



## SPECIAL NOTICE

Public Participation Accessibility for the City Council and Successor Agency for the Paramount Redevelopment Agency meetings scheduled for **January 12, 2021**.

Pursuant to Executive Order N-29-20, executed by the Governor of California on March 17, 2020, and as a response to mitigating the spread of Coronavirus known as COVID-19, the meeting of the City Council scheduled for **Tuesday, January 12, 2021 at 6:00 p.m.** will allow members of the public to participate and address the City Council during the open session of the meeting via live stream and/or teleconference only. Below are the ways to participate:

### View the City Council meeting live stream:

- YouTube Channel <https://www.youtube.com/user/cityofparamount>
- Spectrum Cable TV Channel 36

### Listen to the City Council meeting (audio only):

- Call (503) 300-6827 Conference Code: 986492

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

- E-mail: [crequest@paramountcity.com](mailto:crequest@paramountcity.com)
- Teleconference: (562) 220-2225

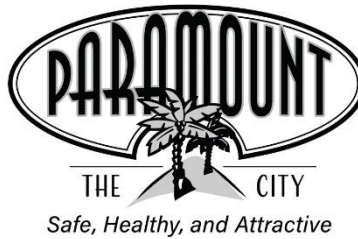
In order to effectively accommodate public participation, participants are encouraged to provide their public comments via e-mail before **5:00 p.m.** on **Tuesday, January 12, 2021**. The e-mail must specify the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject; 6) Written Comments. Comments related to a specific agenda item must be received before the item is considered and will be provided to the City Council accordingly as they are received.

Participants wishing to address the City Council by teleconference should call City Hall at **(562) 220-2225** and provide the following information: 1) Full Name; 2) City of Residence; 3) Phone Number; 4) Public Comment or Agenda Item No; 5) Subject.

Teleconference participants will be logged in, placed in a queue and called back during the City Council meeting on speaker phone to provide their comments. Persons speaking and written comments are limited to a maximum of three minutes unless an extension is granted. Please be mindful that the teleconference will be recorded as any other person is recorded when appearing before the City Council, and all other rules of procedure and decorum will apply when addressing the City Council by teleconference.

# AGENDA

Paramount City Council  
January 12, 2021



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

City of Paramount

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

**Public Comments:** See Special Notice. 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) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**Note:** Agenda items are on file in the 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 Peggy Lemons

PLEDGE OF ALLEGIANCE: Vice Mayor Brenda Olmos

INVOCATION: Deacon Oscar Corcios  
Our Lady of the Rosary

ROLL CALL OF  
COUNCILMEMBERS: Councilmember Isabel Aguayo  
Councilmember Laurie Guillen  
Councilmember Vilma Cuellar Stallings  
Vice Mayor Brenda Olmos  
Mayor Peggy Lemons

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## PRESENTATIONS

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| 1. | <a href="#"><u>CERTIFICATES OF RECOGNITION</u></a> | COVID-19 Community Support Assistance              |
| 2. | <a href="#"><u>CERTIFICATES OF RECOGNITION</u></a> | Fall & Winter 2020 Special Event Volunteers        |
| 3. | <a href="#"><u>CERTIFICATES OF RECOGNITION</u></a> | Fall & Winter 2020 Home Decorating Contest Winners |

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## CITY COUNCIL PUBLIC COMMENT UPDATES

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## PUBLIC COMMENTS

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## CONSENT CALENDAR

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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.

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|----|---|---|
| 4. | <a href="#"><u>APPROVAL OF MINUTES</u></a>  | December 15, 2020   |
| 5. | <a href="#"><u>APPROVAL</u></a>   | Register of Demands   |
| 6. | <a href="#"><u>ORDINANCE NO. 1145 (Adoption)</u></a>                                      | Approving Zoning Ordinance Text Amendment No. 19, Establishing Regulations for Indoor Recreation and Warehouse and Distribution Centers in the Clearwater East Specific Plan Area |
| 7. | <a href="#"><u>RESOLUTION NO. 21:001</u></a>  | Approving the City of Paramount 2021 Legislative Platform   |
| 8. | <a href="#"><u>ORDINANCE NO. 1146 (Setting a Public Hearing for February 2, 2021)</u></a> | Amending Chapters 10.04.010 and 10.04.020 of the Paramount Municipal Code regarding incorporation of the County Traffic Code  |
| 9. | <a href="#"><u>ORDINANCE NO. 1147 (Setting a Public Hearing for February 2, 2021)</u></a> | Amending Chapters 8.04.010 and 8.04.040 of the Paramount Municipal Code regarding incorporation of the County Health and Safety Code  |

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## NEW BUSINESS

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10. PUBLIC HEARINGS      General Plan Amendment No. 20-2 and Zone Change No. 230 – Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard
- a) [RESOLUTION NO. 21:003](#)      General Plan Amendment No 20-2. A request by Nima Golshani to change the land use designation on the General Plan Land Use Map from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard in the C-3 (General Commercial) zone.
- b) [ORDINANCE NO. 1148 \(Introduction\)](#)      Zone Change No. 230. A request by Nima Golshani to change the official Zoning Map of the City of Paramount from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard in the C-3 (General Commercial) zone.
11. PUBLIC HEARINGS      Pipeline Franchise Agreement Renewals
- a) [ORDINANCE NO. 1143 \(Hear Objections and Continue Public Hearing\)](#)      Renewing Pipeline Franchise Agreement with Pacific Pipeline System, LLC
- b) [ORDINANCE NO. 1144 \(Introduction\)](#)      Renewing Pipeline Franchise Agreement with Tesoro SoCal Pipeline Company, LLC



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|-----|---|--|
| 12. | CONSIDERATION                                   | City of Paramount Code of Conduct and Rules of Decorum and Procedures for the Conduct of City Council Meetings |
|     | a) <a href="#"><u>RESOLUTION NO. 21:002</u></a> | Establishing a Code of Conduct   |
|     | b) <a href="#"><u>APPROVAL</u></a>              | Updated Rules of Decorum and Procedures for the Conduct of City Meetings                                       |
| 13. | <a href="#"><u>ORAL REPORT</u></a>              | Public Safety Resident Satisfaction Survey 2020  |
| 14. | <a href="#"><u>APPROVAL</u></a>                 | Agreement for Telecommunications System and Services   |

#### **COMMENTS/COMMITTEE REPORTS**

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- Councilmembers
- Staff

#### **CLOSED SESSION**

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##### CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: (15525-15541 Paramount Boulevard, City of Paramount, California)

Agency negotiator: City Manager, John Moreno

Negotiating parties: Javier Ordonez

Under negotiation: Price

#### **ADJOURNMENT**

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To a meeting on January 26, 2021 at 5:00 p.m.

JANUARY 12, 2021

CERTIFICATE OF RECOGNITION

COVID-19 COMMUNITY SUPPORT ASSISTANCE

- PARAMOUNT ENTERTAINMENT CENTER
- JAYONE FOODS, INC.
- EMMANUEL REFORMED CHURCH
- A WORLD WITH COMPASSION

JANUARY 12, 2021

CERTIFICATE OF RECOGNITION

FALL & WINTER 2020 SPECIAL EVENT VOLUNTEERS

HALLOWEEN DRIVE-THROUGH

- PHS CHEER
- MUSA
- Latinas Art Foundation

BREAKFAST WITH SANTA DRIVE-THROUGH

- PHS CHEER
- MUSA
- Los Cerritos YMCA
- Latinas Art Foundation

HALLOWEEN HOME DECORATING CONTEST

- Frank Barraza, Paramount Unified School District
- Danaly Perez, Latinas Art Foundation
- Lourdes Aguayo, PHS Cheer

HOLIDAY HOME DECORATING CONTEST

- Jim Hyde, Paramount Elks Lodge
- Deborah and Larry Jameson, Lifegate Foursquare Church
- Dora Sanchez, Paramount Chamber of Commerce

JANUARY 12, 2021

CERTIFICATES OF RECOGNITION

FALL & WINTER HOME DECORATING CONTEST WINNERS

HALLOWEEN HOME DECORATING CONTEST

- Geoffrey Family            FIRST PLACE WINNER
- Montalvan Family        SECOND PLACE WINNER
- Zamorano Family        THIRD PLACE WINNER

HOLIDAY HOME DECORATING CONTEST

- Galvan Family            BEST HOLIDAY SCENE
- Sibaja Family            MOST ORIGINAL
- Velasco Family          BEST USE OF HOLIDAY LIGHTS

# City Council Public Comment Updates

## January 12, 2021

From the December 15, 2020 City Council Meeting:

Resident	Request/Issue/Concern	Action/Comment
Alfredo Banuelos	Requests that the Parking Committee reconvene on a virtual platform	Mr. Banuelos made the same request at the Nov. 17 City Council meeting. Staff's response was that shifting to a virtual format for the Parking Committee meeting would not be as effective as in-person meetings for a number of reasons. Staff will continue to monitor COVID-19 Health Orders for non-essential in-person meetings and revisit the possibility of in-person meetings when social distancing orders are scaled back.
	Requests that parking citations be suspended	Due to the environmental health and safety risks associated with vehicles not moving for street sweeping, coupled with the indirect littering of COVID-19 related safety products in the storm drains and gutters, suspending parking enforcement is not recommended.
	Requests that Salud Park be reopened	<p>Staff reported immediately following Mr. Banuelo's Public Comment that Salud Park is already open, but in modified hours due to COVID-19 restrictions. The hours are:</p> <p>Monday through Friday: 8 a.m. to 10 a.m., and 6 p.m. to 8 p.m.</p> <p>Saturday and Sunday: 8 a.m. to 4:30 p.m.</p>

JANUARY 12, 2021

APPROVAL OF MINUTES

PARAMOUNT CITY COUNCIL

MOTION IN ORDER:

APPROVE THE PARAMOUNT CITY COUNCIL MINUTES OF DECEMBER  
15, 2020.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

**PARAMOUNT CITY COUNCIL  
MINUTES OF AN ADJOURNED MEETING  
DECEMBER 15, 2020**

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

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**CALL TO ORDER:** The adjourned meeting of the Paramount City Council was called to order by Mayor Peggy Lemons at 5:12 p.m. via teleconference at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF ALLEGIANCE:** Councilmember Vilma Cuellar Stallings led the pledge of allegiance.

**INVOCATION:** Councilmember Isabel Aguayo delivered the invocation.

**STAFF PRESENT:** John Moreno, City Manager  
John E. Cavanaugh, City Attorney  
Andrew Vialpando, Assistant City Manager  
John Carver, Planning Director  
Adriana Figueroa, Public Works Director  
David Johnson, Com. Serv. & Recreation Director  
Karina Liu, Finance Director  
Adriana Lopez, Public Safety Director  
Heidi Luce, City Clerk  
Steve Coumparoules, Management Analyst  
Anthony Martinez, Management Analyst II  
Daniel Martinez, Information Technology Analyst I  
Viridana Reyes, Information Technology Analyst II  
Elida Zaragoza, Information Technology Specialist  
Jonathan Masannat, HR Manager

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City Manager Moreno announced that the following subsequent need agenda item came up after the agenda was posted and requested that the City Council entertain a motion to place it on the agenda.

*Approval of the Closure of City Hall and Maintenance Yard Facilities during the week of December 28 through December 31, 2020.*

It was moved by Vice mayor Olmos and seconded by Councilmember Cuellar Stallings to place the item above on the agenda as the first item of new business. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons

NOES: None

ABSENT: None

ABSTAIN: None

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## **PRESENTATIONS**

1. CERTIFICATES OF  
RECOGNITION  
2020 Paramount  
Education Partnership  
(PEP) Donors  
CF 39.6

The Mayor, on behalf of the City Council, presented certificates of recognition to the 2020 Paramount Education Partnership (PEP) Donors and thanked them for their donation to the PEP scholarship program.

On behalf of the PEP Foundation Board of Directors, President Matt Knabe expressed appreciation to the donors for their continued support of the PEP scholarship program.

2. PRESENTATION  
Government Finance  
Officers Association  
Comprehensive Annual  
Financial Report Award  
for Fiscal Year 2019  
CF 26

Kinnaly Soukhaseum, Audit Partner, Eide Bailly LLP, presented the Government Finance Officers Association (GFOA) award to the City Council.

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## **CITY COUNCIL PUBLIC COMMENT UPDATES**

CF 10.4

City Manager Moreno responded to comments made Gerald Cerda, Jaime Lopez and Alfredo Banuelos at the November 17, 2020 City Council meeting.

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## **PUBLIC COMMENTS**

CF 10.3

The following individuals addressed the City Council and provided public comments: Alfredo Banuelos and Vileana De La Rosa



### **CONSENT CALENDAR**

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It was moved by Vice Mayor Olmos and seconded by Councilmember Aguayo to approve Consent Calendar Items 3-5 as shown below. The motion passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN None

- |    |   |                                    |
|----|---|------------------------------------|
| 3. | APPROVAL OF<br>MINUTES<br>November 3 and<br>November 17, 2020   | APPROVED                           |
| 4. | APPROVAL<br>Register of Demands<br>CF47.2   | APPROVED                           |
| 5. | ORDINANCE NO. 1140<br>(Adoption)<br>Approving Zoning<br>Ordinance Text<br>Amendment No. 18,<br>Allowing Digital<br>Pricing on Service<br>Station Monument<br>Signs Citywide and<br>Revising Regulations<br>for Window Signs in<br>Commercial and<br>Manufacturing Zones<br>Citywide<br>CF 109 ZOTA 18 | WAIVED FURTHER READING AND ADOPTED |

## **OLD BUSINESS**

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6. RECEIVE AND FILE  
Withdrawal of Appeal of  
Denial by the Planning  
Commission of  
Conditional Use Permit  
No. 887 [Request by  
Jose Ponce/Ponce  
Recycling to operate a  
small recycling collection  
facility at 16259  
Paramount Boulevard in  
the PD-PS (Planned  
Development with  
Performance Standards)  
Zone]  
CF 101 CUP 887

Planning Director Carver gave the report. The report was received and filed.

## **NEW BUSINESS**

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### **SUBSEQUENT NEED ITEM ADDED**

APPROVAL  
Closure of City Hall and  
Maintenance Yard  
During the Week of  
December 28-31, 2020  
CF 76.5

City Manager Moreno gave the report stating that in an effort to expand the City's COVID-19 social distancing precautionary measures and minimize exposure, he is requesting that the City Council approve the closure of City Hall and the Maintenance Yard facility from December 28-31, 2020 which is the week between the Christmas and New Year holidays and issue and additional four days of holiday paid leave to full-time staff.

Councilmember Guillen suggested that part-time staff also be provided paid holiday leave for those four days to minimize the financial impact on those employees.

Discussion ensued concerning the feasibility of Councilmember Guillen's suggestion. City Manager Moreno explained that the City's policies do not provide for the allowance of paid holiday leave for part-time employees; however, those employees will be provided an opportunity to work additional hours leading up to the holiday where possible.

It was moved by Councilmember Cuellar Stallings and seconded by Vice Mayor Olmos to approve the closure of City Hall and the Maintenance Yard facility during the week of December 28-31, 2020 and provide four days of holiday paid leave to full time employees.

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons

NOES: None

ABSENT: None

ABSTAIN: None

7. PUBLIC HEARING  
ORDINANCE NO. 1145  
(Introduction)  
Approving Zoning  
Ordinance Text  
Amendment No. 19,  
Establishing Regulations  
for Indoor Recreation  
and Warehouse and  
Distribution Centers in  
the Clearwater East  
Specific Plan Area  
CF 109 ZOTA 19

Planning Director Carver gave the report and presented a PowerPoint presentation.

Mayor Lemons opened the public hearing and asked if there was anyone wishing to testify.

There being no one wishing to testify, it was moved by Vice Mayor Olmos and seconded by Councilmember Cuellar Stallings to close the public hearing. The motion passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons

NOES: None

ABSENT: None

ABSTAIN: None

It was moved by Councilmember Aguayo and seconded by Councilmember Cuellar Stallings to read by title only, waive further reading, introduce Ordinance No. 1145, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 19, AMENDING CHAPTER 44, ARTICLE XXII, SECTION 44-259 OF THE PARAMOUNT MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR INDOOR RECREATION AND WAREHOUSE AND DISTRIBUTION CENTERS IN THE CLEARWATER EAST SPECIFIC PLAN AREA OF THE CITY OF PARAMOUNT," and place it on the January 12, 2021 agenda for adoption.

The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None

8. RECEIVE AND FILE  
One-year Review of  
Regulations Adopted by  
the City Council for  
Home Gardens and  
Consideration of  
Additional Options  
CF 109 ZOTA 14

Planning Director Carver gave the report and presented a PowerPoint presentation.

Following Planning Director Carver's presentation, the City Council discussed the various options for expanding the ordinance. The City Council was generally in support of expanding the ordinance, specifically to add hoop houses as an option but was not in support of allowing rooftop gardens. Further discussion ensued concerning the options, but given the complexity of the various other options, it was suggested that staff further research the options and provide more concise recommendations for consideration at a future meeting.

It was moved by Vice Mayor Olmos and seconded by Councilmember Cuellar Stallings to receive and file the report. Consideration of the additional options was tabled and staff was directed to provide more concise options for consideration at a future meeting. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None

9. APPROVAL  
Youth Sports League  
Scholarship Program  
CF 74.24

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

It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to approve the "Every Child Plays" Youth Sports League Scholarship Program.

The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None

10. APPROVAL  
Authorization for  
Professional Services for  
Continued Work on a  
Water Rate Study  
CF 113.4

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

In response to Vice Mayor Olmos, Finance Director Liu explained the study is taking longer than originally anticipated because the City is particularly sensitive to increasing rates and is working with Bartle Wells Associates on implementing a phased in approach for any rate increases and the City's rate structure is much more complicated than neighboring cities. City Manager Moreno also noted that the study was also put on hold as a result of the pandemic. Regarding the additional time needed to complete the study, Finance Director Liu estimated that it would take approximately 6-months to complete.

It was moved by Vice Mayor Olmos and seconded by Councilmember Aguayo to authorize expenses for Professional Services an amount not to exceed \$14,990 with Bartle Wells Associates for continued work on a water rate study. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Cuellar  
Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: Guillen  
ABSENT: None  
ABSTAIN: None

11. RECEIVE AND FILE  
Fiscal Year 2020  
Comprehensive Annual  
Financial Report (CAFR)  
CF 26

Finance Director Liu gave the report and presented a PowerPoint presentation. The report was received and filed.

12. APPROVAL  
Draft 2021 Legislative  
Platform  
CF 58

Assistant City Manager Vialpando gave the report and presented a PowerPoint presentation. He noted that the section in Areas of Focus portion of the draft platform related to Water Supply will be changed to Environmental Sustainability which will address general advocacy for environmental sustainability that promotes a healthy environment for the community, including water supply issues.

Following brief discussion, it was moved by Vice Mayor Olmos and seconded by Councilmember Cuellar Stallings to approve the 2021 Legislative Platform, as amended, for implementation on January 1, 2021. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons

NOES: None

ABSENT: None

ABSTAIN: None

13. RESOLUTION NO.  
20:032  
Rescinding Resolution  
No. 19:027 and Adopting  
the Updated City  
Personnel Manual  
CF 76.5

Assistant City Manager Vialpando and Human Resources Manager Masannat gave the report and presented a PowerPoint presentation.

Brief discussion ensued concerning the employee outreach that was conducted as part of the development of the new Personnel Manual and the policy regarding cashing out sick and vacation time.

It was moved by Councilmember Aguayo and seconded by Cuellar Stallings to read by title only and adopt Resolution No. 20:032, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT RESCINDING RESOLUTION NO. 19:027 AND ADOPTING THE UPDATED CITY PERSONNEL MANUAL" The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons

NOES: None

ABSENT: None

ABSTAIN: None

14. RESOLUTION NO. 20:033  
Amending Resolution No. 19:044 to Comply with State Minimum Wage Law by Updating the Authorized Position Listing and Salary Table for Part-Time City Employees  
CF 76.5
- Human Resources Manager Masannat gave the report and presented a PowerPoint presentation.
- It was moved by Vice Mayor Olmos and seconded by Councilmember Aguayo to read by title only and adopt Resolution No. 20:033, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING RESOLUTION NO. 19:044 TO COMPLY WITH STATE MINIMUM WAGE LAW BY UPDATING THE AUTHORIZED POSITION LISTING AND SALARY TABLE FOR PART-TIME CITY EMPLOYEES" The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Guillen, Cuellar Stallings; Vice Mayor Olmos; and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None
15. REPORT  
Pipeline Franchise Agreements
- Assistant City Manager Vialpando gave the report.
- a) APPROVAL  
Notice of Intent to Hold Public Hearing – Ordinance No. 1143  
Pipeline Franchise Agreement with Pacific Pipeline System, LLC  
CF 47.4
- It was moved by Councilmember Cuellar Stallings and seconded by Councilmember Aguayo to set the public hearing for consideration of the renewal of gasoline pipeline Franchise Agreement for Line No. 63 with the Pacific Pipeline System, LLC for January 12, 2021 at 6:00 p.m. in the City Council Chambers The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Guillen, Cuellar Stallings; Vice Mayor Olmos; and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None
- b) APPROVAL  
Notice of Intent to Hold Public Hearing – Ordinance No. 1144  
Pipeline Franchise Agreement, Tesoro SoCal Pipeline
- It was moved by Vice Mayor Olmos and seconded by Councilmember Cuellar Stallings to set the public hearing for consideration of the renewal of gasoline pipeline Franchise Agreement for Line No. 80 with the Tesoro SoCal Pipeline Company LLC for January 12, 2021 at 6:00 p.m. in the City Council Chambers.

