704		7.43	FED PAYROLL TAX - SPEC 8/24
		11.80	MEDICARE PAYMENT - SPEC 8/24
12708		9.66	MEDICARE PAYMENT - SPEC 8/28
12713		8.74	MEDICARE PAYMENT - SPEC 8/29
12716		5.15	FED PAYROLL TAX - SPEC 8/30
		6.08	MEDICARE PAYMENT - SPEC 8/30
12725		2.70	MEDICARE PAYMENT - SPEC 9/5
12727		30,342.01	FED PAYROLL TAX - PPE 8/31
		9,838.46	MEDICARE PAYMENT - PPE 8/31
12740		1.34	MEDICARE PAYMENT - SPEC 9/6
12743		6.52	MEDICARE PAYMENT - SPEC 9/7
12746		8.44	FED PAYROLL TAX - SPEC 9/10
		7.10	MEDICARE PAYMENT - SPEC 9/10
12750		7.28	FED PAYROLL TAX - SPEC 9/11
		6.74	MEDICARE PAYMENT - SPEC 9/11
12753		53.02	FED PAYROLL TAX - SPEC 9/11
		20.22	MEDICARE PAYMENT - SPEC 9/11
12757		53.02	FED PAYROLL TAX - SPEC 9/11
		20.22	MEDICARE PAYMENT - SPEC 9/11
12761		13.01	FED PAYROLL TAX - SPEC 9/11
		8.54	MEDICARE PAYMENT - SPEC 9/11
12764		2.44	MEDICARE PAYMENT - SPEC 9/11
	Vendor Tota	81,508.20	
308464	J & M SANITATION COMPANY	313.04	PW - SALUD PARK RESTROOM (6/18)
	Vendor Tota	313.04	

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Check Number	Vendor Name	Amount	Description
308625	JACOBO, SILVIA	50.00	FACILITY DEPOSIT REFUND (JACOBO)
	Vendor Tota	50.00	
308480	JANKOVICH COMPANY	887.17	PS - FLEET FUEL (8/8 - 8/14)
		134.57	PS - FLEET FUEL (8/8 - 8/14)
		97.43	PS - FLEET FUEL (8/8 - 8/14)
308513		1,208.34	PS - FLEET FUEL (8/15 - 8/21)
		273.46	PS - FLEET FUEL (8/15 - 8/21)
308542		147.88	CSR - FLEET FUEL (8/8 - 8/14)
		71.70	CSR - FLEET FUEL (8/15 - 8/21)
308567		143.36	CD - FLEET FUEL (8/1 - 8/7)
		128.45	CSR - FLEET FUEL (7/15 - 7/21)
		72.83	CD - FLEET FUEL (8/8 - 8/14)
		64.55	CD - FLEET FUEL (8/15 - 8/21)
		37.32	CSR - FLEET FUEL (7/22 - 7/31)
308614		135.40	CSR - FLEET FUEL (8/22 - 8/31)
308662		1,625.55	PS - FLEET FUEL (8/22 - 8/31)
		440.68	PS - FLEET FUEL (8/22 - 8/31)
		182.14	PS - FLEET FUEL (8/22 - 8/31)
		151.64	PS - FLEET FUEL (9/1 - 9/7)
		93.87	PS - FLEET FUEL (9/1 - 9/7)
	Vendor Tota	5,896.34	
308580	JOHNSON, FORESTINE	50.00	FACILITY DEPOSIT REFUND (JOHNSON)
	Vendor Tota	50.00	
308663	JUHASZ, NAREERAT	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308582	KCV ENTERPRISES, INC	1,622.61	CSR - MEETING SUPPLIES
	Vendor Tota	1,622.61	
308465	KEN MATSUI IMAGES PHOTOGRAPHY	725.00	CP - WEBSITE PHOTOS
	Vendor Tota	725.00	
308664	KIM, SHAN	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308543	L A COUNTY SHERIFF	438.69	PS - HELICOPTER SVCS (6/18)
308577		1,401.86	PS - HELICOPTER SVCS (7/18)
		329.30	PS - V ENDOR ENFORCEMENT (5/18)
308593		15,652.39	PS - SPECIAL EVENT SVCS (7/18)
		8,140.24	PS - SUPERVISOR OVERTIME (7/18)
		7,768.77	PS - TRANSIT ENFORCEMENT (GRANT) - 7/18
		2,811.78	PS - PARTY PATROL (GRANT) - 7/18
		1,619.94	PS - PARK PATROL (7/18)
		187.45	PS - TRAFFIC ENFORCEMENT (7/18)
308626		428,439.99	PS - GENERAL LAW ENFORCEMENT (7/18)
		121,715.75	PS - SPECIAL ASSIGNMENT OFFICER (7/18)
		19,655.25	PS - SERGEANT SERVICES (7/18)
		1,053.18	PS - VEHICLE MDC UNIT (7/18)
		387.50	PS - ALPR UNIT (7/18)
		30.00	PS - CRIME SUPPRESSION (5/18)
308665		12,742.69	PS - CRIME SUPPRESSION (7/18)
		13,126.08	PS - CRIME SUPPRESSION (GRANT) - 7/18
	Vendor Tota	635,500.86	
308666	L A COUNTY TREASURER	100.00	CD - PROP RESEARCH SVCS(14060 ANDERSON)
		100.00	CD - PROP RESEARCH SVCS (LOT@CARO PARK)
		100.00	CD - PROP RESEARCH SVCS (LOT@CARO PARK)
	Vendor Tota	300.00	

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Check Number	Vendor Name	Amount	Description
308523	L A SIGNS & BANNERS	151.77	CSR - MILITARY BANNERS
308544		455.30	CSR - MILITARY BANNERS
308667		1,887.53	CSR - MARIPOSA CENTER ARTWORK
	Vendor Tota	2,494.60	
308594	LAURENT, LIZA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308466	LDI COLOR TOOLBOX	8.93	PW - COPIER OVERAGE (7/18)
308644		37.42	PW - COPIER (8/18)
	Vendor Tota	46.35	
308568	LEAGUE OF CALIFORNIA CITIES	575.00	CC - LOCC ANNUAL CONF EXPO (LG)
	Vendor Tota	575.00	
308645	LEUNG, CANDY	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308569	LINCOLN NATIONAL LIFE INS CO	701.66	DENTAL INSURANCE (HMO) - 9/18
		7,771.12	DENTAL INSURANCE (PPO) - 9/18
		51.38	DENTAL INSURANCE (PPO) - 8/18 ADJ
		1,127.70	LIFE INSURANCE (9/18)
		2,855.74	DISABILITY INSURANCE (9/18)
		612.51	VOLUNTARY LIFE (9/18)
	Vendor Tota	13,120.11	
308524	LINEN X PRESS, INC	238.36	CSR - LAUNDRY SVCS (8/20)
		128.13	CSR - LAUNDRY SVCS (8/15)
308545		292.85	CSR - LAUNDRY SVCS (5/2)
308546		148.10	CSR - LAUNDRY SVCS (8/22)
		134.29	CSR - LAUNDRY SVCS (8/10)
		126.00	CSR - LAUNDRY SVCS (8/8)
		123.07	CSR - LAUNDRY SVCS (8/10)
308570		65.20	CSR - LAUNDRY SVCS (8/20)
308627		132.79	CSR - LAUNDRY SVCS (8/27)
308646		167.85	CSR - LAUNDRY SVCS (8/29)
	Vendor Tota	1,556.64	
308668	LONG, LYDIA	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308595	LOPEZ, JENNIFER	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308669	LOPEZ, SALLY	90.00	CSR - ENP EVENT SUPPLIES
		90.00	CSR - ENP EVENT SUPPLIES
	Vendor Tota	180.00	
308628	MAGENO, JESSICA	50.00	FACILITY DEPOSIT REFUND (MAGENO)
	Vendor Tota	50.00	
308647	MALDONADO, ALEJANDRO	50.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	50.00	
308615	MANN, ERIKA LYNN	50.00	FACILITY DEPOSIT REFUND (MANN)
	Vendor Tota	50.00	
308648	MARTIN, JONATHAN	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308596	MARTINEZ, LOUIS F	140.10	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	140.10	

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Check Number	Vendor Name	Amount	Description
308481	MASTERCARD W F	400.00	PW - AWWA SEMINAR (RL,IV,DA)
		255.00	PW - AWWA SEMINAR (NM,HM)
		290.00	PW - AWWA SEMINAR (MH,JM)
		68.35	PW - FACILITY MNTC SUPPLIES
		725.00	PW - FACILITY MNTC SUPPLIES
		68.88	PW - FACILITY MNTC SUPPLIES (TAX)
		-68.88	MC - ALLIED HAND DRYER
		7.96	PW - FACILITY MNTC SUPPLIES
		.76	PW - FACILITY MNTC SUPPLIES (TAX)
		-.76	MC - LIQUID CENTER
		21.37	PW - FACILITY MNTC SUPPLIES
		100.00	PW - PAPA SEMINAR (RS)
		80.00	PW - PAPA SEMINAR (MQ)
		6.71	PW - WATER OPER MNTC SUPPLIES
		.64	PW - WATER OPER MNTC SUPPLIES (TAX)
		-.64	MC - AMAZIN BATTERY
	Vendor Tota	1,954.39	

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308482	MASTERCARD WF BANK	239.90	CSR - DAY CAMP SUPPLIES
		22.79	CSR - DAY CAMP SUPPLIES (TAX)
		-22.79	MC - WHOLESALE COLOR POWDER/COLOR BLAZE
		160.57	CSR - DAY CAMP SUPPLIES
		37.01	CSR - DAY CAMP SUPPLIES
		164.91	CSR - DAY CAMP SUPPLIES
		4.36	CSR - DAY CAMP SUPPLIES (TAX)
		-4.36	MC - AMAZAQUE
		4.18	CSR - DAY CAMP SUPPLIES (TAX)
		-4.18	MC - COOBEY
		99.00	CSR - RECREATION SUPPLIES
		303.21	CSR - RECREATION SUPPLIES
		3.79	CSR - RECREATION SUPPLIES (TAX)
		-3.79	MC - MY RMS STORE
		41.61	CSR - STAR SUPPLIES
		63.51	CSR - STAR SUPPLIES
		52.17	CSR - STAR SUPPLIES
		42.71	CSR - STAR SUPPLIES
		121.94	CSR - STAR SUPPLIES
		200.00	CSR - STAR SUPPLIES
		76.60	CSR - STAR SUPPLIES
		186.10	CSR - STAR SUPPLIES
		54.72	CSR - STAR SUPPLIES
		324.08	CSR - STAR SUPPLIES
		324.10	CSR - STAR SUPPLIES
		130.25	CSR - MARIPOSA CENTER ARTWORK
		43.72	CSR - MARIPOSA CENTER ARTWORK
		50.07	CSR - MEETING EXPENSE
308483		17.71	PS - MEETING EXPENSE
		75.56	PS - MEETING EXPENSE
		161.00	PS - CODE ENF TRAINING (AA)
		114.43	PS - MEETING EXPENSE
308484		22.81	CP - VETERANS DAY EVENT
		750.00	CM - ICMA ANNUAL CONFERENCE (JM)
		1,400.00	CM - ICMA ANNUAL MEMBERSHIP (JM)
		6.70	CM - MEETING EXPENSE
		21.49	CM - MEETING EXPENSE
		40.40	CM - MEETING EXPENSE
308501		79.98	CSR - SUMMER CONCERT SUPPLIES
		409.43	CSR - SUMMER CONCERT SUPPLIES
		79.99	CSR - SUMMER CONCERT SUPPLIES
		609.12	CSR - WHEN I WORK FACILITY APP
		91.48	CSR - RECREATION SUPPLIES
		159.11	CSR - RECREATION SUPPLIES
		47.50	CSR - RECREATION SUPPLIES
		55.11	CSR - AQUATIC SUPPLIES
		11.32	CSR - AQUATIC SUPPLIES
		85.63	CSR - MEETING SUPPLIES
		365.13	CSR - MEETING SUPPLIES
		262.38	CSR - FACILITY SUPPLIES
		230.40	CSR - FACILITY SUPPLIES
		5.75	CSR - PRESCHOOL SUPPLIES
		607.73	CSR - CUBE CORNER & MAT
		2,397.00	CSR - MARIPOSA CENTER ARTWORK
		175.18	CSR - MARIPOSA CENTER ARTWORK
		590.37	CSR - ENP SUPPLIES
		38.42	CSR - ENP EVENT SUPPLIES
		116.00	CSR - ENP EVENT SUPPLIES
		1,399.65	CP - COMMISSIONER'S BBQ
		85.00	CSR - MMASC MEMBERSHIP (DE)

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Check Number	Vendor Name	Amount	Description
308501	MASTERCARD WF BANK	380.00	CSR - MMASC CONFERENCE (DE)
		215.00	CSR - ENP EXCURSION (8/19)
		19.00	CSR - DAY CAMP EXCURSION (8/3)
		19.00	CSR - DAY CAMP EXCURSION (8/3)
		24.00	CSR - DAY CAMP EXCURSION (8/3)
		101.65	CSR - VETERANS CELEBRATION
		760.00	CSR - VETERANS CELEBRATION
		70.68	CSR - VETERANS CELEBRATION
		63.16	CSR - VETERANS CELEBRATION
		731.98	CSR - VETERANS CELEBRATION
		469.00	CSR - STAR SUPPLIES
		144.14	CSR - STAR SUPPLIES
		42.11	CSR - STAR SUPPLIES
		250.45	CSR - STAR SUPPLIES
		43.77	CSR - STAR SUPPLIES
		133.25	CSR - STAR SUPPLIES
		146.78	CSR - STAR SUPPLIES
		8.76	CSR - STAR SUPPLIES
		206.87	CSR - STAR SUPPLIES
		30.66	CSR - STAR SUPPLIES
		1,044.17	CSR - STAR SUPPLIES
		117.71	CSR - STAR SUPPLIES
		1,021.28	CSR - STAR SUPPLIES
		380.09	CSR - STAR SUPPLIES
		447.20	CSR - STAR SUPPLIES
		57.35	CSR - STAR SUPPLIES
		30.76	CSR - STAR SUPPLIES
		7.61	CSR - STAR SUPPLIES
		157.68	CSR - STAR SUPPLIES
		155.78	CSR - STAR SUPPLIES
		418.25	CSR - STAR SUPPLIES
		1,313.97	CSR - STAR SUPPLIES
		437.99	CSR - STAR SUPPLIES
		557.57	CSR - STAR SUPPLIES
		660.34	CSR - STAR SUPPLIES
		6.56	CSR - STAR SUPPLIES
		76.01	CSR - STAR SUPPLIES
		10.92	CSR - STAR SUPPLIES
		1,762.90	CSR - STAR SUPPLIES
		39.36	CSR - EQUIPMENT MNTC SUPPLIES
		1,313.97	CSR - STAR SUPPLIES
		437.99	CSR - STAR SUPPLIES
		40.00	CSR - STAR SUPPLIES
		283.44	CSR - STAR SUPPLIES
		43.95	CSR - VETERANS CELEBRATION
		198.87	CSR - STAR SUPPLIES
		41.80	CSR - STAR SUPPLIES
		321.22	GEN - CC MEETING (7/17)
		39.00	GEN - OVER LIMIT FEE (CSR)
		13.57	CSR - RECREATION SUPPLIES (TAX)
		19.93	CSR - FACILITY SUPPLIES (TAX)
		227.72	CSR - MARIPOSA CENTER ARTWORK (TAX)
		2.80	CSR - ENP EVENT SUPPLIES (TAX)
		9.41	CSR - ENP EVENT SUPPLIES (TAX)
		132.97	CP - COMMISSIONER'S BBQ (TAX)
		9.38	CSR - VETERAN'S CELEBRATION (TAX)
		71.25	CSR - VETERAN'S CELEBRATION (TAX)
		67.64	CSR - VETERAN'S CELEBRATION (TAX)
		3.42	CSR - VETERAN'S CELEBRATION (TAX)
		18.89	CSR - STAR SUPPLIES (TAX)

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Check Number	Vendor Name	Amount	Description
308501	MASTERCARD WF BANK	-18.89	MC - BUSINESS PRICE
		-3.42	MC - DESIGNER STENCILS
		-67.64	MC - AT THE FRONT
		-71.25	MC - ITSNAKOT
		-9.38	MC - UNDERDOG PRESS
		-132.97	MC - EVER ADVANCED
		-9.41	MC - GRAND IN ROAD
		-2.80	MC - BARGAINBALLOONS.COM
		-19.93	MC - WEBSTAIRANT.COM
		-13.57	MC - DISPLAYS TO GO
		-227.72	MC - NATURE EARTH BUTTERFLIES
	Vendor Tota	28,511.96	
308571	MATRIX TRUST TPA 000363	12,389.40	RETIREE HEALTH TRUST (10/18)
		12,118.78	RETIREE HEALTH TRUST (10/18)
		183.34	RETIREE HEALTH TRUST (10/18)
	Vendor Tota	24,691.52	
308502	MDG ASSOCIATES, INC	3,331.25	FIN - CDBG PROGRAM ADMIN (7/18)
		1,440.00	CD - RES REHAB ADMIN (13227 DOWNEY)7/18
		1,440.00	CD - RES REHAB ADMIN (8420 GOLDEN) 7/18
		475.00	FIN - HOME PROGRAM ADMIN (7/18)
	Vendor Tota	6,686.25	
308547	MEGAPATH	186.92	GEN - STATION INTERNET (9/18)
		177.02	GEN - PROGRESS PLAZA INTERNET (9/18)
		151.73	GEN - PARAMOUNT PARK INTERNET (9/18)
	Vendor Tota	515.67	
308597	MIRAMONTES, ALBERT A	132.99	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	132.99	
308548	MOBILE RELAY ASSOCIATES	725.00	GEN - WIRELESS SITE RENT (9/18)
	Vendor Tota	725.00	
308629	MONTALVO	200.00	PS - HOME SECURITY REBATE PROGRAM
308442		108.41	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	308.41	
308583	MUNISERVICES, LLC	4,599.14	FIN - PROF/TECHNICAL (4/18 - 6/18)
	Vendor Tota	4,599.14	
12738	OPENEDGE	1,802.99	GEN - UB WEB BANK CHARGES (8/18)
	Vendor Tota	1,802.99	
308670	OROZCO, CARMEN	50.00	FACILITY DEPOSIT REFUND (OROZCO)
	Vendor Tota	50.00	
308503	PACIFIC EH & S SVCS, INC	585.00	PERS - IIPP MEETING (PW) - 8/15
		585.00	PERS - IIPP MEETING (PS) - 8/16
	Vendor Tota	1,170.00	
308514	PACIFIC OFFICE PRODUCTS	28.36	CD - OFFICE SUPPLIES
		19.38	CD - OFFICE SUPPLIES
		4.20	CD - OFFICE SUPPLIES
	Vendor Tota	51.94	
308443	PARAMOUNT CHAMBER OF COMMERCE	664.00	CP - PULSE BEAT CITY SCAPE
	Vendor Tota	664.00	
308598	PEOPLE ASSISTING THE HOMELESS	7,440.31	PS - HOMELESS PLAN SVCS (7/18)
	Vendor Tota	7,440.31	

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Check Number	Vendor Name	Amount	Description
308515	PEREDIA, DAISIE	118.27	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	118.27	
308549	PEREZ, DANALY	505.40	CSR - FOLKLORICO CLASS (7/18)
		53.20	CSR - SALSA CLASS (7/18)
308572		651.00	CSR - FOLKLORICO CLASS (8/18)
		98.00	CSR - SALSA CLASS (8/18)
	Vendor Tota	1,307.60	
308485	PEREZ, NADIA	50.00	FACILITY DEPOSIT REFUND (PEREZ)
	Vendor Tota	50.00	
308444	PETTY CASH	500.00	CSR - VETERANS CELEBRATION EVENT
308457		500.00	CSR - HALLOWEEN EVENT SUPPLIES
308467		1,200.00	CSR - AQUATIC SUPPLIES
308525		300.00	PERS - SUMMER PICNIC GIFT CARDS (9/6)
		100.00	PERS - SUMMER PICNIC DECORATIONS (9/6)
308550		1,000.00	CSR - STAR SUPPLIES
		220.00	PC - PLANNING COMMISSION MEETING
308599		572.67	PETTY CASH REPLENISHMENT
	Vendor Tota	4,392.67	
308504	POLK, TIFFANY	50.00	FACILITY DEPOSIT REFUND (POLK)
	Vendor Tota	50.00	
308486	POLYDOT	3,337.50	CP - AROUND TOWN CARDS (8/18)
	Vendor Tota	3,337.50	
308671	PROMOTIONAL SIGNS, INC	2,264.15	CIP - USPS PARKING LOT SIGNS
	Vendor Tota	2,264.15	
308672	PTM GENERAL ENG SVCS, INC	9,410.05	CIP - ORANGE/SOMERSET SIGNAL IMP (RET)
	Vendor Tota	9,410.05	
308445	QUEZADA, TERESA	416.60	FACILITY FEES (QUEZADA)
	Vendor Tota	416.60	
308446	RED WING SHOE STORE	150.00	PW - WORK BOOTS (FACILITIES)
		150.00	PW - WORK BOOTS (FACILITIES)
		150.00	PW - WORK BOOTS (ROADS)
		150.00	PW - WORK BOOTS (ROADS)
		148.91	PW - WORK BOOTS (WTR DIST)
		75.00	PW - WORK BOOTS (FACILITIES)
	Vendor Tota	823.91	

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Check Number	Vendor Name	Amount	Description
12676	RELIANCE TRUST COMPANY	30.45	PT DEF COMP 457 - SPEC 8/21
12679		8.70	PT DEF COMP 457 - SPEC 8/21
12684		100.00	FT DEF COMP 457 - SPEC 8/22
12694		1,856.29	DEF COMP 457 ROTH - PPE 8/17
12695		13,755.02	FT DEF COMP 457 - PPE 8/17
12696		8,101.44	PT DEF COMP 457 - PPE 8/17
12705		30.51	PT DEF COMP 457 - SPEC 8/24
12709		24.99	PT DEF COMP 457 - SPEC 8/28
12714		22.60	PT DEF COMP 457 - SPEC 8/29
12717		15.72	PT DEF COMP 457 - SPEC 8/30
12726		6.96	PT DEF COMP 457 - SPEC 9/5
12733		157.66	401 LOAN PAYMENT - PPE 8/31
12735		1,796.73	DEF COMP 457 ROTH - PPE 8/31/18
12736		12,170.23	FT DEF COMP 457 - PPE 8/31
12737		8,248.17	PT DEF COMP 457 - PPE 8/31
12741		3.48	PT DEF COMP 457 - SPEC 9/6
12744		16.86	PT DEF COMP 457 - SPEC 9/7
12747		18.38	PT DEF COMP 457 - SPEC 9/10
12751		17.44	PT DEF COMP 457 - SPEC 9/11
12755		52.31	PT DEF COMP 457 - SPEC 9/11
12759		52.31	PT DEF COMP 457 - SPEC 9/11
12762		22.09	PT DEF COMP 457 - SPEC 9/11
12765		6.31	PT DEF COMP 457 - SPEC 9/11
12690		2,381.68	401A LOAN PAYMENT - PPE 8/17
12691		604.83	457 LOAN PAYMENT - PPE 8/17
12731		2,381.68	401A LOAN PAYMENT - PPE 8/31
12732		604.83	457 LOAN PAYMENT - PPE 8/31
12692		157.66	401A EXEC LOAN PAYMENT - PPE 8/17
12693		633.85	FT 401 QUAL COMP - PPE 8/17
12734		633.85	FT 401 QUAL COMP - PPE 8/31
	Vendor Tota	53,913.03	
308551	RIVERA, JULIO	112.50	CSR - SENIOR ENTERTAINMENT (8/2)
308552		37.50	CSR - SENIOR ENTERTAINMENT (8/2)
	Vendor Tota	150.00	
308553	RODGER'S CATERING	717.01	CP - MARIPOSA REDEDICATION EVENT
	Vendor Tota	717.01	
308600	RODRIGUEZ, LINDA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308649	RODRIGUEZ, TYLER	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308650	ROMERO, SANDRA	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308630	RON'S MAINTENANCE	5,290.00	PW - CATCH BASIN MNTC (8/18)
	Vendor Tota	5,290.00	
308554	RONALD ROBERSON	800.00	GEN - VIDEO TAPING SVCS
	Vendor Tota	800.00	
308458	ROSS CREATIONS	700.00	CSR - VETERANS CELEBRATION EVENT
	Vendor Tota	700.00	
308673	RUIZ, MONICA	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308468	RWB PARTY PROPS, INC.	479.49	CSR - AQUATIC SUPPLIES
	Vendor Tota	479.49	