Company, LLC  
CF 47.4

The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None

16. APPROVAL  
Measure R Funding  
Agreement with the Los  
Angeles County  
Metropolitan  
Transportation Authority  
(LACMTA) for the  
Alondra Blvd.  
Improvements Project  
from Hunsaker Ave. to  
Lakewood Blvd.  
CF 61.22

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

It was moved by Councilmember Aguayo and seconded by Councilmember Cuellar Stallings to approve the Measure R funding agreement with the Los Angeles County Metropolitan Transportation Authority for the Alondra Boulevard Improvements Project from Hunsaker Avenue to Lakewood Boulevard and authorize the Mayor or her designee to execute the agreement. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None

17. AWARD OF  
CONTRACT  
Landscape Maintenance  
Services  
CF 43.958

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

It was moved by Councilmember Cuellar Stallings and seconded by Vice Mayor Olmos to award the contract for landscape maintenance services to Brightview, Landscape Services, Inc., Gardena, California, in the amount of \$535,190, per year for a two-year term, and authorize the Mayor or her designee to execute the agreement. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Cuellar Stallings; Vice Mayor Olmos;  
and Mayor Lemons  
NOES: None  
ABSENT: None  
ABSTAIN: None



18. RESOLUTION NO. 20:034  
Approving the Application for Grant Funds for the California Drought, Water, Park, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68), for the West Santa Ana Branch Bikeway Phase 3 Project  
CF 99.33
- Public Works Director Figueroa gave the report and presented a PowerPoint presentation.
- It was moved by Vice Mayor Olmos and seconded by Councilmember Cuellar Stallings to read by title only and adopt Resolution No. 20:034, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE CALIFORNIA DROUGHT, WATER, PARKS, CLIMATE, COASTAL PROTECTION, AND OUTDOOR ACCESS FOR ALL ACT OF 2018 (PROPOSITION 68), FOR THE WEST SANTA ANA BRANCH BIKEWAY PHASE 3 PROJECT" The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Guillen, Cuellar Stallings; Vice Mayor Olmos; and Mayor Lemons
- NOES: None
- ABSENT: None
- ABSTAIN: None

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## **COMMENTS/COMMITTEE REPORTS**

### **Councilmembers**

Vice Mayor Olmos reported that there are some gentlemen walking around the City who supposedly work for Edison or the Gas Company and they're trying to help residents qualify for some economic assistance by helping them fill out applications. City Manager Moreno responded that staff is unaware of such a program and that it will be looked into.

She expressed appreciation to staff for keeping the City moving forward and to the City's residents for supporting local businesses. She also expressed her condolences to the families in Paramount that have been affected by the pandemic. Lastly, she wished everyone a very happy holiday and encouraged everyone to stay safe.

Councilmember Aguayo reminded everyone to stay safe and do your part. She also wished everyone a Merry Christmas.

Councilmember Guillen noted that her family enjoyed the Santa Train and encouraged everyone to stay safe. She expressed her condolences to the families affected by the pandemic. Lastly, she wished everyone a Merry Christmas.

Councilmember Cuellar Stallings thanked the Community Services & Recreation staff for their efforts in the successful Santa Train and Breakfast with Santa drive through events. She commented that her thoughts and prayers are with those affected by the pandemic. Lastly, she wished everyone a Merry Christmas and Happy New Year.

Mayor Lemons reported that according to the Sanitation District, COVID-19 statistics continue to be mirrored in the wastewater testing data. She also reported that the SELACO WDB is offering housing and job training grant for the homeless.

She also thanked the entire staff for the amazing holiday events, especially during this time of COVID-19. She commented that her thoughts are with those suffering during the pandemic and the City is doing all it can to assist during this time.

### **Staff**

City Manager Moreno reported that COVID 19 testing in Paramount begins on Saturday. He also reported on the current efforts to combat illegal street racing noting that in the last few weeks, deputies have been successful in curbing this activity in several instances.

Community Services & Recreation Director Johnson provided an overview the results of the toy drive that the City participated in.

Lastly he noted that he is very proud of staff for their assistance and creativity with the holiday events and wished the City Council and the community Happy Holidays.

.....  
At 8:03 p.m. Mayor Lemons recessed the City Council meeting to convene the meeting of the Successor Agency for the Paramount Redevelopment Agency.

The City Council meeting was called back to order at 8:04 p.m.

.....  
**CLOSED SESSION**

Mayor Lemons recessed the meeting at 8:04 p.m. to discuss the following item in closed session:

CONFERENCE WITH REAL PROPERTY  
NEGOTIATORS

Government Code Section 54956.8

Property: APN Nos. 6270-025-026 and 6270-025-027

Agency negotiator: John Moreno, City Manager

Under negotiation: Terms of payment:

Mayor Lemons called the meeting back to order in open session at 8:24 p.m.

City Attorney Cavanaugh reported that the City Council discussed the matter listed above in closed session and approved a new a tenant at the subject property by a 5-0 vote.

**ADJOURNMENT**

There being no further business to come before the City Council, Mayor Lemons adjourned the meeting at 8:34 p.m. to a meeting on January 12, 2021 at 6:00 p.m.

---

Peggy Lemons, Mayor

ATTEST:

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Heidi Luce, City Clerk

JANUARY 12, 2021

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  
December 31, 2020  
Pre-issue Checks**

Check Number	Vendor Name	Amount	Description
318058	A Y NURSERY, INC.	76.13	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>76.13</b>	
318059	ADECCO EMPLOYMENT SERVICES	320.00	PW - LANDSCAPE MNTC SVCS
318157		1,600.00	PW - LAWN MAINTENANCE
	Vendor Tota	<b>1,920.00</b>	
318278	ADVANTAGE PRODUCE INC.	1,920.00	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>1,920.00</b>	
318060	AFFORDABLE BUILT CONSTRUCTION	30,267.00	PL - RES REHAB (8519 CHESTER)
		21,829.50	PL - RES REHAB (15360 PERILLA)
		1,890.00	PL - RES REHAB (15360 PERILLA)
	Vendor Tota	<b>53,986.50</b>	
318061	AIRGAS	86.75	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>86.75</b>	
318158	AKM CONSULTING ENGINEERS, INC	38,603.35	CIP - WELL #16 CONSTRUCTION MGMT(10/20)
	Vendor Tota	<b>38,603.35</b>	
318128	ALIN PARTY SUPPLY CO.	314.68	CSR - RECREATION SUPPLIES
	Vendor Tota	<b>314.68</b>	
318279	ALVAREZ CLOTHING	10,000.00	PL - SBA RELIEF (ALVAREZ CLOTHING)
	Vendor Tota	<b>10,000.00</b>	
318129	ARIAS	2.16	WTR DEP REF - 7039 SAN JUAN
	Vendor Tota	<b>2.16</b>	
318209	AT & T	96.30	GEN - COM CTR INTERNET (12/20)
318228		52.79	GEN - PARAMOUNT POOL INTERNET (12/20)
318258		112.35	GEN - CLRWTR INTERNET (12/20)
318213		6,224.83	GEN - TELEPHONE SERVICE (11/20)
		1,148.28	PW - WATER SYSTEM SERVICE (11/20)
	Vendor Tota	<b>7,634.55</b>	
318062	AT&T MOBILITY	44.74	FIN - CELLULAR SERVICE (11/20)
		44.74	PW - CELLULAR SERVICE (11/20)
318100		31.48	CSR - CELLULAR SERVICE (12/20)
		1,128.48	CSR - STAR CELLULAR SERVICE (12/20)
318229		44.78	FIN - CELLULAR SERVICE (12/20)
		44.78	PW - CELLULAR SERVICE (12/20)
	Vendor Tota	<b>1,339.00</b>	
318063	AVILA, CARLOS	63.00	PARKING CITATION REFUND (AVILA)
	Vendor Tota	<b>63.00</b>	
318130	AYALA	18.23	WTR DEP REF - 8329 ELBURG
	Vendor Tota	<b>18.23</b>	
318280	BACKFLOW APPARATUS & VALVE	204.84	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>204.84</b>	
318159	BADGER METER, INC	1,999.17	PW - WATER OPER MNTC SUPPLIES
318281		2,254.62	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>4,253.79</b>	
318282	BARR COMMERCIAL DOOR REPAIR	726.14	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>726.14</b>	
318230	BARRACUDA NETWORKS, INC	3,718.44	GEN - EMAIL SECURITY (EMAIL FILTER 300)
		3,634.80	GEN - WEB SECURITY (CITY HALL) - 410
		1,150.32	GEN-WEB SECURITY (YARD & STATION) - 310
	Vendor Tota	<b>8,503.56</b>	

**CITY OF PARAMOUNT  
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Check Number	Vendor Name	Amount	Description
318064	BEIGHTON, DAVE	1,000.00	PS - DETECTIVE SPECIALIST (11/21-12/4)
318231		1,000.00	PS - DETECTIVE SPECIALIST (12/5-12/18)
	Vendor Tota	<b>2,000.00</b>	
318131	BENANDEZ	26.77	WTR DEP REF - 8112 RANCHO DEL ORO
	Vendor Tota	<b>26.77</b>	
318232	BRICIO CALVILLO, MIRIAM	850.00	CIP - MURAL ART PROGRAM
	Vendor Tota	<b>850.00</b>	
318283	BRIGHTVIEW LANDSCAPE	21,532.44	PW - LANDSCAPE MNTC SVCS (12/20)
		150.00	PW - LANDSCAPE MNTC (SOMERSET) - 12/20
		300.00	PW - LANDSCAPE MNTC (STATION) - 12/20
		2,000.00	PW - LANDSCAPE MNTC (DOWNTOWN) - 12/20
		7,637.00	PW - MEDIAN MNTC SVCS (12/20)
		3,248.45	PW - PARAMOUNT PARK MNTC SVCS (12/20)
		1,667.50	PW - DILLS PARK MNTC SVCS (12/20)
	Vendor Tota	<b>36,535.39</b>	
318160	BROWN BOLT & NUT CORP.	335.69	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>335.69</b>	
318065	BUCKNAM & ASSOCIATES, INC	3,150.00	PW - WATER CONSULTING SVCS (10/20)
318161		17,429.40	CIP - WELL#16 PROGRAM MGMT(10/20-11/20)
		480.00	PW - WATER CONSULTING SVCS (11/20)
	Vendor Tota	<b>21,059.40</b>	
14255	CALIFORNIA PUBLIC EMPLOYEES'	100,532.56	MEDICAL INSURANCE (ACTIVE) - 12/20
		7,089.00	MEDICAL INSURANCE (RETIRED) - 12/20
		358.39	MEDICAL INSURANCE (ADMIN) - 12/20
14277		40,027.38	PERS RETIREMENT - PPE 12/4
14278		10,010.77	PERS RETIREMENT - PPE 12/4
	Vendor Tota	<b>158,018.10</b>	
318112	CALPERS LONG-TERM CARE PROGRAM	31.27	CALPERS LTC - PPE 12/4 (AF)
318274		31.27	CALPERS LTC - PPE 12/18 (AF)
	Vendor Tota	<b>62.54</b>	
318101	CDW GOVERNMENT, INC.	40.10	GEN - COMPUTER MNTC SUPPLIES
318214		42.77	GEN - COMPUTER MNTC SUPPLIES
		19.24	GEN - COMPUTER MNTC SUPPLIES
318233		394.05	GEN - ADOBE ACROBAT PRO LICENSES
	Vendor Tota	<b>496.16</b>	
318259	CENTRAL BASIN MUNI WATER DIST	243,584.73	PW - PURCHASED WATER (11/20)
	Vendor Tota	<b>243,584.73</b>	
318162	CERTIFIED INSPECTIONS & CODE	7,600.00	PL - PLAN CHECK SVCS (11/20)
	Vendor Tota	<b>7,600.00</b>	

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318163	CINTAS #053	42.61	PW - UNIFORM SVC (FACILITIES)
		36.19	PW - UNIFORM SVC (LANDSCAPE)
		25.42	PW - UNIFORM SVC (ROADS)
		23.42	PW - UNIFORM SVC (WTR PROD)
		37.58	PW - UNIFORM SVC (WTR DIST)
		24.22	PW - UNIFORM SVC (WTR CUST SVC)
		42.61	PW - UNIFORM SVC (FACILITIES)
		36.19	PW - UNIFORM SVC (LANDSCAPE)
		26.44	PW - UNIFORM SVC (ROADS)
		23.42	PW - UNIFORM SVC (WTR PROD)
		37.58	PW - UNIFORM SVC (WTR DIST)
		21.16	PW - UNIFORM SVC (WTR CUST SVC)
		41.59	PW - UNIFORM SVC (FACILITIES)
		36.19	PW - UNIFORM SVC (LANDSCAPE)
		25.42	PW - UNIFORM SVC (ROADS)
		23.42	PW - UNIFORM SVC (WTR PROD)
		37.58	PW - UNIFORM SVC (WTR DIST)
		21.16	PW - UNIFORM SVC (WTR CUST SVC)
		41.59	PW - UNIFORM SVC (FACILITIES)
		36.19	PW - UNIFORM SVC (LANDSCAPE)
		25.42	PW - UNIFORM SVC (ROADS)
		23.42	PW - UNIFORM SVC (WTR PROD)
		37.58	PW - UNIFORM SVC (WTR DIST)
		21.04	PW - UNIFORM SVC (WTR CUST SVC)
	Vendor Tota	<b>747.44</b>	
318210	CIT TECHNOLOGY FIN SERV, INC	175.90	PW - COPIER (11/20)
		527.84	PS - COPIER (11/20)
		175.90	PW - COPIER (12/20)
		527.84	PS - COPIER (12/20)
	Vendor Tota	<b>1,407.48</b>	
318066	CITY OF LAKEWOOD	566.57	PW - JOINT WATER LITIGATION FEES(10/20)
318164		993.61	PW - JOINT WATER LITIGATION FEES(11/20)
	Vendor Tota	<b>1,560.18</b>	
14256	CITY OF PARAMOUNT PAYROLL	261,570.92	NET PAYROLL - PPE 12/04
14266		254.08	NET PAYROLL - SPEC 12/10
14269		40,322.40	NET PAYROLL - SLBB 12/4
14274		498.31	NET PAYROLL - SPEC 12/14
14279		185.55	NET PAYROLL - SPEC 12/16
14282		893.77	NET PAYROLL - SPEC 12/18
14286		310,771.83	NET PAYROLL - PPE 12/18
14296		1,928.63	NET PAYROLL - SPEC 12/30
14299		6,859.94	NET PAYROLL - SPEC 12/30
	Vendor Tota	<b>623,285.43</b>	
318284	CLEANSTREET	17,384.90	PW - STREET SWEEPING (11/20)
	Vendor Tota	<b>17,384.90</b>	
318113	COCA COLA ENTERPRISES	288.75	GEN - VENDING MACHINE (REIMB)
	Vendor Tota	<b>288.75</b>	
318165	COMMERCIAL BUILDING MANAGEMENT	9,454.50	PW - JANITORIAL SVCS (11/20)
	Vendor Tota	<b>9,454.50</b>	

**CITY OF PARAMOUNT  
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Check Number	Vendor Name	Amount	Description
318067	CONTINENTAL INTERPRETING	246.64	PL - TRANSLATION SVCS (PH 12/8)
318215		350.00	CC - COMMUNITY INTERPRETER (11/3)
		350.00	CC - COMMUNITY INTERPRETER (11/17)
		125.00	CC - TRANSLATION SVCS (12/15)
		100.00	PS - TRANSLATION SVCS (12/11)
318234		305.48	PL - TRANSLATION SVCS (PH 11/10)
	Vendor Tota	<b>1,477.12</b>	
318235	COPY R OFFICE SOLUTIONS	61.81	CSR - COM CTR COPIER (12/20)
	Vendor Tota	<b>61.81</b>	
318114	COUNTY OF LOS ANGELES	37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
		37.00	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>444.00</b>	
318166	D.C. CABINETS	1,100.00	PW - FACILITY SHELVING (40% DEPOSIT)
318285		1,650.00	PW - FACILITY SHELVING (BALANCE)
	Vendor Tota	<b>2,750.00</b>	
318102	DATA TICKET, INC	155.00	PS - ADMIN CITATION SVCS (10/20)
318216		200.00	PS - NOISE DISTURBANCE SVCS (10/20)
	Vendor Tota	<b>355.00</b>	
318115	DE LAGE LANDEN	215.33	CSR - COM CTR COPIER (12/20)
	Vendor Tota	<b>215.33</b>	
318167	DEPARTMENT OF GENERAL SERVICES	1,564.00	PW - PARK CONSULTING SVCS (DILLS PARK)
		192.00	PW - PARK CONSULTING SVCS (DILLS PARK)
	Vendor Tota	<b>1,756.00</b>	
318217	DEPT OF JUSTICE	32.00	HR - FINGERPRINTING SVCS (11/20)
	Vendor Tota	<b>32.00</b>	
318286	DIAMOND ENVIRONMENTAL SERVICES	327.04	PW - SALUD PARK RESTROOM (11/20)
	Vendor Tota	<b>327.04</b>	
318132	DION AND SONS, INC	2,069.27	PW - WATER OPER MNTC SUPPLIES
318287		397.87	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>2,467.14</b>	
318103	DIRECTV	81.90	PS - EOC SATELLITE SVCS (12/20)
	Vendor Tota	<b>81.90</b>	
318288	ECHEMENDIA	2,000.00	PL - RES RENT (7335 PETROL)
	Vendor Tota	<b>2,000.00</b>	
318168	EIDE BAILLY, LLP	3,000.00	FIN - GAS TAX STREET REPORT
	Vendor Tota	<b>3,000.00</b>	



**CITY OF PARAMOUNT  
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Check Number	Vendor Name	Amount	Description
14257	EMPLOYMENT DEVELOPMENT DEPT	10,321.46	STATE PAYROLL TAX - PPE 12/4
14270		746.07	STATE PAYROLL TAX - SLBB 12/4
14283		9.21	STATE PAYROLL TAX - SPEC 12/18
14287		11,857.34	STATE PAYROLL TAX - PPE 12/18
14297		17.69	STATE PAYROLL TAX - SPEC 12/30
14300		630.71	STATE PAYROLL TAX - SPEC 12/30
	Vendor Tota	<b>23,582.48</b>	
318260	ENVIRONMENTAL SCIENCE	3,440.00	PW - CLIMATE ACTION PLAN (11/20) - LEAP
	Vendor Tota	<b>3,440.00</b>	
318133	ESTRADA	21.41	WTR DEP REF - 15351 OLIVA
	Vendor Tota	<b>21.41</b>	
318068	EUROFINS CALSCIENCE LLC	889.00	PW - WATER CHEMICAL TESTING
	Vendor Tota	<b>889.00</b>	
318069	FACILITY WERX, INC	527.22	PW - HOUSEHOLD SUPPLIES
318261		992.25	PW - HAND SANITIZER (COVID-19)
		73.90	PW - DISINFECTING WIPES (COVID-19)
		463.19	PW - HOUSEHOLD SUPPLIES
318289		137.82	CSR - STAR SUPPLIES
	Vendor Tota	<b>2,194.38</b>	
318290	FEDEX	59.66	GEN - POSTAGE EXPENSE
	Vendor Tota	<b>59.66</b>	
318169	FERGUSON ENTERPRISES, INC	11.48	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>11.48</b>	
318170	FILARSKY & WATT LLP	387.50	HR - LEGAL SVCS (11/20)
	Vendor Tota	<b>387.50</b>	
318236	FILE KEEPERS, LLC	93.19	PS - SHREDDING SVCS (11/13)
	Vendor Tota	<b>93.19</b>	
318070	FIRST VEHICLE SERVICES	27,044.58	PW - VEHICLE MNTC SVCS (12/20)
	Vendor Tota	<b>27,044.58</b>	
318291	FORD MOTOR CREDIT COMPANY LLC	7,243.61	PW - F250 TRUCK LEASE (PRINCIPAL)
		2,145.25	PW - F250 TRUCK LEASE (INTEREST)
	Vendor Tota	<b>9,388.86</b>	
318237	FRONTIER COMMUNICATIONS OF CA	69.87	GEN - PS CIRCUIT LINE (12/20)
	Vendor Tota	<b>69.87</b>	
318134	FULLER ENGINEERING INC	245.31	PW - FACILITY MNTC SUPPLIES
318292		239.79	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>485.10</b>	
318262	FUN EXPRESS	72.85	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>72.85</b>	
318171	GARIBALDO'S NURSERY	242.00	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>242.00</b>	
318172	GAS COMPANY	5,495.79	GEN - FACILITIES NATURAL GAS (11/20)
		7,167.18	PW - WELLS #13 & #14 NATURAL GAS(11/20)
		179.77	GEN - CLRWTR NATURAL GAS (11/20)
	Vendor Tota	<b>12,842.74</b>	
318071	GOLDEN BOWL	231.19	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>231.19</b>	

**CITY OF PARAMOUNT  
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Check Number	Vendor Name	Amount	Description
318173	GOLDEN STATE WATER COMPANY	471.59	PW - MEDIAN IRRIGATION (11/20)
		3,284.70	GEN - ALL AMERICAN PARK WATER (11/20)
	Vendor Tota	<b>3,756.29</b>	
318211	GOVERNMENT FINANCE OFFICERS	610.00	FIN - GFOA CAFR AWARD APPLICATION
	Vendor Tota	<b>610.00</b>	
318218	GRAFFITI TRACKER, INC	13,000.00	PS - GRAFFITI TRACKING SVCS (1/21-6/21)
	Vendor Tota	<b>13,000.00</b>	
318072	GUS'S DELI BBQ & GRILL	452.80	CP - CHRISTMAS TRAIN SUPPLIES
318174		4,606.00	CP - SENIOR THANKSGIVING DINNER
	Vendor Tota	<b>5,058.80</b>	
318175	H & H NURSERY INC.	168.90	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>168.90</b>	
318176	HAGEN PLUMBING, INC	226.00	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>226.00</b>	
318104	HEALTHFIRST-NORTH MEDICAL GRP	1,070.00	HR - HEALTH SCREENINGS (10/20)
318219		182.00	HR - HEALTH SCREENINGS (11/20)
	Vendor Tota	<b>1,252.00</b>	
318073	HI-WAY SAFETY INC	2,275.00	PW - MESSAGE BOARD RENTAL (COVID-19)
		2,275.00	PW - MESSAGE BOARD RENTAL (COVID-19)
	Vendor Tota	<b>4,550.00</b>	
318263	HIGHLAND PRODUCTS GROUP	6,046.23	CSR - PARK BBQS (10)
		528.90	CSR - PARK BBQS (10) - TAX
		-528.90	HIGHLAND PRODUCTS GROUP
	Vendor Tota	<b>6,046.23</b>	
318093	HOME DEPOT CRC/GECF	148.11	CP - TREE LIGHTING EVENT
	Vendor Tota	<b>148.11</b>	
318074	HOME DEPOT/GECF	609.79	PW - GRAFFITI REMOVAL SUPPLIES
		16.36	PW - FACILITY MNTC SUPPLIES
		88.49	PW - FACILITY MNTC SUPPLIES
		40.61	PW - FACILITY MNTC SUPPLIES
		381.12	PW - GRAFFITI REMOVAL SUPPLIES
		77.86	PW - FACILITY MNTC SUPPLIES
		148.58	PW - GRAFFITI REMOVAL SUPPLIES
		287.65	PW - WATER OPER MNTC SUPPLIES
		100.92	CP - CHRISTMAS DECORATIONS
		50.00	PW - FACILITY MNTC SUPPLIES
		972.48	PW - GRAFFITI REMOVAL SUPPLIES
		63.98	PW - FACILITY MNTC SUPPLIES
		101.82	PW - LANDSCAPE MNTC SUPPLIES
		29.18	PW - STREET MNTC SUPPLIES
		241.89	CP - CHRISTMAS DECORATIONS
		67.11	PW - GRAFFITI REMOVAL SUPPLIES
		88.74	CP - CHRISTMAS DECORATIONS
		126.38	CP - CHRISTMAS DECORATIONS
		153.58	CP - CHRISTMAS DECORATIONS
		415.36	CP - CHRISTMAS DECORATIONS
		328.90	CP - CHRISTMAS DECORATIONS
		105.84	CP - CHRISTMAS DECORATIONS
		38.26	PW - FACILITY MNTC SUPPLIES
		119.56	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	<b>4,654.46</b>	

**CITY OF PARAMOUNT  
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Check Number	Vendor Name	Amount	Description
318177	HOTSYS	160.71	CSR - STAR SUPPLIES
318293		655.10	CSR - STAR SUPPLIES
	Vendor Total	<b>815.81</b>	
318294	HUMAN SERVICES ASSOCIATION	4,048.80	CSR - ENP MEALS (11/20)
	Vendor Total	<b>4,048.80</b>	
318220	IDSO ENTERPRISES INC	10,000.00	PL - SBA RELIEF (SHAKY'S)
	Vendor Total	<b>10,000.00</b>	
318135	IMAGE 2000, INC	33.92	FIN - COPIER MNTC (12/20)
		33.92	CSR - COPIER MNTC (12/20)
	Vendor Total	<b>67.84</b>	
14258	INTERNAL REVENUE SERVICE	27,100.59	FED PAYROLL TAX - PPE 12/4
		9,690.77	MEDICARE PAYMENT - PPE 12/4
14267		8.14	MEDICARE PAYMENT - SPEC 12/10
14271		2,165.56	FED PAYROLL TAX - SLBB 12/4
		1,271.92	MEDICARE PAYMENT - SLBB 12/4
14275		16.22	MEDICARE PAYMENT - SPEC 12/14
		10.69	FED PAYROLL TAX - SPEC 12/14
14280		4.72	FED PAYROLL TAX - SPEC 12/16
		6.06	MEDICARE PAYMENT - SPEC 12/16
14284		74.84	FED PAYROLL TAX - SPEC 12/18
		31.14	MEDICARE PAYMENT - SPEC 12/18
14288		31,195.55	FED PAYROLL TAX - PPE 12/18
		11,425.37	MEDICARE PAYMENT - PPE 12/18
14298		139.26	FED PAYROLL TAX - SPEC 12/30
14301		1,517.24	FED PAYROLL TAX - SPEC 12/30
	Vendor Total	<b>84,658.07</b>	
318221	IRON MOUNTAIN, INC	1,656.68	GEN - OFFSITE TAPE VAULTING SVC (11/20)
	Vendor Total	<b>1,656.68</b>	

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Check Number	Vendor Name	Amount	Description
318094	JANKOVICH COMPANY	1,036.92	PS - FLEET FUEL (10/15 - 10/21)
318105		1,125.83	PS - FLEET FUEL (11/22 - 11/30)
		800.60	PW - FLEET FUEL (11/15 - 11/21)
		780.59	PW - FLEET FUEL (11/22 - 11/30)
		759.47	PW - FLEET FUEL (11/15 - 11/21)
		686.24	PW - FLEET FUEL (11/1 - 11/7)
		672.84	PW - FLEET FUEL (11/1 - 11/7)
		639.72	PW - FLEET FUEL (11/8 - 11/14)
		471.47	PW - FLEET FUEL (11/22 - 11/30)
		385.58	PW - FLEET FUEL (11/8 - 11/14)
		265.28	PW - FLEET FUEL (11/22 - 11/30)
		228.72	PW - FLEET FUEL (11/15 - 11/21)
		214.54	PW - FLEET FUEL (11/1 - 11/7)
		205.07	PW - FLEET FUEL (11/8 - 11/14)
		201.22	PS- FLEET FUEL (11/22 - 11/30)
		193.91	CSR - FLEET FUEL (11/22 - 11/30)
		173.56	PW - FLEET FUEL (11/22 - 11/30)
		162.51	PW - FLEET FUEL (11/15 - 11/21)
		143.93	PW - FLEET FUEL (11/8 - 11/14)
		138.30	PW - FLEET FUEL (11/8 - 11/14)
		115.39	CSR - FLEET FUEL (11/15 - 11/21)
		113.53	PW - FLEET FUEL (11/1 - 11/7)
		111.90	PW - FLEET FUEL (11/22 - 11/30)
		82.76	PW - FLEET FUEL (11/1 - 11/7)
		78.03	PW - FLEET FUEL (11/15 - 11/21)
		68.72	PW - FLEET FUEL (11/1 - 11/7)
		35.32	PW - FLEET FUEL (11/8 - 11/14)
318178		59.55	PL - FLEET FUEL (12/1 - 12/7)
318222		940.31	PS - FLEET FUEL (12/1 - 12/7)
		237.30	PS - FLEET FUEL (12/1 - 12/7)
		229.15	PS - FLEET FUEL (12/8 - 12/14)
		52.77	PS - FLEET FUEL (12/1 - 12/7)
		22.26	PL - FLEET FUEL (12/8 - 12/14)
318238		965.42	PS - FLEET FUEL (12/8 - 12/14)
	Vendor Total	<b>12,398.71</b>	
318295	JASON GOLSON CONSTRUCTION, INC	2,452.00	PW - FACILITY MNTC SVCS
	Vendor Total	<b>2,452.00</b>	
318106	JK DESIGNS, INC	6,600.00	CIP - SCULPTURE CLEANING SVCS
	Vendor Total	<b>6,600.00</b>	
318107	JMD NET	2,500.00	GEN - COMPUTER NETWORK SUPPORT (11/20)
	Vendor Total	<b>2,500.00</b>	
318075	JMG SECURITY SYSTEMS, INC	7,971.42	PW - SECURITY SYSTEM MNTC (1/21 - 3/21)
		2,834.76	PW - SECURITY SYSTEM MNTC (1/21 - 3/21)
		806.19	PS - SECURITY SYSTEM MNTC (1/21 - 3/21)
318179		3,995.00	PW - CCTV INSTALLATION (CITY HALL)
318296		289.80	PW - SECURITY SYSTEM MNTC (PROGRESS PK)
	Vendor Total	<b>15,897.17</b>	
318239	JOE GONSALVES & SON INC	3,090.00	CC - LEGISLATIVE LOBBYIST (1/21)
	Vendor Total	<b>3,090.00</b>	
318180	JOHN L HUNTER	1,225.00	PW - STORMWATER MGMT SVCS (9/20)
		1,012.50	PW - STORMWATER MGMT SVCS (7/20)
		777.50	PW - STORMWATER MGMT SVCS (8/20)
318264		3,972.50	PW - STORMWATER MGMT SVCS (10/20)
	Vendor Total	<b>6,987.50</b>	

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Check Number	Vendor Name	Amount	Description
318181	JOHN'S WHOLESALE ELECTRIC, INC	476.11	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>476.11</b>	
318265	JONES & MADHAVAN	18,250.00	CIP - PARAMOUNT POOL REPLASTER (CNRA)
		1,068.16	CIP - PARAMOUNT POOL REPLASTER (CNRA)
	Vendor Tota	<b>19,318.16</b>	
318136	KELLOGG SUPPLY INC.	631.78	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>631.78</b>	
318116	KEN MATSUI IMAGES PHOTOGRAPHY	425.00	CSR - HALLOWEEN EVENT SUPPLIES
318182		425.00	CSR - BREAKFAST W/ SANTA
318297		1,700.00	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>2,550.00</b>	
318137	KEN'S WELDING	1,085.00	PW - FACILITY MNTC SVCS
		420.00	PW - FACILITY MNTC SVCS
		400.00	PW - FACILITY MNTC SVCS
		210.00	PW - FACILITY MNTC SVCS
		95.00	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>2,210.00</b>	
318138	KINGDOM CAUSES BELLFLOWER	5,265.77	PS - RENTAL ASSISTANCE PROGRAM (10/20)
		4,415.22	PS - RENTAL ASSISTANCE PROGRAM (9/20)
	Vendor Tota	<b>9,680.99</b>	
318076	KINSLING, CRAIG	2,000.00	PL - RES RENT (7238 RICHFIELD)
	Vendor Tota	<b>2,000.00</b>	
318139	KLM, INC.	729.57	PW - A/C SYSTEM SVCS (CITY HALL)
		655.47	PW - A/C SYSTEM SVCS (CITY HALL)
		653.06	PW - A/C SYSTEM SVCS (CITY YARD)
		635.63	PW - A/C SYSTEM SVCS (WOOD SHOP)
		541.09	PW - A/C SYSTEM SVCS (CITY YARD)
		535.73	PW - A/C SYSTEM SVCS (PRESCHOOL)
		325.00	PW - A/C SYSTEM SVCS (PROGRESS PLAZA)
		320.00	PW - KITCHEN REF MNTC (PROGRESS PLAZA)
		225.00	PW - A/C SYSTEM SVCS (CLRWTR)
		225.00	PW - A/C SYSTEM SVCS (CLRWTR)
		191.00	PW - A/C SYSTEM SVCS (SPANE PARK)
		140.00	PW - A/C SYSTEM SVCS (FINE ARTS CENTER)
	Vendor Tota	<b>5,176.55</b>	
318240	KTS NETWORKS, INC.	35.28	GEN - TELEPHONE MNTC (12/1)
	Vendor Tota	<b>35.28</b>	
318117	L A COUNTY DEPT OF PUBLIC WORK	1,055.91	PW - STREET LIGHT ASSESSMENT (FY20)
		1,055.91	PW - STREET LIGHT ASSESSMENT (FY21)
	Vendor Tota	<b>2,111.82</b>	
318241	L A COUNTY SHERIFF	164.76	PS - PRISONER MNTC (11/20)
	Vendor Tota	<b>164.76</b>	
318183	L A SIGNS & BANNERS	232.69	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>232.69</b>	
318242	LDI COLOR TOOLBOX	454.50	PS - COPIER OVERAGE (9/20)
318298		39.82	PW - COPIER OVERAGE (12/20)
	Vendor Tota	<b>494.32</b>	
318243	LILY'S FASHION BOUTIQUE	10,000.00	PL - SBA RELIEF (LILY'S FASHION)
	Vendor Tota	<b>10,000.00</b>	

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Check Number	Vendor Name	Amount	Description
318095	LINDSAY LUMBER CO., INC	452.38	PW - GRAFFITI REMOVAL SUPPLIES
		428.21	PW - FACILITY MNTC SUPPLIES
		426.76	PW - GRAFFITI REMOVAL SUPPLIES
		222.73	PW - FACILITY MNTC SUPPLIES
		202.52	PW - GRAFFITI REMOVAL SUPPLIES
		181.66	PW - FACILITY MNTC SUPPLIES
		85.84	PW - FACILITY MNTC SUPPLIES
		84.39	PW - FACILITY MNTC SUPPLIES
		74.66	PW - STREET MNTC SUPPLIES
		46.28	PW - FACILITY MNTC SUPPLIES
		40.97	PW - WATER OPER MNTC SUPPLIES
		33.58	PW - FACILITY MNTC SUPPLIES
		33.02	PW - WATER OPER MNTC SUPPLIES
		29.28	PW - FACILITY MNTC SUPPLIES
		27.55	PW - FACILITY MNTC SUPPLIES
		27.54	PW - FACILITY MNTC SUPPLIES
		21.99	PW - FACILITY MNTC SUPPLIES
		20.47	PW - FACILITY MNTC SUPPLIES
		19.58	PW - FACILITY MNTC SUPPLIES
		17.92	PW - STREET MNTC SUPPLIES
		17.62	PW - FACILITY MNTC SUPPLIES
		16.54	PW - FACILITY MNTC SUPPLIES
		13.19	PW - FACILITY MNTC SUPPLIES
		11.97	PW - WATER OPER MNTC SUPPLIES
		11.00	PW - WATER OPER MNTC SUPPLIES
		10.91	PW - STREET MNTC SUPPLIES
		8.80	PW - FACILITY MNTC SUPPLIES
		7.71	PW - WATER OPER MNTC SUPPLIES
		2.75	PW - STREET MNTC SUPPLIES
318244		15.40	CSR - RECREATION SUPPLIES
	Vendor Tota	<b>2,593.22</b>	
318141	LOPEZ	7.81	WTR DEP REF - 7014 SAN VICENTE
318140		17.92	WTR DEP REF - 7010 SAN VICENTE
	Vendor Tota	<b>25.73</b>	
318299	M. HARA LAWNMOWER CENTER	90.35	PW - LANDSCAPE MNTC SUPPLIES
		42.50	PW - LANDSCAPE MNTC SUPPLIES
		42.50	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>175.35</b>	
318077	M/D PLUMBING	800.00	PW - FACILITY MNTC SVCS
		234.50	PW - FACILITY MNTC SVCS
		85.00	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>1,119.50</b>	
318108	MATRIX TRUST TPA 000363	37,765.70	RETIREE HEALTH TRUST (1/21)
		37,765.70	RETIREE HEALTH TRUST (2/21)
	Vendor Tota	<b>75,531.40</b>	
318078	MCMaster-CARR SUPPLY CO	320.92	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>320.92</b>	
318300	MDG ASSOCIATES, INC	7,700.00	PL - CDBG-CV TA ADMIN SVCS (11/20)
		1,200.00	PL - SBA RELIEF ADMIN SVCS (11/20)
		1,080.00	PL - EMAG SVCS (11/20)
318301		3,000.00	FIN - CDBG PROGRAM ADMIN (11/20)
		2,520.00	PL - RES ADMIN (15360 PERILLA) - 11/20
		1,530.00	PL-COM ADMIN (15504-08 PARAMOUNT)-11/20
	Vendor Tota	<b>17,030.00</b>	

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Check Number	Vendor Name	Amount	Description
318245	MICHAEL BAKER INTERNATIONAL	18,108.75	PL - PLANNING SVCS (11/20)
	Vendor Tota	<b>18,108.75</b>	
318184	MMC, INC	323,950.00	CIP - WELL #16 CONSTRUCTION
		177,650.00	CIP - WELL #16 CONSTRUCTION
	Vendor Tota	<b>501,600.00</b>	
318079	MOORE IACOFANO GOLTSMAN, INC	11,172.18	PL - HOUSING ELEMENT (10/20 - LEAP)
	Vendor Tota	<b>11,172.18</b>	
318142	MRS ENVIRONMENTAL INC	16,275.00	PL - ENV ANALYSIS (WORLD ENERGY) 11/20
	Vendor Tota	<b>16,275.00</b>	
318246	MUNISERVICES, LLC	4,669.47	FIN - PROF/TECHNICAL SVCS (10/20-12/20)
	Vendor Tota	<b>4,669.47</b>	
318143	MUNOZ	52.55	WTR DEP REF - 8216 WILBARN
	Vendor Tota	<b>52.55</b>	
318109	NETWORK INNOVATIONS US, INC	296.01	PS - SATELLITE PHONE SVC (10/20)
318223		296.01	PS - SATELLITE PHONE SVC (11/20)
	Vendor Tota	<b>592.02</b>	
318266	OFFICE DEPOT, INC.	34.70	CSR - STAR SUPPLIES
		33.49	CSR - STAR SUPPLIES
		16.75	CSR - STAR SUPPLIES
	Vendor Tota	<b>84.94</b>	
318080	OFFICE SOLUTIONS	408.27	PW - HOUSEHOLD SUPPLIES
		47.19	PW - OFFICE SUPPLIES
318185		44.98	PL - OFFICE SUPPLIES
		21.36	PL - OFFICE SUPPLIES
		6.34	PL - OFFICE SUPPLIES
		5.12	PL - OFFICE SUPPLIES
318302		1,285.74	PW - DISINFECTANT (COVID-19)
		113.51	PW - FACILITY MNTC SUPPLIES
		859.95	PW - FACILITY MNTC SUPPLIES
		839.80	PW - DISINFECTANT (COVID-19)
		706.88	PW - FACILITY MNTC SUPPLIES
		37.89	GEN - OFFICE SUPPLIES
		24.53	PW - HOUSEHOLD SUPPLIES
	Vendor Tota	<b>4,401.56</b>	
318118	ORIENTAL TRADING COMPANY, INC.	584.88	CSR - STAR SUPPLIES
	Vendor Tota	<b>584.88</b>	
318247	OVERLAND PACIFIC & CUTLER INC	225.00	PL - PROP MGMT SVCS (11/20)
	Vendor Tota	<b>225.00</b>	
318186	PACIFIC RIM AUTOMATION, INC.	1,050.00	PW - SCADA SYSTEM MNTC (12/20)
	Vendor Tota	<b>1,050.00</b>	
318119	PARAMOUNT CHAMBER OF COMMERCE	350.00	CP - PULSE BEAT CITY SCAPE (12/20)
318224		10,000.00	PL - ECONOMIC DEVELOPEMENT (PMT #3)
	Vendor Tota	<b>10,350.00</b>	

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Check Number	Vendor Name	Amount	Description
318187	PARAMOUNT JOURNAL	392.00	PL - PUBLISHED NOTICE (11/26)
		374.00	CM - PUBLISHED NOTICE (11/26)
		352.00	CM - PUBLISHED NOTICE (12/3)
		336.00	PL - PUBLISHED NOTICE (11/26)
		308.00	PL - PUBLISHED NOTICE (11/26)
		308.00	PL - PUBLISHED NOTICE (11/26)
318303		168.00	CM - PUBLISHED NOTICE (12/17)
		150.50	CM - PUBLISHED NOTICE (12/17)
	Vendor Tota	<b>2,388.50</b>	
318304	PARAMOUNT PET ENTERTAINMENT	10,000.00	PL - SBA RELIEF (PARAMOUNT PET ENTERT)
	Vendor Tota	<b>10,000.00</b>	
318144	PARK	13.05	WTR DEP REF - 6884 ALONDRA
	Vendor Tota	<b>13.05</b>	
318188	PARKINS & ASSOCIATES	1,250.00	PW - PARK MNTC CONSULTANT (11/20)
	Vendor Tota	<b>1,250.00</b>	
318305	PEREZ-LEON, DANALY	203.00	CSR - FOLKLORICO CLASS (11/20)
		28.00	CSR - SALSA CLASS (11/20)
	Vendor Tota	<b>231.00</b>	
318248	POLYDOT	3,362.50	CP - AROUND TOWN (12/20)
318249		2,025.90	CP - WINTER CLEAN UP CARDS
	Vendor Tota	<b>5,388.40</b>	
318306	POLYMER SHAPES LLC	1,686.83	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>1,686.83</b>	
318189	PREFERRED IMPRESSIONS, INC	3,234.00	PW - DOWNTOWN BANNERS (28)
	Vendor Tota	<b>3,234.00</b>	
318120	PRINTTIO	274.52	PL - ERAG FLYERS
318190		416.75	CSR - BREAKFAST W/ SANTA
	Vendor Tota	<b>691.27</b>	
318191	Q DOXS	78.28	PL - COPIER USAGE (12/20)
		31.14	PL - COPIER USAGE OVERAGE (11/20)
318212		378.16	GEN - COLOR COPIER USAGE (12/20)
		26.89	GEN - COLOR COPIER OVERAGE (12/20)
		121.28	GEN - COPIER USAGE (12/20)
318250		653.78	CSR - COPIER USAGE (12/20)
		146.56	CSR - COPIER USAGE OVERAGE (11/20)
	Vendor Tota	<b>1,436.09</b>	
318081	QUIROZ, MELISSA	125.00	HR - RAPID TEST (COVID-19)
	Vendor Tota	<b>125.00</b>	
318192	RAYVERN LIGHTING SUPPLY CO INC	1,598.90	PW - FACILITY MNTC SUPPLIES
		712.57	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>2,311.47</b>	
318307	RBL INC.	507.65	PW - FACILITY MNTC SVCS
	Vendor Tota	<b>507.65</b>	



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Check Number	Vendor Name	Amount	Description
14259	RELIANCE TRUST COMPANY	14,439.41	FT DEF COMP 457 - PPE 12/4
14260		7,122.65	PT DEF COMP 457 - PPE 12/4
14261		1,956.87	DEF COMP 457 ROTH - PPE 12/4
14268		22.45	PT DEF COMP 457 - SPEC 12/10
14276		41.93	PT DEF COMP 457 - SPEC 12/14
14281		15.67	PT DEF COMP 457 - SPEC 12/16
14285		80.54	PT DEF COMP 457 - SPEC 12/18
14289		13,929.17	FT DEF COMP 457 - PPE 12/18
14290		10,576.67	PT DEF COMP 457 - PPE 12/18
14291		1,856.87	DEF COMP 457 ROTH - PPE 12/18
14302		20,000.00	FT DEF COMP 457 - PPE 12/30
14262		157.66	401A EXEC LOAN PAYMENT - PPE 12/4
14263		1,039.26	401A LOAN PAYMENT - PPE 12/4
14264		1,393.41	457 LOAN PAYMENT - PPE 12/4
14292		157.66	401A EXEC LOAN PAYMENT - PPE 12/18
14293		1,039.26	401A LOAN PAYMENT - PPE 12/18
14294		1,393.41	457 LOAN PAYMENT - PPE 12/18
14265		665.54	FT 401 QUAL COMP - PPE 12/4
14295		665.54	FT 401 QUAL COMP - PPE 12/18
	Vendor Tota	<b>76,553.97</b>	
318251	RESPOND SYSTEMS	577.63	PS - FIRST AID SUPPLIES
	Vendor Tota	<b>577.63</b>	
318308	RIO VERDE NURSERY	383.67	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>383.67</b>	
318145	RIOS	19.63	WTR DEP REF - 8018 ADAMS #B
	Vendor Tota	<b>19.63</b>	
318193	ROADLINE PRODUCTS INC	1,554.72	PW - TRAFFIC SAFETY SUPPLIES
318309		654.33	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	<b>2,209.05</b>	
318225	RON'S MAINTENANCE	7,241.00	PW - CATCH BASIN MNTC (11/20)
	Vendor Tota	<b>7,241.00</b>	
318194	RONALD ROBERSON	1,300.00	CP - TREE LIGHTING EVENTS
	Vendor Tota	<b>1,300.00</b>	
318310	RPW SERVICES, INC.	3,600.00	PW - WEED CONTROL SVCS (STREETS)
		1,760.00	PW - WEED CONTROL SVCS (ALLEYS)
		190.00	PW - PEST CONTROL SVCS (COMM CENTER)
		190.00	PW - PEST CONTROL SVCS (COMM CENTER)
		120.00	PW - PEST CONTROL SVCS (STREETS)
		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 (SPAN PARK)
		80.00	PW - PEST CONTROL SVCS (CITY YARD)
		80.00	PW - PEST CONTROL SVCS (ALL AMERICAN)
		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	<b>7,008.00</b>	