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Check Number	Vendor Name	Amount	Description
308601	SAAVEDRA, PATRICK	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308651	SATTAKUN, BOONCHAT	100.00	CD - AIR PURIFIER & HVAC REBATE PROGRAM
	Vendor Tota	100.00	
308505	SHADE, JEANETTE	50.00	FACILITY DEPOSIT REFUND (SHADE)
	Vendor Tota	50.00	
308555	SHAW & SONS	68,093.91	CIP - ICE POND RESURFACING (8/18)
	Vendor Tota	68,093.91	
308447	SHOETERIA	150.00	PW - WORK BOOTS (LANDSCAPE)
		75.00	PW - WORK BOOTS (WTR DIST)
	Vendor Tota	225.00	
308506	SIBAJA, JOHNNY	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308448	SMART & FINAL IRIS CO	22.94	PW - IRWMP GATEWAY MEETING (8/9)
308469		149.82	CP - NATIONAL NIGHT OUT
		124.17	PS - NW MEETING SUPPLIES
308487		33.98	PS - DUI CHECKPOINT (8/17)
		12.99	PS - CCCA BBQ (8/15)
308526		323.05	CP - COMMISSIONER'S BBQ SUPPLIES
		160.26	CP - MARIPOSA REDEDICATION EVENT
		87.13	CSR - STAR SUPPLIES
		78.62	CSR - ENP EVENT SUPPLIES
		54.46	CSR - SUMMER CONCERT SUPPLIES
		39.20	CSR - STAR SUPPLIES
		13.12	CSR - HEALTHY PARAMOUNT SUPPLIES
		3.93	CSR - ENP EVENT SUPPLIES
308556		62.77	CP - COMMISSIONER'S BBQ SUPPLIES
308573		70.84	CSR - FACILITY SUPPLIES
		31.17	CSR - FACILITY SUPPLIES
		30.90	CP - COMMISSIONER'S BBQ EVENT
308578		28.73	PS - NW MEETING SUPPLIES
	Vendor Tota	1,328.08	
308584	SO CAL INDUSTRIES	220.00	CP - HERITAGE FESTIVAL
	Vendor Tota	220.00	
308488	SOURCE GRAPHICS	52.56	CSR - AQUATIC SUPPLIES
308674		1,908.74	CSR - STAR APPLICATIONS & POLICE FORMS
	Vendor Tota	1,961.30	
308585	SOUTHERN CALIFORNIA EDISON CO.	44,090.83	GEN - FACILITIES & PARKS (7/18)
		2,163.71	GEN - CLRWTR BLDG (7/18)
		863.59	GEN - PARAMOUNT PARK (7/18)
		5,650.18	PW - STREET LIGHTS & MEDIANS (7/18)
		18,923.66	PW - WATER PRODUCTION WELLS (7/18)
	Vendor Tota	71,691.97	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
September 30, 2018
Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
308470	STAPLES - DEPT 51-7862079851	360.23	CSR - OFFICE SUPPLIES
		202.35	CSR - RECREATION SUPPLIES
		114.35	CSR - STAR SUPPLIES
		204.41	CSR - STAR SUPPLIES
		99.83	CSR - STAR SUPPLIES
		985.11	CSR - STAR SUPPLIES
		14.65	CSR - STAR SUPPLIES
		101.39	CSR - STAR SUPPLIES
		51.02	CSR - STAR SUPPLIES
		480.85	CSR - STAR SUPPLIES
		21.89	CSR - STAR SUPPLIES
		8.20	CSR - STAR SUPPLIES
		65.68	CSR - STAR SUPPLIES
		16.41	CSR - STAR SUPPLIES
		6.56	CSR - STAR SUPPLIES
		248.77	CSR - STAR SUPPLIES
		60.10	CSR - STAR SUPPLIES
		10.27	CSR - STAR SUPPLIES
		9.84	CSR - STAR SUPPLIES
		54.49	CSR - STAR SUPPLIES
		48.17	CSR - STAR SUPPLIES
		8.71	CSR - STAR SUPPLIES
		39.41	CSR - STAR SUPPLIES
		37.20	CSR - STAR SUPPLIES
		19.15	CSR - STAR SUPPLIES
		21.89	CSR - STAR SUPPLIES
	Vendor Total	3,290.93	
308489	STATE DISBURSEMENT UNIT	325.00	PAYROLL DEDUCTION - PPE 8/17
308602		325.00	PAYROLL DEDUCTION - PPE 8/31
308491		224.76	PAYROLL DEDUCTION - PPE 8/17
308604		224.76	PAYROLL DEDUCTION - PPE 8/31
308490		250.00	PAYROLL DEDUCTION - PPE 8/17
308603		250.00	PAYROLL DEDUCTION - PPE 8/31
	Vendor Total	1,599.52	
308652	STEINER, GREG	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Total	200.00	
308631	STEWART, KEVIN	50.00	FACILITY DEPOSIT REFUND (STEWART)
	Vendor Total	50.00	
308632	SUBWAY	50.00	CSR - ENP EVENT SUPPLIES
	Vendor Total	50.00	
308605	SUPERIOR POOL PRODUCTS, LLC	124.46	PW - FACILITY MNTC SUPPLIES
	Vendor Total	124.46	
308471	TARGET SPECIALTY PRODUCTS INC	854.92	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Total	854.92	
308586	TAYLOR'S LOCK & KEY SVCS	99.90	PW - FACILITY MNTC SUPPLIES
		11.33	PW - FACILITY MNTC SUPPLIES
	Vendor Total	111.23	
308579	THE CAVANAUGH LAW GROUP, APLC	15,246.50	CA - CITY ATTORNEY SVCS (8/18)
		6,838.80	PS - CITY PROSECUTOR (8/18)
	Vendor Total	22,085.30	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
September 30, 2018
Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
308449	TIME WARNER CABLE	337.21	GEN - CITY HALL ETHERNET (9/18)
308459		105.26	GEN - CITY HALL CABLE (8/18)
308472		105.26	GEN - CITY YARD CABLE (8/18)
308492		323.94	GEN - CITY HALL INTERNET (8/18)
308527		348.19	GEN - CITY HALL PEG CHANNEL (6/18)
		346.69	GEN - CITY HALL PEG CHANNEL (8/18)
		346.69	GEN - CITY HALL PEG CHANNEL (7/18)
308616		139.98	GEN - CITY YARD INTERNET (8/18)
	Vendor Tota	2,053.22	
308675	TORKAY, KIOWA	50.00	FACILITY DEPOSIT REFUND (TORKAY)
	Vendor Tota	50.00	
308450	TRIEPEI SMITH & ASSOCIATES	348.07	CSR - PEP COMMUNICATION SVCS (7/18)
		101.53	CSR - PARAMOUNT TRANSIT PROJECT (7/18)
308676		1,070.48	PW - ENVIRONMENTAL SVCS (7/18)
	Vendor Tota	1,520.08	
308507	TRUJILLO, MICHELLE	50.00	FACILITY DEPOSIT REFUND (TRUJILLO)
	Vendor Tota	50.00	
308677	TRUSTED TRANSLATIONS	430.82	CSR - STAR PARENT HANDBOOKS
	Vendor Tota	430.82	
308653	TRYON, DEVIN	200.00	PS - HOME SECURITY REBATE PROGRAM
	Vendor Tota	200.00	
308678	TUPULAGA	300.00	CSR - AQUATICS SUPPLIES
	Vendor Tota	300.00	
308473	U S POSTAL SVC/ U S POSTMASTER	3,000.00	FIN - BULK MAIL PERMIT
308493		2,530.94	CP - AROUND TOWN POSTAGE (9/18)
	Vendor Tota	5,530.94	
308606	UNITED STATES TREASURY	636.00	PAYROLL DEDUCTION - PPE 8/31
	Vendor Tota	636.00	
308508	UNIVAR USA	1,148.49	PW - WATER OPER MNTC SUPPLIES
308516		1,502.83	PW - WATER OPER MNTC SUPPLIES
		1,197.22	PW - WATER OPER MNTC SUPPLIES
		932.36	PW - WATER OPER MNTC SUPPLIES
308654		1,103.67	PW - WATER OPER MNTC SUPPLIES
		1,095.35	PW - WATER OPER MNTC SUPPLIES
		484.13	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	7,464.05	
308607	US BANK VOYAGER FLEET	225.47	PW - CNG FUEL (8/18)
		117.81	PW - CNG FUEL (8/18)
		27.64	PW - CNG FUEL (8/18)
	Vendor Tota	370.92	
308557	UTILITY COST MANAGEMENT LLC	530.61	GEN - UTILITY AUDIT (10/17-12/17) PARKS
		121.92	GEN - UTILITY AUDIT (10-12/17) PKG LOTS
		240.63	PW - UTILITY AUDIT (10-12/17) ST LIGHTS
		527.63	GEN - UTILITY AUDIT (1-3/18) PARKS
		97.74	GEN - UTILITY AUDIT (1-3/18) PKG LOTS
		257.44	PW - UTILITY AUDIT (1-3/18) ST LIGHTS
		472.78	GEN - UTILITY AUDIT (4-6/18) PARKS
		86.26	GEN - UTILITY AUDIT (4-6/18) PKG LOTS
		213.65	PW - UTILITY AUDIT (4-6/18) ST LIGHTS
	Vendor Tota	2,548.66	

**CITY OF PARAMOUNT
FINAL CHECK REGISTER
September 30, 2018
Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
308517	VALVERDE CONSTRUCTION	17,368.11	PW - WATER SERVICE REPAIR (6732 CARO)
308617		8,865.42	PW - WATER SVC REPAIR (15159 CASTANA)
	Vendor Tota	26,233.53	
308558	VASQUEZ, ROSEMARY	250.00	FACILITY DEPOSIT (VASQUEZ)
	Vendor Tota	250.00	
308528	VERIZON WIRELESS - LA	100.60	AS - CELLULAR SERVICE (7/18)
		25.17	CD - CELLULAR SERVICE (7/18)
		106.54	CM - CELLULAR SERVICE (7/18)
		53.27	FIN - CELLULAR SERVICE (7/18)
		272.98	PS - CELLULAR SERVICE (7/18)
		175.12	PS - CELLULAR SERVICE (7/18)
		423.18	PW - CELLULAR SERVICE (7/18)
		13.98	GEN - EOC CELLULAR & P/R DEVICE (7/18)
		38.01	PW - USB AIRCARD WELLS #13 & #14 (7/18)
		480.74	PW - EQUIPMENT PURCHASE (RS)
		316.49	PS - EQUIPMENT EQUIPMENT (MM)
		25.30	AS - SOCIAL MEDIA CELLULAR SVC (7/18)
	Vendor Tota	2,031.38	
308509	VERNON SANITATION SUPPLY CO	753.91	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	753.91	
308574	VISION SERVICE PLAN	1,939.05	VISION INSURANCE (9/18)
	Vendor Tota	1,939.05	
12766	WELLS FARGO BANK	1,803.46	GEN - BANK ANALYSIS (8/18)
	Vendor Tota	1,803.46	
308618	WELLS FARGO FINANCIAL LEASING	214.62	FIN - COPIER (9/18)
	Vendor Tota	214.62	
308559	WEST COAST PERFORMING ARTS	200.00	CSR - SENIOR ENTERTAINMENT (9/6)
	Vendor Tota	200.00	
308518	WEST COAST SPORTS LLC.	300.00	CSR - PARAMOUNT CUP SUPPLIES
	Vendor Tota	300.00	
308560	WILLDAN ASSOCIATES, INC	2,166.25	CD - VILLAGE PARK HANDBALL COURT
	Vendor Tota	2,166.25	
308561	XEROX CORP.	394.89	GEN - CITY HALL COPIER (8/18)
		172.85	GEN - CITY HALL COLOR COPIER (8/18)
		181.79	CD - COPIER (8/18)
		361.08	CSR - COPIER (8/18)
	Vendor Tota	1,110.61	
308575	ZOLL MEDICAL CORPORATION	2,075.91	CSR - AED PLUS (SENIOR CENTER)
	Vendor Tota	2,075.91	
308474	ZUMAR INDUSTRIES, INC.	525.03	PW - STREET MNTC SUPPLIES
308529		218.97	CSR - VETERAN PARKING ONLY SIGN
	Vendor Tota	744.00	
308519	ZUNABY, JULIO R	200.00	CSR - SENIOR ENTERTAINMENT (9/13)
	Vendor Tota	200.00	

A total of 339 checks were issued for \$2,390,753.33

OCTOBER 2, 2018

RESOLUTION NO. 18:028

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT APPOINTING A MEMBER TO THE LOS ANGELES
GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT
JOINT POWERS AUTHORITY GOVERNING BOARD”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:028.

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 Figueroa, Director of Public Works
Sarah Ho, Assistant Director of Public Works
Date: October 2, 2018

Subject: RESOLUTION NO. 18:028 - APPOINTING A MEMBER TO THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT JOINT POWERS AUTHORITY GOVERNING BOARD

The City of Paramount was a founding member of the Los Angeles Gateway Integrated Regional Water Management Joint Powers Authority (Gateway Authority) established in 2017. The Gateway Authority was established for purposes of addressing water resource needs, primarily through Proposition 84 and Proposition 1 funding. The Gateway Authority has also been used as a means of collaboratively seeking funding for water quality projects. The Authority also administers many of the storm water watershed groups on behalf of its members.

Each member of the Gateway Authority has one member on the governing board with one vote each. Typically, the representative is the City's Director of Public Works or equivalent. As we have recently hired a new Director of Public Works, Resolution No. 18:028 will appoint Adriana Figueroa to this position. Per the Gateway bylaws, members must be appointed by their respective legislative body via resolution. Additionally, it should be noted that Mrs. Figueroa is currently serving as the Vice Chair of the Gateway Authority.

Attached is Resolution No. 18:028 appointing Adriana Figueroa as the City of Paramount's primary board member for the remainder of the existing two-year term that expires on September 30, 2019.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 18:028.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PARAMOUNT APPOINTING A MEMBER TO THE LOS ANGELES
GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT
JOINT POWERS AUTHORITY GOVERNING BOARD

WHEREAS, cities and counties own and operated more than 81 percent of streets and roads in California and residents are dependent upon a safe, reliable local transportation network; and

WHEREAS, the Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority (GWMA) was formed in 2007 in response to the passage of two voter approved water bonds; Proposition 50, passed in 2002 and Proposition 84, passed in 2006; and

WHEREAS, the City of Paramount is a member of the GWMA; and

WHEREAS, under the GWMA Joint Powers Agreement, each member agency shall appoint one Member and up to three Alternate Members to the Governing Board in accordance with the GWMA bylaws; and

WHEREAS, pursuant to the GWMA bylaws, the Member appointed by this Resolution shall hold office until September 30, 2019.

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

SECTION 1. The above recitations are true and correct.

SECTION 2. Effective October 3, 2018 Adriana Figueroa is appointed to serve as the GWMA Board Member representing the City of Paramount.

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 2nd day of October 2018.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

OCTOBER 2, 2018

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”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT ORDINANCE NO. 1107.

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: October 2, 2018

Subject: ORDINANCE NO. 1107

The City Council, at its regularly scheduled meeting on September 4, 2018, introduced Ordinance No. 1107 and placed it on the next regular agenda for adoption.

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"

Attached is the agenda report from the September 4, 2018 meeting.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1107.



To: Honorable City Council

From: John Moreno, City Manager

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

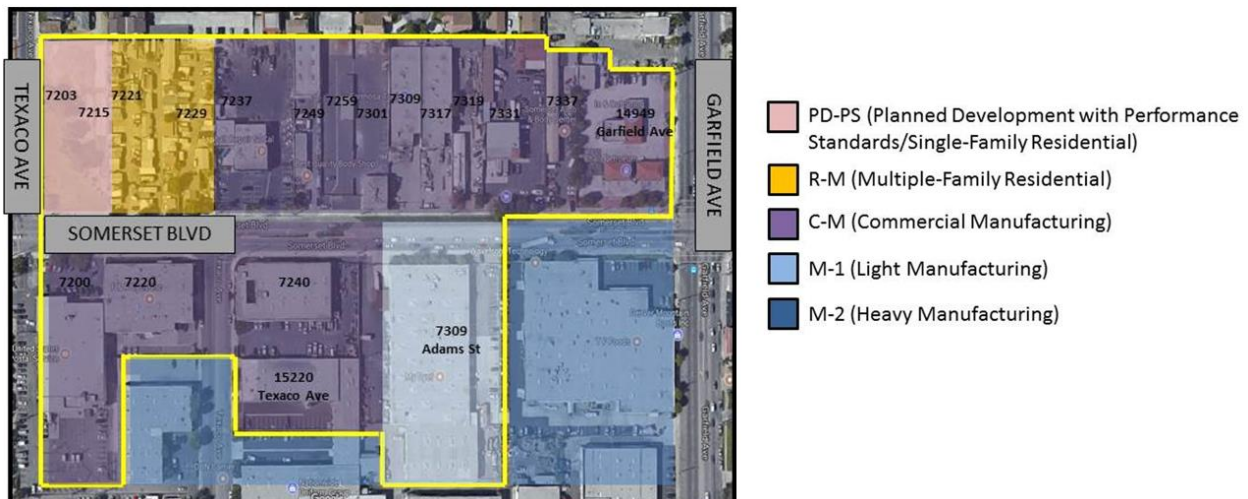
Date: September 4, 2018

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.

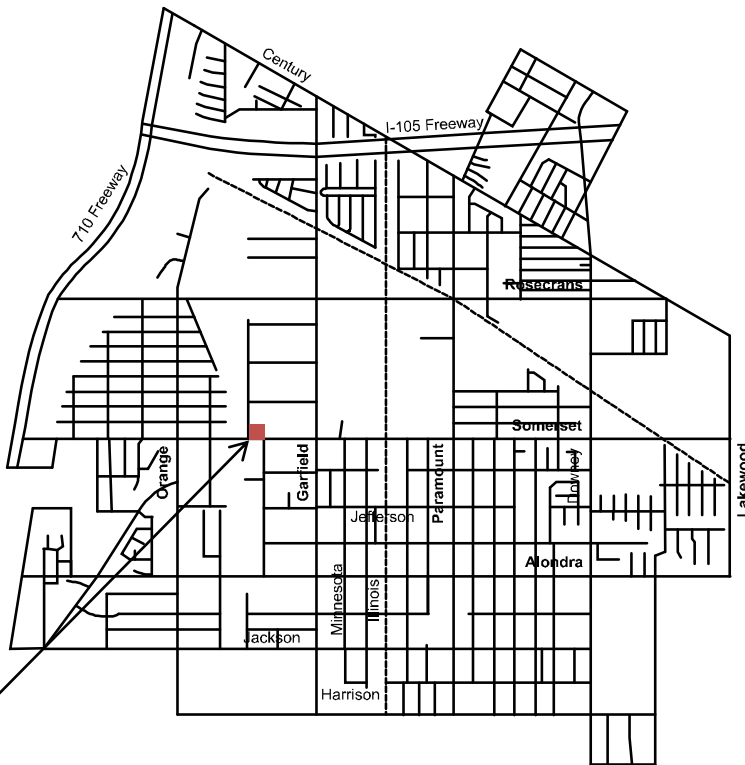
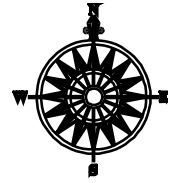
PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount, this 2nd day of October 2018.

Diane J. Martinez, Mayor

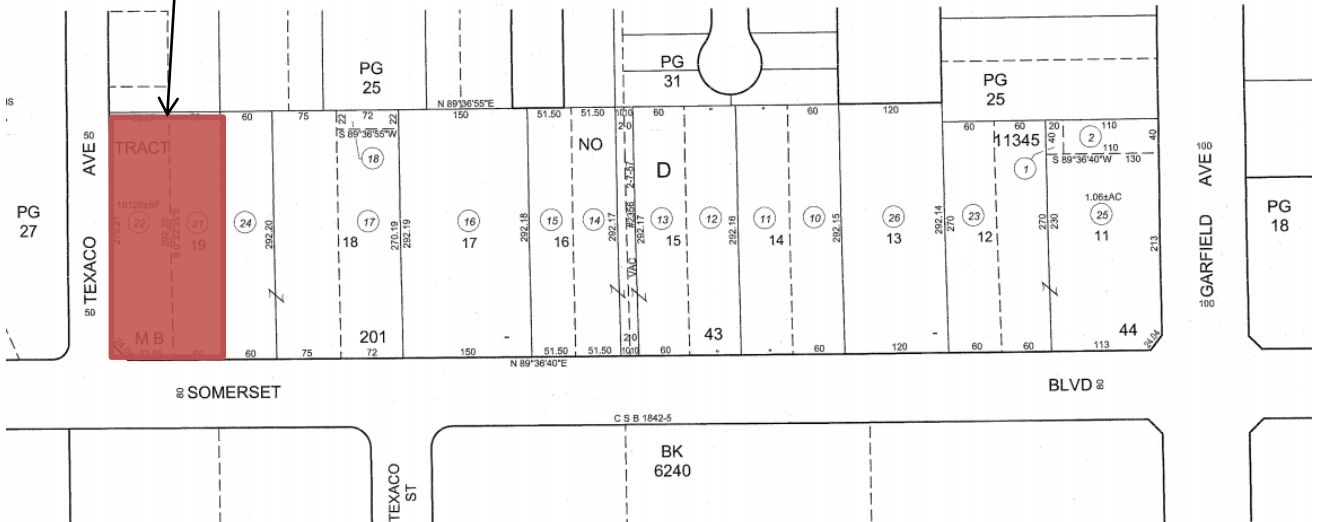
Attest:

Lana Chikami, City Clerk

Exhibit A







Subject
Property



7203-7215 Somerset Blvd.

Ordinance No. 1107
Zone Change No. 227
Existing Zoning



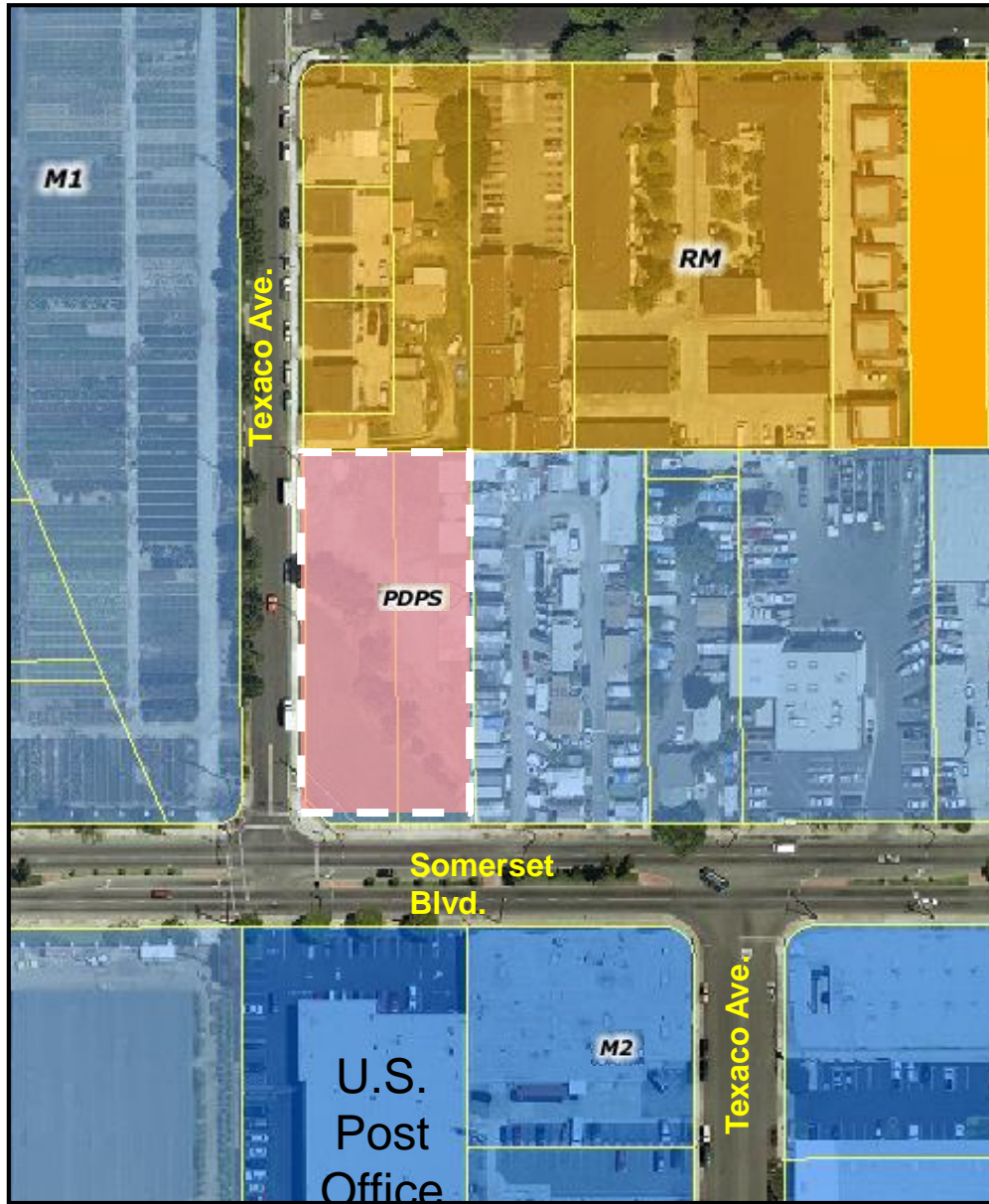
-  Subject
Parcels
-  R-M (Multiple Family
Residential)
-  M-1 (Light
Manufacturing)
-  M-2 (Heavy
Manufacturing)

7203-7215 Somerset Blvd.

Ordinance No. 1107

Zone Change No. 227

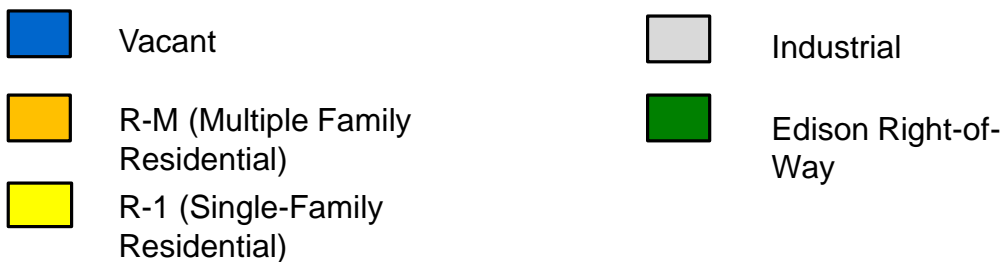
Proposed Zoning



- 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

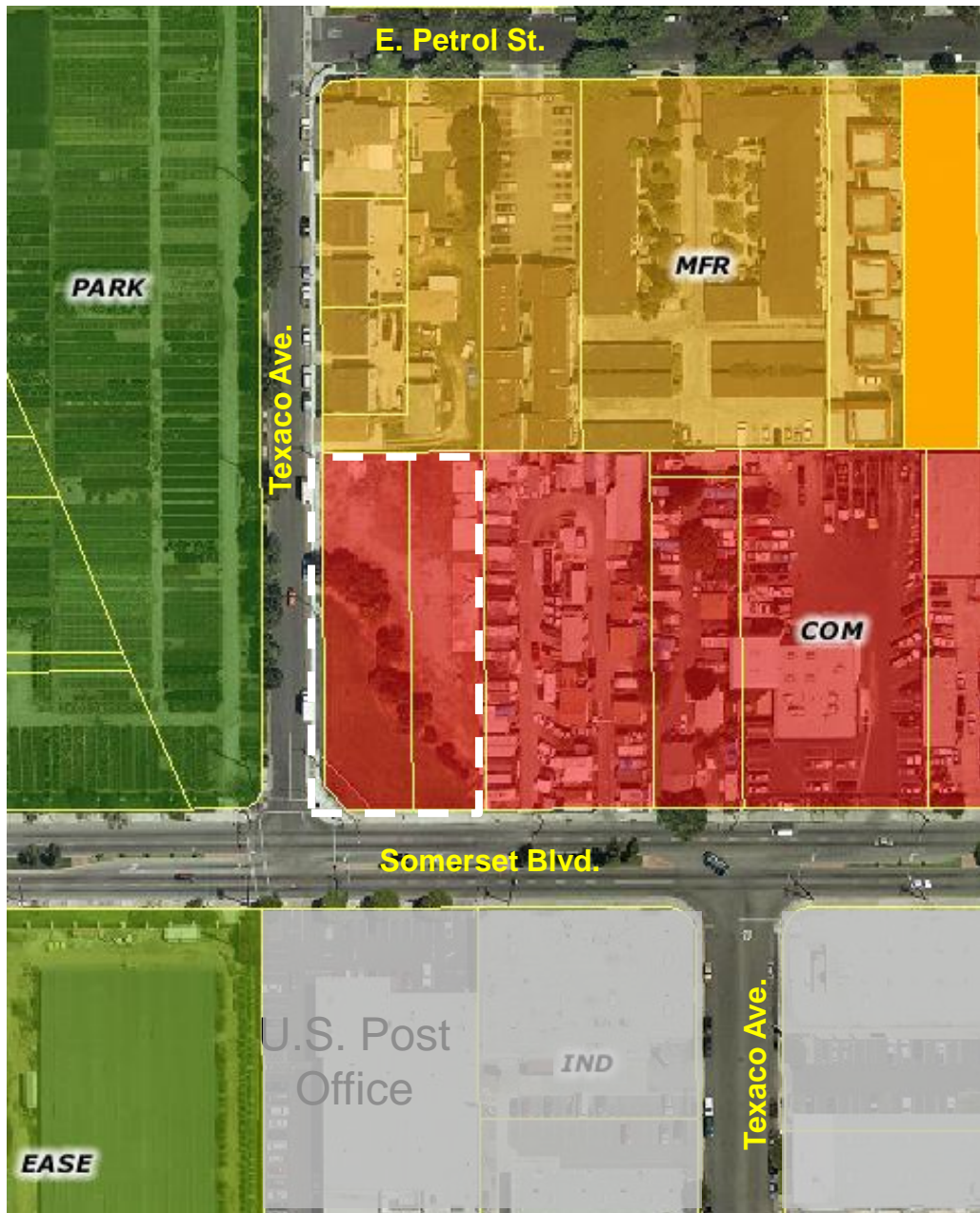







7203-7215 Somerset Blvd

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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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.