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318311	SALCO GROWERS, INC.	355.23	PW - LANDSCAPE MNTC SUPPLIES
	Vendor Tota	<b>355.23</b>	
318096	SANTA BARBARA CONTROL SYSTEMS	1,028.88	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>1,028.88</b>	
318082	SARRIS INTERIORS	721.88	PW - WATER OPER MNTC SVCS
	Vendor Tota	<b>721.88</b>	
318267	SECTRAN SECURITY INC	497.48	GEN - ARMORED CAR SVC (12/20)
	Vendor Tota	<b>497.48</b>	
318146	SHIMMICK CONSTRUCTION	551.57	WTR DEP REF - 6301 CONST ALONDRA
	Vendor Tota	<b>551.57</b>	
318147	SILVA	28.91	WTR DEP REF - 15302 EL CAMINO
	Vendor Tota	<b>28.91</b>	
318121	SMART & FINAL IRIS CO	178.75	CSR - CHRISTMAS TRAIN SUPPLIES
318226		440.38	GEN - KITCHEN SUPPLIES
318268		117.77	CSR - RECREATION SUPPLIES
318312		217.44	CSR - ENP EVENT SUPPLIES
		27.18	CSR - ENP EVENT SUPPLIES
	Vendor Tota	<b>981.52</b>	
318148	SOLIS	17.31	WTR DEP REF - 7033 SAN CARLOS
	Vendor Tota	<b>17.31</b>	
318083	SOMMERS, RICHARD	4,907.50	PW - OPERATIONS MANAGER SVCS (11/20)
	Vendor Tota	<b>4,907.50</b>	
318084	SOURCE GRAPHICS	63.95	GEN - BUSINESS CARDS (CS)
	Vendor Tota	<b>63.95</b>	
318195	SOUTHERN CALIFORNIA EDISON CO.	11,714.03	POST OFFICE PARKING LOT (REIMB)
318252		27,347.23	GEN - FACILITIES & PARKS (11/20)
		1,610.19	GEN - CLRWTR BLDG (11/20)
		6,346.95	PW - STREET LIGHTS & MEDIANS (11/20)
		13,733.09	PW - WATER PRODUCTION WELLS (11/20)
		1,260.36	GEN - PARAMOUNT PARK (11/20)
	Vendor Tota	<b>62,011.85</b>	
318122	STATE DISBURSEMENT UNIT	250.00	PAYROLL DEDUCTION - PPE 12/4
318275		250.00	PAYROLL DEDUCTION - PPE 12/18
318123		398.30	PAYROLL DEDUCTION - PPE 12/4
318276		398.30	PAYROLL DEDUCTION - PPE 12/18
318277		49.28	PAYROLL DEDUCTION - PPE 12/18
	Vendor Tota	<b>1,345.88</b>	
318313	STEAMX - SIGNAL HILL	686.44	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	<b>686.44</b>	
318097	STUDIO ONE ELEVEN	1,535.00	CIP - BUS SHELTER DESIGN (PROP A)
	Vendor Tota	<b>1,535.00</b>	
318085	SUBWAY	239.97	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>239.97</b>	
318314	SUPERCO SPECIALTY PRODUCTS	2,105.00	PW - GRAFFITI REMOVAL SUPPLIES
	Vendor Tota	<b>2,105.00</b>	
318110	SUPERIOR OFFICE PRODUCTS	334.52	PS - OFFICE SUPPLIES
	Vendor Tota	<b>334.52</b>	

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318086	SWRCB ACCOUNTING OFFICE	15,269.00	PW - ANNUAL PERMIT FEE (CS)
		682.00	PW - ANNUAL PERMIT FEE (WS)
318269		22,475.00	PW - MS4 ANNUAL PERMIT FEE
	Vendor Tota	<b>38,426.00</b>	
318087	TACOS GIYOS	229.50	CP - CHRISTMAS TRAIN SUPPLIES
	Vendor Tota	<b>229.50</b>	
318098	TETRA TECH, INC	32,297.50	CIP - WELL #16 CONSTRUCTION MGMT (9/20)
	Vendor Tota	<b>32,297.50</b>	
318088	THE CAVANAUGH LAW GROUP, APLC	23,049.00	CA - CITY ATTORNEY SVCS (11/20)
		6,331.80	PS - CITY PROSECUTOR (11/20)
	Vendor Tota	<b>29,380.80</b>	
318253	THE REGENTS OF U.C.	349.86	CA - MUNICIPAL LAW HANDBOOK
318270		349.86	CA - MUNICIPAL LAW HANDBOOK
	Vendor Tota	<b>699.72</b>	
318196	THE SAUCE CREATIVE SERVICES	1,434.77	CSR - BREAKFAST W/ SANTA
		250.38	CP - TREE LIGHTING EVENT
		.00	CP - TREE LIGHTING EVENT
		225.00	CSR - SANTA HOUSE
318254		89.70	PL - PRINTING/REPRO SVCS
318315		77.92	CSR - WE ARE PARAMOUNT BANNER
	Vendor Tota	<b>2,077.77</b>	
318197	THOMPSON, DANIEL J	975.00	CSR - SANTA HOUSE (12/5)
		975.00	CSR - SANTA HOUSE (12/6)
		650.00	CSR - SANTA HOUSE (12/4)
318316		112.50	CP - TREE LIGHTING EVENT
	Vendor Tota	<b>2,712.50</b>	
318089	TIME WARNER CABLE	154.98	GEN - CITY YARD INTERNET (11/20)
318271		885.00	GEN - CITY HALL FIBER INTERNET (12/20)
		378.15	GEN - PEG CHANNEL START (12/20)
318317		323.94	GEN - CITY HALL INTERNET (12/20)
		124.19	GEN - CITY YARD CABLE (12/20)
		104.77	GEN - CITY HALL CABLE (12/20)
	Vendor Tota	<b>1,971.03</b>	
318227	TORINO SYSTEMS	5,070.00	CIP - PHONE SYSTEM UPGRADE
	Vendor Tota	<b>5,070.00</b>	
318149	TRIGO	19.36	WTR DEP REF - 8550 MADISON
	Vendor Tota	<b>19.36</b>	
318090	TRIPEPI SMITH & ASSOCIATES	272.05	PW - WATER QUALITY SVCS (9/20)
	Vendor Tota	<b>272.05</b>	
318198	TYLER TECHNOLOGIES, INC	10,267.52	GEN - FINANCIAL SOFTWARE (1/21 - 6/21)
		10,267.52	GEN - FINANCIAL SOFTWARE (7/21 - 12/21)
		1,875.70	GEN - HUMAN RESOURCES (7/21 - 12/21)
		1,875.71	GEN - HUMAN RESOURCES (1/21 - 6/21)
		3,971.00	GEN - DISASTER RECOVERY (1/21 - 6/21)
		3,971.00	GEN - DISASTER RECOVERY (7/21 - 12/21)
		8,351.21	FIN - WATER BILLING (7/21 - 12/21)
		8,351.21	FIN - WATER BILLING (1/21 - 6/21)
	Vendor Tota	<b>48,930.87</b>	
318255	U S POSTAL SVC/ U S POSTMASTER	2,930.05	CP - WINTER CLEAN-UP POSTAGE
318256		2,668.15	CP - AROUND TOWN POSTAGE (12/20)
	Vendor Tota	<b>5,598.20</b>	

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318091	UNDERGROUND SERVICE ALERT	130.45	PW - WATER OPER MNTC SVCS (11/20)
		47.56	PW - WATER OPER MNTC SVCS (11/20)
	Vendor Tota	<b>178.01</b>	
318150	UNITED RENTALS	2,231.78	PW - FACILITY MNTC SUPPLIES
	Vendor Tota	<b>2,231.78</b>	
318124	UNITED STATES TREASURY	636.00	PAYROLL DEDUCTION - PPE 12/4
	Vendor Tota	<b>636.00</b>	
318199	UNIVAR USA	3,518.27	PW - WATER OPER MNTC SUPPLIES
		1,099.06	PW - WATER OPER MNTC SUPPLIES
318318		1,058.09	PW - WATER OPER MNTC SUPPLIES
		806.65	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>6,482.07</b>	
318151	VALADEZ	31.59	WTR DEP REF - 15820 PERILLA #3
	Vendor Tota	<b>31.59</b>	
318257	VIDIFLO, LLC	7,092.78	CIP - PROGRESS PLAZA A/V IMP
	Vendor Tota	<b>7,092.78</b>	
318200	VISTA PAINT CORPORATION	710.19	PW - WATER OPER MNTC SUPPLIES
		73.16	PW - WATER OPER MNTC SUPPLIES
	Vendor Tota	<b>783.35</b>	
318111	VISUAL CLICK SOFTWARE, INC	324.00	GEN - SERVER FILE SYSTEM MNTC
	Vendor Tota	<b>324.00</b>	
318125	WALMART COMMUNITY	69.79	CSR - FACILITY SUPPLIES
		118.44	CSR - FACILITY SUPPLIES
		82.80	CP - SENIOR THANKSGIVING DINNER
		124.70	CP - SENIOR THANKSGIVING DINNER
		40.00	CP - SENIOR THANKSGIVING DINNER
		36.00	CP - SENIOR THANKSGIVING DINNER
		60.00	CP - SENIOR THANKSGIVING DINNER
		89.78	CSR - STAR SUPPLIES
		25.18	CSR - ENP EVENT SUPPLIES
		46.13	CSR - BREAKFAST W/ SANTA
	Vendor Tota	<b>692.82</b>	
318201	WATER REPLENISHMENT DISTRICT	149,828.04	PW - GROUNDWATER PRODUCTION (10/20)
	Vendor Tota	<b>149,828.04</b>	

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318152	WELLS FARGO	163.72	CSR - BREAKFAST W/ SANTA
		231.24	CSR - BREAKFAST W/ SANTA
		91.72	CSR - BREAKFAST W/ SANTA
		270.39	CSR - BREAKFAST W/ SANTA
318126		75.95	PS - OFFICE SUPPLIES
		-37.92	PS - OFFICE SUPPLIES (CREDIT)
		126.61	PS - MEETING SUPPLIES (11/19)
		173.86	PS - COMMUNITY PROMO SUPPLIES
		100.31	PS - OFFICE SUPPLIES
		129.17	PS - OFFICE SUPPLIES
		-131.20	PS - AMAZON PRIME MEMBERSHIP (CREDIT)
		400.00	PS - CACCEO MEMBERSHIP (NH, BC)
		15.19	PS - OFFICE SUPPLIES
		349.00	PS - SKILLPATH SEMINARS (MD)
318202		106.01	CM - UNITY IN THE COMMUNITY (11/5)
		51.25	GEN - MEETING SUPPLIES
		2.99	CP - GOOGLE SUBSCRIPTION (11/20)
		8.82	CP - FLOWERS
		70.00	CP - FLOWERS
		500.00	CC - LOCC NEW MAYOR/COUNCIL (IA, VCS)
		2.99	AS - ICLOUD STORAGE (12/20)
318127		274.78	FIN - W2 & 1099 FROMS
		118.94	FIN - OFFICE SUPPLIES
		-12.12	FIN - OFFICE SUPPLIES (CREDIT)
318203		89.35	PW - OFFICE SUPPLIES
		46.87	GEN - POSTAGE EXPENSE
		63.53	PW - WATER OPER MNTC SUPPLIES
		10.00	PW - UCI TRAINING
		4.02	GEN - POSTAGE EXPENSE
		154.30	PW - FACILITY MNTC SUPPLIES
		-299.90	PW - UNIFORMS (CREDIT)
318155		-826.88	CSR - LA FOOD BANK (COVID-19) - CREDIT
		21.76	CSR - STAR SUPPLIES
		21.76	CSR - STAR SUPPLIES
		21.76	CSR - STAR SUPPLIES
		51.53	CSR - STAR SUPPLIES
		48.50	CSR - STAR SUPPLIES
		225.00	GEN - CC MEETING (11/3)
		7.88	CSR - HALLOWEEN EVENT SUPPLIES
		31.79	CSR - ENP EVENT SUPPLIES
		18.83	CSR - ENP EVENT SUPPLIES
		46.07	CSR - BREAKFAST W/ SANTA
		61.71	CSR - BREAKFAST W/ SANTA
		130.87	CSR - BREAKFAST W/ SANTA
		165.32	CSR - BREAKFAST W/ SANTA
		185.91	CSR - BREAKFAST W/ SANTA
		229.50	CSR - SENIOR HOT MEALS (COVID-19) 11/5
		44.09	CSR - BREAKFAST W/ SANTA
		119.40	CSR - STAR SUPPLIES
		163.99	CSR - STAR SUPPLIES
		246.02	CSR - STAR SUPPLIES
		303.95	CSR - BREAKFAST W/ SANTA
		200.61	CSR - BREAKFAST W/ SANTA
		9.24	CSR - ENP EVENT SUPPLIES
		19.38	CSR - ENP EVENT SUPPLIES
		573.36	CSR - BREAKFAST W/ SANTA
		335.64	CSR - STAR SUPPLIES
		58.91	CSR - BREAKFAST W/ SANTA
		36.20	CSR - ENP EVENT SUPPLIES
		48.48	CSR - STAR SUPPLIES

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318155	WELLS FARGO	396.71	CSR - THANKSGIVING SUPPLIES (HAHN)
		143.20	CSR - STAR SUPPLIES
		23.88	CSR - RECREATION SUPPLIES
		229.95	CSR - SENIOR HOT MEALS (COVID-19) 11/12
		23.00	CSR - STAR SUPPLIES
		96.47	CSR - THANKSGIVING SUPPLIES (HAHN)
		110.25	CSR - THANKSGIVING SUPPLIES (HAHN)
		70.07	CSR - STAR SUPPLIES
		96.99	CSR - STAR SUPPLIES
		26.10	CSR - RECREATION SUPPLIES
		225.68	CSR - THANKSGIVING SUPPLIES (HAHN)
		234.76	CSR - THANKSGIVING SUPPLIES (HAHN)
		306.05	CSR - THANKSGIVING SUPPLIES (HAHN)
		14.32	CSR - BREAKFAST W/ SANTA
		31.60	CSR - RECREATION SUPPLIES
		145.23	CSR - THANKSGIVING SUPPLIES (HAHN)
		146.12	CSR - THANKSGIVING SUPPLIES (HAHN)
		30.46	CSR - ENP EVENT SUPPLIES
		43.33	CSR - BREAKFAST W/ SANTA
		114.33	CSR - THANKSGIVING SUPPLIES (HAHN)
		148.64	CSR - THANKSGIVING SUPPLIES (HAHN)
		82.69	CSR - THANKSGIVING SUPPLIES (HAHN)
		56.10	CSR - STAR SUPPLIES
		87.34	CSR - BREAKFAST W/ SANTA
		254.45	CSR - THANKSGIVING SUPPLIES (HAHN)
		13.22	CP - TREE LIGHTING EVENT
		198.45	CSR - SENIOR HOT MEALS (COVID-19) 11/19
		49.38	CSR - ENP EVENT SUPPLIES
		28.94	CSR - STAR SUPPLIES
		270.70	CSR - BREAKFAST W/ SANTA
		109.00	CP - SENIOR THANKSGIVING DINNER
		425.45	CSR - BREAKFAST W/ SANTA
		143.21	CSR - BREAKFAST W/ SANTA
		55.10	CSR - BREAKFAST W/ SANTA
		182.40	CP - CHRISTMAS TRAIN SUPPLIES
		-30.00	CP - BREAKFAST W/ SANTA (CREDIT)
		164.85	CP - CHRISTMAS TRAIN SUPPLIES
		53.38	CP - CHRISTMAS TRAIN SUPPLIES
		1,124.48	CSR - BREAKFAST W/ SANTA
		24.99	CP - CHRISTMAS TRAIN SUPPLIES
		670.02	CSR - BREAKFAST W/ SANTA
		68.01	CP - CHRISTMAS TRAIN SUPPLIES
		2,488.50	CSR - STAR SUPPLIES
		824.50	CSR - BREAKFAST W/ SANTA
		51.91	CP - TREE LIGHTING EVENT
		109.79	CP - CHRISTMAS TRAIN SUPPLIES
		76.47	CSR - STAR SUPPLIES
		350.70	CSR - BREAKFAST W/ SANTA
		58.19	CSR - STAR SUPPLIES
		19.95	CP - TREE LIGHTING EVENT
318204		105.78	PL - OFFICE SUPPLIES
318205		71.10	HR - WORKERS COMP PAMPHLETS
		119.52	GEN - SOCIAL MEDIA SUPPLIES
		14.99	GEN - SOCIAL MEDIA SUPPLIES
		336.25	GEN - SOCIAL MEDIA SUPPLIES
		125.00	HR - RAPID TEST (COVID-19)
		143.07	GEN - COMPUTER MNTC SUPPLIES
		125.00	HR - RAPID TEST (COVID-19)
		125.00	HR - RAPID TEST (COVID-19)
		125.00	HR - RAPID TEST (COVID-19)

**CITY OF PARAMOUNT  
FINAL CHECK REGISTER  
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Check Number	Vendor Name	Amount	Description
318205	WELLS FARGO	25.00	AS - LOCC WEBINAR (AV)
		25.00	HR - LIVESCAN (11/19)
		146.51	GEN - SOCIAL MEDIA SUPPLIES
		125.00	HR - RAPID TEST (COVID-19)
		125.00	HR - RAPID TEST (COVID-19)
		125.00	HR - RAPID TEST (COVID-19)
		9.00	CSR - STAR ONLINE TESTING
		416.92	GEN - COMPUTER MNTC SUPPLIES
		66.04	PL - OFFICE SUPPLIES
		116.24	CP - FLOWERS
		500.00	HR - EMPLOYEE MEETING
		1.54	GEN - SOCIAL MEDIA SUPPLIES (TAX)
		-1.54	MC - AFTER SOLUTIONS
	Vendor Tota	<b>19,390.18</b>	
14272	WELLS FARGO BANK	1,466.46	GEN - CITY BANK ANALYSIS (11/20)
14273		92.88	GEN - HA BANK ANALYSIS (11/20)
	Vendor Tota	<b>1,559.34</b>	
318206	WEST COAST ARBORISTS, INC	7,529.45	PW - TREE MNTC SVCS (11/1 - 11/15)
		10,026.00	PW - MEDIAN MNTC SVCS (11/1 - 11/15)
	Vendor Tota	<b>17,555.45</b>	
318156	WEST COST TRADING 1999, INC	7.32	WTR DEP REF - 7731 SOMERSET
	Vendor Tota	<b>7.32</b>	
318092	WILLDAN ASSOCIATES, INC	11,300.50	PW - GENERAL ENG SVCS (10/20)
		5,258.75	PW - LANDSCAPE ENG SVCS (10/20)
		4,054.82	PW - TRAFFIC ENGINEERING SVCS (10/20)
		1,040.00	PW - GENERAL ENG SVCS (DILLS PARK)
		928.50	PW - LANDSCAPE MNTC DISTRICT (FY2021)
		720.00	PW - GENERAL ENG SVCS (STREET PAINT)
318099		14,700.00	CIP - NEIGHBORHOOD ST RESURF (10/20)
		.00	CIP - NEIGHBORHOOD ST RESURF (10/20)
		4,420.00	CIP - ARTERIAL ST RESURF (STPL) -10/20
		4,330.50	CIP - TRAFFIC SIGNAL DES(GARFIELD/70TH)
		3,525.75	CIP - WSAB BIKEWAY PHASE 2 (11/20)
		1,820.50	CIP - TRAFFIC SIGNAL DES(ALONDRA/PASSAG
318207		7,435.00	CIP - DILLS PARK MINI PITCH DESIGN
318272		21,000.00	CIP - NEIGHBORHOOD STREET RESURF (11/20)
		9,454.25	CIP - DILLS PARK MINI PITCH (11/20)
		8,867.50	PW - GENERAL ENG SVCS (11/20)
		1,448.50	CIP - WSAB BIKEWAY PHASE 2 (11/20)
		659.00	CIP - ROSECRANS BRIDGE REPAIR (11/20)
		300.00	CIP - ARTERIAL STREET RESURF (11/20)
318273		2,487.50	PL - TRACT MAP SVCS (6500-6510 ALONDRA)
	Vendor Tota	<b>103,751.07</b>	
318208	XEROX CORP.	148.46	PS - COPIER INTEGRATOR (11/20)
	Vendor Tota	<b>148.46</b>	
<b>A total of 307 checks were issued for</b>		<b>\$2,942,408.73</b>	

JANUARY 12, 2021

ORDINANCE NO. 1145

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 19, AMENDING CHAPTER 44, ARTICLE XXII, SECTION 44-259 OF THE PARAMOUNT MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR INDOOR RECREATION AND WAREHOUSE AND DISTRIBUTION CENTERS IN THE CLEARWATER EAST SPECIFIC PLAN AREA OF THE CITY OF PARAMOUNT”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT ORDINANCE NO. 1145.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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





**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** Heidi Luce, City Clerk  
**Date:** January 12, 2021

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**Subject: ORDINANCE NO. 1145**

The City Council, at its regularly scheduled meeting on December 15, 2020, introduced Ordinance No. 1145 and placed it on the January 12, 2021 agenda for adoption.

**ORDINANCE NO. 1145**

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 19, AMENDING CHAPTER 44, ARTICLE XXII, SECTION 44-259 OF THE PARAMOUNT MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR INDOOR RECREATION AND WAREHOUSE AND DISTRIBUTION CENTERS IN THE CLEARWATER EAST SPECIFIC PLAN AREA OF THE CITY OF PARAMOUNT”

Attached is the agenda report from the December 15, 2020 meeting.

**RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, and adopt Ordinance No. 1145.



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** John Carver, Planning Director  
John King, AICP, Assistant Planning Director  
**Date:** December 15, 2020

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**Subject: ORDINANCE NO. 1145/ZONING ORDINANCE TEXT AMENDMENT NO. 19  
CLEARWATER EAST SPECIFIC PLAN AREA**

### **Request**

This item is a request for the City Council to approve Zoning Ordinance Text Amendment (ZOTA) No. 19 to establish regulations for indoor recreation and warehouse and distribution centers in the Clearwater East Specific Plan area. The Planning Commission conducted a public hearing on November 10, 2020 and unanimously recommended approval of ZOTA No. 19.

### **Background**

A specific plan is a regulatory tool in California for furthering a vision for a “sense of place” and implementing a jurisdiction’s general plan. The Paramount General Plan – made up of topic sections called “elements” – was most recently comprehensively revised in 2007. Updates to the Housing Element and Health and Safety Element and a new Environmental Justice Element of the General Plan are currently underway.

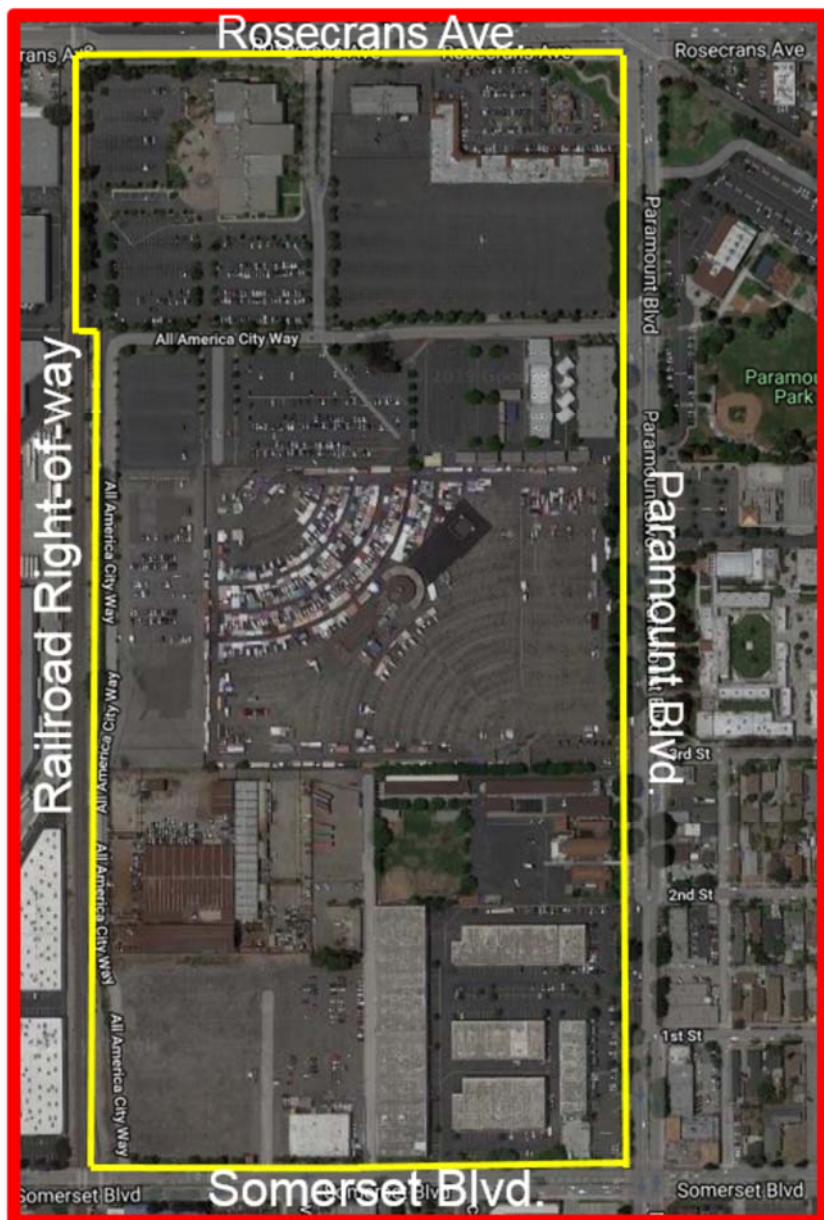
The Clearwater East Specific Plan is the zoning document that encompasses the 68-acre area south of Rosecrans Avenue, west of Paramount Boulevard, north of Somerset Boulevard, and east of the Union Pacific Railroad. The chronology of the Clearwater East Specific Plan is as follows:

- 1985 – The City Council adopted a comprehensive update to the General Plan that included a broad “policy level” specific plan for the Clearwater East area.
- 1987 – The City Council adopted Ordinance No. 708 for a complete Clearwater East Specific Plan (Article XXII of Chapter 44 of the Paramount Municipal Code) to serve a planning and regulatory function. The Plan implemented the General Plan and contained applicable land use regulations constituting zoning for the Clearwater East area.
- 1993 – The City Council adopted Ordinance No. 828, amending the Clearwater East Specific Plan to allow the expansion of swap meets and the sale of alcoholic beverages for onsite consumption with an approved conditional use permit (CUP).
- 1996 – The City Council adopted Ordinance No. 869, amending the Clearwater East Specific Plan to allow movie theaters with an approved CUP.

- 2008 – The City Council adopted Ordinance No. 1005, amending the Clearwater East Specific Plan to include the storage of recreational vehicles and boats with an approved CUP.
- 2019 – The City Council adopted Ordinance No. 1114, amending the Clearwater East Specific Plan to allow housing uses and incorporate regulations for housing and mixed-use developments to implement the 5<sup>th</sup> Cycle Paramount Housing Element and comply with State law.

### Clearwater East Area

Below is a map of the Clearwater East Specific Plan area:



## **Proposed Amendment**

The proposed changes to the Clearwater East Specific Plan bring consistency to recent changes to the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones. In 2018, the City Council adopted Ordinance No. 1106, which introduced a new CUP requirement for warehouse businesses in the M-1 and M-2 zones. The intent of the change is to provide an additional level of review to ensure that any negative impacts to Paramount residents and others are fully studied and are minimized. Currently, a CUP process does not exist for this area of town. As a result, a warehouse business could locate on one of these properties with little to no regulation by the City.

In early 2020, the City Council adopted Ordinance No. 1124, which allows for indoor recreation businesses in the M-1 and M-2 zones. Examples include indoor soccer, open children's play, indoor gymnasiums, and badminton courts. The definition of indoor recreation is as follows:

Indoor recreation facility. The use of an enclosed warehouse building designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreation activities (excluding fitness gyms) and which is operated within a building as a business and open to the general public for a fee.

## **Environmental Assessment**

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

## **RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1145, and place it on the January 12, 2021 agenda for adoption.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1145**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 19, AMENDING CHAPTER 44, ARTICLE XXII, SECTION 44-259 OF THE PARAMOUNT MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR INDOOR RECREATION AND WAREHOUSE AND DISTRIBUTION CENTERS IN THE CLEARWATER EAST SPECIFIC PLAN AREA OF THE CITY OF PARAMOUNT

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

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

- A. California Constitution Article XI, Section 7, enables the City of Paramount ("the City") to enact local planning and land use regulations; and
- B. The City has broad authority, under its general police power, to regulate the development and use of real property and to promote the public welfare; and
- C. The authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and
- D. The City desires to ensure that development occurs in a prudently effective manner, consistent with the goals and objectives of the General Plan as updated and adopted by the City Council on August 7, 2007 and reasonable land use planning principles; and
- E. The Planning Commission held a duly noticed public hearing on November 10, 2020 at which time it considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 20:036, recommending that the City Council adopt this Ordinance; and
- F. The City Council held a duly noticed public hearing on this Ordinance on December 15, 2020, at which time it considered all evidence presented, both written and oral.

**SECTION 2.** Section 44-259 of the Paramount Municipal Code is hereby amended to read as follows:

**Section 44-259. Adoption by Reference.**

There is hereby adopted by reference that document known as the Clearwater East Specific Plan, which shall contain all applicable land use regulations constituting zoning for the Clearwater East area. Said document shall be that document contained in Exhibit A of Ordinance No. 1145.

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

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

**SECTION 5. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 12<sup>th</sup> day of January 2020.

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Peggy Lemons, Mayor

ATTEST

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Heidi Luce, City Clerk

EXHIBIT "A"

CLEARWATER EAST SPECIFIC PLAN

# CLEARWATER EAST SPECIFIC PLAN

(DRAFT AMENDMENT BY ORDINANCE NO. 1145 – JANUARY 12, 2020)



# **CLEARWATER EAST SPECIFIC PLAN**

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# **CLEARWATER EAST SPECIFIC PLAN**

## **I. EXECUTIVE SUMMARY**

- The Clearwater East Specific Plan area encompasses approximately 68 acres within North-Central Paramount.
- The Specific Plan is written under the authorization of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.
- The plan is consistent with the Paramount General Plan.
- The plan implements the Paramount General Plan and serves a regulatory function which constitutes the zoning for the Clearwater area.
- The plan may be amended in the same manner and process by which it was originally adopted.
- The plan concept provides flexible land use options that allows maximum development potential. This land use mix may include “housing,” “industrial,” “business park,” “public/quasi-public,” “urban space” and “commercial” uses.
- Development regulations and design guidelines are included for each land use type in order to ensure quality products within the development and compatibility with adjacent land uses.

## **II. INTRODUCTION**

### **A. PROJECT DESCRIPTION AND LOCATION**

The Clearwater project area is approximately 68 acres located in the north-central area of Paramount. Existing development includes church, office, commercial, and industrial buildings that vary both in size and quality of structure, as well as a Swap Meet/Drive-in theater complex.

The site has access to three major streets that act as boundaries of the project area. The streets are Rosecrans Avenue to the north, Paramount Boulevard to the east and Somerset Boulevard to the south. A Union Pacific rail line right-of-way is the western boundary of the property. Access to the proposed West Santa Ana Branch light rail station at the intersection of Paramount Boulevard and Rosecrans Avenue makes the area a prime location for redevelopment.

Adjacent uses to the site include the Clearwater North and Howe/Orizaba Specific Plan areas to the north; Paramount Park and Paramount Park Community Center, the Paramount Park Middle School, Paramount High School – West Campus, and residential neighborhoods to the east; the Central Industrial and Central Business Districts to the south; and the Clearwater West Specific Plan area to the west.

## **B. SCOPE AND AUTHORITY**

The California Government Code authorizes cities to adopt Specific Plans under Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. Specific Plans may be adopted by resolution, becoming policy, or by ordinance, becoming regulation. Public hearings before the Planning Commission and City Council are required before adoption.

The Clearwater East Specific Plan is a regulatory plan. Development plans or agreements, tract or parcel maps, or any development of land use approval requiring ministerial or discretionary actions must be consistent with the Specific Plan which itself is consistent with the General Plan.

## **C. STATEMENT OF PURPOSE**

When adopted by City ordinance, the Specific Plan serves a Planning and regulatory function. It implements the Paramount General Plan, contains applicable land use regulations, and constitutes zoning for the Clearwater East area.

## **D. AMENDING THE PLAN**

Requirement and Procedures: This plan may be amended at any time in the same manner and process by which the plan was originally adopted. An amendment or amendments shall not require a concurrent General Plan amendment unless by determination of the Planning Director, the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

Ministerial Action: The addition of new information to the Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Planning Director, subject to appeal to the Planning Commission.

## **E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

This Specific Plan Amendment is accompanied by a Negative Declaration which addresses potential impacts of the proposed amendment in conformance with the guidelines of the State of California.

## **III. DEVELOPMENT PLAN CONCEPT**

### **A. INTRODUCTION**

The Clearwater East Specific Plan area has been designed as a project of various land use types that have been carefully integrated into a multi-purpose redevelopment district. It is the intention of the plan to provide quality development, employment, and service opportunities for residents in and around the City, and to create a land use pattern that is compatible with the surrounding neighborhoods.

Specific land use recommendations include housing, light industrial, office/business park, commercial, and public/quasi-public uses. This concept was developed and based upon the objectives set forth by the Paramount General Plan and analysis of market conditions.

The development plan is the foundation by which the accompanying regulations and design guidelines have been developed. These will be used in the discretionary review and approval process for projects that are proposed for this area.

The development plan recognizes the need for land use flexibility in conjunction with reviewing usability potential and optimum market choices for specific sites within the project area.

### **B. OBJECTIVES AND POLICIES**

The following list of objectives and policies for the Clearwater East Specific Plan was adopted from the Clearwater East Policy Level Specific Plan within the Paramount General Plan. These objectives were instrumental in formulating policy guidance, designing the development plan, and drafting supporting regulations.

#### Objectives;

1. Construct and maintain buildings and associated sites to support and improve community health and well-being.
2. Advocate for and require sustainable design to the maximum extent feasible.

3. Encourage and provide support for mixed-income developments.
4. Strive for pedestrian-oriented design with walkability-enhancing features.
5. Increase access to active transportation options to promote health living, provide mobility alternatives, and decrease dependency upon automobiles.
6. Create a pattern of development that allows the most efficient possible use of the land and establishes and develops a true sense of place.
7. Promote the highest quality of development that can be sustained by the market.
8. Eliminate vehicle congestion on Paramount Boulevard and at intersecting arterials.
9. Improve the appearance of existing development along major street corridors within the plan area.
10. Provide improved public street access to development parcels.
11. Resolve land use conflicts.
12. Encourage an appropriate mix of uses that are responsive to market opportunities and that yield strong revenue flow to the City.
13. Preserve and upgrade existing commercial and industrial land use.
14. Provide optimum development choices to property owners where such choices make sense from a land use compatibility standpoint.
15. Assist in maintaining and improving long-term community educational and empowerment opportunities.

Policies:

1. Development of office use is acceptable in-lieu of commercial land use with a Conditional Use Permit.
2. Development or expansion of “commercial” and “commercial/industrial” uses are allowed with a Conditional Use Permit.
3. Restricted and/or limited access will be observed for purposes of safety and circulation.

4. Appropriate design buffers will be established to ensure compatibility of land uses.

**C. LAND USE PLAN**

The Clearwater East Land Use Plan is designed to produce a quality multiple use district and provide a positive interaction between land use types.

Land Use	Acres	Percent of Total Acres
Industrial/Housing	45.00	60%
Business Park/Housing	15.00	22%
General Commercial/Housing	4.50	6.50%
Public/Quasi-Public	3.50	5.50%
TOTAL	68.00	100%

## SPECIFIC PLAN AREA



## IV. DEVELOPMENT REGULATIONS

### A. INTRODUCTION

These Development Regulations implement the Clearwater East Specific Plan. The regulations are adopted by ordinance pursuant to Article 8, Authority for Scope of Specific Plans of the Government Code in compliance with Sections 65450 and 65453 thereof. The regulations are divided into sections as follows:

1. General Development Provisions: Statements of use regulation and management practices common to all land use types.
2. Commercial Provisions: Statements of use and development regulations for commercial land use development.

3. Office/Professional Provisions: Statements of permitted and unpermitted uses and development criteria for office development.
4. Industrial Provisions: Statements of permitted and unpermitted uses and project development criteria within industrial areas.
5. Housing Provisions: Statements of permitted and unpermitted uses and development criteria for housing development.

**B. GENERAL DEVELOPMENT PROVISIONS**

1. Conflict in Regulations: Whenever the regulations contained in this text conflict with the regulations of Chapter 44 of the Paramount Municipal Code, the regulations of the Clearwater East Specific Plan shall take precedence.
2. Property Owners' Association By-Laws: All Property Owners' by-laws and conditions, covenants, and restrictions (CC&Rs) shall be approved by the City Engineer and recorded concurrent with final map recordation where property is subdivided and prior to issuance of certificates of occupancy where property is not subdivided.
3. Property Maintenance: The Property Owners' Association shall be responsible for the maintenance, repair, replacement, restoration, operation, and management of all the common area and all facilities, improvements, equipment, and landscaping thereon, and all property that may be acquired by the Association. Maintenance shall include, without limitation, painting, maintaining and repairing and replacing all common areas, exterior building surfaces, landscaping, and parking areas. The Association shall also be responsible for maintaining and repairing all fences, walks, sewers, drains, curbs, sidewalks, roadways, and parking areas which are built or maintained within the Specific Plan area.

A financing and management mechanism for the community-wide property maintenance program shall be established prior to the recordation of the first tentative tract map approved under this Specific Plan.

Incremental phases of property improvements and the property maintenance program including, but not limited, to landscaping, hardscape, irrigation, equipment, lighting, signage, management, organization, financing, mechanism, and operation rules shall be in place and operational prior to any Certificate of Occupancy.



4. Landscape Plans: A master landscape and irrigation plan shall be submitted and approved by the Planning Director. The plan shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Article XXIV (Water-Efficient Landscape Provisions) of Chapter 44 of the Paramount Municipal Code. The plan shall contain designs for the following components: Primary and secondary entrances, roadways, intersections, open space/pedestrian paths, and parking areas. The design of these components shall contain architecturally consistent wall materials, plant materials, and adequate lighting. Landscape plans shall place heavy emphasis on the use of mature trees and dense planting materials throughout the entire Specific Plan area, including streetscapes. All landscape improvement plans, including the Master Plan, developed pursuant to this requirement, will be prepared by a licensed landscape architect. Any changes to the approved master landscape plan must be approved by the Development Review Board.
5. Utilities: All utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation, or other purposes during construction or transformers.
6. Vehicular Access: Each building or lot shall have permanent access to a street or alley on which the building or lot abuts. Whenever possible, access to each lot or building shall be provided from the internal circulation system.
7. Outdoor Screening Materials: The use of exterior sun screens and awnings which are not approved as part of the initial building development review process shall be prohibited, unless prior approval is obtained from the Paramount Development Review Board.
8. Exterior Security Bars and Screens Prohibited: The use of exterior security bars, screens, and other security devices which are visible from the public right-of-way shall not be permitted within the Specific Plan area unless prior approval is obtained from the Paramount Development Review Board.

9. Alterations: No owner or tenant shall, whether at his or her own expense or otherwise, do, make, or suffer any alteration, addition, or modification to any portion of the Common Area nor shall he install, attach, paste, hinge, screw, nail, build, or construct any lighting, decoration, or other articles or thing thereto until plans and specifications showing the nature, kind, shape, height, materials, and locations of the same shall have been submitted to and approved in writing by the Paramount Development Review Board.
10. Storage: No storage shall be permitted outside of any building, unit, or lease space.
11. Parking: All required parking spaces are to be maintained by the owner and/or tenant within the respective development solely for the temporary parking of vehicles owned by tenants, building owners, or their guests.
12. Signs: The City of Paramount will review all proposed signage for individual projects. Review shall include, but not be limited to: size, uniformity, number, type-face style and uniformity, lighting conditions, installation conditions, and directional signage. Additional criteria is specified under individual land use types.
13. Art in Public Places: A mandatory one percent (1%) of construction cost assessment is to be contributed to the general "Art in Public Places" fund of the City of Paramount by the developer of projects within the Specific Plan area.
14. Color and Materials: Use of all color and material selected for projects is subject to the City review and approval prior to construction.

## **C. COMMERCIAL DEVELOPMENT PROVISIONS**

1. Permitted Uses:
  - Appliance stores
  - Bakeries
  - Banks and saving and loan institutions
  - Barber and beauty shops
  - Blueprinting and printing establishments
  - Book and stationery stores
  - Dairy products, retails sales of
  - Dress shops
  - Drug stores
  - Dry cleaners
  - Dry goods, notion stores, and boutiques

- Florist shops
- Furniture stores
- Grocery stores and delicatessen shops
- Hardware stores
- Insurance agencies
- Jewelry stores
- Locksmiths
- Meat markets
- Photographic supply stores
- Real estate brokers and sales offices
- Shoe repair/stores
- Wearing apparel
- Other similar retail or service establishments, or businesses when interpreted by the Planning Commission as to performance standards set forth in this zone

2. Uses Subject to a Conditional Use Permit: The following uses may be permitted; provided that a conditional use permit is first obtained.

- Any new or expanded swap meet uses
- Any establishment offering alcoholic beverages for sale for consumption on the premises
- Drive-through establishments of any type
- Restaurants, coffee shops, fast food, take-out service or other such retail food establishment
- Stores with sale of liquor for off-site consumption that exceeds 50 percent of their gross sales
- Any exterior placement of public telephones, antennae, satellite antennae, or radio, microwave, or other such transmission device which is not in a fully-enclosed building
- All office and professional uses, including medical/dental clinics

3. Prohibited Uses: The following uses are prohibited in this zone.

- Bars or cocktail lounges, where no food is served
- Automotive repair or service
- Coin-operated or other laundries
- Exterior display of merchandise other than as part of an approved Special Event Sale or Grand Opening
- Game arcades
- Tire shops, sales or service
- Billiard parlors

- Churches
- Fraternal or social organizations
- Vocational schools
- Fabrications or manufacturing uses of any kind
- The use or handling of radioactive materials
- No exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether open or in tanks, bins or other container devices.
- Retail or service establishments or business enterprises when interpreted by the Planning Commission to be in conflict with the development standards as set forth in this plan
- All other uses not specifically permitted or conditionally permitted by this ordinance

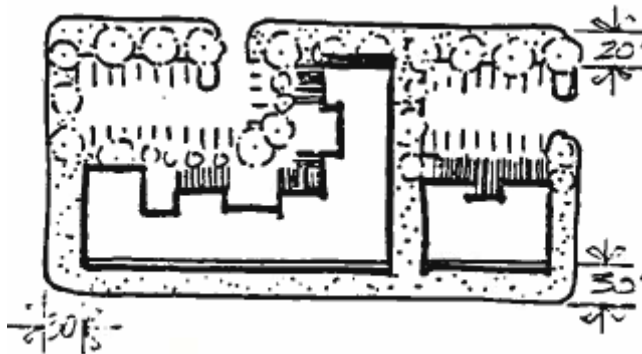
Any use which creates any of the following adverse effects shall be specifically prohibited:

- Any noise or vibration other than related to temporary construction work which is discernible without instruments at any lot line of the site
- Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance
- Any direct or reflected glare or heat which is perceptible at any point outside of any building
- Hours of loading and unloading shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

4. Development Standards:

a. Setbacks:

- Front setbacks are not to be less than 20 feet from the right-of-way.
- Side and rear setbacks are not to be less than 30-feet from the project property lines.



b. Parking:

- One parking space is required for each 250 square feet of building area. Up to 25 percent of the required parking spaces may be designed for compact automobiles, with each compact space measuring at least 8 feet in width by 16 feet in length.

c. Sign Standards:

- Specific dimensions and specifications for development of particular sign types as listed in City of Paramount Central Business District Signage Guidelines should be followed.