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- 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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 DEVELOPMENT REVIEW (DR), AND GENERAL PLAN AMENDMENT (GPA)
 7203 AND 7215 SOMERSET BOULEVARD

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

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

**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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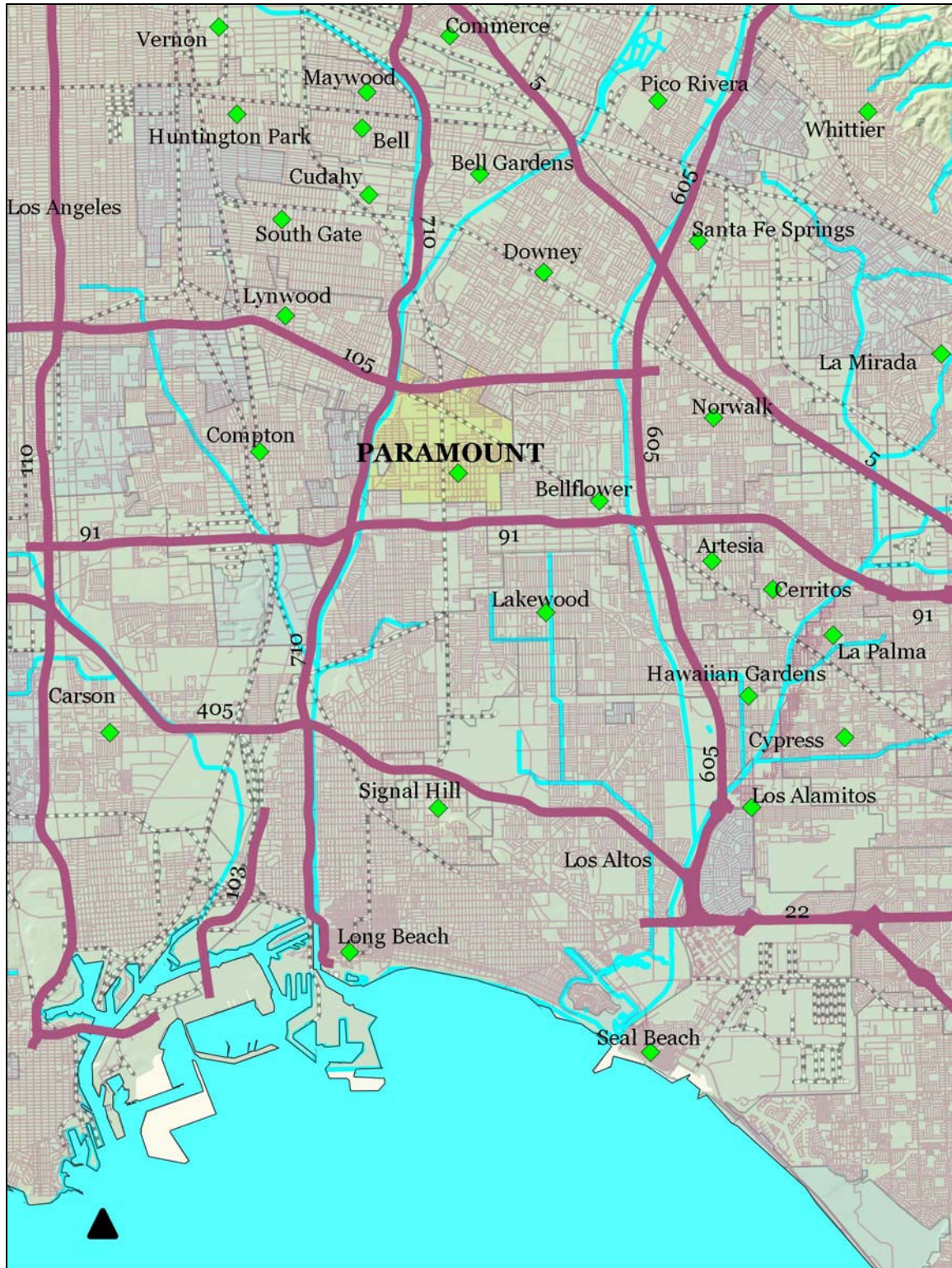


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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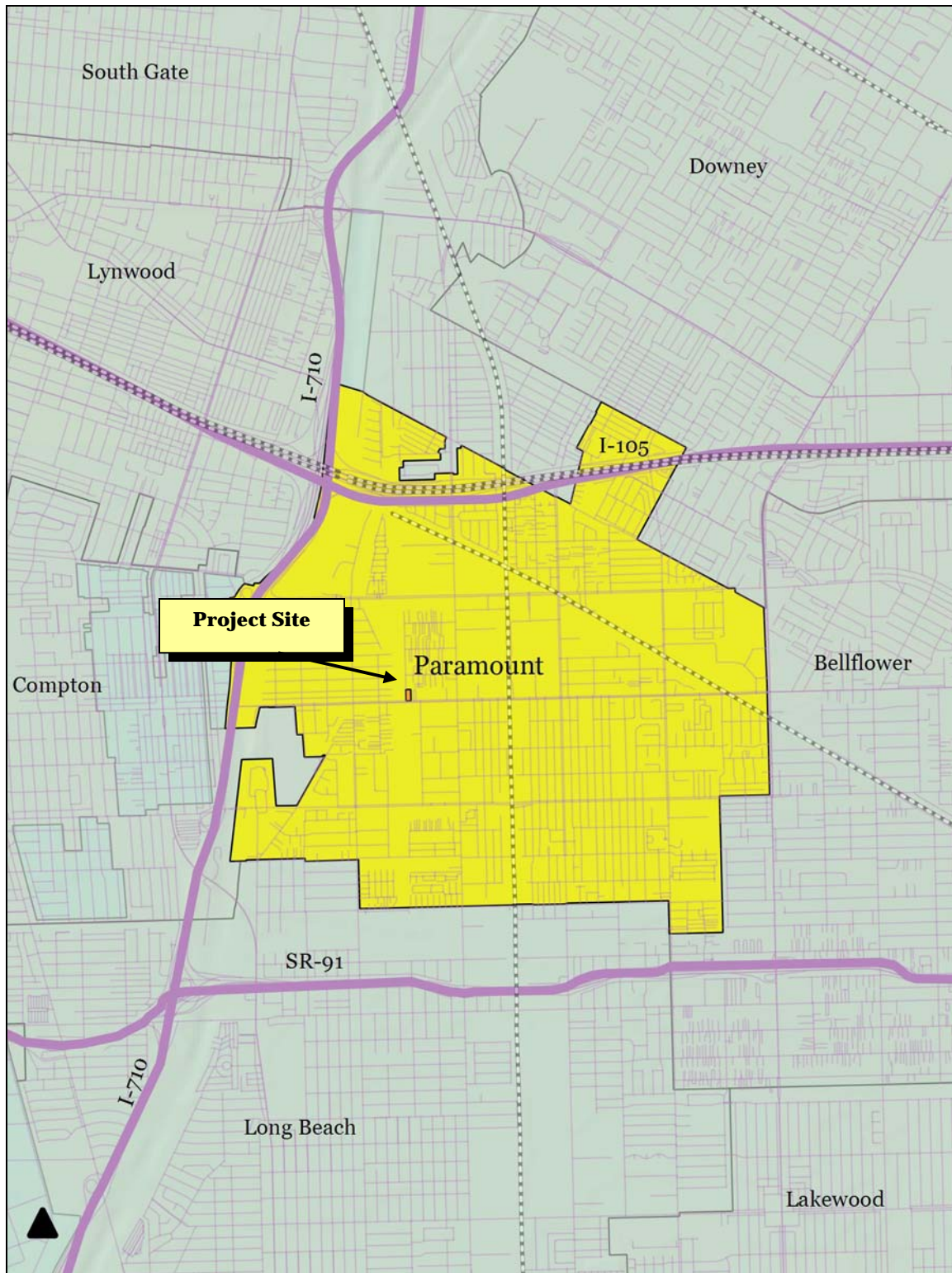


EXHIBIT 2-2
CITYWIDE MAP
SOURCE: QUANTUM GIS

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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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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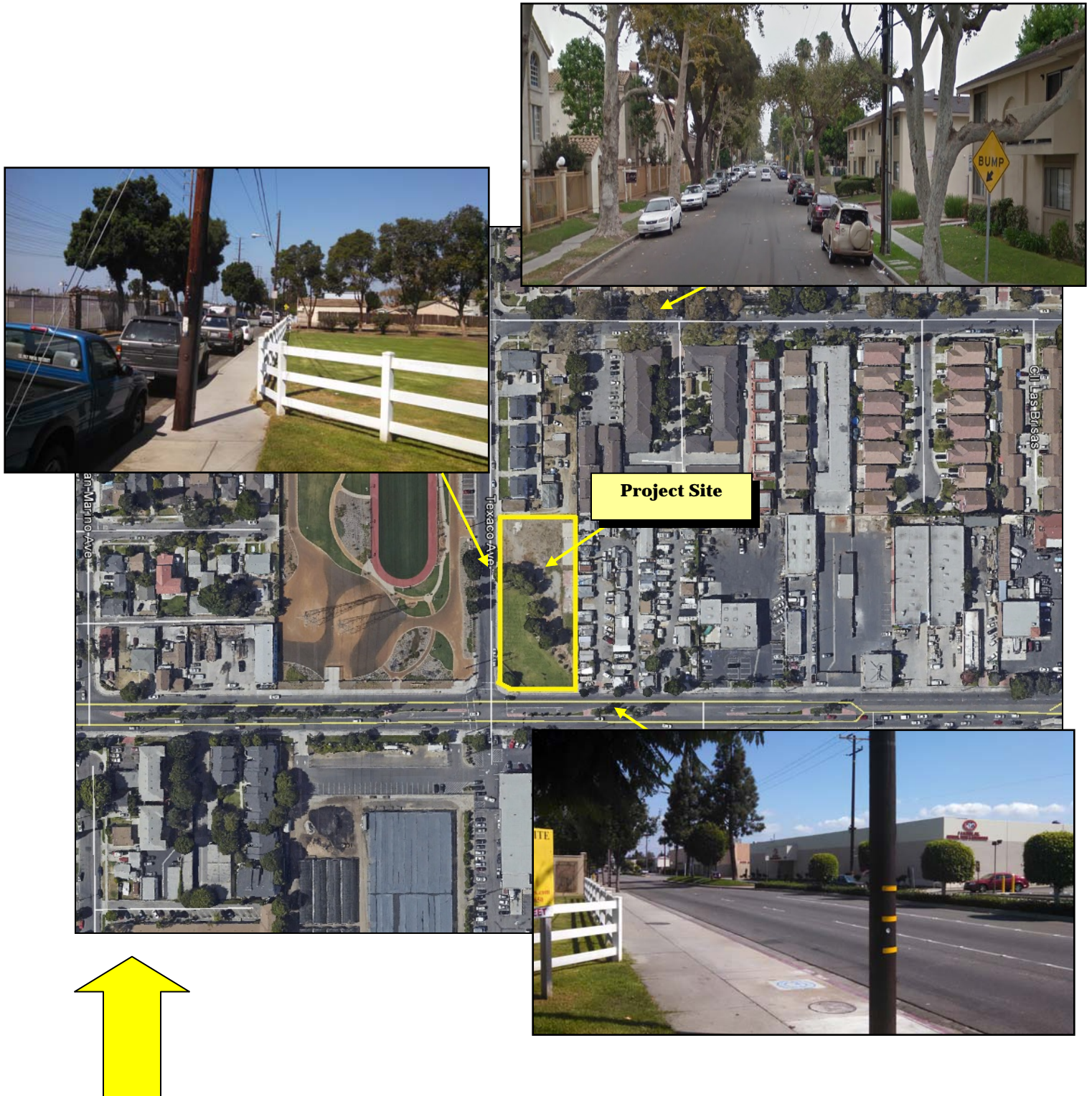


EXHIBIT 2-4
AERIAL PHOTOGRAPH
SOURCE: GOOGLE MAPS

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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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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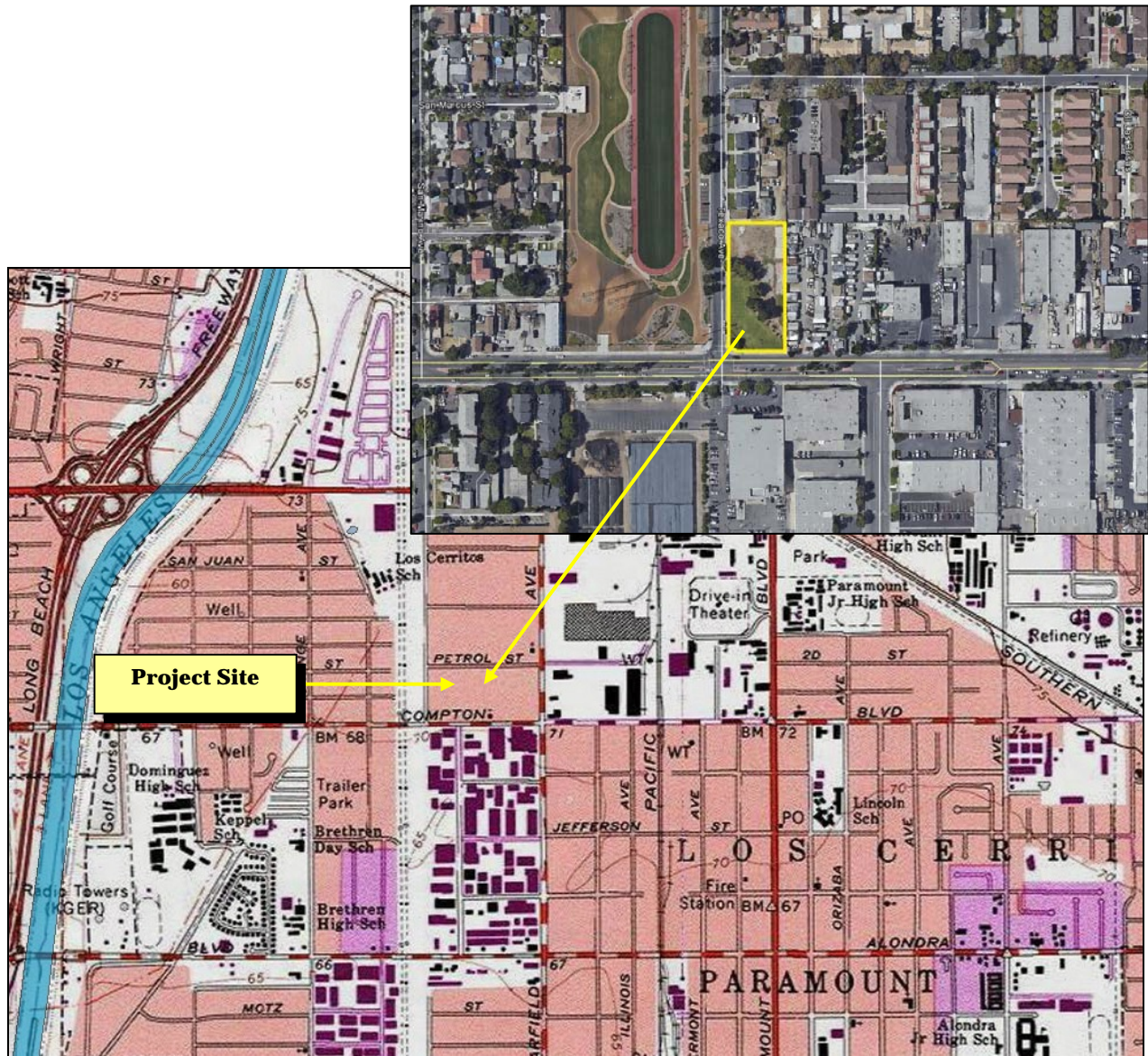


EXHIBIT 3-1
USGS TOPOGRAPHIC MAP
SOURCE: USGS

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.

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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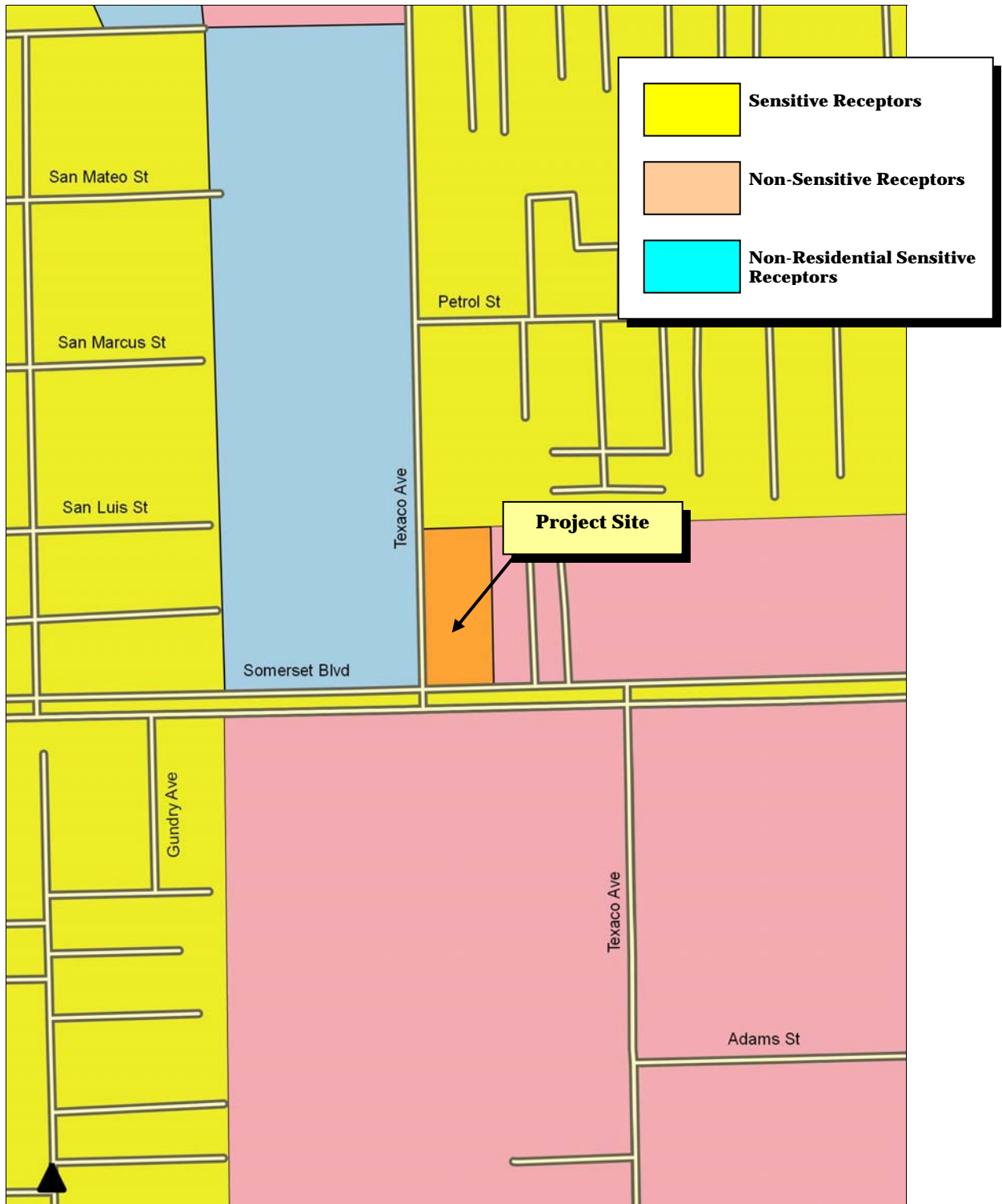


EXHIBIT 3-2
SENSITIVE RECEPTORS MAP
SOURCE: QUANTUM GIS

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>

- 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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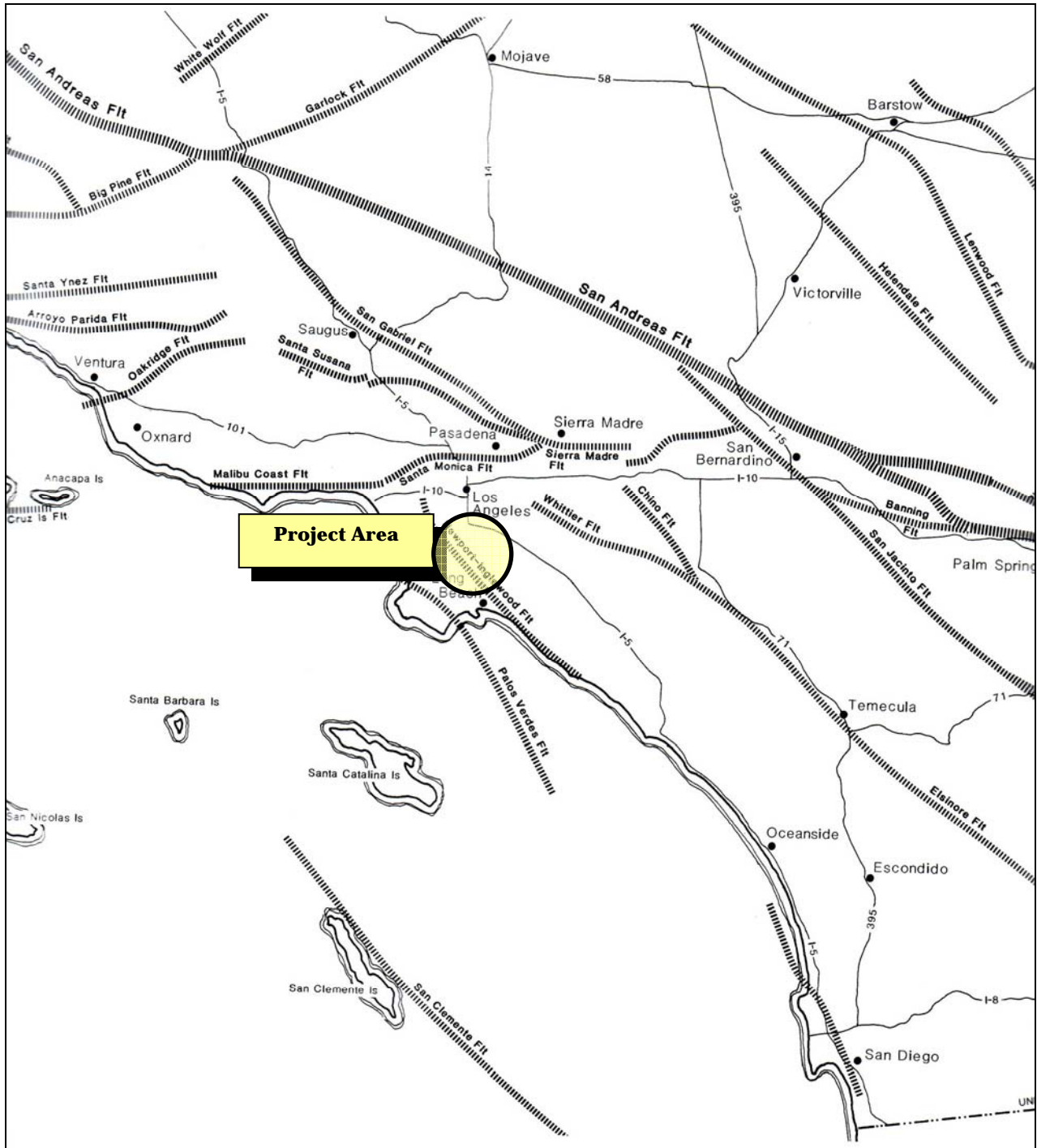


EXHIBIT 3-3
FAULTS IN THE SOUTH CALIFORNIA AREA
SOURCE: UNITED STATES GEOLOGICAL SURVEY

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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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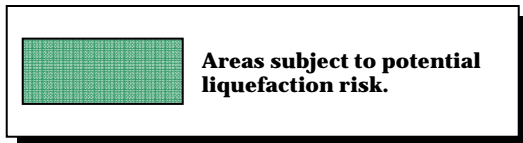
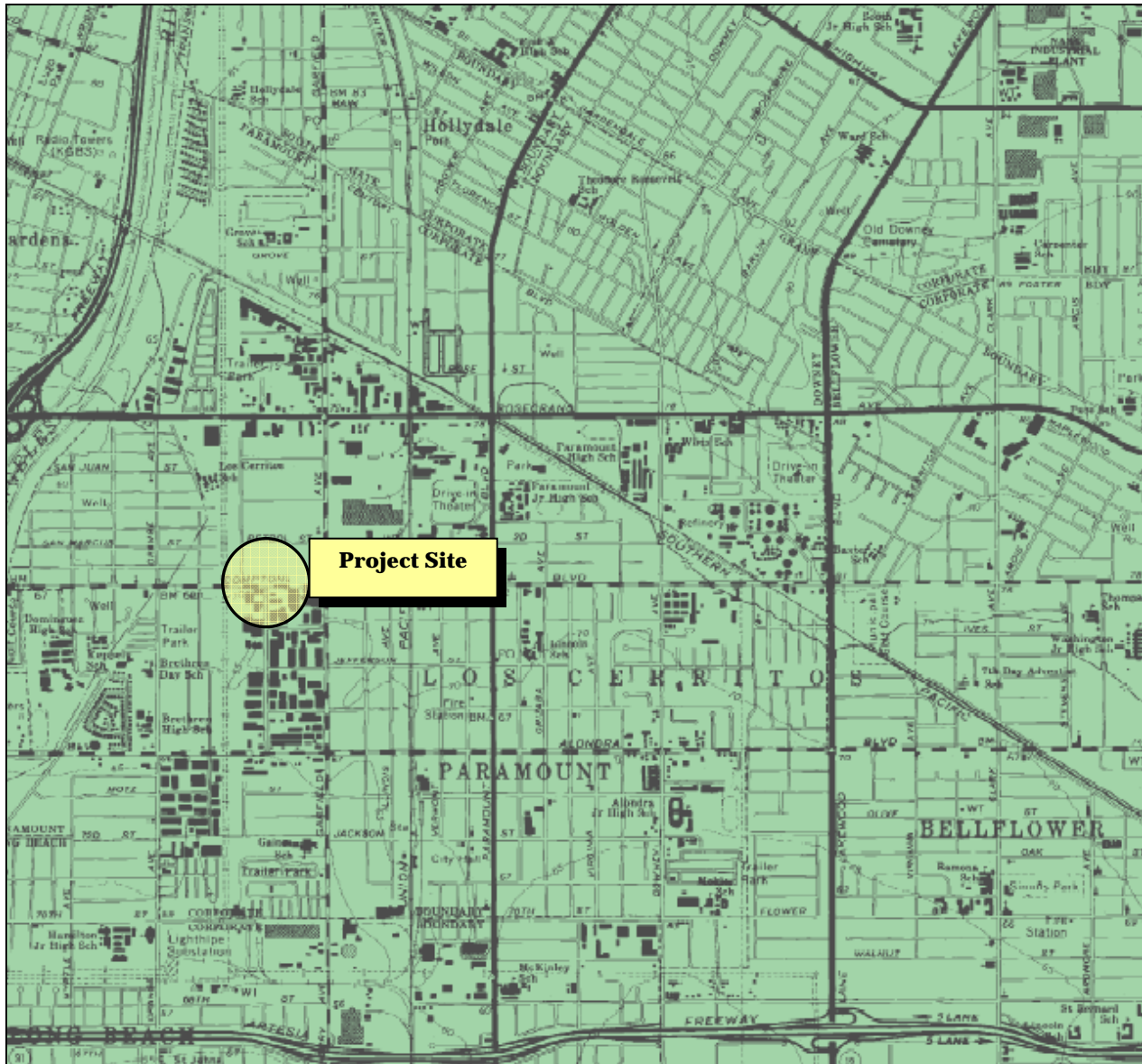


EXHIBIT 3-4
LIQUEFACTION RISK
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

- 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.