- General Guidelines:

- 1) “Net Sign Area”: The “net sign area” is defined as the overall height and width of the sign (including all trim or molding). Other definitions as listed in the City ordinance shall be used in conjunction with this guideline.

No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the “net sign area.”

All lettering shall be restricted to the “net sign area”. (See design criteria for specific signage type.)

No projections above or below the “net sign area” will be permitted.

Individual logos may be located anywhere within the “net sign area”, provided their height does not exceed the height of the “net sign area”.

- 2) Sign Area Limitations: Suspended signs, individual letters, and individual letter plaques shall be limited to 1 ½ square feet per lineal foot of building façade frontage and a maximum of 60 percent of the premises width. See City ordinance for additional limitations. See specific criteria for signs not mentioned above.

- 3) Awning signs shall be permitted subject to individual letter sign criteria. An awning sign shall be defined as a sign which displays type-face and/or logo on canvas/other “fabric” material. Material is assumed attached to a structural framework.
- 4) The owner/occupant/tenant shall submit a sign drawing to the appropriate City authority or approval prior to the start of any sign construction or fabrications. Owners/occupants/tenants are encouraged to review adjacent signing conditions prior to establishing their sign to develop signing that is compatible and consistent.
- 5) The letter type, logos, and their respective colors shall be submitted to the City for written approval prior to fabrication.
- 6) Non-typical signs not mentioned in this guideline or the City ordinance shall be subject to review and approval by the Planning Department.
- 7) One “sign space” shall be allowed for each building façade. The tenant shall verify the sign location and permitted sign with the City prior to fabrication.
- 8) Address numbers should be applied to each store by the owner/occupant/tenant’s sign company during the regular course of construction. For purposes of store identification, owner/occupant/tenant will be permitted to place upon each entrance to its demised premises not more than 14 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone, etc. The number and letter type-face shall be subject to City approval.
- 9) The owner/occupant/tenant shall display only their established trade name of their basic product name or combination thereof.

- Prohibited Signs:
  - 1) Signs Constituting a Traffic Hazard: No person shall install or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering, or design any traffic sign or signal, or which makes use of the words “STOP”, “LOOK”, “DANGER” or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead, or confuse traffic.
  - 2) Signs on Doors, Windows, or Fire Escapes: No window signs affixed to the glass will be permitted; however, “temporary” signs will be permissible if set a minimum 30-inch distance from the glass on an easel. No signs shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance. All “temporary” signs require approval by the City.
  - 3) Animated, Audible, or Moving Signs: Signs consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.
  - 4) Off-Premise Signs: Any signs installed for the purpose of advertising a project, event, person, or subject not related to the premises upon which said signs are located are prohibited.
  - 5) Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles are prohibited.
  - 6) Signs on Public Property or Public Rights-of-Way: Signs are not to be erected, placed, or relocated such that any public properties or public areas are encroached upon. Signs shall not be built upon, over, or across such public facilities or areas. Pylon and monument signs

where allowed may be built within landscape setbacks.

- 7) Temporary Signs: Signs painted on building elevations, canopies, overhangs, parapets, etc., are not permitted.

d. Special Event Sales and Grand Openings

Special event sales and grand openings shall be as per Paramount Municipal Code Section 44-104.7.

e. Development Review Board Approval and Guidelines

Development must be approved by the Development Review Board prior to the issuance of a building permit for any building or structure. Modifications to any structure within this area shall comply with architectural guidelines as listed in this section.

## **D. OFFICE/PROFESSIONAL DEVELOPMENT PROVISIONS**

The intention of these provisions is to provide business and professional office structures of superior design and quality. All improvements and operations shall conform to the following provisions:

1. Permitted Uses: The following uses are permitted in this zone:

- Advertising Agencies
- Arts and Craft studios subject to the condition that:
  - The major character be that of providing a service
  - All equipment or apparatus used be of a scale and construction that facilitate easy handling and operation by nonprofessionals
  - Operations not be noxious or objectionable to surrounding property or endanger those people coming in close contact to the subject operation
- Banks and Savings and Loan Institutions
- Barber Shops and Beauty Salons
- Coin Shops
- Dental Laboratories
- Employment Agencies
- Escrow Offices
- Insurance Agencies
- Laboratories (biochemical and X-ray)
- Libraries
- Medical – Dental Buildings



- Pharmacies
- Professional Offices, including:
  - Accountants
  - Attorneys
  - Doctors, Dentists, Optometrists, Ophthalmologists, Chiropractors, and others licensed by the State to practice healing arts
  - Planners, Engineers, and Architects
- Realtors
- Studios, including:
  - Interior Decorating, Photography, Couturier, Artist, and Music
- Travel Agencies
- Other business and professional offices consistent with the purpose and intent of this zone as determined by the Planning Commission

2. Uses Subject to a Conditional Use Permit: The following uses may be permitted provided a conditional use permit is first obtained:

- Day Care Centers
- Day Treatment Hospitals
- Gymnasiums
- Health Clubs
- Hospitals
- Private Clubs, Fraternities, Sororities, Lodges, and Nonprofit Organizations for Young People
- Convalescent Homes

3. Limitations and Conditions: All permitted uses shall be subject to the following conditions and limitations:

- All uses shall be conducted within an enclosed building (excluding parking lots)
- Storage shall be limited to the accessory storage of supplies utilized in the business on the premises and shall be within an enclosed building
- All products made incidental to a permitted use which are manufactured, processed, or treated on the premises shall be sold on the premise and at retail only

4. Sign Standards:

- a. The sign shall display only the established trade or business name or basic product name, or a combination thereof
- b. Permitted sign types shall include wall, plaque, undercanopy, suspended, address, projecting, or monument
- c. The following sign types shall be prohibited:

Signs constituting a pedestrian or vehicular traffic hazard; unlawful advertising; off-premise signs; mobile billboards; vehicle signs attached to motor vehicles that are parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold, service offered, or business located on the property; pole signs; light bulb strings and exposed tubing; banners, pennants, flags, and balloons used as permanent signs; signs in proximity to utility lines; signs on public property or public rights-of-way; can (cabinet) style wall signs; painted wall signs; flat, unframed metal/wood/acrylic "panel" signs; roof mounted signs; vinyl awnings; obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value; signs advertising home occupations; signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit or standpipe, or obstruct a required ventilator, door, stairway, or window above the first floor, or create other hazards; signs not in compliance with the provisions of this chapter.

- d. Lettering shall be individual letters, and all lettering shall have trim caps
- e. Specific design criteria for wall, plaque, undercanopy and suspended signs shall be as follows:

One sign space shall be allowed for each occupant. The occupants shall verify the sign location and size with the City prior to installation or fabrication

- f. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height and width of the sign, including all trim or molding).

- g. Maximum sign area shall be one and one-half (1-1/2) square feet of sign area per one lineal foot of building frontage.
- h. Maximum sign width shall not exceed sixty percent (60%) of the building width.

5. Specific design criteria for address signs shall be as follows:

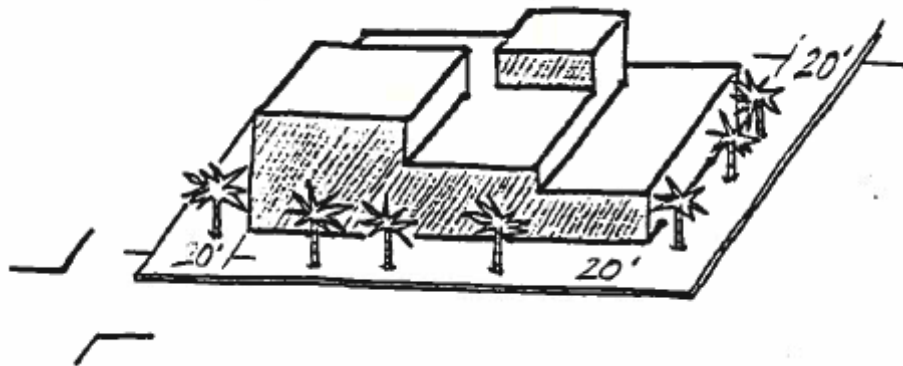
- a) Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf or decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the Planning Director.
- b) Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.

6. Specific design criteria for monument signs shall be as follows:

- a) Monument signs shall be allowed where the site area equals one-half acre or more, or on sites which have a minimum ten-foot landscaped setback.
- b) Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet
- c) One monument sign shall be allowed per one hundred fifty lineal feet of street frontage
- d) No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height times width of the signs, including all trim and molding)
- e) Monument signs shall display only the project title or name of the same of the major tenant
- f) Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed 100 square feet of sign area

7. Development Standards

- a) Height. The height of buildings shall not exceed forty-five (45) feet
- b) Floor Area. The maximum permitted floor area contained in all buildings shall not exceed one and one-half (1-1/2) times the area of the lot
- c) Setbacks:
  - 1) Front Yard. Commercial buildings, walls or structures shall not be located closer than twenty (20) feet from the property line. Said setback shall be totally landscaped and shall not permit any off-street parking
  - 2) Side Yard. On corner lots and reverse corner lots, a minimum setback of ten (10) feet shall be provided. This area shall be totally landscaped. On interior lots, no side yard need be provided except as may be required by a variance, conditional use permit or unclassified use permit
  - 3) Rear Yard. There is no requirement for buildings in the rear of commercial parcels, except when such parcel borders a public street, in which case the setback shall be the same as front yard requirements



- d) Parking: Parking requirements shall be determined by use as follows:
  - 1) General and professional, medical, dental, and clinical: One space for every 300 square feet of gross floor area

- 2) Banks: One space for every 200 square feet of gross floor area
- 3) Hospitals: Two spaces for each bed
- e) Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed one hundred square feet
- f) Landscaping
  1. Exclusive of driveways and walkways, all required setback areas shall be landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant materials shall be submitted to the Director of Planning for approval. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:
    - Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to insure complete coverage
    - Planters: All landscaping shall be planted in permanent planters surrounded by six-inch tall concrete curbing, except where a planter abuts a building or concrete block wall
    - Trees:
      - One 36-inch-box shade/canopy tree and three 24-inch-box shade/canopy trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
      - All trees shall be a minimum twenty-four inch box size.
    - Turf: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material, such as shrubs and groundcover, may be used to supplement turf areas.

- Approval criteria for landscaping plans will consider, but not be limited to, the following items:
  - The adequacy of plant material in achieving a buffer along public streets.
  - The use of landscaping to enhance the aesthetic quality of property and buildings.
  - The general suitability, relative to the placement and type, of plant material selected for screening purposes.

g) Refuse Storage Areas

All uses permitted in this category shall be provided with refuse storage facilities in the following manner.

- 1) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing containers for garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have one each side thereof a solid reinforced masonry wall of not less than five feet in height. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening, gate, or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when, in its opinion, such fence or other material will adequately comply with the provisions of this subsection.
- 2) All garbage stored within such enclosures shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in-place at all times when the container is not being filled or emptied.

- 3) Waste, refuse, and trash (other than garage) shall be placed, maintained, and stored in a container of substantial design and construction that will retain trash, refuse, and waste and may be readily emptied by trash collectors; which will not readily disintegrate, fall apart, blow, or scatter about the premises.
- 4) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels approved by the Planning Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of the metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- 5) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

#### **E. INDUSTRIAL DEVELOPMENT PROVISIONS**

All improvements and operations shall conform to the industrial development provisions set forth herein.

1. Permitted Uses: The broad intent of the uses listed are to include light manufacturing, processing, packaging, treatment, fabrication of goods, and merchandise, as well as the creation of products or their distribution, research and technical processes. The following uses shall be permitted in this zone:
  - Medical-dental laboratories
  - Blueprinting and photostating
  - Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorated furniture
  - Glass studios – stained, etc.
  - Laboratories
  - Printing establishments
  - Photo engraving
  - Bookbinding
  - Manufacturing of cosmetics
  - Garment manufacturing
  - Pharmaceutical – manufacturing, processing, packaging and storage
  - Research and electronic industries
  - Shoe manufacture

- Other similar service establishments and industrial enterprises or businesses when interpreted by the Planning Commission as to the regulations and guidelines set forth in this section
2. Uses Subject to a Conditional Use Permit: The following uses may be permitted provided a Conditional Use Permit is obtained:
- Electric or neon sign manufacturing, service, and repairing
  - Upholstery shops
  - Cabinet or carpenter shops
  - Manufacturing and assembly of electrical appliances
  - Machine shop
  - Manufacture, processing, or treatment of articles from previously prepared materials
  - Rubber – fabrication of products made from finished rubber
  - Textile manufacture, processing, or treatment
  - New or expanded swap meet uses
  - Restaurants
  - Retail/Commercial
  - Theaters
  - Any establishment offering alcoholic beverages for sale for consumption on the premises
  - Storage facility for recreational vehicles (RVs), boats, and commercial vehicles
  - Warehouse and distribution centers
  - Indoor recreation, subject to the following conditions:
    - a. All activities shall be conducted entirely within the interior of the building. Outdoor activities shall be prohibited unless otherwise permitted by the Planning Department.
    - b. All doors shall remain closed during business hours unless secured or mitigated by design and permitted to be modified by the Planning Department.
    - c. Ancillary uses including meeting rooms, snack bars, and equipment rental or sales are permitted within an indoor sport facility provided that the total gross floor area of all ancillary uses does not exceed a combined total of twenty (20) percent of the total building area.
    - d. Ancillary uses shall operate in conjunction with the primary indoor recreation use. Ancillary uses shall maintain the same or fewer hours of operation of the primary indoor recreation use.



- e. The property shall meet all parking requirements for the zone in which it is located. Should extra parking facilities be necessary, the parking facilities shall be subject to the requirements as set forth in Section 44-131 or the equivalent section.
3. Prohibited Uses: Any use which creates any of the following adverse effects shall be specifically prohibited:
  - Any noise or vibrations other than that related to temporary construction work which is discernible without instruments at any lot line of the site
  - Any electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance
  - The use or handling of radioactive materials shall not be permitted
  - Any direct or reflected glare or heat which is perceptible at any point outside of any building
  - The emission of odorous gases or matter in quantities such as to be perceptible at any lot line of the site
  - No exterior storage of vehicles, materials, supplies, equipment, or machinery shall be permitted whether upon or in tanks, bins, or other container devices
  - Automobile, truck, or tractor engine repair
  - Automobile, truck, or tractor body and fender works, repair and painting
  - Such retail or service establishments and industrial or business enterprises when interpreted by the Planning Commission to be in conflict with the performance standards as set forth in this section
  - All uses shall be conducted within an entirely enclosed building except accessory parking
4. Development Standards:
  - a. Minimum Lot Size – The minimum lot size for parcels in this zone shall be five acres with a minimum lot width of 200 feet.
  - b. Building Coverage – Permissible building lot coverage shall be within the following limitations:
    - 1) Where the net area of the lot exceeds one acre, the allowable coverage may be increased by 1 percent for each acre in excess of the one acre. Said allowable coverage may be apportioned for fractional acres.

- 2) When permanent landscaping is installed within the public parkway adjacent to streets, the area of such permanent landscaping may be added to the net area of the lot for the purpose of determining maximum building coverage.
- 3) Where permanent landscaping in excess of that required by these standards is installed within the building site, the area of such permanent landscaping may be added to the net area of the lot for the purpose of determining maximum building coverage.
- 4) In no case shall the building coverage exceed 60 percent of the net area of the property.

c. Setbacks:

- 1) Front Yard: Industrial building shall not be located any closer than 20 feet from the front property line of any lot. Said front yard shall be totally landscaped and shall not permit any off-street parking.
- 2) Side Yard: Side yards adjacent to internal roadways shall be a minimum of 20 feet. Industrial buildings shall not be located closer than 10 feet from any side property line adjacent to a public right-of-way.
- 3) Rear Yard: There is no setback requirement for buildings in the rear of industrial parcels except when such parcels border a public street, in which case the requirements shall be the same as front yard requirements, or where they abut areas of deed restrictions or easements.

d. Parking: Parking requirements shall be determined by use as required by Paramount Municipal Code Section 44-130.

e. Sign Standards:

- 1) No freestanding signs shall be permitted. Industry identifications where desired shall be by attached signs consistent with the building architecture or with signs in planters or planter mounds not to exceed 3 feet in height measured from curb level.

2) A hierarchy of signs shall be established as follows:

- Special Entry/Corner Signs: Identifying overall developments
- Site/Major Tenant signs: Installed at key vehicular entrances to identify the tenants within the development
- Other signs: Directional, individual, tenant signs



f. Industrial Development Guidelines – The following industrial guidelines are tailored specifically to this land use type. The intent and purpose of the district is to provide medium density industrial uses.

1) Architecture: Architectural consideration shall include, but not be limited to, the following provisions:

- Exterior walls shall be of concrete or masonry construction. Metal, plastic, and wood may be used for exterior finish only if used in a decorative manner as approved by the Planning Department.
- All exterior walls shall be surfaced with decorative materials.
- Colors, materials, finishes, and build forms are to be coordinated in a consistent manner on all elevations.
- All overhead doors visible from public rights-of-way shall be recessed a minimum of 3 feet.
- Height of structures will not exceed 50 feet.

2) Lighting: Lighting shall be designed not only to afford safety and security, but shall serve to enhance the general appearance of the proposed development. Parking lot lighting fixtures are to have a minimum 16 feet height and a maximum 25 feet height and shall

be shielded from the public right-of-way. Walkway lighting fixtures are to have a height no greater than 12 feet. Security lighting fixtures are to project above the parapet or roof line of the building and are to be shielded from streets and other properties. The shields shall be painted to match the surface to which attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting of entrances, loading and storage areas, and similar service areas. Variances from these lighting standards may be approved by the Planning Director.



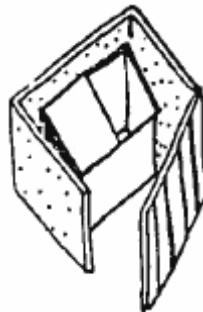
3) Mechanical Equipment and Ductwork:

- All roof mounted mechanical equipment and/or ductwork which projects above the roof parapet and is visible from any existing or proposed one or two-story structure in the vicinity shall be screened by an enclosure which is view-obscuring and consistent with the architecture of the building.
- Cyclone blowers shall be screened by walls or fences, and shall be located below the parapet of the building. They shall not be located on the front of a building and shall be painted to match the surface to which attached. Mechanical equipment shall not be exposed on any exterior wall surface of a building.
- Incinerators are prohibited.
- Gutters and downspouts are to be painted to match the surface to which attached unless used as a major design element, in which case the color is to be consistent with the color scheme of the building.

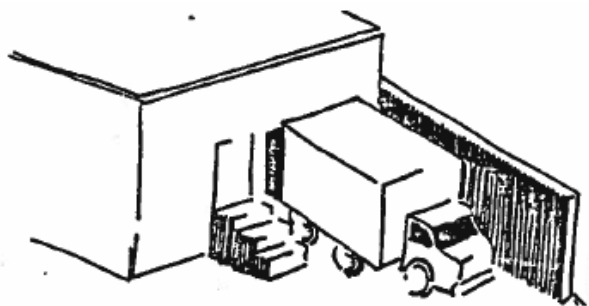
- Vents, louvers, exposed flashing, tanks, stacks, overhead doors, and service doors are to be painted consistent with the color scheme of the building.
- Metal enclosures, open craneways, and similar structures shall be limited to those portions of sites which will not be visible from adjoining streets.

4) Storage and Screening:

- Storage: The outdoor storage of wares, merchandise, materials, equipment, crates, bottles, or similar items shall not be permitted within the Specific Plan area.
- Screening-Trash Receptacles: All outdoor trash and refuse storage areas located within public view shall be enclosed from view on all sides not adjacent to a building by a concrete block or masonry wall with solid wood or metal gate at least 6 feet high.



- Screening-Loading Areas: Loading areas or docks shall be located in a manner that prohibits a truck from backing into such an area from any street other than an industrial collector street. All loading doors facing any local industrial collector street shall be a minimum of 70 feet from any property line adjacent to said street, unless otherwise approved by the Development Review Board.



- 5) Landscaping: A minimum of 7 percent of the total square footage of the site shall be landscaped. Exclusive of driveways and walkways, all required setback areas shall be totally landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant material shall be submitted to the Planning Director or designated agent for approval prior to the issuance of a building permit. All required landscaping areas shall be subject to but not limited to the following minimum standards:
- Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to ensure complete coverage.
  - Planters: All landscaping shall be planted in permanent planters surrounding by 6" X 6" tall concrete curbing except where a planer abuts a building or concrete block wall.
  - Trees: One 36-inch-box tree and three 24-inch-box trees shall be required for every 50 lineal feet of landscaping, adjacent to any public right-of-way. All trees shall be a minimum 24-inch-box size.
  - Turf: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material such as shrubs and groundcover shall be used as supplements.
  - Approval Criteria: Landscaping plans will consider, but not be limited to the following items: 1) The adequacy of plant material in achieving a buffer along public streets: 2) The use of landscaping to enhance the aesthetic quality of property and buildings: 3) The general suitability relative to the placement and type of plant material selected for screening purposes.

## **F. HOUSING DEVELOPMENT PROVISIONS**

The intention of these provisions is to provide housing of superior design and quality with objective development standards. All improvements and operations shall conform to the following provisions:

1. Permitted Uses: The following uses are permitted in this zone:

- Multiple family dwellings (rental and owner-occupied) at a minimum density of 20 units per acre and a maximum density of 22 units per acre
- Mixed-use buildings with multiple family dwellings above a maximum of one floor of uses identified in the Commercial Development Provisions, Office/Professional Development, and Industrial Provisions sections of the Clearwater East Development Plan
- Live/work units (rental and owner-occupied) at a minimum density of 20 units per acre and a maximum density of 22 units per acre with direct interior access between living and work spaces in which work spaces shall be limited to the first/ground floor with a direct pedestrian entrance to the work space separate from the residential entrance
- Senior housing for senior citizens as defined in Section 51.3 of the California Civil Code, developed, substantially rehabilitated, or substantially renovated for habitation at a minimum density of 20 units per acre and a maximum density of 22 units per acre
- Parking structures

2. Limitations and Conditions: All permitted uses shall be subject to the following conditions and limitations:

- All non-housing uses that require a conditional use permit in the Commercial Development, Office/Professional Development, and Industrial Development provisions shall obtain a conditional use permit before operating in a mixed-use building
- All uses shall be conducted within an enclosed building (excluding parking lots or parking garages)
- Storage shall be limited to the accessory storage on the premises and shall be within an enclosed building
- All products made incidental to a permitted use which are manufactured, processed, or treated on the premises shall be sold on the premise and at retail only
- Residential uses shall occupy 50 percent or more of the total floor area of a mixed-use project

- Housing shall comply with the most recently adopted Paramount Housing Element, including the accommodation of the mixed-income allocation of the Regional Housing Needs Assessment (RHNA)
3. Specific design criteria for address signs shall be as follows:
- Each occupant shall be allowed to place upon each primary entrance not more than one hundred forty-four square inches of gold leaf of decal application lettering not to exceed two inches in height indicating hours of business, emergency telephone, etc. Type face shall be subject to approval by the Planning Director.
  - Premise numbers shall be placed on a wall facing the street on which the number is assigned, and shall be permanent in character and of contrasting color so as to be easily readable.
4. Specific design criteria for monument signs shall be as follows:
- Monument signs shall be allowed where the site area equals one-half acre or more, *or* on sites which have a minimum ten-foot landscaped setback.
  - Monument signs shall be placed in a landscaped planter area which shall include a minimum of two hundred square feet
  - One monument sign shall be allowed per one hundred fifty lineal feet of street frontage
  - No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the net sign area (overall height times width of the signs, including all trim and molding)
  - Monument signs shall display only the project title or name of the same of the major tenant
  - Maximum sign area shall be one-half foot of sign area per lineal foot of street frontage, not to exceed 100 square feet of sign area
5. Development Standards
- Height. The height of buildings shall not exceed forty-five (45) feet
  - Floor Area. The maximum permitted floor area contained in all buildings shall not exceed four (4) times the area of the lot



- Setbacks:
  - 1) Front Yard. Residential or mixed-use buildings, walls or structures shall not be located closer than ten (10) feet from the property line. Said setback shall be totally landscaped and shall not permit any off-street parking.
  - 2) Side Yard. On corner lots and reverse corner lots, a minimum setback of ten (10) feet shall be provided. This area shall be totally landscaped. On interior lots, no side yard need be provided except as may be required by a variance, conditional use permit or unclassified use permit.
  - 3) Rear Yard. There is no requirement for buildings in the rear of housing parcels, except when such parcel borders a public street, in which case the setback shall be the same as front yard requirements.
- Architectural, site, and design elements:
  - 1) Private, covered entries for each housing unit.
  - 2) Varying building setbacks of at least three feet.
  - 3) The maximum height of walls, fences, or gates between a building with housing and a public street is 42 inches. Walls, fences, and gates finish materials shall be reviewed and approved by the Planning Director.
  - 4) Ground floor (non-residential) tenant spaces located on the public street or sidewalk shall have their primary entrance located adjacent to the public street or sidewalk.
  - 5) Ground floor (non-residential) tenant spaces not located on the street or sidewalk shall have their primary entrance located adjacent to a pedestrian paseo, courtyard or plaza that is connected to a public street.
  - 6) Stucco material shall be smooth texture.
  - 7) Exterior trim, including but not limited to wood siding, brick, stone, slumpstone, or other decorative treatments.

- 8) Varied exterior building materials and textures, including details such as doors, windows, palladium windows, balconies, porches, arches, columns, hand rails, metal louvers, and other decorative treatments and architectural details.
- 9) Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways. Tarps are prohibited from use as covers for outside storage in front setbacks and side setbacks that abut a street or alley, and over driveways. Tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material. The provisions of this section do not apply to free standing fabric shade structures that are professionally manufactured, mechanically folding, “pop up” style shade structures located on residential uses. These structures may be placed within the required rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.
- 10) The installation of exterior window security bars is prohibited.
- 11) Along public streets, transparent wall openings, such as storefront windows and doors, shall comprise at least 50% of a building’s street level façade(s). Such openings shall be located between two feet and eight feet from the finished floor level of the ground floor.
- 12) Each building with a residential component shall provide information concerning local transit services at a primary entry point to the site or building. The information shall be prominently displayed, updated

quarterly, and shall include phone numbers, internet information, and brochures and maps for local bus and rail service.

- 13) To avoid blank walls that would detract from the experience and appearance of an active streetscape there shall be no blank walls (without doors or windows) longer than 50 feet along sidewalks on public streets. Walls with public art installations approved by the Planning Director shall be exempt.
- 14) No individual building shall have more than 200 feet of frontage along a public street.
- 15) A minimum of 40 square feet of private open space (decks, balconies, patio) shall be provided per housing unit. A minimum of 40 square feet of common open space (courtyards) shall be provided per housing unit.
- 16) All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters and electric meter cabinets shall be screened from public view and treated to match the materials and colors of the building which they serve.
- 17) Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.
  - Parking: Vehicular parking requirements shall be determined by use as follows:
    - 1) Efficiency/studio – 1.5 per unit for resident parking and 0.15 per unit for guest parking.
    - 2) One, two, or three bedroom units – 2 per unit for resident parking and 0.2 per unit for guest parking.
    - 3) Senior housing – 0.8 per unit for resident parking and 0.3 per unit for guest parking.
    - 4) Live/work units – 2 per unit for resident parking and 0.15 per unit for guest parking.

- 5) Commercial/Office/Professional/Industrial uses require parking at the rate specified in the respective sections of the Clearwater East Development Plan.
- Parking structures:
    - 1) No parking or loading areas shall be visible on the ground floor of any building facade that faces a public street, except the minimum ground-level frontage required for walkways and driveways required for access to parking and loading areas.
    - 2) All parking, loading, or circulation located above the ground floor shall be integrated into the design of the building facade so that it is not visible from the street. The parking levels may be screened with other materials, or lined with habitable floor area.
    - 3) Exhaust vents shall be located and directed away from residential uses.
    - 4) Surfaces of floors and ramps of parking structures within 200 feet of housing shall be textured to reduce tire squeal.
  - Electric vehicle infrastructure – the Planning Director shall review and approve an electric vehicle charging station plan. A minimum of eight percent of automobile parking spaces provided in a project shall be capable of supporting electric vehicle (EV) supply equipment.
  - Bicycle facilities – the Planning Director shall review and approve a bicycle parking plan.
  - Landscaping
    - 1) Exclusive of driveways and walkways, all required setback areas shall be landscaped and improved in accordance with the provisions specified herein. Landscaping plans specifying the size, type, quantity, and location of all plant materials shall be

submitted to the Planning Director for approval. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:

- Irrigation: All landscaped areas shall be provided with a fixed and permanent watering system, consisting of piped water lines with sufficient sprinklers to ensure complete coverage
- Planters: All landscaping shall be planted in permanent planters surrounded by six-inch tall concrete curbing, except where a planter abuts a building or concrete block wall
- Trees:
  - One 36-inch-box shade/canopy tree and three 24-inch-box shade/canopy trees shall be required for every fifty lineal feet of landscaping, adjacent to any public right-of-way.
  - All trees shall be a minimum twenty-four-inch box size.
- Accents: All setback areas shall be fully landscaped as a minimum requirement. Additional plant material, such as shrubs and groundcover, may be used to supplement landscaped areas.
- Approval criteria for landscaping plans will consider, but not be limited to, the following items:
  - The adequacy of plant material in achieving a buffer along public streets.
  - The use of landscaping to enhance the aesthetic quality of property and buildings.
  - The general suitability, relative to the placement and type, of plant material selected for screening purposes.
- Refuse Storage Areas

All uses permitted in this category shall be provided with refuse storage facilities in the following manner.

- 1) There shall be provided and maintained within one hundred feet of each building an enclosure for the purpose of storing containers for garbage, waste, refuse and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five feet in height. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening, gate, or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when, in its opinion, such fence or other material will adequately comply with the provisions of this subsection.
- 2) All garbage stored within such enclosures shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in-place at all times when the container is not being filled or emptied.
- 3) Waste, refuse, and trash shall be placed, maintained, and stored in a container of substantial design and construction that will retain trash, refuse, and waste and may be readily emptied by trash collectors; which will not readily disintegrate, fall apart, blow, or scatter about the premises.

- 4) Garbage, waste, refuse, and trash may also be stored in metal bins equipped with wheels approved by the Planning Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of the metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- 5) All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

## **V. PLAN ADMINISTRATION**

### **A. INTRODUCTION**

This plan will be implemented through review by the Planning Commission and the Development Review Board to insure conformity with Specific Plan regulations and responsiveness to applicable guidelines. This section of the plan contains the rules for review of development projects.

### **B. GENERAL ADMINISTRATION**

Three basic procedures are specified for the review of projects: 1) Development Review Board/Planning Commission approval; 2) Tract Map approval by the Planning Commission and City Council for any project requiring the creation of lots, including condominium projects; 3) Nondiscretionary approval for housing projects in compliance with the adopted and certified Paramount Housing Element.

1. Development Review Board approval shall be obtained in accordance with the provisions of Sections 44-210 et. seq. of the Paramount Municipal Code. The Board may approve, modify, conditionally approve, or deny said application.

The Development Review Board may require additional studies or development provisions at the time of site plan review for individual projects. Recommendations may include detailed noise, vibration and/or odor studies and incorporation of specific design features to ensure compatibility between different land use types. These may include, but not be limited to:

- Building orientation
  - Façade articulation
  - Bioswales/landscaping
  - Type of building materials used
  - Use of double paned windows
  - Additional buffering or setback standards
2. Prior to the creation of any lots, a tentative tract map shall be processed in accordance with the provisions of Chapter 39 of the Paramount Municipal Code. The Planning Commission may approve, modify, conditionally approve or deny said application.
  3. Nondiscretionary approval of housing projects is permitted for projects in compliance with the adopted and certified Paramount Housing Element. Such projects are subject to review by the Planning Director for compliance with City of Paramount development standards as provided by the Clearwater East Specific Plan.
  4. Certificate of Occupancy for housing. No certificate of occupancy may be issued for a project required to provide affordable housing in accordance with the most recently adopted Paramount Housing Element unless a certificate of occupancy is concurrently, or has already been, issued for all restricted affordable units.
  5. Affordability Covenant. A covenant guaranteeing affordability criteria for 55 years from the issuance of a Certificate of Occupancy and acceptable to the City Attorney shall be recorded with the Los Angeles County Recorder.

## **C. AMENDMENTS**

### **1. Requirement and Procedures**

This plan may be amended at any time in the same manner and by the same process by which the plan was originally adopted. Said amendments(s) shall not require a concurrent General Plan Amendment unless, by determination of the Planning Director, the General Plan goals, objectives, policies, or programs would be substantially affected by the proposed change.

### **2. Administrative Actions**

The addition of new information to the Specific Plan that does not change the effect of any concepts or regulations may be made administratively by the Planning Director, subject to appeal to the Planning Commission.



## **VI. APPENDICES**

### **A. GENERAL PLAN CONSISTENCY**

As described in the Objective and Policies section (II-b), this regulatory Specific Plan is consistent with the Paramount General Plan through implementation of the General Plan goals, objectives, policies and programs, as well as the Clearwater East Policy Level Specific Plan. The following policies are taken directly from the Polity Level Plan.

1. Development of office use and commercial use, in-lieu of industrial use, if market feasibility is demonstrated.
2. Site plan review in accordance with City design guide-lines will include, but not be limited to, architectural facades, material, color, texture, massing, bulk, scale, landscaping, signage, and street furniture.

Method of Implementation: Site plan review will be reviewed by any or all of the following: a) Development Review Board; and/or b) Planning Commission and City Council. These committees will ensure project conformity with regulations and applicable guidelines contained with the regulatory plan. Housing projects in compliance with the adopted and certified Paramount Housing Element are eligible for nondiscretionary review by the Planning Director.

3. The City and/or Parking Authority may share in property acquisition and/or development costs of improvements, if cost effective.

### **B. GENERAL FINDINGS**

1. The Clearwater East Specific Plan is consistent with the Paramount General Plan and other relevant City goals.
2. Reasonable alternatives to the plan and their implications have been considered.
3. The amount and arrangement of uses are appropriate to the project site and are compatible with existing and planned adjacent uses.
4. The plan contributes to a balance of land uses so that local residents may work and shop in the community in which they live.
5. The scope and depth of environmental, policy and fiscal analysis are commensurate with the level of detail contained in the plan and the specific land use entitlement its adoption authorizes.

6. The various components of the plan, as well as the plan in its entirety, are sensitive to environmental and public policy impacts.
7. Appropriate mitigation measures are incorporated in the plan to ensure that concerns identified at this level of planning are resolved as part of the more detailed development planning which must be completed before private development may proceed.
8. Administration of the plan is thoroughly integrated into the City's development processing system.
9. All subjects required in a Specific Plan by the California Government Code and applicable City ordinances are appropriately and adequately covered.
10. Adequate time and opportunities have been afforded interested organizations and members of the public to comment on or propose changes to the plan if they so desired.

**C. DETAILED FINDINGS**

1. Existing ownership parcelization that could potentially create piecemeal development can be reviewed, coordinated or controlled through Development Review Board review or acquisition by the Paramount City Council.
2. City water facilities can adequately supply proposed developments. Improvements that might be needed to the system will be incurred at the expense of developers.
3. In coordination with the Public Works Department, a project must identify and implement specific on- and off-site improvements needed to ensure that impacts related to water conveyance and demand/pressure requirements are addressed prior to issuance of a certificate of occupancy.
4. Extension/improvements to sewer lines will be handled by establishment of an Assessment District or be the responsibility of the developer.

JANUARY 12, 2021

RESOLUTION NO. 21:001

“APPROVAL OF THE CITY OF PARAMOUNT 2021 LEGISLATIVE  
PLATFORM”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 21:001.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** Andrew Vialpando, Assistant City Manager  
**Date:** January 12, 2021

---

**Subject: RESOLUTION NO. 21:001  
APPROVAL OF THE CITY OF PARAMOUNT 2021 LEGISLATIVE  
PLATFORM**

**Background**

At its meetings on August 4 and September 1, 2020, the City Council received presentations on implementing an annual Legislative Platform to establish guidelines for staff when the City receives requests from partner agencies and organizations to either support or oppose legislation. The City Council reviewed the draft 2021 Legislative Platform on December 15, 2020, which was based on the Vision, Mission, Values, and Strategic Outcomes established by the City Council, recommendations by City staff, and legislative priorities of the agencies and organizations to which the City belongs.

At the December 15 meeting, staff reported that the section of the draft Legislative Platform formerly titled "Water Supply" would be changed to "Environmental Sustainability" in this final version and include a host of environmental initiatives and principles the City values. Attached is the final Legislative Platform, which includes these changes, as well as your feedback and input (Attached as Exhibit "A" of Resolution 21:001). At the direction of the City Council, the Legislative Platform will be reviewed again in June 2021.

**RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 21:001 approving the City of Paramount 2021 Legislative Platform.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**RESOLUTION NO. 21:001**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
APPROVING THE 2021 LEGISLATIVE PLATFORM

WHEREAS, the City of Paramount ("City") is frequently requested by partner agencies and organizations to support or oppose proposed legislation; and

WHEREAS, the City Council recognizes the need for an active legislative platform to protect the City's legislative interests in the region, Sacramento, and Washington, D.C.; and

WHEREAS, the City Council directed City staff to develop a process to be implemented that would both provide an effective way for City staff to efficiently respond to legislative position requests, and also enable the City Council to express their positions on proposed legislation by adopting a unified platform which would involve a broad range of legislative issues that reflects their priorities and values for the City; and

WHEREAS, the Legislative Platform shall be reviewed by the City Council every six (6) months and adopted annually at the start of each Legislative session to ensure the Legislative Platform reflects the priorities of the City Council; and

WHEREAS, the City Council approved the content of the draft 2021 Legislative Platform at its meeting on December 15, 2020.

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 approves the City of Paramount 2021 Legislative Platform attached hereto as Exhibit "A" and incorporated herein by reference as if fully set forth. This Legislative Platform shall commence on January 1, 2021.

**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 12<sup>th</sup> day of January 2021.

\_\_\_\_\_  
Peggy Lemons, Mayor

ATTEST:

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



# Legislative Platform for Calendar Year 2021



**Peggy Lemons**  
Mayor

**Brenda Olmos**  
Vice Mayor

**Isabel Aguayo**  
Councilmember

**Laurie Guillen**  
Councilmember

**Vilma Cuellar Stallings**  
Councilmember

**January 2021**

## Mission Statement

The City of Paramount's Legislative Platform establishes a framework for the City's collective principles on matters of legislation and other platforms similar in nature.

The Paramount City Council recognizes the need for an active legislative program to protect the City's interests in the region, Sacramento, and Washington, D.C. This document outlines the City's position on legislative matters.



## Purpose

On September 1, 2020, the City Council approved implementation of a Legislative Platform program that captures streamlines a process for staff to follow when the City receives a request to take a position on legislative matters. Adopted annually by Resolution of the City Council, the Legislative Platform is the foundation of a focused advocacy strategy and serves as a reference guide for legislative positions and objectives that provide direction for the City Council and staff throughout the year. The purpose of the Legislative Platform is to give clear direction to staff when determining the City's position on legislation. The Legislative Platform is developed and maintained by using the goals and objectives of the City Council, and incorporates the City's Vision, Mission, Values, and Strategic Outcomes. It is based on input from the City Council and staff, as well as local legislative staff and the City's legislative advocates; and includes our partner

*The Legislative Platform... [uses] the goals and objectives of the City Council, and incorporates the City's Vision, Mission, Values, and Strategic Outcomes.*



## Implementation

The City Council will review and adopt the Legislative platform at the start of each legislative session and revisit it mid-year. Federal and State legislation that is consistent with the Legislative Platform may be supported by the City. Federal and State legislation that is inconsistent with the Legislative Platform may be opposed by the City. When legislation is supported or opposed by the Legislative Platform, City staff will prepare position letters to be approved by the Mayor. Legislation that is not addressed in the Legislative Platform may require further direction from the City Council. Legislative priorities may only address issues directly related to or impacting the provision of municipal services. In general, the City will not address matters that are not pertinent to the City's local government



## **Partner Organizations**

Generally, the City supports the legislative positions of the City's partner organizations. However, there may be some instances where the City does not support a certain legislative position by a partner organization. When this occurs, City staff will use the principles and values in this Legislative Platform to guide legislative position. The following are partner organizations the City generally supports:

### **Federal:**

American Planning Association  
American Public Works Association  
American Water Works Association  
National Recreation and Parks Association  
National League of Cities  
U.S. Conference of Mayors

### **State:**

Association of California Water Agencies  
California Association of Local Economic Development  
California Building Officials  
California Contract Cities Association  
California Joint Powers Insurance Authority  
California Municipal Revenue and Tax Association  
California Municipal Utilities Association  
California Society of Municipal Finance Officers  
California Stormwater Quality Association  
California Park & Recreation Society  
City Clerks Association of California  
League of California Cities

### **Regional:**

Gateway Cities Council of Governments  
Gateway Water Management Authority  
Los Angeles County Sheriff's and Fire Departments  
Metropolitan Transportation Authority  
Southern California Chapter of National Association of Telecommunications Officers and Advisors  
Southeast Los Angeles County Workforce Development Board  
Southeast Water Coalition  
Southern California Association of Governments  
Greater Los Angeles County Vector Control District



# **Guiding Principles**

**The City of Paramount will take positions and advocate based on the following principles:**

## **1. Preserve Local Control**

- Support measures that preserve and protect the City's powers and duties to enact legislation and policy direction concerning local affairs, and oppose legislation that preempts local authority.
- Support measures that preserve and enhance authority and accountability for revenues raised and services provided.



## **2. Promote Fiscal Stability**

- Support measures that promote fiscal stability, predictability, and financial independence.
- Support measures that preserve the City's revenue base and local control over local government budgeting, recognizing that economic cost is a determinate in considering the merits and/or impacts of any proposed legislation or regulation.
- Support measures that make cities more independent on the County, State, and Federal Governments for financial stability, such as mandated costs with no guarantee of local reimbursement or offsetting benefits. Oppose measures that shift local funds to the County, State or Federal Governments, without offsetting benefits.

## **3. Promote Economic Development**

- Support legislation and regulation reforms that provide the City with the necessary tools to continue to grow its economy and enhance economic development efforts.
- Support measures that provide the City with the capability to attract and retain businesses, as well as encourage current businesses to expand and retain jobs locally.

## **4. Funding Opportunities**

- Support opportunities that allow the City to compete for its fair share of regional, State, and Federal funding.
- Support funding for programs including, but not limited to, economic development, transportation projects, utility undergrounding, public works, water infrastructure, parks and recreation, and public safety.

# 2021 Legislative Platform

## GOALS

- Advocate for the City's best interest at the Federal, State and local level.
- Be analytical and transparent with Legislators, City Council, staff, and the community on legislative issues that can have potential impact on the City.
- Serve as an active participant with other local governments, the partner organizations listed, and other local professional organizations on legislative/regulatory issues that serve and protect the health and welfare of the City and our region.
- Seek grant and funding assistance for City projects, services and programs to enhance services for the community.

## AREAS OF FOCUS

### Finance

- Oppose Federal or State efforts that raid local revenues and encourage the State to find other methods of balancing its budget.
- Support legislation that includes Federal, State, and regional funding formulas that ensure equitable distribution of funds at the local level.
- Oppose any initiatives that threaten local control of City budgets.
- Oppose unfunded mandates.