This map shows the area around East Compton and East Rancho Dominguez. Key features include:

- Streets:** Major roads like Long Beach Freeway (I-10) and Long Beach Blvd are shown. Local streets include San Antonio Ave, San Jose Ave, San Mateo St, San Marcos St, San Luis St, and others.
- Schools:** Several elementary schools are marked, including Howard Tanner Elementary School, Paramount Park Elementary School, and Alondra Elementary School.
- Parks:** Compton Park 3 and Dominguez High School are also indicated.
- Geographic Features:** The map shows the coastline and the Long Beach Freeway running through the area.
- Scale:** A scale bar indicates 0.2 miles.

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.

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

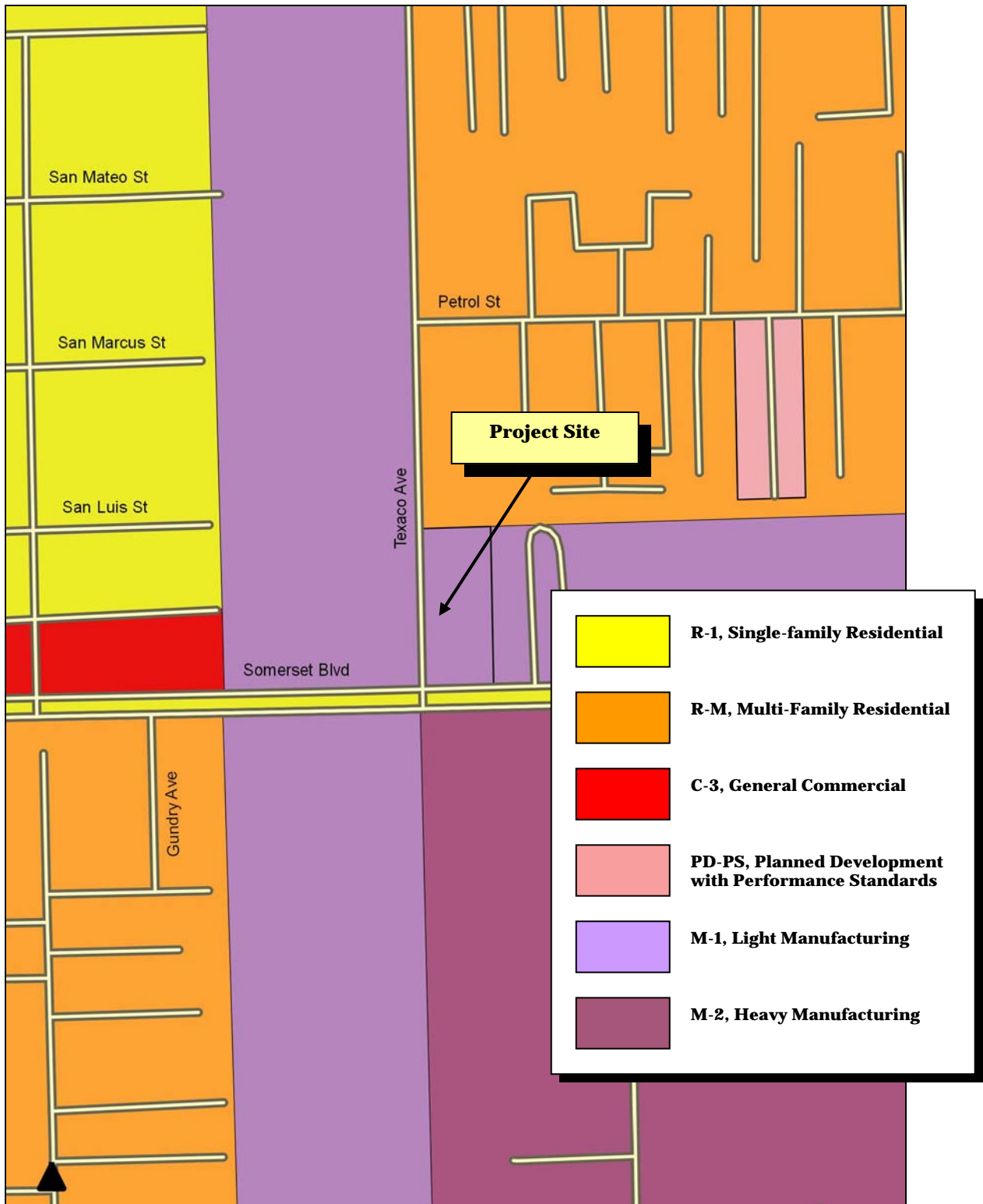


EXHIBIT 3-6
EXISTING ZONING MAP
 SOURCE: CITY OF PARAMOUNT

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)
 7203 AND 7215 SOMERSET BOULEVARD



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.

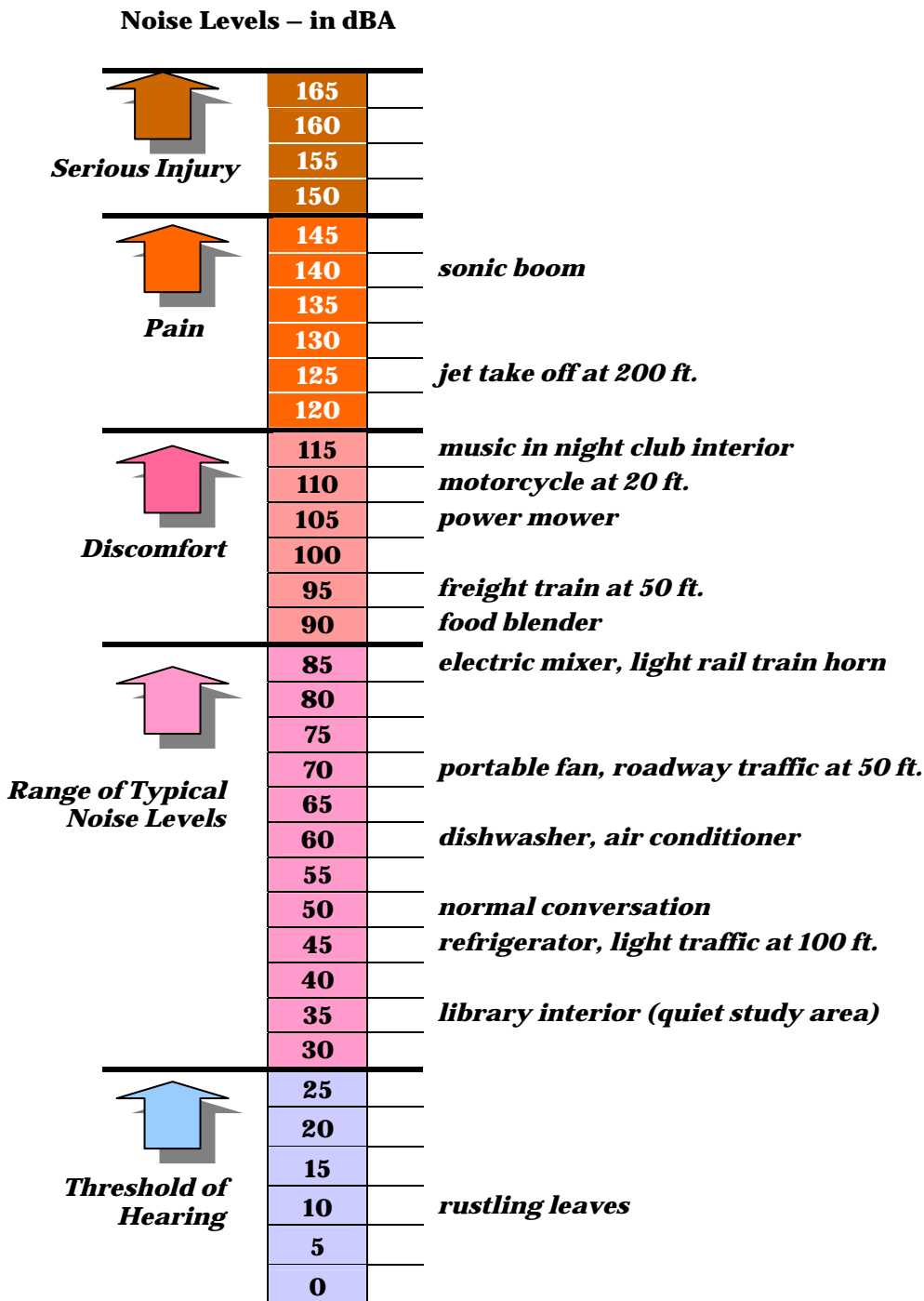


EXHIBIT 3-8 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

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

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.

CITY OF PARAMOUNT • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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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.

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

**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

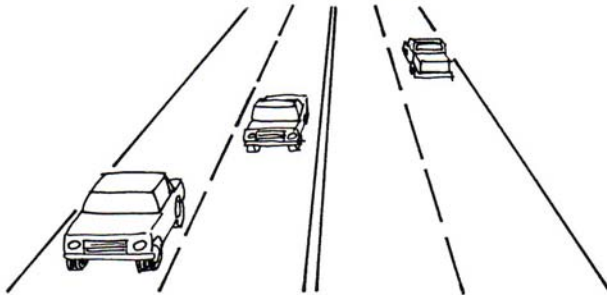
A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation 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).

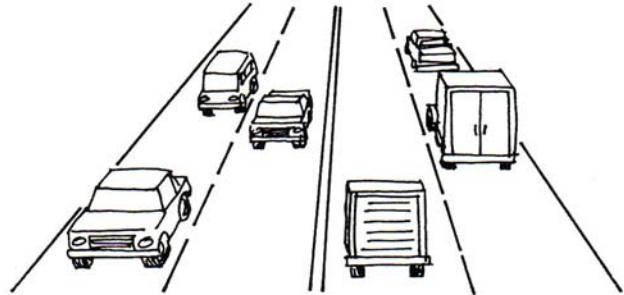
The two streets that would have an increase in traffic are Texaco Avenue and Somerset Boulevard. The intersection of Texaco Avenue and Somerset Boulevard is presently signalized. Table 3-10, shown on the following pages, presents the results of the existing local intersection LOS analysis for the weekday AM and PM peak hours.

¹⁰² Google Earth. Website accessed October 31, 2016.



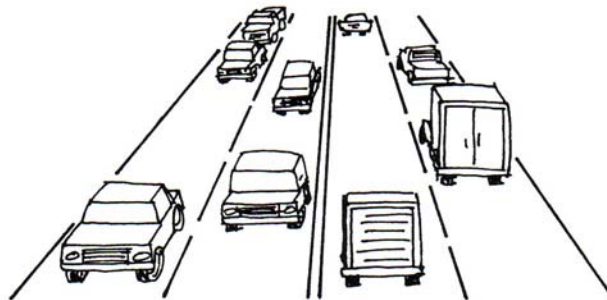
Level of Service A

Free flow in which there is little or no restriction on speed or maneuverability.



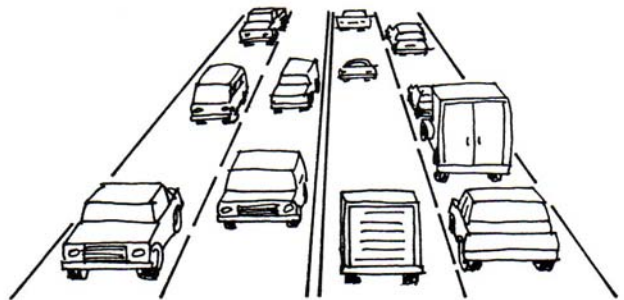
Level of Service B

Stable flow though operating speed is beginning to be restricted by other traffic.



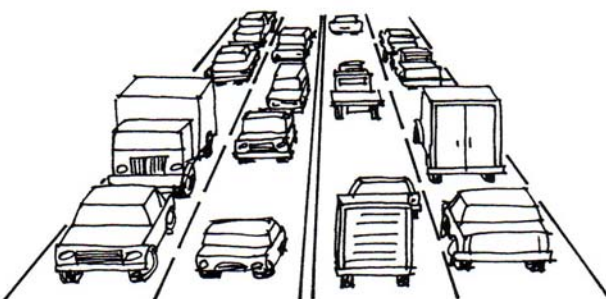
Level of Service C

Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



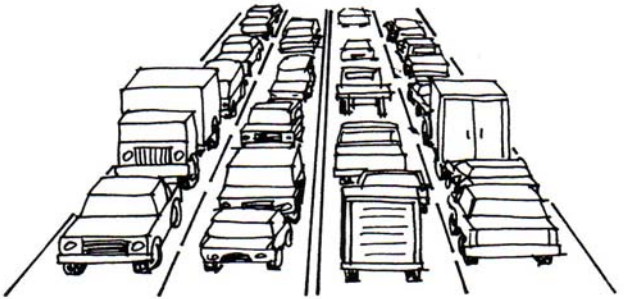
Level of Service D

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

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

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

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(626) 336-0033

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

5.2 REFERENCES

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OCTOBER 2, 2018

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”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT ORDINANCE NO. 1108.

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: October 2, 2018

Subject: ORDINANCE NO. 1108

The City Council, at its regularly scheduled meeting on September 4, 2018, introduced Ordinance No. 1108 and placed it on the next regular agenda for adoption.

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"

Attached is the agenda report from the September 4, 2018 meeting.

RECOMMENDED ACTION

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1108.



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.

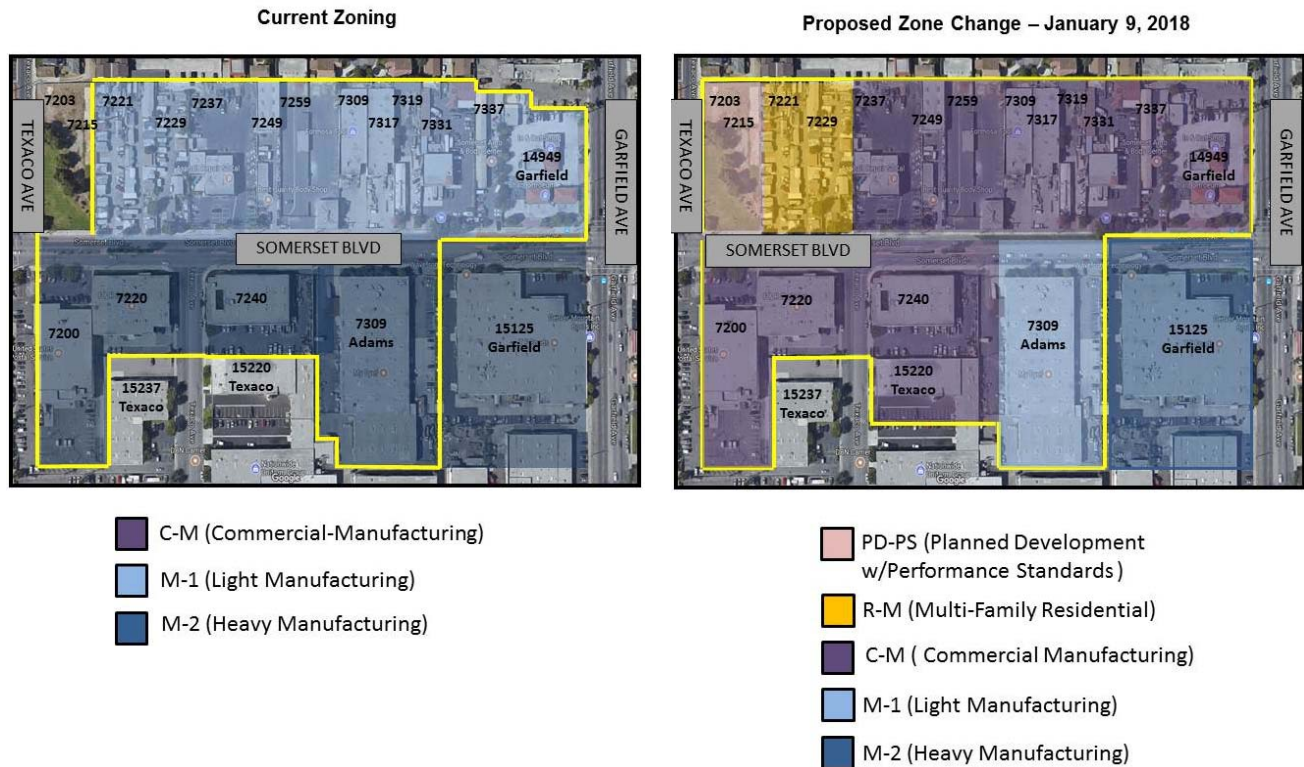
Background

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).



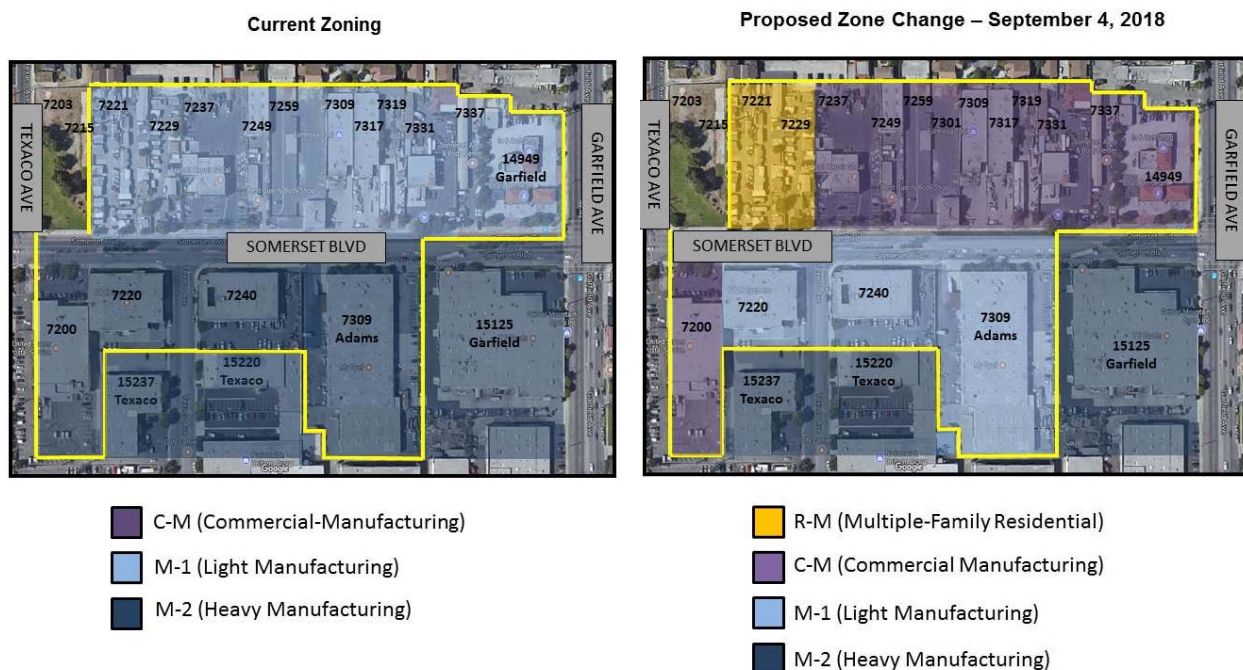
The zone change in the map shown above under Proposed Zone Change was not recommended for approval by the Planning Commission.

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.

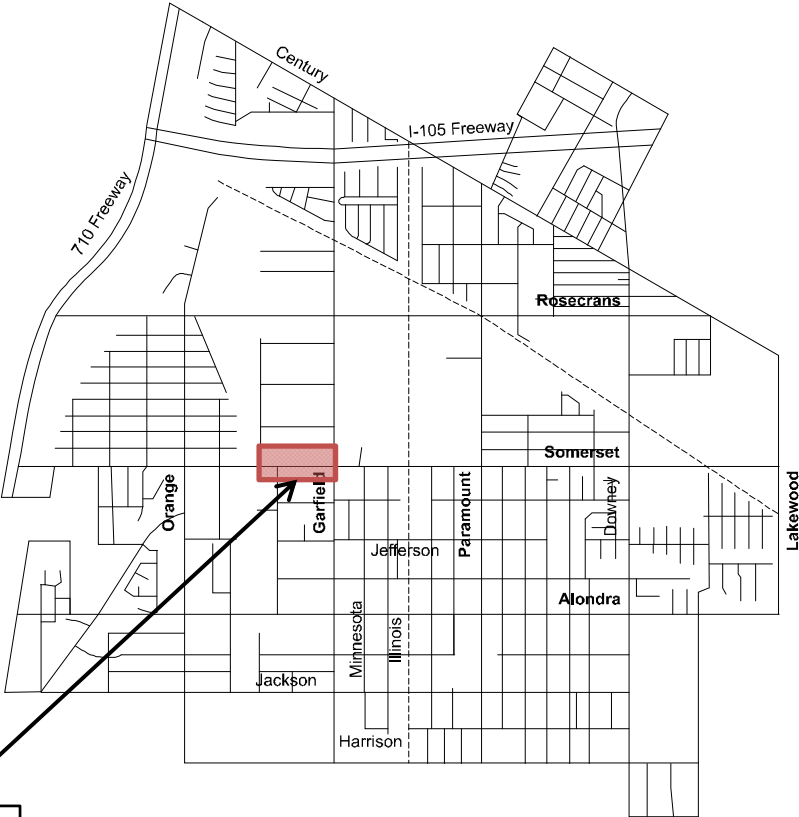
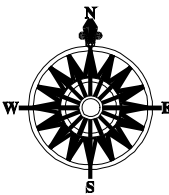
Diane J. Martinez, Mayor

Attest:

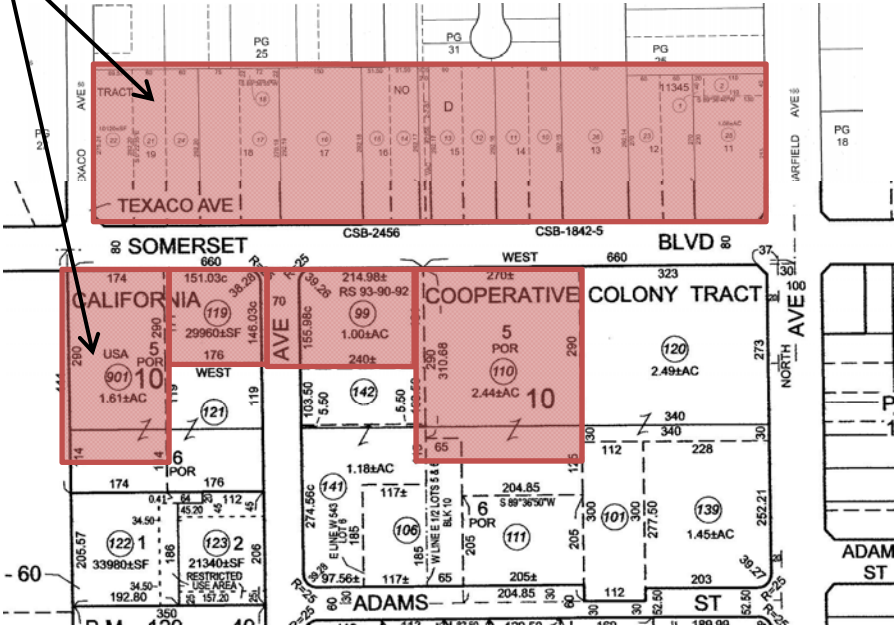
Lana Chikami, City Clerk

Exhibit A

Zone Change No. 228 – Area 1



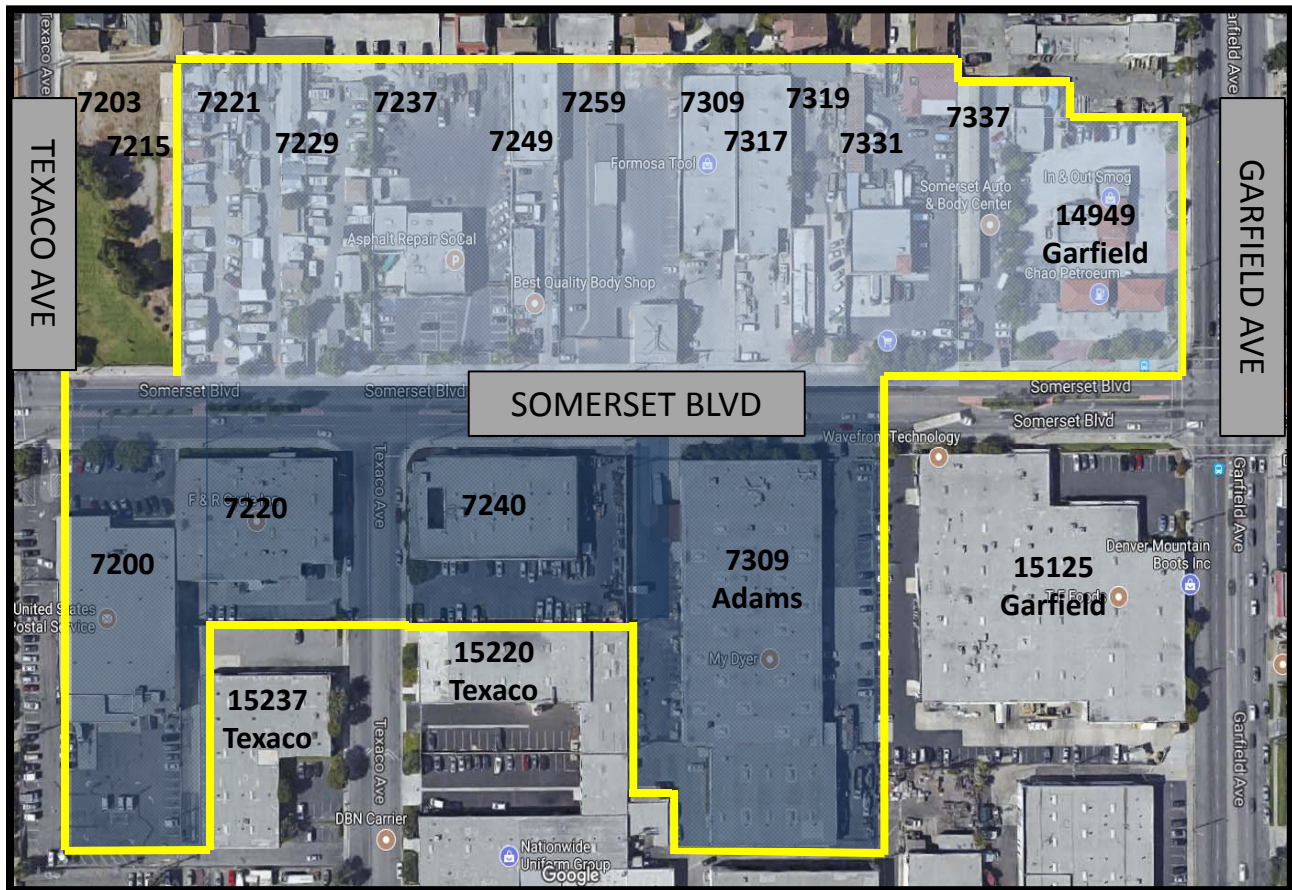
Subject Properties






Somerset Boulevard

Zone Change No. 228

Existing Zoning

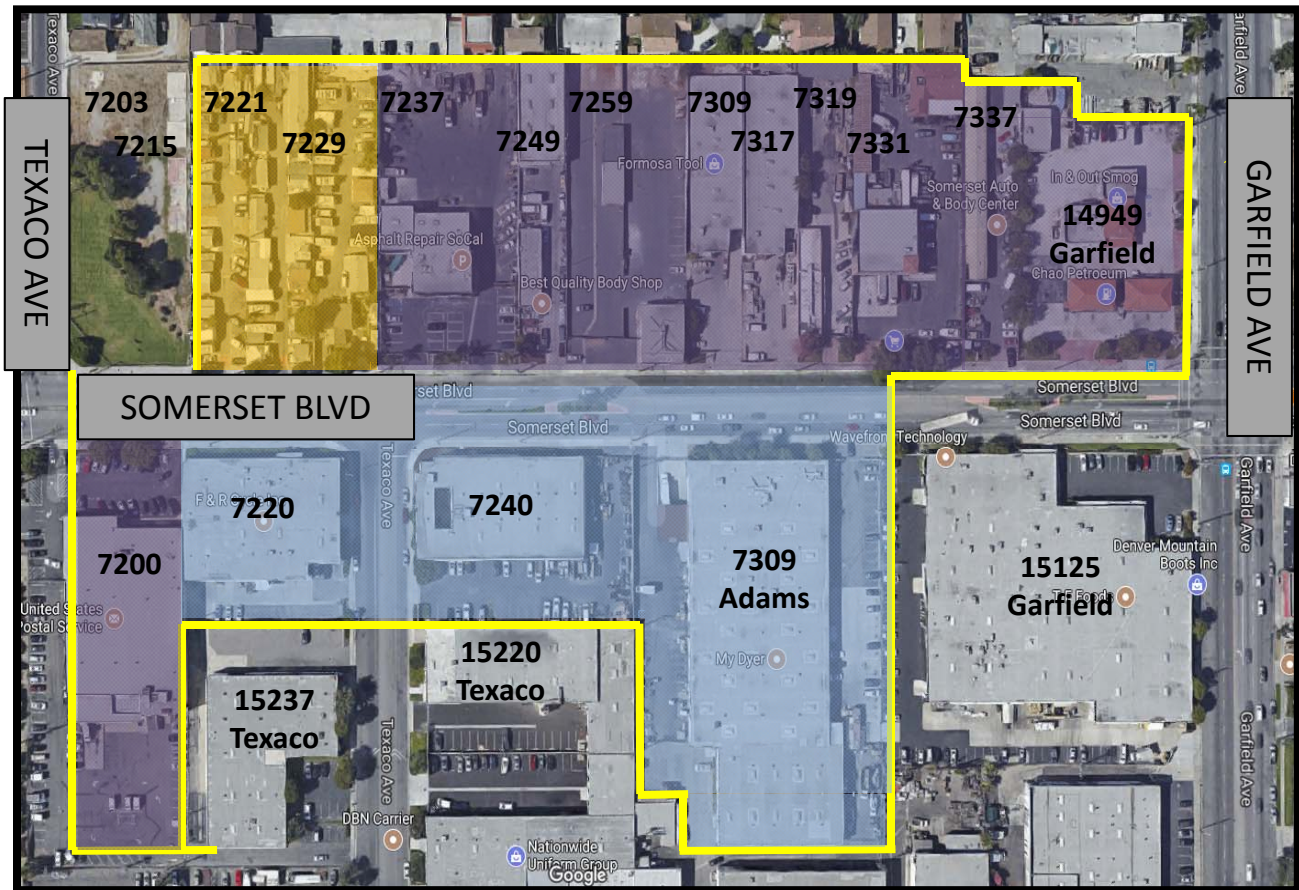


-  C-M (Commercial-Manufacturing)
-  M-1 (Light Manufacturing)
-  M-2 (Heavy Manufacturing)

Area 1 – Somerset Boulevard

Zone Change No. 228

Proposed Zoning

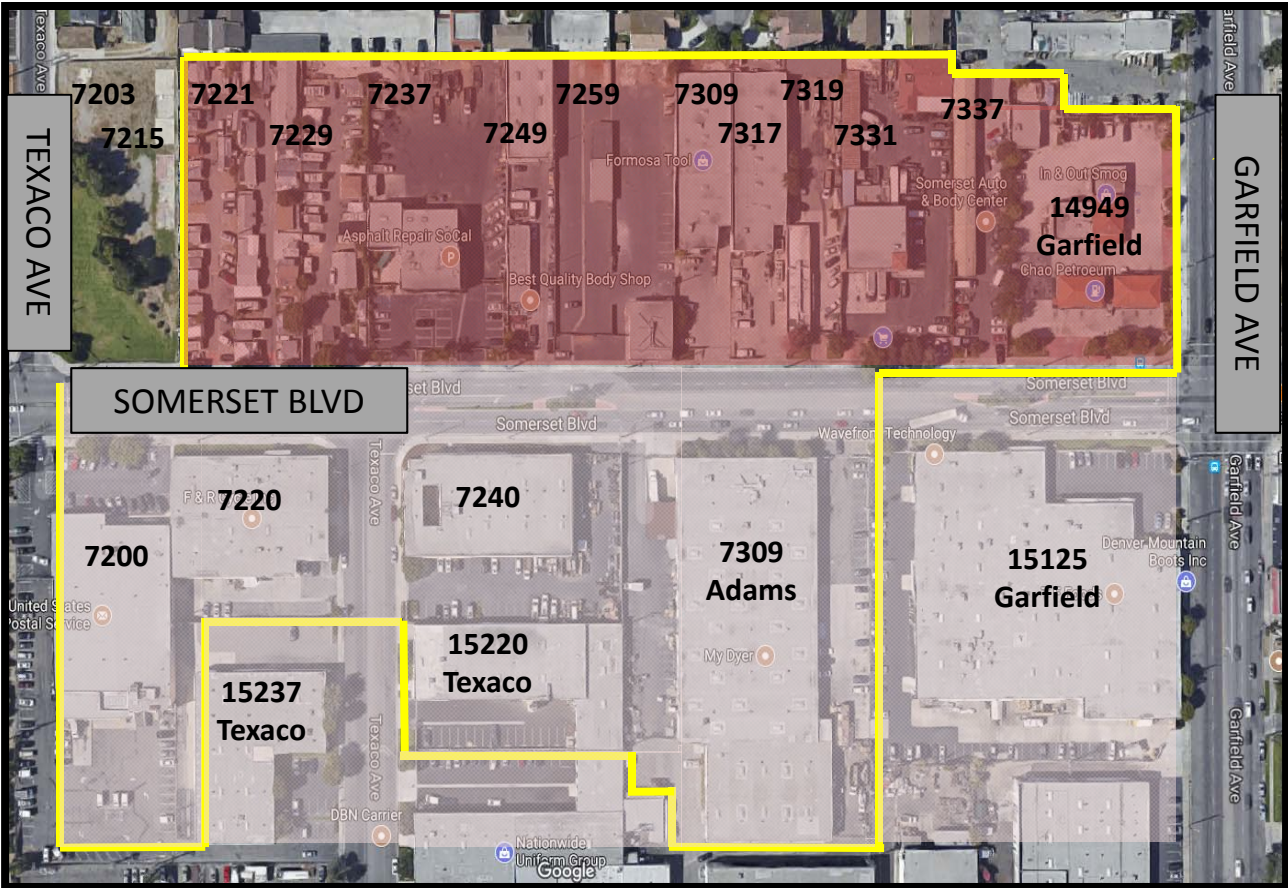


- R-M (Multiple-Family Residential)
- C-M (Commercial Manufacturing)
- M-1 (Light Manufacturing)

Area 1 – Somerset Boulevard

Zone Change No. 228

General Plan

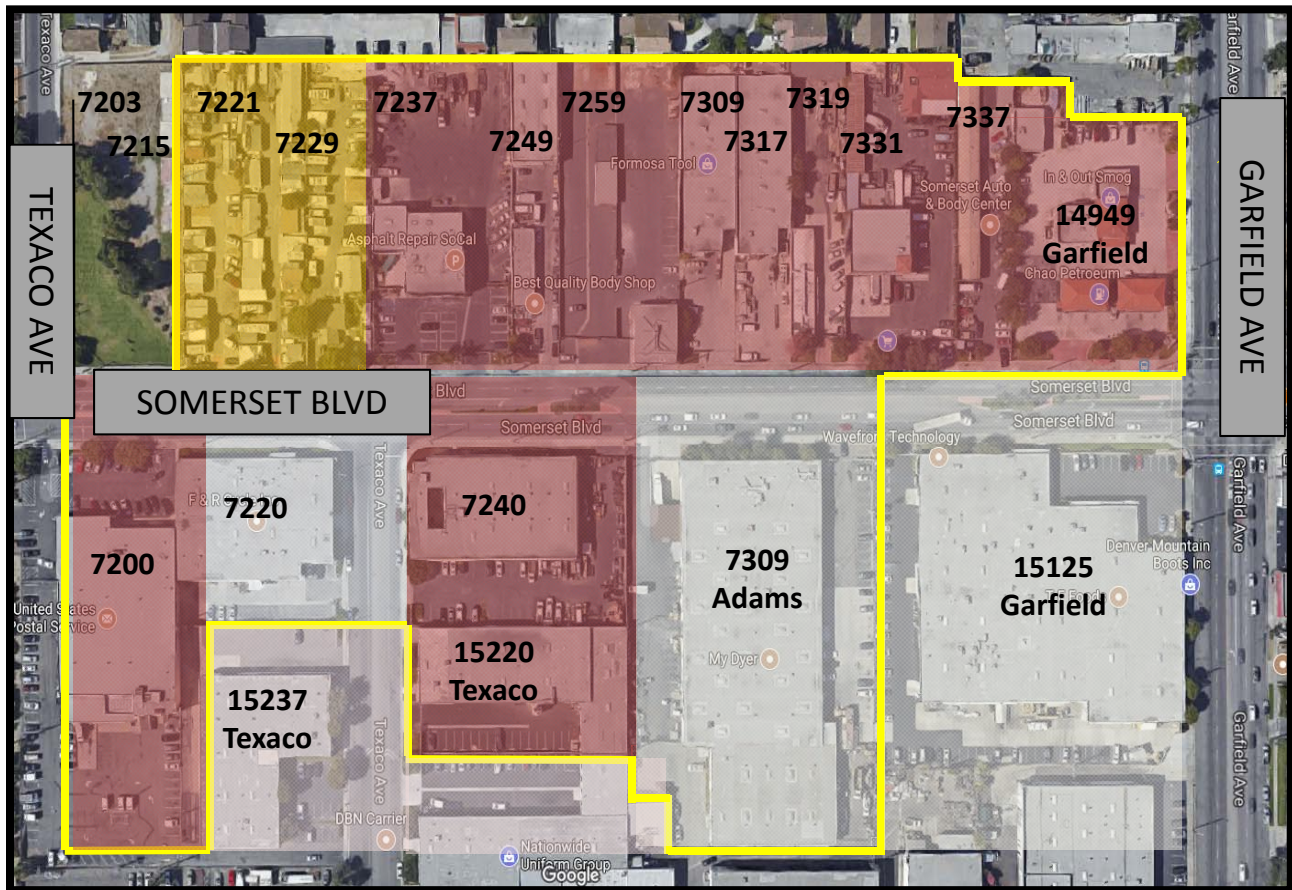


- Commercial
- Industrial

Area 1 – Somerset Boulevard

Zone Change No. 228

Land Use

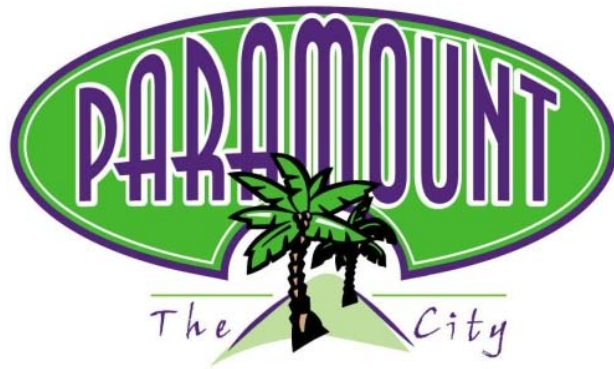


- Commercial
- Industrial/Warehouse
- Multiple-Family Residential
- Vacant

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.

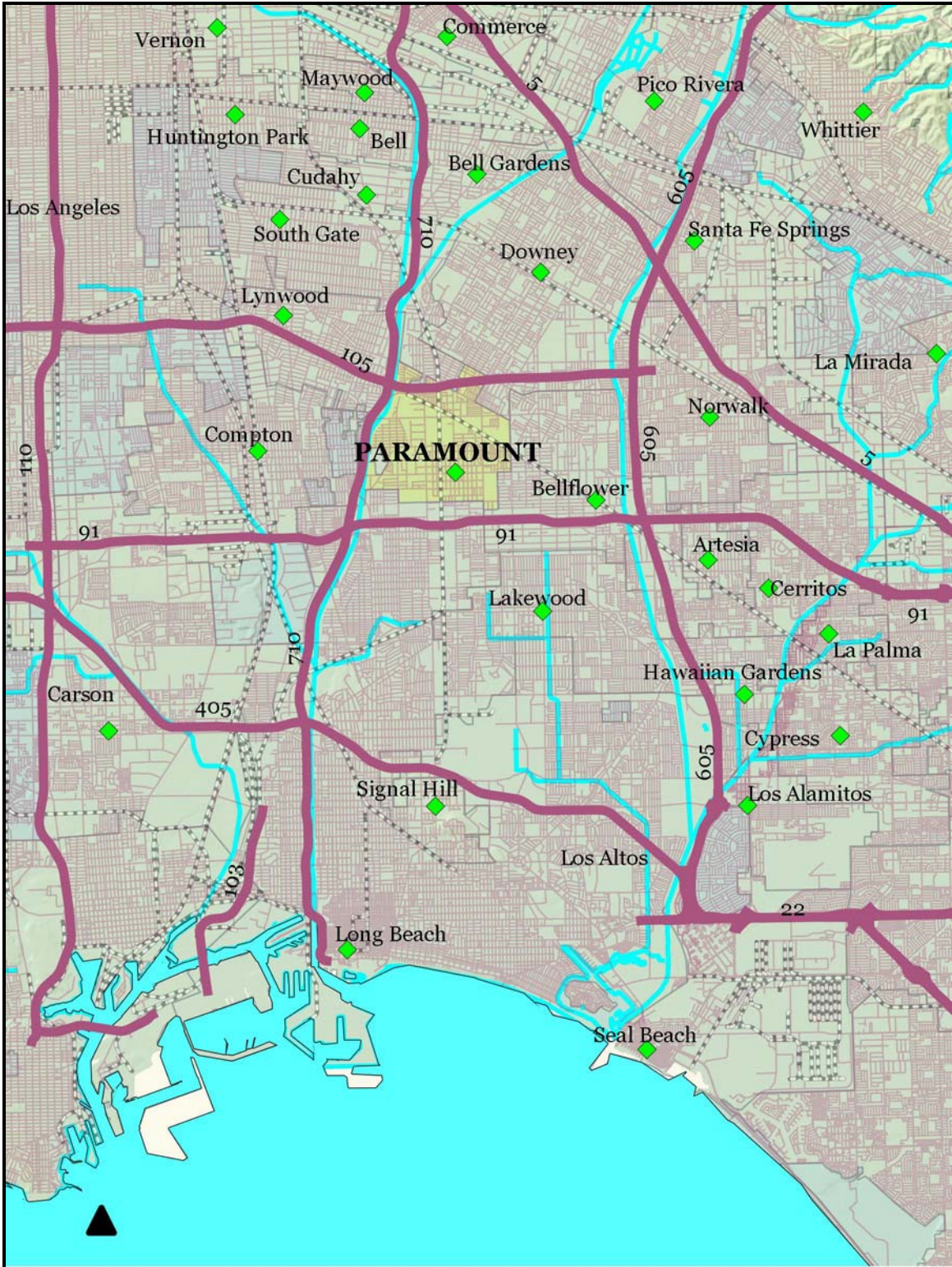


EXHIBIT 2-1
REGIONAL MAP
SOURCE: QUANTUM GIS

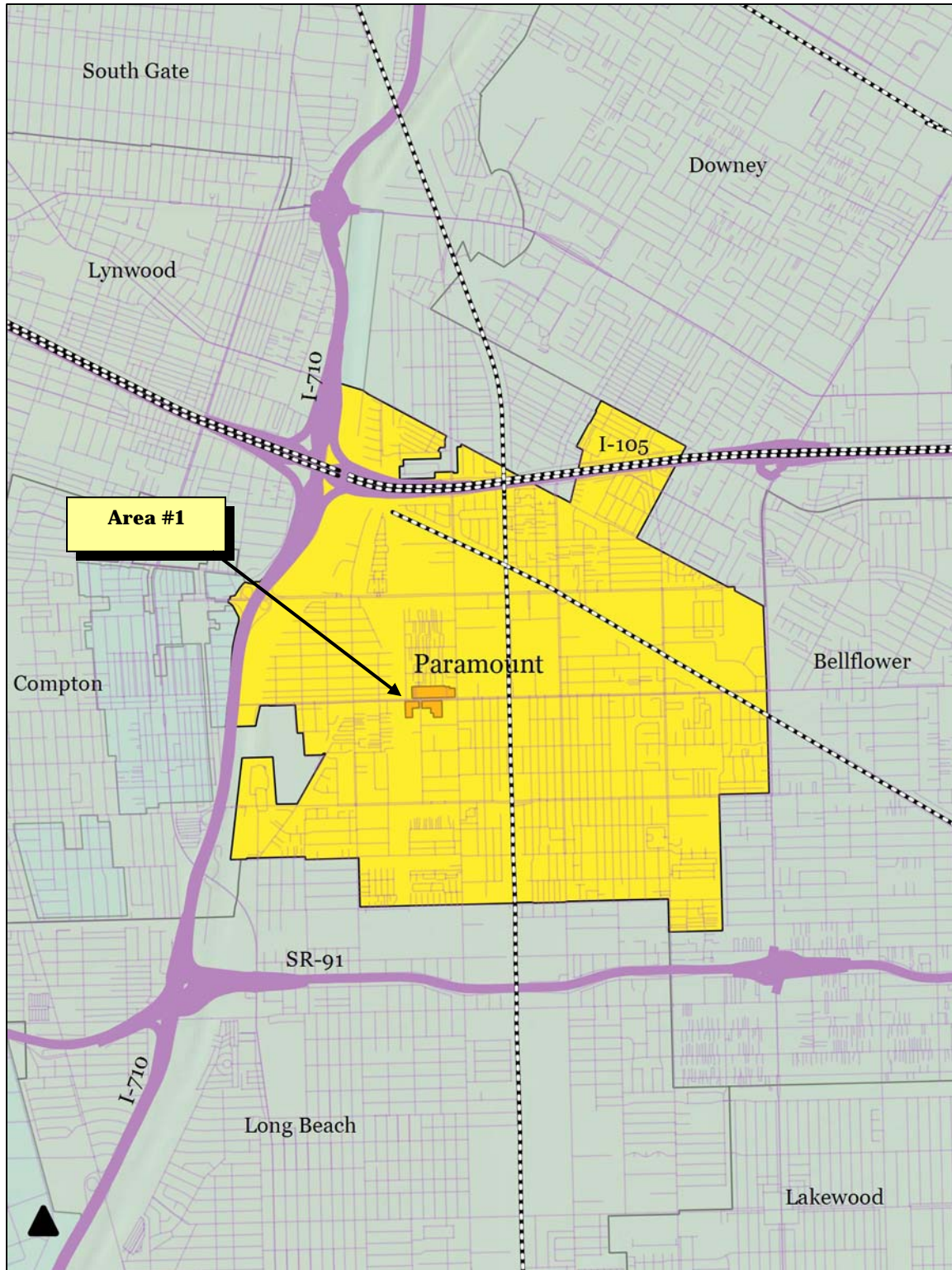


EXHIBIT 2-2
PLANNING AREA'S LOCATION IN THE CITY
SOURCE: QUANTUM GIS

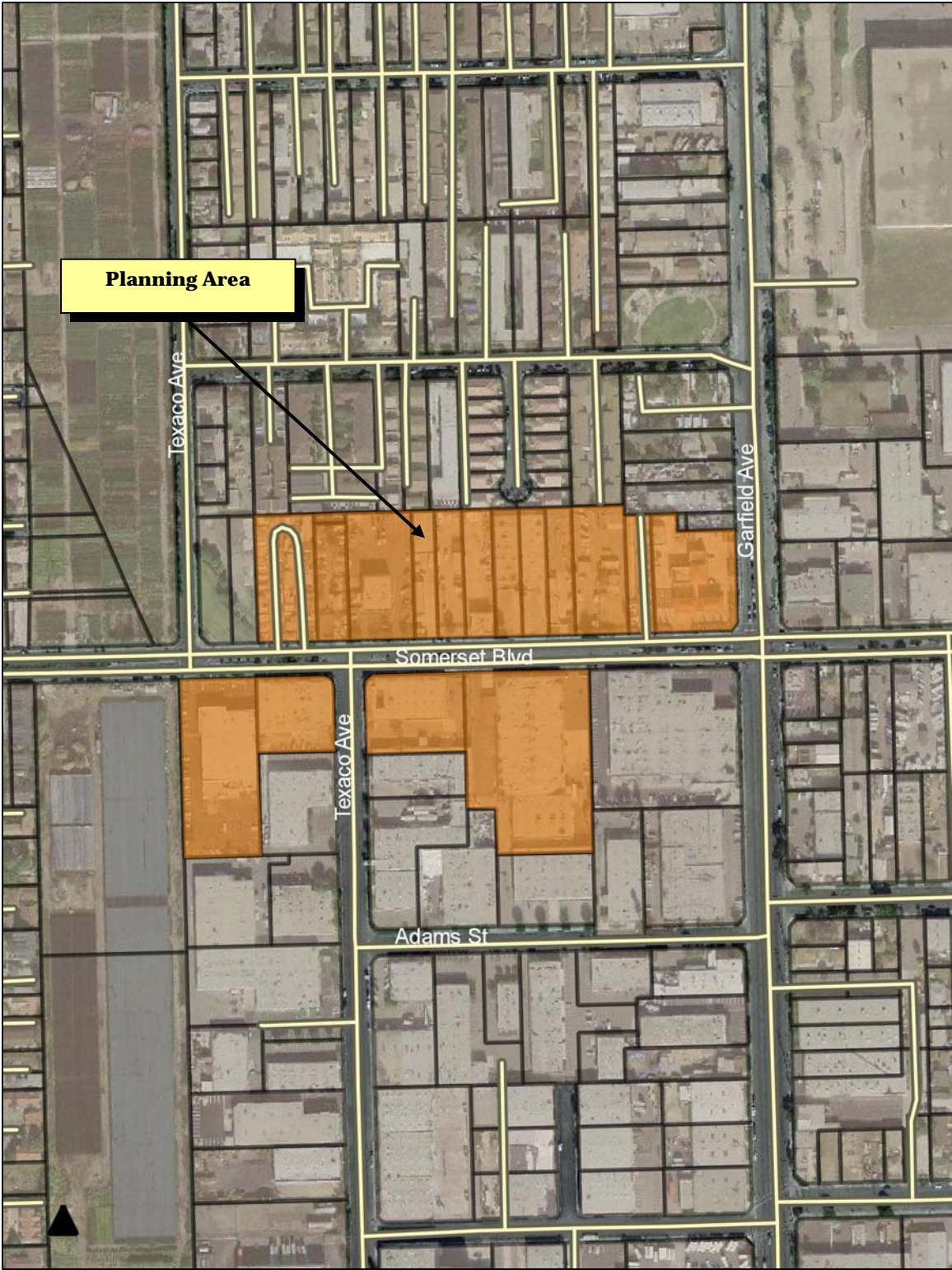


EXHIBIT 2-3
LOCATION MAP FOR AREA #1
SOURCE: QUANTUM GIS

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

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

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

5.2 REFERENCES

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- California Administrative Code, *Title 24, Energy Conservation*, 1990.
- California Department of Fish and Wildlife, *Natural Diversity Database*, 2018.
- California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 2012.
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- Federal Emergency Management Agency, *Flood Insurance Rate Map*, 2018.
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CITY OF PARAMOUNT • INITIAL STUDY AND NEGATIVE DECLARATION
SOMERSET BOULEVARD GENERAL PLAN AMENDMENT (GPA) AND ZONE CHANGE (ZC)

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OCTOBER 2, 2018

RESOLUTION NO. 18:027

“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 DE HERDEZ
CORP./DELUCIA FOR A CITY COUNCIL LIVE ENTERTAINMENT PERMIT
AT 14123 GARFIELD AVENUE”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 18:027.

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: October 2, 2018

Subject: RESOLUTION NO. 18:027

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. This is an agenda item continued from last month. 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. The applicants submitted a security plan that was satisfactory to Public Safety, but were unable to secure an off-site parking agreement with a property owner to provide 20 additional spaces. This information was presented to the City Council at its September 4, 2018 meeting, and at that time, the City Council took the application off calendar due to the lack of a satisfactory parking plan. Subsequent to the September 4, 2018 City Council meeting, the applicants submitted an acceptable parking plan, which will be discussed below. Copies of the agenda reports from the June 5, 2018 and September 4, 2018 meetings are attached.

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.

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	8:00 p.m. to 12:00 a.m.	Musicians (trios, flamenco, rumba flamenca, bossa nova, pop music, Afro Cuban, charanga music, Latin jazz) and DJ (Top 40)
Saturdays	8:00 p.m. to 1:00 a.m.	Musicians (Spanish rock, '80s tribute bands, Top 40) and DJ (Top 40)
Sundays	12:00 p.m. to 4:00 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 peace, 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 compliance and that the use is not in conflict with surrounding land uses.

Parking

As mentioned above, the applicants submitted an acceptable parking plan that was reviewed by Public Safety and Community Development. The parking that was secured by the applicants is located at 14537 Garfield Avenue. This agreement is signed by the property owner and permits parking on Fridays and Saturdays from 7:00 p.m. to 2:00 a.m., and Sundays from 12:00 p.m. to 4:00 p.m., coinciding with the hours when live entertainment is proposed (see the attached letter). The applicants will have access to 75 parking spaces at this location. Public Safety and Community Development staff met with the applicants on September 20, 2018, to discuss the parking plan. Given the distance from the off-site parking to the DeLucia Bar, approximately one quarter mile, the applicants have agreed to offer a free valet service to park customer vehicles at 14537 Garfield Avenue. Given that the applicants will be offering valet service, we believe that the direction of the City Council has been met in regards to a parking plan. As part of the condition related to parking (condition 40), there is a requirement that if the parking agreement at 14537 Garfield Avenue is terminated, the applicants must secure a written parking agreement with a new property owner before any live entertainment can proceed.

RECOMMENDED ACTION

It is recommended that the City Council read by title only and adopt Resolution No. 18:027 approving live entertainment at the DeLucia Bar at 14123 Garfield Avenue, subject to the following conditions:

1. This City Council Permit for Live Entertainment shall not be effective for any purposes until the business owners/applicants have first filed with the office of the Community Development Department a sworn affidavit both acknowledging and accepting all conditions of approval to this City Council Permit. The affidavit shall be submitted by October 19, 2018. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the City Council Permit void.

2. 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 City Council Permit at the first City Council meeting three (3) months after approved live entertainment performances commence on the premises.
3. At all times while this City Council Permit is effective, the applicants shall comply with all requirements and conditions of approval by the California State Department of Alcoholic Beverage Control (ABC).
4. At all times while this City Council Permit is effective, the City Council expressly limits live entertainment on the premises inside the bar/lounge to only musicians within the following categories of music:

Music Category	Day	Time
Musicians (trios, flamenco, rumba flamenca, bossa nova, pop music, Afro Cuban, charanga music, Latin jazz) and DJ (Top 40)	Fridays	8:00 p.m. to 12:00 a.m.
Musicians (Spanish rock, '80s tribute bands, Top 40) and DJ (Top 40)	Saturdays	8:00 p.m. to 1:00 a.m.
Mariachi	Sundays	12:00 p.m. to 4:00 p.m.

Live entertainment shall occur only within the designated performance area ("Approved Entertainment Format"). A monthly calendar of the proposed live entertainment shall be submitted electronically to the Public Safety Department for review and approval at no later than one week before the next month.

5. 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. All live entertainment shall be directly contracted through the business owners/applicants. Entertainment and other events produced by independent promoters or other individuals are expressly prohibited.
6. Should the Public Safety Director determine that a number of incidents are occurring at the bar/lounge arising from activity in connection with this City Council 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 City Council 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.
7. 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.

8. It shall be unlawful for the business owners or the persons designated to be responsible for the operation of the business to sell, furnish, give, or causes to be sold, furnished, or given away any alcoholic beverage to any habitual or common drunkard or to any obviously intoxicated person pursuant to Business and Professions Code Section 25602(a) and as amended.
9. The person or persons designated to be responsible for the operation of the business are prohibited from performing any official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
10. Approved Entertainment Format shall not be audible beyond the area under control of the applicants or persons designated to be responsible for the operation of the business. No amplified sound equipment shall be installed on the exterior of the building.
11. During the hours of entertainment, the owners, the managers or designated responsible persons 21 years of age or older shall be on the premises and shall be responsible for the operations during the hours of entertainment. These persons shall possess on his or her persons a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). These persons shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. These persons will immediately introduce himself or herself to any regulatory officials.
12. 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.
13. 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 to 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 demand.
14. The approved floor plan shall not be changed without prior approval by the Community Development Department and the Sheriff's Department.

15. A copy of all licenses, permits, conditions of approval of this City Council 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.
16. 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.
17. Smoking, including tobacco and marijuana, shall not be permitted within the premises in accordance with State of California regulations.
18. All doors shall be kept closed during the hours of operation except for ingress and egress.
19. All required permits and licenses from all applicable regulating agencies shall be valid and effective at all times.
20. The business owners, managers, persons designated to be responsible at all times for the operation of the business, and property owners shall be responsible for maintaining free of litter the premises over which they have control.
21. A single jukebox may only be maintained upon the premises; however, the music shall not be audible outside the premises.
22. The business owners 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 owners 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.
23. A security management plan shall be reviewed and approved to the satisfaction of the Public Safety Department and shall contain the following information for applicants compliance. A minimum of two (2) security guards in possession of valid security guard registration from the Bureau of Security and Investigative Service shall be onsite at all times during the hours of live entertainment until the business is closed and all patrons have left the premises. Security guards shall be plainly identifiable by uniform and shall patrol the parking lot at least twice each hour as needed. Security guard duties shall include monitoring and

checking customer identifications, maintaining order, preventing and terminating aggressive and destructive behavior by any person at the subject property, guarding against theft, maintaining security of all areas of the premises, and ensuring the safety of patrons and staff. One security guard shall be stationed at the building entrance. One security guard shall routinely patrol parking areas, intervene as needed indoors, and regularly scan the security camera monitors. Security guards shall be independent of the business and have no business interests with the owners.

24. All permanent and temporary exterior signs shall comply with City of Paramount sign regulations. All exterior signage requires review and approval by the Community Development Department.
25. An active City of Paramount business license shall be maintained and kept current at all times during operation of the business.
26. No self-service of alcoholic beverages shall be permitted.
27. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the property owners or business owners shall be removed or painted over to match the predominant surface color within twenty-four (24) hours.
28. No obstructions or partitions shall be attached, fastened, or connected to separate the interior space of the business premises.
29. No outside loitering shall be permitted on the premises. A professionally fabricated sign identifying language satisfying this condition of approval shall be posted visibly and maintained following Public Safety Department review and approval of the content and location.
30. No owners, managers, persons designated to be responsible for the operation of the business, or employee shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall any owners, managers, persons designated to be responsible for the operation of the business, or employee provide, permit, or make available male or female persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
31. The sale of alcoholic beverages shall be for onsite consumption only. No alcoholic beverages shall be consumed outside the business building. Both the sale and consumption of alcoholic beverages off the premises is strictly prohibited. No alcoholic beverages shall be consumed on any property adjacent to and in control of the property owners or business owners.

32. Human signs, sign walkers, and sign spinners are prohibited on the premises and the public rights-of-way.
33. Any special events for the premises shall be reviewed in accordance with Special Event Permit regulations by the Community Development Department. The applicants shall submit a Special Event Permit application no later than two (2) weeks in advance of a proposed event.
34. Future tenant improvements shall meet all requirements of the Building and Safety Division.
35. The landscaping in the front setback shall be refurbished as needed with shrubs and brown mulch. At least one 36-inch-box tree shall be planted in the front setback following separate Community Development Department review and approval of the tree type and specific location. Landscaping shall be maintained in a thriving, clean condition in 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.
36. Solicitors, peddlers, hawkers, itinerant merchants, and transient vendors of merchandise are prohibited on the premises.
37. The premises shall not be leased or rented for private events for any reason.
38. The applicants shall maintain a minimum of 20 off-site parking places at 14537 Garfield Avenue, secured with written permission from the property owner to utilize parking. The applicants shall provide valet service to park customer vehicles at 14537 Garfield Avenue. The valet service shall be free of charge. Should the parking agreement at 14537 Garfield Avenue be terminated, the applicants shall secure a written parking agreement with a new property owner before any live entertainment can proceed. A parking agreement at a new secondary location shall be reviewed and approved by the Public Safety and Community Development Departments.
39. City Council Permits for Live Entertainment expire and have no further effect upon the sale or transfer of the business to a new business owner. City Council Permits for Live Entertainment do not run with the land.
40. 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.

41. Failure to comply with any of the conditions of approval of this City Council Permit and/or any applicable federal, state, or City laws shall be cause for the modification, suspension or revocation of this permit pursuant to the procedures identified herein under Condition of Approval No. 5.

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA

RESOLUTION NO. 18:027

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 DE HERDEZ CORP./DELUCIA FOR A CITY COUNCIL LIVE
ENTERTAINMENT PERMIT AT 14123 GARFIELD AVENUE

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

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

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, subject to those requirements and qualifications stated in Section 11-5 (n) of the Paramount Municipal Code and the following conditions:

1. This City Council Permit for Live Entertainment shall not be effective for any purposes until the business owners/applicants have first filed with the office of the Community Development Department a sworn affidavit both acknowledging and accepting all conditions of approval to this City Council Permit. The affidavit shall be submitted by October 19, 2018. Failure to provide the City of Paramount with the requisite affidavit within the time stated hereinabove shall render the City Council Permit void.
2. 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 City Council Permit at the first City Council meeting three (3) months after approved live entertainment performances commence on the premises.

3. At all times while this City Council Permit is effective, the applicants shall comply with all requirements and conditions of approval by the California State Department of Alcoholic Beverage Control (ABC).
4. At all times while this City Council Permit is effective, the City Council expressly limits live entertainment on the premises inside the bar/lounge to only musicians within the following categories of music:

Music Category	Day	Time
Musicians (trios, flamenco, rumba flamenca, bossa nova, pop music, Afro Cuban, charanga music, Latin jazz) and DJ (Top 40)	Fridays	8:00 p.m. to 12:00 a.m.
Musicians (Spanish rock, '80s tribute bands, Top 40) and DJ (Top 40)	Saturdays	8:00 p.m. to 1:00 a.m.
Mariachi	Sundays	12:00 p.m. to 4:00 p.m.

Live entertainment shall occur only within the designated performance area ("Approved Entertainment Format"). A monthly calendar of the proposed live entertainment shall be submitted electronically to the Public Safety Department for review and approval at no later than one week before the next month.

5. 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. All live entertainment shall be directly contracted through the business owners/applicants. Entertainment and other events produced by independent promoters or other individuals are expressly prohibited.
6. Should the Public Safety Director determine that a number of incidents are occurring at the bar/lounge arising from activity in connection with this City Council 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 City Council 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.
7. 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.
8. It shall be unlawful for the business owners or the persons designated to be responsible for the operation of the business to sell, furnish, give, or causes to be sold, furnished, or given away any alcoholic beverage to any habitual or common drunkard or to any obviously intoxicated person pursuant to Business and Professions Code Section 25602(a) and as amended.

9. The person or persons designated to be responsible for the operation of the business are prohibited from performing any official police or investigative activities but shall immediately report every violation of law and every unusual occurrence to the Los Angeles County Sheriff's Department.
10. Approved Entertainment Format shall not be audible beyond the area under control of the applicants or persons designated to be responsible for the operation of the business. No amplified sound equipment shall be installed on the exterior of the building.
11. During the hours of entertainment, the owners, the managers or designated responsible persons 21 years of age or older shall be on the premises and shall be responsible for the operations during the hours of entertainment. These persons shall possess on his or her persons a valid driver license or identification card issued by the California Department of Motor Vehicles (DMV). These persons shall also be able to communicate effectively with regulatory officials and have the ability to immediately contact the owner. These persons will immediately introduce himself or herself to any regulatory officials.
12. 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.
13. 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 to 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 demand.
14. The approved floor plan shall not be changed without prior approval by the Community Development Department and the Sheriff's Department.
15. A copy of all licenses, permits, conditions of approval of this City Council 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.
16. 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.

17. Smoking, including tobacco and marijuana, shall not be permitted within the premises in accordance with State of California regulations.
18. All doors shall be kept closed during the hours of operation except for ingress and egress.
19. All required permits and licenses from all applicable regulating agencies shall be valid and effective at all times.
20. The business owners, managers, persons designated to be responsible at all times for the operation of the business, and property owners shall be responsible for maintaining free of litter the premises over which they have control.
21. A single jukebox may only be maintained upon the premises; however, the music shall not be audible outside the premises.
22. The business owners 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 owners 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.
23. A security management plan shall be reviewed and approved to the satisfaction of the Public Safety Department and shall contain the following information for applicants compliance. A minimum of two (2) security guards in possession of valid security guard registration from the Bureau of Security and Investigative Service shall be onsite at all times during the hours of live entertainment until the business is closed and all patrons have left the premises. Security guards shall be plainly identifiable by uniform and shall patrol the parking lot at least twice each hour as needed. Security guard duties shall include monitoring and checking customer identifications, maintaining order, preventing and terminating aggressive and destructive behavior by any person at the subject property, guarding against theft, maintaining security of all areas of the premises, and ensuring the safety of patrons and staff. One security guard shall be stationed at the building entrance. One security guard shall routinely patrol parking areas, intervene as needed indoors, and regularly scan the security camera monitors. Security guards shall be independent of the business and have no business interests with the owners.
24. All permanent and temporary exterior signs shall comply with City of Paramount sign regulations. All exterior signage requires review and approval by the Community Development Department.

25. An active City of Paramount business license shall be maintained and kept current at all times during operation of the business.
26. No self-service of alcoholic beverages shall be permitted.
27. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the property owners or business owners shall be removed or painted over to match the predominant surface color within twenty-four (24) hours.
28. No obstructions or partitions shall be attached, fastened, or connected to separate the interior space of the business premises.
29. No outside loitering shall be permitted on the premises. A professionally fabricated sign identifying language satisfying this condition of approval shall be posted visibly and maintained following Public Safety Department review and approval of the content and location.
30. No owners, managers, persons designated to be responsible for the operation of the business, or employee shall be permitted to accept money or any other item of value from a customer for the purpose of sitting or otherwise spending time with customers while on the premises, nor shall any owners, managers, persons designated to be responsible for the operation of the business, or employee provide, permit, or make available male or female persons who act as escorts, companions, or guests of and for the customers, either with or without compensation.
31. The sale of alcoholic beverages shall be for onsite consumption only. No alcoholic beverages shall be consumed outside the business building. Both the sale and consumption of alcoholic beverages off the premises is strictly prohibited. No alcoholic beverages shall be consumed on any property adjacent to and in control of the property owners or business owners.
32. Human signs, sign walkers, and sign spinners are prohibited on the premises and the public rights-of-way.
33. Any special events for the premises shall be reviewed in accordance with Special Event Permit regulations by the Community Development Department. The applicants shall submit a Special Event Permit application no later than two (2) weeks in advance of a proposed event.
34. Future tenant improvements shall meet all requirements of the Building and Safety Division.

35. The landscaping in the front setback shall be refurbished as needed with shrubs and brown mulch. At least one 36-inch-box tree shall be planted in the front setback following separate Community Development Department review and approval of the tree type and specific location. Landscaping shall be maintained in a thriving, clean condition in 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.
36. Solicitors, peddlers, hawkers, itinerant merchants, and transient vendors of merchandise are prohibited on the premises.
37. The premises shall not be leased or rented for private events for any reason.
38. The applicants shall maintain a minimum of 20 off-site parking places at 14537 Garfield Avenue, secured with written permission from the property owner to utilize parking. The applicants shall provide valet service to park customer vehicles at 14537 Garfield Avenue. The valet service shall be free of charge. Should the parking agreement at 14537 Garfield Avenue be terminated, the applicants shall secure a written parking agreement with a new property owner before any live entertainment can proceed. A parking agreement at a new secondary location shall be reviewed and approved by the Public Safety and Community Development Departments.
39. City Council Permits for Live Entertainment expire and have no further effect upon the sale or transfer of the business to a new business owner. City Council Permits for Live Entertainment do not run with the land.
40. 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.
41. Failure to comply with any of the conditions of approval of this City Council Permit and/or any applicable federal, state, or City laws shall be cause for the modification, suspension or revocation of this permit pursuant to the procedures identified herein under Condition of Approval No. 5.

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 2nd day of October 2018.

Diane J. Martinez, Mayor

ATTEST:

Lana Chikami, City Clerk

September 10, 2018

To Whom It May Concern:

I am the Owner of Grupo Diana, located at 14537 Garfield Ave. Paramount CA 90723

As such, I hereby authorize all of my customer parking lot belonging to my Business, Grupo Diana, for the customer usages of DeLucia Bar, located at 14123 Garfield Ave. Paramount CA, during the hours of 7pm - 2am every Friday, Saturday and Sunday from 12pm to 4pm if needed.

My parking lot has over 65 parking space.

A handwritten signature in black ink, appearing to read 'J. Solorzano', written over a horizontal line.

J. Luis Solorzano



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.



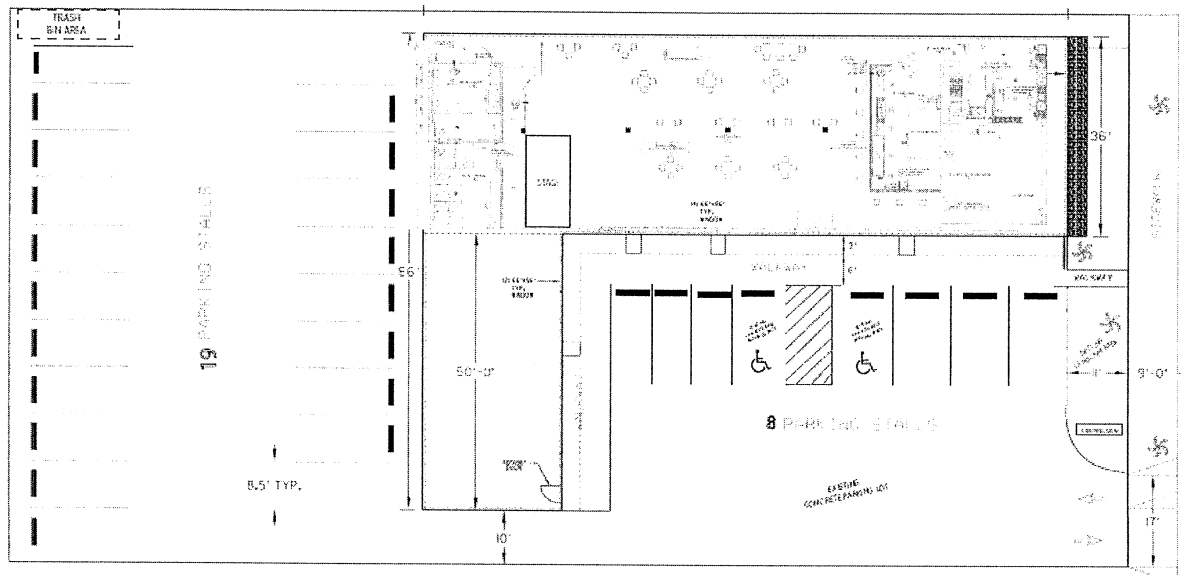
To: Honorable City Council
From: John Moreno, City Manager
By: Kevin M. Chun, Assistant City Manager
 John King, Planning Manager
Date: September 4, 2018

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.

OCTOBER 2, 2018

REQUEST FOR INSTALLATION OF A LIMITED TIME PARKING ZONE
AT 8029 ROSECRANS AVENUE

MOTION IN ORDER:

APPROVE A REQUEST FOR INSTALLATION OF A LIMITED TIME
PARKING ZONE AT 8029 ROSECRANS AVENUE.

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 Figueroa, Director of Public Works
Sarah Ho, Assistant Director of Public Works

Date: October 2, 2018

**Subject: REQUEST FOR INSTALLATION OF A LIMITED TIME PARKING ZONE
AT 8029 ROSECRANS AVENUE**

We have received a request to install a limited time parking zone with appropriate signage on the north side of Rosecrans Avenue, in front of 8029 Rosecrans Avenue, east of Paramount Boulevard.

The area surrounding 8029 Rosecrans Avenue generates a great deal of demand for on-street parking from patrons and employees of the restaurant as well as the adjoining businesses. In addition, there are residential units located behind the restaurant and to the east. As such, the property owner at 8029 Rosecrans Avenue has requested that the 2-hour parking only be enforced between normal business hours so as to not impact the residents who live nearby from being able to utilize these parking spots in the evening.

Attached is a letter from the property owner showing his support for a limited time parking zone to be installed at this location.

The curb currently has no restrictions. If approved, approximately 55 feet of the curb would be painted green with signage posted indicating that this area is a 2-hour parking zone between the hours of 9:00 AM and 6:00 PM.

At their September meeting, the Public Works Commission recommended to the City Council approval of the request. A notice indicating the City Council would hear this item was sent to the adjoining businesses and residents.

RECOMMENDED ACTION

It is recommended that the City Council approve a request for installation of a limited time parking zone at 8029 Rosecrans Avenue.

8-7-18

Dear Sarah Ho
Public Works Asst. Director
City of Paramount

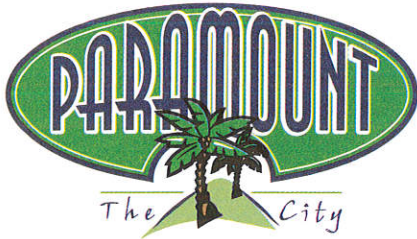
Today I met with City
Engineer Bill Pogett in
front of my 2 businesses
between 8029 - 8041 1/2 Rosecrans.
He said I could write a
formal request to have the
3 ~~to~~ curbed street parking
spaces in front of my
businesses painted ~~to~~ green
for 2 hour parking between
9AM to 6PM.

JOHN PAUL DRAYER M.A.
Commercial Real Estate Investor & Business Owner

XXX-XXX-XXXX

Sincerely,
John Paul
Dramer
Property Owner
8029-8041 1/2
Rosecrans Ave.
Paramount, CA

XXX-XXX-XXXX



DIANE J. MARTINEZ
Mayor

TOM HANSEN
Vice Mayor

LAURIE GUILLEN
Councilmember

DARYL HOFMEYER
Councilmember

PEGGY LEMONS
Councilmember

September 13, 2018

Dear Resident/Business Owner:

Please be advised that the Public Works Commission at their meeting of September 6, 2018, recommended to the City Council the approval of the request to install a limited time parking zone in front of 8029 Rosecrans Avenue.

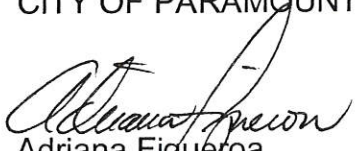
This is to inform you that the Paramount City Council will discuss this recommendation at their meeting on Tuesday, October 2, 2018. The meeting will begin at 6:00 p.m. and will be held in the Paramount City Hall Council Chambers, 16400 Colorado Avenue.

At this meeting, a decision will be made by the Paramount City Council to accept or deny the recommendation of the Public Works Commission to install a limited time parking zone in front of 8029 Rosecrans Avenue. If you have more information regarding this topic or would like to give further input, please attend this meeting.

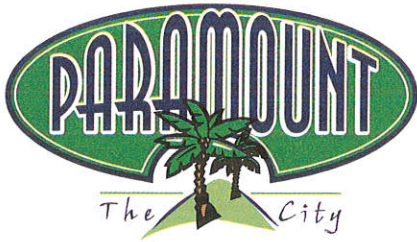
Should you have further questions regarding this meeting, please contact the Public Works Department at (562) 220-2020.

Para información en español, favor de llamar al (562) 220-2020.

CITY OF PARAMOUNT


Adriana Figueroa
Director of Public Works

H:\Public Works\PWAGENDA\REPORTS - Common File\Grn_8029 Rosecrans Ltr2.docx



DIANE J. MARTINEZ
Mayor

TOM HANSEN
Vice Mayor

LAURIE GUILLEN
Councilmember

DARYL HOFMEYER
Councilmember

PEGGY LEMONS
Councilmember

August 28, 2018

Dear Property/Business Owner:

We have received a request to install a limited time parking zone in front of 8029 Rosecrans Avenue. The curb in front of 8029 Rosecrans Avenue is currently not colored, which means parking is allowed there at any time (except for street sweeping days/hours). This letter is to inform you that the Public Works Commission will discuss this request at their meeting of Thursday, September 6, 2018. The meeting will begin at 6:00 PM and will be held in the Paramount City Hall Council Chambers, 16400 Colorado Avenue.

At this meeting, a decision by the Public Works Commission will be made to deny or recommend to the Paramount City Council the request to install a limited parking zone in front of 8029 Rosecrans Avenue. The Commission requests that all those having an interest in the installation of a limited time parking zone please attend this meeting.

Should you have further questions regarding this matter, please call me at (562) 220-2020.

Para información en español, favor de llamar al (562)220-2020.

CITY OF PARAMOUNT

Sarah Ho
Assistant Director of Public Works

8029 ROSECRANS



OCTOBER 2, 2018

CONSIDERATION

PROPOSITION 6 – REPEAL OF SB 1 TRANSPORTATION FUNDING

REVISED MOTION IN ORDER:

STAFF RECOMMENDS CITY COUNCIL PROVIDE DIRECTION
REGARDING THIS MATTER.

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 Figueroa, Director of Public Works
Wendy Macias, Public Works Manager
Date: October 2, 2018

**Subject: CONSIDERATION - PROPOSITION 6 – REPEAL OF SB 1
TRANSPORTATION FUNDING**

In 2016, a California Statewide Local Streets and Roads Needs Assessment provided a critical analysis on the deteriorating condition of local transportation networks and funding needs. The Assessment determined that cities and counties need approximately \$2 billion in additional funding per year just to maintain current pavement conditions. Paramount's Pavement Management System identified approximately 41 percent or 29 miles of arterials and local streets that need major street pavement repair which put our funding needs at approximately \$8.4 million over the next 10 years.

Senate Bill 1 (SB 1), known as the Road Repair and Accountability Act of 2017, enacted an estimated \$5.2 billion a year increase over the next 10 years in transportation-related taxes and fees to address aging roadway infrastructure statewide. The new tax revenues will be split between the State with approximately \$15 million going to local governments for use in road-related projects. Of this amount, the City of Paramount is scheduled to receive an estimated \$992,235 this year alone to fix City streets. The City continues to face shortfalls in funding necessary to maintain existing roads at current levels and anticipates roads will continue to deteriorate if additional funding is not provided. It is clear that SB 1 funds are essential in the City's efforts to provide safe roads to the community.

The November 2018 ballot will include Proposition 6 – Voter Approval for Future Gas and Vehicle Taxes and 2017 Tax Repeal Initiative. If passed by voters in November, Proposition 6 will eliminate the SB 1 funding dedicated to local transportation infrastructure improvements including the local return received by the City of Paramount. This will severely impact the scope of the arterial and neighborhood street resurfacing projects to be completed in the upcoming years. Attachment A is a list of the broad coalition of organizations, businesses, and public agencies that are opposing Proposition 6.

The League of California Cities is asking cities to join with them in opposing Proposition 6 by adopting a resolution. Staff is, therefore, seeking the City Council's direction on this matter.

RECOMMENDED ACTION

Staff recommends City Council provide direction regarding this matter.



Stop the Attack on Bridge & Road Safety!

WE OPPOSE THE ATTACK ON BRIDGE & ROAD SAFETY

Public Safety

California Professional Firefighters
American Traffic Safety Services Association –
California Chapter
California Association of Highway Patrolmen

Senior

Congress of California Seniors
California Alliance for Retired Americans

Environment

350 Sacramento
California League of Conservation Voters
Climate Resolve
Environmental Defense Fund
Natural Resources Defense Council (NRDC)
Planning and Conservation League
Sierra Club California
TransForm

Social Justice

California League of United Latin American
Citizens (LULAC)
California State Conference NAACP

Public Interest

League of Women Voters of California
Breathe California Sacramento Region
California Bicycle Coalition
Sonoma County Alliance
Southern California Transit Advocates

Business

California Chamber of Commerce
Regional Economic Association Leaders of
California (R.E.A.L. Coalition)
Bay Area Council
Business Council of San Joaquin County
CalAsian Chamber of Commerce
California Building Industry Association
California Hispanic Chamber of Commerce
California Trucking Association
Camarillo Chamber of Commerce
Chamber of Commerce Alliance of Ventura
and Santa Barbara Counties
Chamber of Commerce of the Santa
Barbara Region
East Bay Economic Development Alliance
East Bay Leadership Council
Fairfield-Suisun Chamber of Commerce
Flasher Barricade Association
Fremont Chamber of Commerce
Greater Los Angeles African American
Chamber of Commerce (GLAAACC)
Greater Merced Chamber of Commerce
Greater San Fernando Valley Chamber of
Commerce
Lake Tahoe South Shore Chamber of
Commerce
Latin Business Association
Los Angeles Area Chamber of Commerce
Los Angeles County Business Federation
(LA BizFed)
Northern California Engineering Contractors
Association
Orange County Business Council
Oxnard Chamber of Commerce
Ripon Chamber of Commerce
Sacramento Asian-Pacific Chamber of
Commerce

Business (cont.)

Sacramento Metro Chamber of Commerce
San Francisco Chamber of Commerce
San Gabriel Valley Economic Partnership
San Rafael Chamber of Commerce
Santa Clara Chamber of Commerce
Santa Cruz Area Chamber of Commerce
Santa Cruz County Business Council
Silicon Valley Leadership Group
South Gate Chamber of Commerce
Traffic Management, Inc.
Vacaville Chamber of Commerce

Labor

State Building & Construction Trades Council of California
Service Employees International Union (SEIU) California
AFSCME California PEOPLE
AFSCME District Council 36
California Legislative Board – Sheet Metal, Airline, Railroad and Transportation Workers Union (SMART – TD)
California Nevada Conference of Operating Engineers
California State Association of Electrical Workers (CSAEW)
California State Council of Laborers
California Teamsters Joint Public Affairs Council
Heat and Frost Insulators, Local 16
International Brotherhood of Electrical Workers Local 6
International Brotherhood of Electrical Workers Local 47
International Brotherhood of Electrical Workers Local 100
International Brotherhood of Electrical Workers Local 234
International Brotherhood of Electrical Workers Local 302
International Brotherhood of Electrical Workers Local 340
International Brotherhood of Electrical Workers Local 428

Labor (cont.)

International Brotherhood of Electrical Workers Local 441
International Brotherhood of Electrical Workers Local 551
International Brotherhood of Electrical Workers Local 569
International Brotherhood of Electrical Workers Local 617
International Brotherhood of Electrical Workers Local 639
Laborers International Union of North America Local 1184
Los Angeles/Orange County Building and Construction Trades Council
Northern California Carpenters Regional Council
Operating Engineers Local Union #3
Professional Engineers in California Government
Sailors' Union of the Pacific

Local Government

California State Association of Counties (CSAC)
League of California Cities
California Association of Councils of Governments (CALCOG)
California Contract Cities Association
Association of Bay Area Governments
City/County Association of Governments of San Mateo County
City of Alameda
City of Albany
City of Arcata
City of Artesia
City of Bell
City of Blue Lake
City of Brisbane
City of Burlingame
City of Carson
City of Cathedral City
City of Clayton
City of Cloverdale

Local Government (cont.)

City of Compton
City of Concord
City of Delano
City of Downey
City of Duarte
City of East Palo Alto
City of El Centro
City of El Cerrito
City of Fortuna
City of Hawaiian Gardens
City of Indian Wells
City of Ione
City of King City
City of Lathrop
City of Malibu
City of Manteca
City of Martinez
City of Modesto
City of Morgan Hill
City of National City
City of Norwalk
City of Orinda
City of Pacifica
City of Palos Verdes Estates
City of Piedmont
City of Placerville
City of Pleasant Hill
City of Salinas
City of San Pablo
City of San Rafael
City of Santa Cruz
City of Santa Maria
City of Santa Monica
City of Scotts Valley
City of Soledad
City of Sonoma
City of South Gate
City of Stockton
City of Suisun City
City of Union City
City of Waterford
City of Willits
Contra Costa County Board of Supervisors
Gateway Cities Council of Governments

Local Government (cont.)

Humboldt County Association of Governments
Imperial County Board of Supervisors
Lake County Board of Supervisors
League of California Cities Latino Caucus
Los Angeles County Division, League of California Cities
Marin County Council of Mayors and Councilmembers
Mendocino Council of Governments
Mono County Board of Supervisors
Monterey County Board of Supervisors
Peninsula Division, League of California Cities
Rural County Representatives of California
Sacramento Area Council of Governments
San Benito County Board of Supervisors
San Joaquin Council of Governments
Sonoma County Mayors' and Councilmembers' Association
Southern California Association of Governments
Stanislaus Council of Governments
Town of Fairfax
Town of Portola Valley
Town of Yountville
Urban Counties of California
Ventura Council of Governments
Yolo County Board of Supervisors

Infrastructure/Transportation

California Alliance for Jobs
Alameda Corridor – East Construction Authority (ACE)
American Council of Engineering Companies – California
American Public Works Association – Southern California Chapter
American Society of Civil Engineers – California
Associated General Contractors – California
Associated General Contractors – San Diego

Infrastructure/Transportation (cont.)

California Asphalt Pavement Association (CalAPA)
The California Chapters of the American Public Works Association (APWA)
California Construction & Industrial Materials Association (CalCIMA)
Alameda-Contra Costa Transit District (AC Transit)
California Nevada Cement Association
California PATH
California Short Line Railroad Association
California Transit Association
CALSTART
Coalition for Sustainable Transportation
Coastal Rail Santa Cruz
El Dorado County Transportation Commission
Foothill Transit
Fresno County Transportation Authority
Golden Gate Bridge, Highway and Transportation District
Golden State Gateway Coalition
Intelligent Transportation Society of California
Lake Area Planning Council
Los Angeles County Metropolitan Transportation Authority
Mendocino Transit Authority
Monterey-Salinas Transit District
Metropolitan Transportation Commission
Move LA
Napa Valley Transportation Authority
Northern California Chapter, National Electrical Contractors Association (NECA)
Peninsula Corridor Joint Powers Board (Caltrain)
Placer County Transportation Planning Agency
Riverside Transit Agency
Sacramento Transportation Authority
San Diego Metropolitan Transit System (MTS)
San Francisco Bay Area Rapid Transit District (BART)
San Joaquin Joint Powers Authority
San Joaquin Regional Rail Commission
San Joaquin Regional Transit District
San Mateo County Transit District (SamTrans)
San Mateo County Transportation Authority (TA)

Infrastructure/Transportation (cont.)

Santa Cruz County Regional Transportation Commission
Santa Cruz Metropolitan Transit District
Solano Transportation Authority
Sonoma County Transportation Authority
Sonoma-Marin Area Rail Transit District (SMART)
Southern California Contractors Association
Southern California Partnership for Jobs
Southwest Concrete Pavement Association
Transportation Agency for Monterey County
Transportation California
United Contractors

Individual Businesses

AnchorCM
Brosamer & Wall, Inc.
BYD America
Chaudhary & Associates, Inc.
Compass Engineering Contractors, Inc.
Dokken Engineering
Ergon Asphalt and Emulsions, Inc.
Ghilotti Bros., Inc.
GILLIG LLC
Granite Construction Inc.
Graniterock
Griffith Company
Harris & Associates, Inc.
Harrison Engineering Inc.
Hazard Construction Company
HNTB Corporation
HSG Safety Supplies, Inc.
Joseph J. Albanese, Inc.
Knife River Construction
MNS Engineers, Inc.
MuniServices, an Avenu company
NCE
Nossaman LLP
Pavement Recycling Systems, Inc.
Reliance Business Park
Rick Engineering Company
Riley's Compliance Consulting
Royal Electric Company

Individual Businesses (cont.)

Safety Striping Service, Inc.
Steelhead Constructors, Inc.
Surfa Slick, LLC
Teichert Construction
Teichert Materials
Telfer Pavement Technologies, LLC
Tolar Manufacturing Company, Inc.
Towill, Inc.
Vintage Paving Company
Vulcan Materials Company
Way Sine LLC
Western Emulsions, Inc.
WKE, Inc.

Political

California Democratic Party
Contra Costa Young Democrats
Torrance Democratic Club
West Hollywood Hills Democratic Club

Paid for by No on Prop 6: Stop the Attack on Bridge & Road Safety, sponsored by business,
labor, local governments and transportation advocates
Committee Major Funding from
California Alliance for Jobs
Southern California Partnership for Jobs
State Building and Construction Trades Council of California
Funding details at www.fppc.ca.gov

OCTOBER 2, 2018

AGREEMENT

COST ALLOCATION PLAN AND USER FEE STUDY – WILLDAN FINANCIAL SERVICES

MOTION IN ORDER:

APPROVE THE PROFESSIONAL SERVICES AGREEMENT WITH WILLDAN FINANCIAL SERVICES TO PERFORM THE COST ALLOCATION PLAN AND USER FEE STUDY.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: Karina Lam Liu, Finance Director
Date: October 2, 2018

**Subject: AGREEMENT FOR COST ALLOCATION PLAN AND USER FEE STUDY
– WILLDAN FINANCIAL SERVICES**

Over the years, the City has taken great pride in the fact that we have kept our fees for services low and affordable, something our residents and the business community have long appreciated. These include, but are not limited to, water utility rates, building permits, recreational classes, etc. However, as expenditures continue to outpace revenues, especially after the demise of our Redevelopment Agency where we lost about \$5 million in revenue annually, it is prudent to review our fee structure to ensure long-term fiscal stability. Therefore, staff is recommending conducting a comprehensive Cost Allocation Plan and User Fee Study to evaluate our current fee structure.

Cost Allocation Plan

A Cost Allocation Plan (CAP) is an analytical tool through which a city can apportion administrative or indirect services costs to individual departments or cost centers within its organization. Allocated costs include city-wide overhead expenses which can be used in the calculation of billable hourly rates for grants, fees, federal reimbursements, and other billings. CAP ensures that the City is utilizing comprehensive overhead rates and accurately accounting for the true cost of providing various programs and services within City operations. The last CAP was completed in 2011.

User Fee Study

A User Fee Study calculates the full cost of providing those services offered by various City departments, including all direct, indirect and support costs. Because user fees cannot, by law, exceed the reasonable estimated cost of providing services (Government Code Section 66014), the City must know the full cost rate to determine if current fees exceed that amount. Once the full cost rate is established for each service/program, the City can review current fees and (1) adjust any that exceed their costs, (2) increase any to recover the appropriate amount of cost related to services that benefit individuals rather than the community as a whole, or (3) maintain any existing fees. This is the first User Fee Study that the City is embarking on.

It is both common practice and advantageous to the City for a CAP and User Fee Study to be contracted together. The User Fee Study must utilize a CAP to ensure that all applicable costs are included in cost of services calculations. Therefore, a thorough understanding of the document is required. When the same consultant prepares both documents, that knowledge is inherent, resulting in fewer consultant hours and lower costs to the City.

The Scope of Work in the proposal documented the following tasks:

- Meet with staff and conduct interviews as needed to gain an understanding of the City's processes and operations.
- Establish a methodology for the evaluation of fees.
- Conduct a comprehensive review of the City's current fees and charges.
- Develop a Full Cost Allocation Model for calculating the full costs of providing each City service which satisfies the OMB Circular A-87 guidelines.
- Develop a Microsoft Excel application for the Cost Allocation Plan.
- Review existing fees and provide a full cost recovery fee schedule.
- Recommend appropriate fees and charges.
- Prepare a report that identifies each service, its full cost, as well as recommended and current cost recovery levels.
- Prepare a report including scope, fees, cost recovery, revenue impact and fee comparison.
- Report on other matters that come to the consultant's attention during the course and scope of the evaluation that should be considered by the City.
- Present the draft study to the City's Executive Team.
- Attend public meetings and present the results to the City Council.
- Prepare a final fee study report.

Under the City's purchasing policy, professional services, which often include highly specific areas of expertise, are not subject to the competitive bidding process. However, the City reached out to three firms who conduct both a CAP and User Fee Study to inquire about their interest and pricing for this project. The pricing is listed as follows:

<u>Company</u>	<u>Cost</u>
Matrix Consulting Group	\$33,000
Revenue & Cost Specialists	\$42,000
Willdan Financial Services	\$37,045

While Matrix Consulting Group appears to be the lowest bidder, staff determined that Willdan Financial Services was deemed the best consulting firm for the studies. Willdan has provided this service to municipal agencies for over a decade, and is the only firm providing these types of consulting services that also has a long history of providing contract staff support to public agencies for the delivery of municipal services. Their direct experience as "city staff" provides them with firsthand understanding of city operations and is uniquely useful in determining the full effort associated with service delivery and in developing schedules that are easy to communicate and implement. Currently, an appropriation of \$10,000 is budgeted for this project. The appropriation will be updated during the Midyear Budget process once this is approved by the City Council. Attached for your review is the agreement with Willdan Financial Services to provide the CAP and User Fee Study.

RECOMMENDED ACTION

It is recommended the City Council approve the professional services agreement with Willdan Financial Services to perform the Cost Allocation Plan and User Fee Study.

**PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE
CITY OF PARAMOUNT AND WILL DAN FINANCIAL SERVICES
FOR A COST ALLOCATION PLAN AND USER FEE STUDY**

THIS AGREEMENT is made and entered into this 2nd day of October 2018 by and between WILL DAN FINANCIAL SERVICES ("WFS"), a corporation, and the CITY OF PARAMOUNT hereinafter referred to as "Client."

WHEREAS, Client desires to employ WFS to furnish ongoing professional services in connection with a Cost Allocation Plan and User Fee Study, hereinafter referred to as the "Project."

NOW, THEREFORE, in consideration of the mutual premises, covenants and conditions herein contained, the parties agree as follows:

SECTION I – BASIC SERVICES

WFS shall provide to the Client the basic services described in detail in "Exhibit A," Scope of Services, attached hereto and incorporated herein by this reference.

SECTION II – ADDITIONAL SERVICES

If authorized, WFS shall furnish additional services, which are in addition to the basic services. To the extent that the additional services have been identified in this Agreement, they are itemized in "Exhibit A" and will be paid for by Client as indicated in Section III hereof. As further additional services are requested by Client, this Agreement may be modified and subject to mutual consent by execution of an addendum by authorized representatives of both parties, setting forth the additional scope of services to be performed, the performance time schedule and the compensation for such services.

SECTION III – COMPENSATION

WFS shall be compensated for basic services rendered under Section I, as in accordance with the terms and conditions indicated in "Exhibit B," Fees for Services; and WFS will be compensated for any additional services rendered under Section II as more particularly described in a fully approved and executed addendum to this Agreement. If no addendum is executed, then WFS shall be compensated at its then-prevailing hourly rates for such additional services.

WFS may submit monthly statements for basic and additional services rendered. It is intended that Client will make payments to WFS within thirty (30) days of invoice. All invoices not paid within thirty (30) days shall bear interest at the rate of one and one-half (1½) percent per month or the then-legal rate allowed.

SECTION IV – INDEMNITY; INSURANCE REQUIRED

A. Indemnity. WFS shall indemnify and hold harmless Client, its officers, officials, directors, employees, designated agents, and appointed volunteers from and against all claims, damages, losses and expenses, including attorney fees, arising out of the performance of the services described herein, to the extent caused in whole or in part by the negligent acts, errors, or omissions of WFS, any subconsultant, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, except where caused by the active negligence or willful misconduct of Client or Client's officers, agents, or employees.

The parties shall cooperate with each other with respect to resolving any claim, liability or loss for which indemnification may be required hereunder, including by making, or causing the indemnified party to make, all commercially reasonable efforts to mitigate any such claim, liability or loss. Neither party shall have an obligation to indemnify the other party for any losses to the extent they are caused, contributed to or exacerbated by the actions or failure to act of the indemnified party, including without limitation, the failure to take actions to mitigate such losses.

B. Insurance. Without in any way limiting WFS' liability pursuant to the indemnification described above, WFS shall maintain, during the term of this contract, the following insurance:

Coverage	Minimum Limits
General Liability Comprehensive General Liability, including: Premises and Operations Contractual Liability Personal Injury Liability Independent Contractors Liability (if applicable)	\$1,000,000 Combined Single Limit, per occurrence and \$2,000,000 general aggregate
Automobile Liability Comprehensive Automobile Liability (including owned, non-owned and hired autos)	\$1,000,000 Combined Single Limit, per occurrence
Workers' Compensation and Employer's Liability Workers' Compensation Insurance Employer's Liability	Statutory, \$1,000,000
Professional Liability Professional Liability Insurance	\$1,000,000 per claim and annual aggregate

SECTION V – INDEPENDENT CONTRACTOR STATUS

WFS shall be an independent contractor and shall have responsibility for and control over the details and means of providing the services under this Agreement.

SECTION VI – OWNERSHIP AND MAINTENANCE OF DOCUMENTS

WFS may rely upon the accuracy of any documents provided to WFS by Client. All documents, including without limitation, reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates, schedules, spreadsheets, or other documents furnished by WFS pursuant to this Agreement, regardless of media (e.g., paper, electronic, magnetic, optical, Mylar, etc), are instruments of WFS' services in respect to this Project and not products. All such documents shall be the property of WFS provided, however, that a copy of the final documents shall be made available to Client upon request. These documents are not intended, nor represented to be suitable for reuse by Client or any others on extensions of this Project or on any other project. Any modification or reuse without specific written verification and adoption by WFS for the specific purposes intended will be at user's sole risk. Client agrees to save, keep and hold harmless WFS from all damages, costs or expenses in law and equity including costs of suit and attorney's fees resulting from such unauthorized reuse. Client further agrees to compensate WFS for any time spent or expenses incurred by WFS in defense of any such claim, in accordance with WFS' prevailing fee schedule.

Client acknowledges that its right to utilize the services and instruments of services of WFS will continue only so long as Client is not in default of the terms and conditions of this Agreement and Client has performed all obligations under this Agreement. Client further acknowledges that WFS has the unrestricted right to use the services provided pursuant to this Agreement, as well as to all instruments of service provided pursuant to this Agreement.

Client agrees not to use or permit any other person to use any instruments of service prepared by WFS, which are not final and which WFS does not sign. Client agrees to be liable for any such use of non-final instruments of service not signed, stamped or sealed by WFS and waives liability against WFS for their use.

WFS shall be entitled to rely upon, with no obligation to verify, the completeness and accuracy of all information, data, reports, studies, plans and specifications provided by Client or by Client's attorney(s), engineer(s), accountant(s), consultant(s) or employee(s) to Consultant. Client shall make no claim against WFS alleging that WFS should not have relied upon such information provided by Client to WFS.

WFS' records, documents, calculations, test information and all other instruments of service shall be kept on file in legible form for a period of not less than two (2) years after completion of the services covered in this Agreement.

SECTION VII – SUSPENSION OF SERVICES

Client may, at any time, by thirty (30) days' written notice, suspend further performance by WFS. All suspensions shall extend the time schedule for performance in a mutually satisfactory manner and WFS shall be paid for all services performed and reimbursable expenses incurred prior to the suspensions date.

SECTION VIII – TERMINATION

Either party may terminate this Agreement at any time by giving thirty (30) days' written notice to the other party of such termination. If this Agreement is terminated as provided herein, WFS will be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of WFS covered by this Agreement, less payments of compensation previously made.

SECTION IX – COMPLIANCE WITH LAW

Each party hereto will use reasonable care to comply with applicable laws in effect at the time the services are performed hereunder, which to the best of their knowledge, information and belief apply to their respective obligations under this Agreement.

SECTION X – SUCCESSORS AND ASSIGNS

This Agreement shall be binding on the successors and assigns of the parties; but either party, without written consent of the other party, shall not assign it.

SECTION XI – ATTORNEY'S FEES

In the event that any judgment is entered in any action upon this Agreement, the party hereto against whom such judgment is rendered agrees to pay the amount equal to the reasonable attorney's fees of the prevailing party in such action and that such amount may be added to and made a part of such judgment.

SECTION XII – ALTERNATIVE DISPUTE RESOLUTION

If a dispute arises between the parties relating to this Agreement, the parties agree to use the following procedure prior to either party pursuing other available remedies:

A. A meeting shall be held promptly between the parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute.

B. If, within thirty (30) days after such meeting, the parties have not succeeded in negotiating a resolution of the dispute, they will jointly appoint a mutually-acceptable neutral person not affiliated with either of the parties (the "neutral"), seeking assistance in such regard if they have been unable to agree upon such appointment within forty (40) days from the initial meeting. The parties shall share the fees of the neutral equally.

C. In consultation with the neutral, the parties will select or devise an alternative dispute resolution procedure (“ADR”) by which they will attempt to resolve the dispute, and a time and place for the ADR to be held, with the neutral making the decision as to the procedure, and/or place and time (but unless circumstances require otherwise, not later than sixty (60) days after selection of the neutral) if the parties have been unable to agree on any of such matters within twenty (20) days after initial consultation with the neutral.

D. The parties agree to participate in good faith in the ADR to its conclusion, as designated by the neutral. If the parties are not successful in resolving the dispute through the ADR, then the parties may agree to submit the matter to binding arbitration or a private adjudicator, or either party may seek an adjudicated resolution through the appropriate court.

SECTION XIII – RECORDS

Records of WFS’ direct labor costs, payroll costs, and reimbursable expenses pertaining to the Project covered by this Agreement will be kept on a generally recognized accounting basis and made available during normal business hours upon reasonable notice.

WFS’ records will be available for examination and audit if and as required.

SECTION XIV – MISCELLANEOUS PROVISIONS

This Agreement is subject to the following special provisions:

A. The titles used in this Agreement are for general reference only and are not a part of the Agreement.

B. This Agreement shall be interpreted as though prepared by both parties.

C. Any provision of this Agreement held to violate any law shall be deemed void, and all remaining provisions shall continue in full force and effect.

D. This Agreement shall be interpreted under the laws of the State of California.

E. This Agreement comprises a final and complete repository of the understandings between the parties and supersedes all prior or contemporary communications, representations, or agreements, whether oral or written, relating to the subject matter of this Agreement.

F. Any notices given pursuant to this Agreement shall be effective on the third business day after posting by first class mail, postage prepaid, to the address appearing immediately after the signatures below.

G. WFS shall not be liable for damages resulting from the actions or inactions of governmental agencies, including, but not limited to: permit processing, environmental impact reports, dedications, General Plans, and amendments thereto; zoning matters, annexations, or consolidations; use or Conditional Use Permits; project or plan approvals; and building permits.

H. WFS' waiver of any term, condition, or covenant, or breach of any term, condition, or covenant, shall not constitute the waiver of any subsequent breach of any other term, condition, or covenant.

I. Client acknowledges that WFS is not responsible for the performance of services by third parties, provided that said WFS has not retained third parties.

IN WITNESS WHEREOF, the parties hereto have accepted, made and executed this Agreement upon the terms, conditions, and provisions above stated, as of the day and year first above written.

WILLDAN FINANCIAL SERVICES

CITY OF PARAMOUNT

Chris Fisher, Vice President

Diane J. Martinez, Mayor

Exhibit A

SCOPE OF SERVICES

Cost Allocation Plan and User Fee Study

Cost Allocation Plan Work Plan

Task 1: Initial Document Request

Objective: Initial due diligence.

Description: Prior to the kick-off call, relevant documentation will be obtained and reviewed in order to enhance our understanding of the City's current cost allocation plan and internal structure of the agency. A written request for specific data will be sent to the City. The data provided in this task will provide the building blocks for later model development.

Our request may include (but is not limited to):

- Detailed budget and accounting data;
- Prior year's financial data, salary, position and staffing data;
- Organizational structure;
- Prior cost allocation plan and/or user fee documentation and models; and
- Data related to various allocation bases that may be incorporated as part of the methodology, i.e. City Council agenda frequencies by department, AP/AR transactions by department, IT equipment distribution by department, etc.

Deliverables: **WFS:** Submit information request to City.

City: Provide requested data to WFS (prior to Task 2, Kick-off Call/Refine Scope). We will follow up with the City to confirm in writing the data that we have received, or which is still outstanding.

Task 2: Kick-off Conference Call / Refine Scope

Objective: Confirm project goals and objectives. Identify and resolve policy issues raised by the study and determine appropriate fee categories.

Description: WFS will identify and resolve policy issues typically raised by these studies and address data gaps to gain a full understanding of the City's goals for the cost allocation plan. We will establish effective lines of communication and processes for information gathering and review.

During this call, we will ask that the City assign a project manager to serve as its primary contact. The selected City project manager will ensure that available data is provided to WFS in a timely manner, thereby maintaining adherence to the project's schedule.

We will obtain and review the current cost allocation methodology and discuss with City staff. The objective of this review is to determine specific areas of focus as they relate to the City's objectives, and to discuss and evaluate current and potential allocation factors.

Meetings: One (1) project kick-off conference call to initiate the project, discuss data needs and methodologies and to address policy issues. We would propose to conduct the user fee study kick-off during this same call, to maximize efficiency and cost effectiveness of staff and WFS time.

Deliverables: **WFS:** If needed, a revised project scope and schedule.

City: Provide further data requirements and select / introduce City's project manager.

Task 3: Gather Staffing Information and Develop Cost Allocation Plan Model

Objective: Gather information related to indirect staffing and functions. Prepare draft cost allocation plan and model.

Exhibit A

Description: This task involves the gathering of specific information, directly from City staff, through interviews and discussion, related to the functions served by indirect staff and the departments served by their activities. This task also focuses on the development of, and/or adjustment of existing, allocation bases, and the development and testing of a model that will ultimately be used to calculate the proper cost allocations derived from data gathered in prior tasks.

The model will be developed to incorporate any recent changes in the provision of City services, and fully allocate central service costs.

We will utilize budget and organizational information, and other required information gathered from City staff to complete the work in this task. Specific discussions will be held to discuss bases, how central overhead services are provided to and utilized by other departments, cost categories and allocation criteria, and how these will factor into the overall cost allocation methodology. We will work with the City to review any existing Internal Service Funds (ISF) and their functions and structures and incorporate them into the model and methodology.

The model and methodology will also produce overhead percentages that will be used to develop the fully loaded hourly billing rates for City staff positions in Task 4 of the user fee study. These rates will be suitable for a variety of uses, including billing to CIP projects.

Meetings: Conference call with staff to understand structure and operations as model and allocation bases are developed. Key staff will be interviewed to best understand central overhead staffing and functions and the departments served.

Deliverables: **WFS:** One (1) user-friendly model in Microsoft Excel format.

Task 4: Test and Review Cost Allocation Methodology

Objective: Test and review model and results with City.

Description: The draft cost allocation plan model will be reviewed with City staff, and adjusted as necessary, to ensure that preliminary allocations provide an accurate depiction of how the central overhead costs should be borne by the operating programs and funds. Over the past several years, we have successfully integrated online meetings by using online meeting resources as an element to our approach. This allows us to remotely guide staff through the model review and allows you the opportunity to interactively change inputs and test approaches.

Meetings: One (1) conference call and online demonstration (GoToMeeting) to review the model.

Deliverables: **WFS and City:** Draft cost allocation plan model review.

Task 5: Prepare and Present Draft Report

Objective: Prepare the draft cost allocation report.

Description: This task involves the draft report preparation. The cost allocation plan's background, model methodologies, and results will be discussed; calculations and supporting data will be presented textually and in easily understood tables and provided to the City.

Meetings: One (1) conference call to present the draft report to City Staff.

Deliverables: **WFS:** Draft report for City review and input.

City: Review of draft report, with comments, and edits.

Task 6: Discuss and Revise Report

Exhibit A

Objective: Review of draft report, cost distribution methods, and model.

Description: An in-depth review of the draft report and model will be conducted to arrive at an optimum allocation method for each expenditure type. Often, through the course of an engagement, comments usually revolve around issues of: understandability; appropriate levels of enterprise funds' cost recovery, etc.; ease of calculation; and overhead costs' distribution methods. Following a round of comments from City staff concerning the draft report, the final report will be prepared for presentation to the Council.

Meetings: One (1) conference call with City staff to review the report.

Deliverables: Draft report, and revised draft/final report.

Task 7: Prepare and Present Final Report and Model

Objective: Prepare and present the final report to City Council. Educate City staff on the operation and use of the model for future modifications.

Description: This task is the culmination of the cost allocation plan project. Based on staff comments on the draft report, WFS will prepare the final report for presentation to City Council.

Meetings: One (1) meeting with the City Council to present the final cost allocation plan. This meeting may be held in conjunction with the presentation of the user rate study results.

We will also provide staff training on the operation and use of the model.

Deliverables: **WFS:** Provide five (5) bound copies, one (1) unbound copy, and one (1) electronic PDF file copy of the final report and model to the City. Using Microsoft Word and Excel, an updateable electronic copy of the study and models, as well as related schedules, will also be provided on CD-ROM.

User Fee Study Work Plan

Task 1: Initial Document Request

Objective: Initial due diligence; obtain study-related data.

Description: Prior to the kick-off meeting, we will obtain and review relevant documentation to further enhance our understanding of the services, fees, and rates to be studied. A written request for data will be sent to the City. Please note that Time Survey data is not part of this request and will be gathered during the on-site interviews described in Task 5. We will request information and documentation on current fees and fee programs, activity levels, and budget and staffing information (to the extent not already available) related specifically to programs and activities which have associated fees, and for which the City has this level of detail.

Deliverables: **WFS:** Submit information request to City.

City: Provide requested data to WFS (prior to Task 3, Kick-off Meeting/Refine Scope). As with the cost allocation plan, we will follow up with the City to confirm receipt of requested data and information and highlight data elements that are outstanding.

Task 2: Compile Inventory of Current and Potential Fees

Objective: WFS will identify a schedule of fees and methodology for calculating the fees.

Description: Based on the results of the initial document request and independent research, incorporate into our model the existing fees, provided by the City, to comprise the parameters of the fee study.

Meetings: It is possible that a conference call with the City may be necessary to discuss new fees to implement or existing fees that may no longer be required.

Deliverables: **WFS:** One (1) draft list of current fees based on initial data provided

Exhibit A

(to be discussed and finalized during the kick-off call).

City: Review completed fee schedule with comments/revisions to be discussed during the kick-off meeting.

Task 3: Kick-off Conference Call /Refine Scope

Objective: Confirm goals and objectives for the Fee Study. Identify and resolve policy issues typically raised by a User Fee Study, address gaps in data, and refine appropriate existing or new fee categories (based on Task 2).

Description: Verify our understanding of the City's goals, the City's cost-recovery policy for user fees, and to fill any gaps in data/information necessary for the project. It is important for the City and WFS to identify and address any foreseeable problems and maintain open communication throughout the process.

During this call, we will ask that the City identify a project manager who will serve as the primary contact for the project. The project manager shall have responsibility for ensuring that all available data is provided in a timely manner, thereby maintaining adherence to the project's schedule.

Meetings: One (1) project kick-off call to initiate the entire project, discuss data needs, and address policy issues. This will be held in conjunction with the kick-off for the cost allocation plan. As mentioned in the cost allocation plan work plan, we suggest combining the kick-off calls to increase efficiency.

Deliverables: **WFS:** 1) Revised project scope and schedule (if needed); and 2) brief summary of policy decisions (if needed).

City: 1) Provide further data needs; and 2) determine/introduce City's project manager.

Task 4: Develop User Fee Model

Objective: Develop and test model.

Description: This task involves the development of the model ultimately used to calculate the departmental fees, based on data and information gathered in previous tasks and in the Time Survey Interviews described in Task 5. To ensure that City policies are met through the imposition of the calculated fees, the model will be formatted to include appropriate costs.

Key model inputs will include staff and allocated overhead costs per position, and relevant budget data on salaries and benefits. Some of this information will be developed during the cost allocation plan phase of this project and will be incorporated directly into the user fee model. We will request clarification and/or additional data if necessary.

The model will build upon the cost allocation plan results, to provide an allocation of administrative and overhead costs to fee related activities and departments providing services to customers, so that fees and billable rate schedules incorporate applicable costs. Furthermore, the fees and rates charged to customers will also reflect the cost of the services being provided, to the extent possible given policy and/or political considerations.

Deliverables: **WFS:** One (1) user-friendly model in Microsoft Excel format, which, when finalized, City staff can use to calculate fee changes annually, or as often as deemed appropriate by the City Council.

Task 5: Time Survey Interviews and On-site Information Gathering

Objective: Meet with City staff to complete Time Surveys and understand service delivery processes.

Exhibit A

Description: To assist staff with the completion of the survey worksheets, we will schedule one (1) full day of on-site meetings with staff; however, the number of meetings needed may vary depending on the number of staff and departments involved.

The WFS Team will conduct interviews with supervisors/managers, as well as other staff, as deemed appropriate and/or necessary, from each department involved in the user fee study to determine the average time required by City staff to provide each of the services for which a fee is collected.

The fee model is designed so that full cost recovery fees are calculated immediately upon input of staff time. These full costs are also compared to current cost recovery levels. This will allow WFS and City staff to conclude with a final meeting to review the draft full cost recovery fees, and adjust any times as necessary, once all information has been compiled and input into the fee model. We will schedule the interviews with staff to minimize any disruption to their normal workflow.

Meetings: One (1) full business day of on-site meetings/staff interviews. Additional follow-up will be scheduled as needed.

Deliverables: **WFS and City:** Time surveys and draft full cost recovery fees.

Task 6: Data Analysis and Final User Fee Schedule

Objective: Incorporate information obtained from on-site surveys to fully develop model.

Description: We will update the model, based on information received during the on-site surveys, to generate a user fee schedule. In addition, it is very common that a supplemental data request may be necessary, based on new fees identified that the City is not currently collecting. Where appropriate, we will suggest and discuss with staff alternate approaches to existing fee programs (i.e. building fees) and suggest potential areas where fees could be collected where they are not currently. We will present the full cost recovery level for fees, both current and projected under the new calculated fees, and revenue projections, given certain assumptions about the levels of subsidy for different fees. Current levels of cost recovery will be compared to actual full costs calculated during the course of this study. Cost will be calculated at reasonable activity levels and include all appropriate direct and indirect costs and overhead. We will review fee programs for compliance with Propositions 218 and 26.

The user fee data analysis and model development may take three (3) to four (4) weeks with frequent correspondence with City staff to discuss current cost recovery amounts, necessary to recover full cost and frequency activity.

Meetings: Conference calls to finalize fee schedule. A follow up on site meeting may be scheduled if necessary.

Deliverables: Final user fee model for City Council presentation and discussion.

Task 7: Prepare and Present Draft Report

Objective: Prepare draft report.

Description: This task involves the preparation of the draft report that discusses the study's background, the methodologies utilized in the study, and the results and presentation to various stakeholder groups. As noted below, meetings may occur during this or the next task as appropriate. The calculations used to generate the user fee study will be included textually, as well as in easy to

Exhibit A

understand tables. Individual fee summaries by department and a user fee schedule will be included. The draft report will include the following:

- Key results and findings;
- Basic descriptions of each service;
- The full cost of each service and current cost recovery levels;
- Fee recommendations with associated levels of cost recovery;
- Projections of potential fee revenue;
- Assessment of reasonableness of each City's costs;
- As appropriate, recommend alternative methodologies for building permit fee calculation; and
- Summary and recommendations.

The objective of the report is to communicate the recommendation of appropriate fees, which include the appropriate subsidy percentage for those fees where full cost recovery may be unrealistic.

Meetings: One (1) meeting with the City Staff to present draft results address questions and receive feedback.

Deliverables: **WFS:** Draft report for City review and comment.

City: Review of draft report, with comments and edits.

Task 8: Revise Draft Report/Determine Cost Recovery Levels for Recommended Adoption

Objective: Review of draft report and fee model.

Description: The goal of this task is to conduct an in-depth review of the draft report and model, incorporate feedback and changes as a result of previous discussions, and arrive at an optimum fee structure. Often through the course of an engagement, City staff will volunteer insightful likes and dislikes regarding the existing fee structure. We listen to this feedback carefully because your staff members know the community best. Comments usually revolve around issues of:

- Understandability;
- Fairness to applicants;
- Ease of calculation;
- Appropriate levels of cost recovery; and
- Full cost recovery hourly rates.

When adjusting fee recovery levels, we believe it is important to address these concerns.

Following one (1) round of comments from City staff on the draft report and feedback from City Staff, we will prepare the final report for presentation to the City Council.

Meetings: One (1) online demonstration (GoToMeeting) to review the model.

Deliverables: Draft report, revised draft /final report.

Task 9: Prepare and Present Final Report/Train Staff on Model

Objective: Prepare and present final report to City Council. Train staff on the operation and use of the model for future modifications.

Description: This task is the culmination of the entire project. Based on staff comments received regarding the draft report, we will prepare the final report for presentation.

Meetings: One (1) meeting with City Council to present the results and adopt the updated fee schedule. We will also provide staff training on the operation and use of the model on the same day, during regular business hours.

Exhibit A

Deliverables: Provide five (5) bound copies, one (1) unbound copy, and one (1) electronic PDF file copy of the final report and model to the City. Using Microsoft Word and Excel, an updateable electronic copy of the study and models, as well as related schedules, will also be provided on CD-ROM.

City Staff Support

To complete our tasks, we will need the cooperation of City staff. We suggest that the City of Paramount assign a key individual to represent the City as the project manager who can function as our primary contact. We anticipate that the City's project manager will:

- 1) Coordinate responses to requests for information;
- 2) Coordinate review of work products; and
- 3) Help resolve policy issues.

We will ask for responses to initial information requests in a timely manner. If there are delays on the part of the City, we will contact the City's project manager to steer the project back on track. We will keep the City's project manager informed of data or feedback we need to keep the project on schedule. WFS will endeavor to minimize the impact on City staff in the completion of this project.

WFS will rely on the validity and accuracy of the City's data and documentation to complete the analysis. WFS will rely on the data as being accurate without performing an independent verification of accuracy and will not be responsible for any errors that result from inaccurate data provided by the client or a third party. City shall reimburse WFS for any costs WFS incurs, including without limitation, copying costs, digitizing costs, travel expenses, employee time and attorneys' fees, to respond to the legal process of any governmental agency relating to City or relating to the Project. Reimbursement shall be at WFS 's rates in effect at the time of such response.

Exhibit B

FEES FOR SERVICES

Cost Allocation Plan and User Fee Study

WFS will perform services noted in Exhibit A for a **fixed fee of \$37,045**. Below is a breakdown of each specific phase of the project.

Cost Allocation Plan Work Plan

City of Paramount Cost Allocation Plan						
Fee Proposal						
	C. Fisher Principal-in- Charge	T. Thrasher Tech Project Manager	P. Patel Analytical Support	R. Quaid QA/Tech Advisor	Total	
	\$ 250	\$ 165	\$ 125	\$ 210	Hours	Cost
Scope of Services						
Task 1: Initial Document Request	-	2.0	1.0	-	3.0	\$ 455
Task 2: Kick-off /Refine Scope	1.0	1.0	1.0	-	3.0	540
Task 3: Gather Staffing Information, Develop Cost Allocation Plan Model	-	8.0	18.0	1.0	27.0	3,780
Task 4: Test and Review Cost Allocation Methodology	1.0	8.0	12.0	-	21.0	3,070
Task 5: Prepare and Present Draft Report	1.0	4.0	8.0	1.0	14.0	2,120
Task 6: Discuss and Revise Report	2.0	2.0	4.0	1.0	9.0	1,540
Task 7: Prepare and Present Final Report/Train Staff on Model	2.0	4.0	1.0	-	7.0	1,285
Subtotal – Cost Allocation Plan Study:	7.0	29.0	45.0	3.0	84.0	\$ 12,790
Total Willdan Labor Costs	7.0	29.0	45.0	3.0	84.0	\$ 12,790

User Fee Study Work Plan

City of Paramount User Fee Study						
Fee Proposal						
	C. Fisher Principal-in- Charge	T. Thrasher Tech Project Manager	P. Patel Analytical Support	R. Quaid QA/Tech Advisor	Total	
	\$ 250	\$ 165	\$ 125	\$ 210	Hours	Cost
Scope of Services						
Task 1: Initial Document Request	-	1.0	1.0	-	2.0	\$ 290
Task 2: Compile Inventory of Current and Potential Fees	-	1.0	2.0	-	3.0	415
Task 3: Kick-off /Refine Scope	1.0	1.0	1.0	-	3.0	540
Task 4: Develop User Fee Model	1.0	6.0	16.0	2.0	25.0	3,660
Task 5: Time Survey Interviews and Information Gathering	8.0	10.0	8.0	-	26.0	4,650
Task 6: Data Analysis and Final Fee and Rate Schedule	3.0	12.0	24.0	1.0	40.0	5,940
Task 7: Prepare and Present Draft Report	2.0	8.0	16.0	2.0	28.0	4,240
Task 8: Revise Draft/Determine Cost Recovery Levels	2.0	8.0	6.0	1.0	17.0	2,780
Task 9: Prepare and Present Final Report/Train Staff on Model	2.0	6.0	2.0	-	10.0	1,740
Subtotal – User Fee Study:	19.0	53.0	76.0	6.0	154.0	\$ 24,255
Total Willdan Labor Costs	19.0	53.0	76.0	6.0	154.0	\$ 24,255

Exhibit B

Hourly Rates

Additional authorized services will be billed at WFS' then-current hourly consulting rates. Our current hourly rates are presented below.

WFS Hourly Rate Schedule	
Position	Hourly Rate
Group Manager	\$250
Managing Principal	\$240
Principal Consultant	\$210
Senior Project Manager	\$185
Project Manager	\$165
Senior Project Analyst	\$135
Senior Analyst	\$125
Analyst II	\$110
Analyst I	\$100

OCTOBER 2, 2018

AGREEMENT

FACILITY USE AGREEMENT WITH THE AMERICAN RED CROSS

MOTION IN ORDER:

AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT
WITH THE AMERICAN RED CROSS FOR STORAGE OF AN EMERGENCY
SHELTER TRAILER AT PARAMOUNT PARK.

MOTION:

MOVED BY: _____

SECONDED BY: _____

[] APPROVED

[] DENIED

ROLL CALL VOTE:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____



To: Honorable City Council
From: John Moreno, City Manager
By: David Johnson, Recreation Director
Date: October 2, 2018

Subject: FACILITY USE AGREEMENT WITH THE AMERICAN RED CROSS

Background

The American Red Cross has a long history of assisting cities, groups, and individuals with emergency shelter services. In fact, it was the American Red Cross that assisted the City following the microburst damage that occurred on April 18, 2000. The American Red Cross Greater Long Beach Chapter assisted the City by operating a shelter at the Paramount Community Center for displaced victims of the microburst. The American Red Cross provided cots, meals and staff to operate the shelter 24 hours a day until all persons had found replacement shelter. The American Red Cross will be our partner should any similar type of incident occur in our city and they will assist surrounding cities in a similar manner.

Agreement

To assist the American Red Cross with the pre-positioning of emergency shelter supplies, the American Red Cross Greater Long Beach Chapter contacted us regarding the deployment of a Red Cross emergency shelter trailer at a city park site. This would assist the American Red Cross with local access to their shelter supplies should an emergency event occur in our area. Additionally, this assists the City should the emergency event occur directly in town.

The facility use agreement obligates the City to provide the American Red Cross with a secure site and access to that site should they need to retrieve and deploy their emergency shelter trailer. We have chosen and agreed upon the city storage area at the east end of Paramount Park. The American Red Cross will provide the City with the required indemnification and insurance as it pertains to the storage and retrieval of the emergency shelter trailer.

RECOMMENDED ACTION

It is recommended that the City Council authorize the City Manager to enter into an agreement with the American Red Cross for storage of an emergency shelter trailer at Paramount Park for use by the American Red Cross during area emergencies.

The American National Red Cross ("Red Cross"), a non-profit corporation chartered by the United States Congress, provides services to individuals, families and communities when disasters strike. The disaster relief activities of the Red Cross are made possible by the American public who support the Red Cross with generous donations. The Red Cross's disaster services are also supported by facility owners who permit the Red Cross to use their buildings as shelters and other service delivery sites for disaster victims. This agreement is between the Red Cross and a facility owner ("Owner") so the Red Cross can use the facility to provide services during a disaster. This agreement only applies when Red Cross requests use of the facility and is managing the activity at the facility.

Parties and Facility

Owner:

Full Name of Owner	
Address	
24-Hour Point of Contact Name and Title Work Phone Cell Phone	
Address for Official Notices (only if different from above address)	

Red Cross:

Chapter Name	American Red Cross Los Angeles Region
Chapter Address	11355 Ohio Ave. Los Angeles, CA 90025
24-Hour Point of Contact Name and Title Work Phone Cell Phone	Logistics Duty Officer (24 hrs on-call) (310) 299-8222
Address for Official Notices	American Red Cross Los Angeles Region 11355 Ohio Ave. Los Angeles, CA 90025

Facility:

<p>Insert name and complete street address of building or, if multiple buildings, write "See attached facility list," and attach facility list, including complete street address of each building that is part of this agreement. If the Red Cross will use only a portion of a building, then describe the portion of the building that the Red Cross will use.</p>

Terms and Conditions

1. Use of Facility: Upon request and if feasible, Owner will permit the Red Cross to use and occupy the Facility on a temporary basis to conduct emergency, disaster-related activities. The Facility may be used for the following purposes (both parties must initial all that apply):

Facility Purpose	Owner Initials	Red Cross Initials
Steady State Activities (Home Fire Campaign, Exercises, Meetings)		
Storage of supplies		
Parking of vehicles		

2. Facility Management: The Red Cross will designate a Red Cross official to manage the activities at the Facility ("Red Cross Manager"). The Owner will designate a Facility Coordinator to coordinate with the Red Cross Manager regarding the use of the Facility by the Red Cross.
3. Condition of Facility: The Facility Coordinator and Red Cross Manager (or designee) will jointly conduct a survey of the Facility before it is turned over to the Red Cross. They will use the first page of the Red Cross's **Facility/Shelter Opening/Closing Form** to record any existing damage or conditions. The Facility Coordinator will identify and secure all equipment in the Facility that the Red Cross should not use. The Red Cross will exercise reasonable care while using the Facility and will not modify the Facility without the Owner's express written approval.
4. Food Services (*This paragraph applies only when the Facility is used as a shelter or service center.*): Upon request by the Red Cross, and if such resources are available, the Owner will make the food service resources of the Facility, including food, supplies, equipment and food service workers, available to feed the shelter occupants. The Facility Coordinator will designate a Food Service Manager to coordinate meals at the direction of and in cooperation with the Red Cross Manager. The Food Service Manager will establish a feeding schedule and supervise meal planning and preparation. The Food Service Manager and Red Cross Manager will jointly conduct a pre-occupancy inventory of the food and food service supplies before the Facility is turned over to the Red Cross. When the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator or Food Service Manager will conduct a post-occupancy inventory of the food and supplies used during the Red Cross's activities at the Facility.
5. Custodial Services (*This paragraph applies only when the Facility is used as a shelter or service center.*): Upon request of the Red Cross and if such resources are available, the Owner will make its custodial resources, including supplies and workers, available to provide cleaning and sanitation services at the Facility. The Facility Coordinator will designate a Facility Custodian to coordinate these services at the direction of and in cooperation with the Red Cross Manager.
6. Security/Safety: In coordination with the Facility Coordinator, the Red Cross Manager, as he or she deems necessary and appropriate, will coordinate with law enforcement regarding any security and safety issues at the Facility.
7. Signage and Publicity: The Red Cross may post signs identifying the Facility as a site of Red Cross operations in locations approved by the Facility Coordinator. The Red Cross will remove such signs when the Red Cross concludes its activities at the Facility. The Owner will not issue press releases or other publicity concerning the Red Cross's activities at the Facility without the written consent of the Red Cross Manager. The Owner will refer all media questions about the Red Cross activities to the Red Cross Manager.

8. Closing the Facility: The Red Cross will notify the Owner or Facility Coordinator of the date when the Red Cross will vacate the Facility. Before the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator will jointly conduct a post-occupancy inspection, using the second page of the *Shelter/Facility Opening/Closing Form*, to record any damage or conditions.
9. Fee (*This paragraph does not apply when the Facility is used as a shelter. The Red Cross does not pay fees to use facilities as shelters.*): Both parties must initial one of the two statements below:
- Owner will not charge a fee for the use of the Facility.
Owner initials: _____ Red Cross initials: _____
 - The Red Cross will pay \$_____ per day/week/month (circle one) for the right to use and occupy the Facility. Owner initials: _____ Red Cross initials: _____
10. Reimbursement: Subject to the conditions in paragraph 10(e) below, the Red Cross will reimburse the Owner for the following:
- Damage to the Facility or other property of Owner*, reasonable wear and tear excepted, resulting from the operations of the Red Cross. Reimbursement for facility damage will be based on replacement at actual cash value. The Red Cross, in consultation with the Owner, will select from bids from at least three reputable contractors. The Red Cross is not responsible for storm damage or other damage caused by the disaster.
 - Reasonable costs associated with custodial and food service personnel and supplies* which would not have been incurred but for the Red Cross's use of the Facility. The Red Cross will reimburse at per-hour, straight-time rate for wages actually incurred but will not reimburse for (i) overtime or (ii) costs of salaried staff.
 - Reasonable, actual, out-of-pocket costs for the utilities indicated below*, to the extent that such costs would not have been incurred but for the Red Cross's use of the Facility. (Both parties must initial all utilities that may be reimbursed by the Red Cross):
- | | Owner Initials | Red Cross Initials |
|----------------|----------------|--------------------|
| Water | | |
| Gas | | |
| Electricity | | |
| Waste Disposal | | |
- The Owner will submit any request for reimbursement to the Red Cross within 60 days after the occupancy of the Red Cross ends. Any request for reimbursement must be accompanied by supporting invoices. Any request for reimbursement for personnel costs must be accompanied by a list of the personnel with the dates and hours worked.
 - If the disaster is a Federally-declared disaster and Owner is a municipal or state government entity, then the Owner will work with appropriate emergency management agencies to seek cost reimbursement through the Federal Emergency Management Agency's program for administering Public Assistance Category B under the Robert T. Stafford Act. The Red Cross is not obligated to reimburse the Owner for costs covered by Public Assistance Category B.
11. Insurance: The Red Cross shall carry insurance coverage in the amounts of at least \$1,000,000 per occurrence for Commercial General Liability and Automobile Liability. The Red Cross shall also carry Workers' Compensation coverage with statutory limits for the jurisdiction within which the facility is located and \$1,000,000 in Employers' Liability.



Facility Use Agreement

12. Indemnification: The Red Cross shall defend, hold harmless, and indemnify Owner against any legal liability, including reasonable attorney fees, in respect to claims for bodily injury, death, and property damage arising from the negligence of the Red Cross during the use of the Facility.
13. Term: The term of this agreement begins on the date of the last signature below and ends 30 days after written notice by either party.

_____	The American National Red Cross
Owner (Legal Name)	_____ (Legal Name)
_____	_____
By (Signature)	By (Signature)
_____	_____
Name (Printed)	Name (Printed)
_____	_____
Title	Title
_____	_____
Date	Date

OCTOBER 2, 2018

ORAL REPORT

CLASSIFICATION AND COMPENSATION STUDY UPDATE