### Human Resources

- Oppose measures that reduce local control over employee relations issues.
- Oppose legislation mandating new or enhanced local government employee benefits that are proven to be costly or unaffordable.
- Support efforts to further reform pension benefits administered by California Public Employees' Retirement System (CalPERS) that would help protect the long-term solvency of local entities and CalPERS.
- Support changes in State law or judicial precedent to allow employers to negotiate plan changes with classic CalPERS members.

# 2021 Legislative Platform

## AREAS OF FOCUS (CONT'D)

### **Economic Development**

- Support efforts that are designed to provide local governments with the tools necessary to bolster economic development.
- Support legislation and regulatory initiatives that would enhance the City's ability to attract and retain businesses as well as encourage business expansion and job retention.

### **Housing and Land Use**

- Oppose regional growth, development, and land use legislation that overlooks the City's unique geographical and density challenges in a strategic manner taking each neighborhood into account.
- Oppose legislation that penalizes local governments for noncompliance with their housing element, or Regional Housing Needs Assessment (RHNA).
- Support efforts to strengthen the legal and fiscal capability of local agencies to prepare, adopt, and implement plans for orderly growth, development, and conservation of local planning areas.
- Support Federal and State legislation that would provide resources for the City to meet its housing needs as described in the Housing Element of the General Plan.
- Support measures that provides municipalities with increased input in the development of the RHNA.

### **Regional Governance**

- Support proposals encouraging regional, sub-regional, or countywide cooperation in planning urban development strategies, especially those that provide funding for effective implementation of agreed-upon goals.
- Support measures to achieve fair and proportionate representation on countywide regional boards.

# 2021 Legislative Platform

## AREAS OF FOCUS (CONT'D)

### **Parks and Recreation**

- Support legislation and funding for youth-related prevention and intervention programs, including after-school educational and recreational programs.
- Support efforts to provide an expedited process for the fair distribution of State bond funds and other grant opportunities.
- Support legislation that provides opportunities, either by grants or other means, that repurpose or renovate existing recreation facilities to maximize the City's limited open space.

### **Public Works**

- Support legislation that would increase funding for local transportation projects.
- Support legislation that affords local agencies greater discretionary authority to expend available transportation funds and affords local jurisdictions greater flexibility over transportation-related issues.
- Support legislation that would require public utilities to underground power lines and support funding for undergrounding of utilities.

### **Solid Waste**

- Support measures that maintain and enhance local authority and economic flexibility to regulate solid waste and recyclables.





# 2021 Legislative Platform

## AREAS OF FOCUS (CONT'D)

### **Environmental Sustainability**

- Support legislation that encourages strong water efficiency standards and increased water conservation strategies.
- Support measures to increase water supply and improve water quality in the region, including drought relief legislation.
- Support legislation that allocates cap and trade auction revenue to local governments.
- Advocate for cost-effective, sustainable, and responsible environmental legislation, policy, and programs that aim to improve the following areas: energy efficiency, greenhouse gases, regional air quality, alternative/renewable energy sources, among others.
- Support state funding opportunities to assist agencies in meeting sustainability objectives including energy and water efficiencies, active transportation enhancements, connectivity and mobility improvements and carbon sequestration through natural landscape management and protection.
- Support legislation protecting, preserving, and restoring the natural environment where it does not conflict with local control and land use designations.
- Support funding to foster an environmentally sustainable city as well as a walkable community that provides ample goods, services, and benefits to all residents while respecting the local environment.
- Support sensible and affordable state and county efforts to develop avenues for agencies to collect revenue to support stormwater retention efforts. Such avenues shall be analyzed to determine the level of impact to taxpayers.
- Support sensible and affordable legislation for funding stormwater infrastructure improvements, including building facilities to capture stormwater runoff and integrate with local, regional, and statewide water resources. Such legislation shall be analyzed to determine the level of impact to taxpayers.
- Support legislation that would provide pragmatic compliance goals in statewide and regional National Pollutant Discharge Elimination System (NPDES) permits.
- Ensure the State continues to fund the California Department of Transportation (Cal Trans) capital construction budget for offsetting their requirements to limit their total maximum daily load (TMDL) for pollutant discharge.
- Encourage CalTrans to continue to enter into Cooperative Implementation Agreements with local jurisdictions to fund stormwater capture and retention projects.

# 2021 Legislative Platform

## AREAS OF FOCUS (CONT'D)

### **Public Safety**

- Support measures that encourage community safety and wellbeing.
- Support legislation and implementation of State programs and policies that promote pedestrian and bicycle safety.
- Support legislation to provide a greater share of asset forfeiture funds and increased latitude for spending local funds.
- Support legislation efforts to increase the amount of grant funding for local law enforcement operations, including school resource officers and disaster preparedness initiatives.
- Support legislation that discourages drivers from operating motor vehicles while under the influence of drugs and maintain state funding to conduct sobriety checkpoints.
- Support initiatives involving Federal, State and County governments to reduce and prevent homelessness.
- Support legislation that aligns with our values in keeping our neighborhoods safe, improves our community as a whole, enables voices in our community from all backgrounds, and promotes reasonable, long-term solutions designed to work harmoniously with our partners in law enforcement.



JANUARY 12, 2021

ORDINANCE NO. 1146

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
AMENDING CHAPTERS 10.04.010 AND 10.04.020 OF THE PARAMOUNT  
MUNICIPAL CODE REGARDING INCORPORATION OF THE COUNTY  
TRAFFIC CODE”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND SET A PUBLIC  
HEARING FOR ORDINANCE NO. 1146 AT THE NEXT REGULAR MEETING  
ON FEBRUARY 2, 2021 AT 6:00 P.M.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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





**To:** Honorable City Council

**From:** John Moreno, City Manager

**By:** Adriana Lopez, Public Safety Director  
Gloria Hannah, Administrative Assistant

**Date:** January 12, 2021

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**Subject: ORDINANCE NO. 1146 - ADOPTING BY REFERENCE THE LOS ANGELES COUNTY TRAFFIC CODE**

Chapters 10.04.010 and 10.04.020 of the Paramount Municipal Code incorporates by reference the Los Angeles County Traffic Code as the Traffic Code for the City. To ensure that we are utilizing the most current version of the County Code, we annually readopt it by reference.

Prior to adopting by reference, a provision of the Los Angeles County Code, the City Council must perform a first reading of the title of the proposed ordinance and set a date for a public hearing.

### **RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, and set a public hearing for Ordinance No. 1146 at the next regular meeting on February 2, 2021 at 6:00 p.m.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1146**

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
PARAMOUNT AMENDING CHAPTERS 10.04.010 AND 10.04.020 OF  
THE PARAMOUNT MUNICIPAL CODE REGARDING INCORPORATION  
OF THE COUNTY TRAFFIC CODE”

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

**SECTION 1.** Chapters 10.04.010 and 10.04.020 of the Paramount Municipal Code  
is hereby amended in its entirety as follows:

**10.04.010 County Traffic Code Adopted.**

Title 15 of the Los Angeles County Code, entitled "Vehicles and Traffic," being a code  
regulating traffic upon public highways, is hereby adopted by reference as the Traffic Code  
of the City. (Prior code § 29-1)

**10.04.020 Penalties - Continuing Violations.**

- A. The first and second violation of any provision of this title may be cited as an  
infraction or punished as a misdemeanor. The third such violation shall be punished  
as a misdemeanor by a fine not exceeding \$500 or imprisonment for a term not  
exceeding six months, or by both such fine and imprisonment. Such violations may  
also be redressed by civil action.
- B. Each day that any violation of this title continues shall constitute a separate offense.  
(Prior code § 29-1.1)

**SECTION 2. Severability.** If any section, subsection, sentence, clause or phrase in  
this ordinance or the application thereof to any person or circumstance is for any reason  
held invalid, the validity of the remainder of the ordinance or the application of such  
provision to other persons or circumstances shall be adopted thereby. The City Council  
hereby declares it would have passed this ordinance and each section, subsection,  
sentence, clause or phrase thereof, irrespective of the fact that one or more sections,  
subsections, sentences, clauses, or phrases or the application thereof to any person or  
circumstance be held invalid.

**SECTION 3. Effective Date.** This Ordinance shall take effect thirty days after its  
adoption, shall be certified as to its adoption by the City Clerk, and shall be published once  
in the Paramount Journal within 15 days after its adoption together with the names and  
members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount  
this 2<sup>nd</sup> day of March 2021.

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Peggy Lemons, Mayor

ATTEST:

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Heidi Luce, City Clerk

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JANUARY 12, 2021

ORDINANCE NO. 1147

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING CHAPTERS 8.04.010 AND 8.04.040 OF THE PARAMOUNT MUNICIPAL CODE REGARDING INCORPORATION OF THE COUNTY HEALTH AND SAFETY CODE”

MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND SET A PUBLIC HEARING FOR ORDINANCE NO. 1147 AT THE NEXT REGULAR MEETING ON FEBRUARY 2, 2021 AT 6:00 P.M.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council

**From:** John Moreno, City Manager

**By:** Adriana Lopez, Public Safety Director  
Gloria Hannah, Administrative Assistant

**Date:** January 12, 2021

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**Subject: ORDINANCE NO. 1147 - ADOPTING BY REFERENCE THE LOS ANGELES COUNTY HEALTH AND SAFETY CODE**

Since incorporation, the City of Paramount has utilized the services of the Los Angeles County Health Department for inspection and other services related to health and sanitation. Chapters 8.04.010 and 8.04.040 of the Paramount Municipal Code incorporates by reference the Los Angeles County Health and Safety Code as the Health Code for the City. To ensure that we are utilizing the most current version of the County Code, we annually readopt it by reference.

Prior to adopting by reference, a provision of the Los Angeles County Code, the City Council must perform a first reading of the title of the proposed ordinance and set a date for a public hearing.

### **RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, and set a public hearing for Ordinance No. 1147 at the next regular meeting on February 2, 2021 at 6:00 p.m.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1147**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
PARAMOUNT AMENDING CHAPTERS 8.04.010 AND 8.04.040 OF THE  
PARAMOUNT MUNICIPAL CODE REGARDING INCORPORATION OF  
THE COUNTY HEALTH AND SAFETY CODE

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

Section 1. Chapters 8.04.010 and 8.04.040 of the Paramount Municipal Code is hereby amended in its entirety as follows:

**8.04.010 County Health Code Adopted.**

Title 11 of the Los Angeles County Code, entitled "Health and Safety Code," being a code regulating public health and sanitation, is hereby adopted by reference as the Health Code of the City. (Prior code § 24-1)

**8.04.040 Penalty.**

Notwithstanding any other provision of this chapter, violation of any of the provisions of this chapter incorporating the County Health Code and portions of the County Consumer Protection Code is punishable as misdemeanor by a fine of not more than \$500.00 or by imprisonment in the County Jail for not more than six months, or both. Each day during any portion of which any violation herein is committed, or continued to be permitted makes such violation a separate chargeable offense. (Prior code § 24-6)

**SECTION 2. Severability.** If any section, subsection, sentence, clause or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

**SECTION 3. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount  
this 2<sup>nd</sup> day of March 2021.

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Peggy Lemons, Mayor

ATTEST:

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Heidi Luce, City Clerk

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JANUARY 12, 2021

PUBLIC HEARING

RESOLUTION NO. 21:003

“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. 20-2, A REQUEST BY NIMA GOLSHANI TO CHANGE THE LAND USE DESIGNATION ON THE GENERAL PLAN LAND USE MAP FROM CENTRAL BUSINESS DISTRICT TO MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY AT 16675-16683 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT”

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

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

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E. MOTION IN ORDER:

ADOPT A MITIGATED NEGATIVE DECLARATION AND THE  
MITIGATION MONITORING PROGRAM RELATIVE TO GENERAL PLAN  
AMENDMENT NO. 20-2.

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

F. MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 21:003.

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** John Carver, Planning Director  
**Date:** January 12, 2021

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**Subject: RESOLUTION NO. 21:003/GENERAL PLAN AMENDMENT NO. 20-2  
16675-16683 PARAMOUNT BOULEVARD**

## **Background**

This item is a request by Nima Golshani to change the land use designation on the General Plan Land Use Map from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard in the C-3 (General Commercial) zone. This item is in connection with Ordinance No. 1148/Zone Change No. 230 to be heard later this evening by the City Council. The Planning Commission recommended approval to the City Council of this item at its December 8, 2020 meeting.

## **Project Description**

The project consists of the construction of a three-story structure at the northwest corner of Paramount Boulevard and 70<sup>th</sup> Street that will contain two retail spaces and parking on the ground floor, residential units on the second and third floors, and a sun deck on the roof. The project area is made up of three parcels and has a total of 13,500 square feet of land. The southern parcel, measuring 14½ feet in width by 100 feet in length, is located in the City of Long Beach. The applicant will be working with the City of Long Beach for their approval of the project. An example from 2002 of a housing project in two cities is near the intersection of Hunsaker Avenue and 72<sup>nd</sup> Street, where three homes have back yards in Long Beach. In that case, the City of Paramount was the “lead” agency for the entitlements and plan check.

The project will contain seven units on the second and third floors, with a total of 12 units for assisted care, and two units for independent living. Four units on each floor will contain three bedrooms, with the remaining three units on each floor containing four bedrooms. The three-bedroom units will contain two bathrooms, while the four-bedroom units will contain three bathrooms. Each unit will have a shared kitchen and living room. The four bedroom units will range in size from 1,120 square feet to 1,155 square feet, while three bedroom units will contain approximately 1,000 square feet.

In addition to two retail suites on the ground floor, there will be a total of 27 parking spaces for employees and customers of the retail suites. One of the retail suites will contain 900 square feet, while the second suite will contain 1,100 square feet. The commercial spaces will most likely be occupied by tenants that will accommodate the needs of the residential occupants of the project, such as a hair salon or a pharmacy; however, a wide range of retail uses will be permitted in the PD-PS (Planned Development with Performance Standards) zoning regulations. In addition to the residential units, the second floor will contain an exercise room and an activity room. The third floor will contain a kitchen to prepare meals for residents and a dining room. Finally, the roof of the project will contain a sundeck for use by the residential occupants of the building.

The facility will have a total of 48 employees, with an average of 15 people per shift. Employees will include:

1. Housekeepers
2. Caregivers
3. Medical technicians
4. Cooks
5. Managers
6. Nurses
7. Security

The minimum age for residents in the complex is 55.

The City will be contributing \$300,000 from the Low-to-Moderate Income Housing fund to help with the construction of the project. Given this contribution, two of the 14 units will be designated for low-to-moderate income residents.

## **Analysis**

The applicant is requesting a zone change that will allow for the development a mixed-use project that will provide assisted and independent living units, with two retail suites. With an aging population that is living longer, there is a growing need for projects such as this proposal. The approval of the project will help to meet an existing market demand for assisted/independent living facilities for seniors. As the location is in walking distance from amenities including the public library, the Civic Center gardens, medical offices, and shopping opportunities such as Northgate Gonzalez Market, it is well suited for an older population with limited mobility. The proposed development will eliminate blight (including a bar with multiple health and public safety issues and an auto repair shop that frequently does not observe City requirements) at the southern entrance into the City. Finally, the project meets Key Strategic Outcomes adopted by the City Council – Safe Community, Community Health, Economic Health, and Environmental Health.

**Environmental Assessment**

As part of this project, an environmental analysis was conducted by a consultant, Blodgett Baylosis Environmental Planning. The analysis determined that the project will not have an impact on the environment, and a Mitigated Negative Declaration and a Mitigation Monitoring Program is recommended.

**RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 21:003 and adopt a Mitigated Negative Declaration and Mitigation Monitoring Program.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**RESOLUTION NO. 21:003**

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. 20-2, A REQUEST BY NIMA GOLSHANI TO CHANGE THE LAND USE DESIGNATION ON THE GENERAL PLAN LAND USE MAP FROM CENTRAL BUSINESS DISTRICT TO MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY AT 16675-16683 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT

WHEREAS, the City Council of the City of Paramount has considered a request by Nima Golshani to change the land use designation of the General Plan Land Use Map from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard, in the City of Paramount; and

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

WHEREAS, the Planning Commission of the City of Paramount conducted a public hearing relative to General Plan Amendment No. 20-2 on December 8, 2020.

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 it has conducted all the public hearings necessary and in compliance with State Law and the Municipal Code of the City of Paramount.

**SECTION 3.** The City Council hereby adopts a Mitigated Negative Declaration relative to General Plan Amendment No. 20-2 in accordance to the provisions of the California Environmental Quality Act (CEQA).

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

1. That modified conditions warrant a revision in the General Plan Land Use Map as it pertains to the area under consideration.
2. That placement of the proposed land use designation at such location will not:

- a. Adversely affect the health, peace, or welfare of persons residing or working in the surrounding area; and
  - b. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
3. That such land use designation is necessary or desirable for the development of the community, is essentially in harmony with the various elements of the General Plan, and is not detrimental to existing uses.

**SECTION 5.** Based upon the foregoing findings, the City Council approves General Plan Amendment No. 20-2.

**SECTION 6.** The General Plan Land Use Map of the City of Paramount as comprehensively updated when adopted by the City Council on August 7, 2007 is amended as shown on the map attached hereto, marked Exhibit "A", to be changed from the designation of Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility. Said change shall be made on the General Plan Land Use Map of the City of Paramount.

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

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 12<sup>th</sup> day of January 2021.

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Peggy Lemons, Mayor

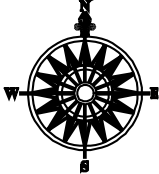
ATTEST:

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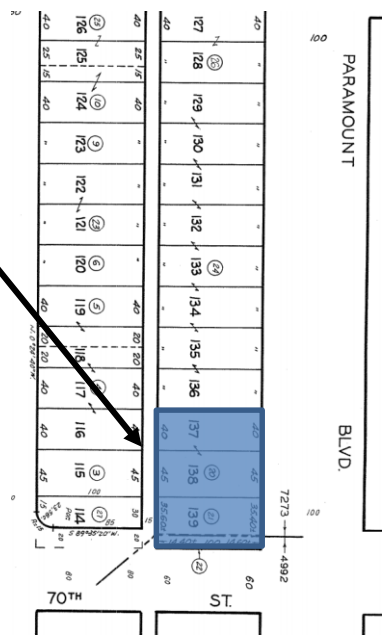
Heidi Luce, City Clerk

# Exhibit "A"

## General Plan Amendment No. 20-2



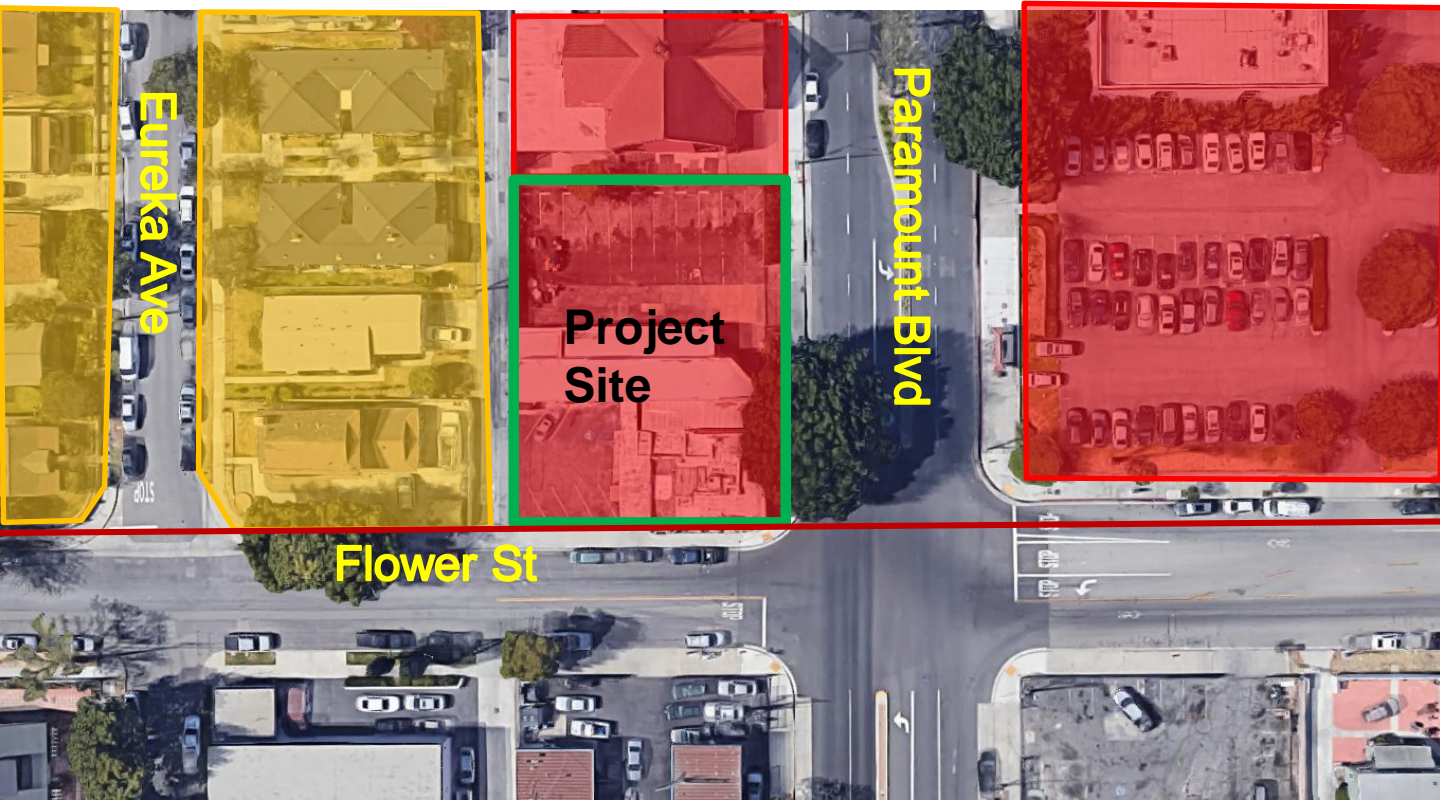
**Subject Site**





16675-16683 Paramount Boulevard

# General Plan Amendment No. 20-2

## Existing General Plan Land Use Designation



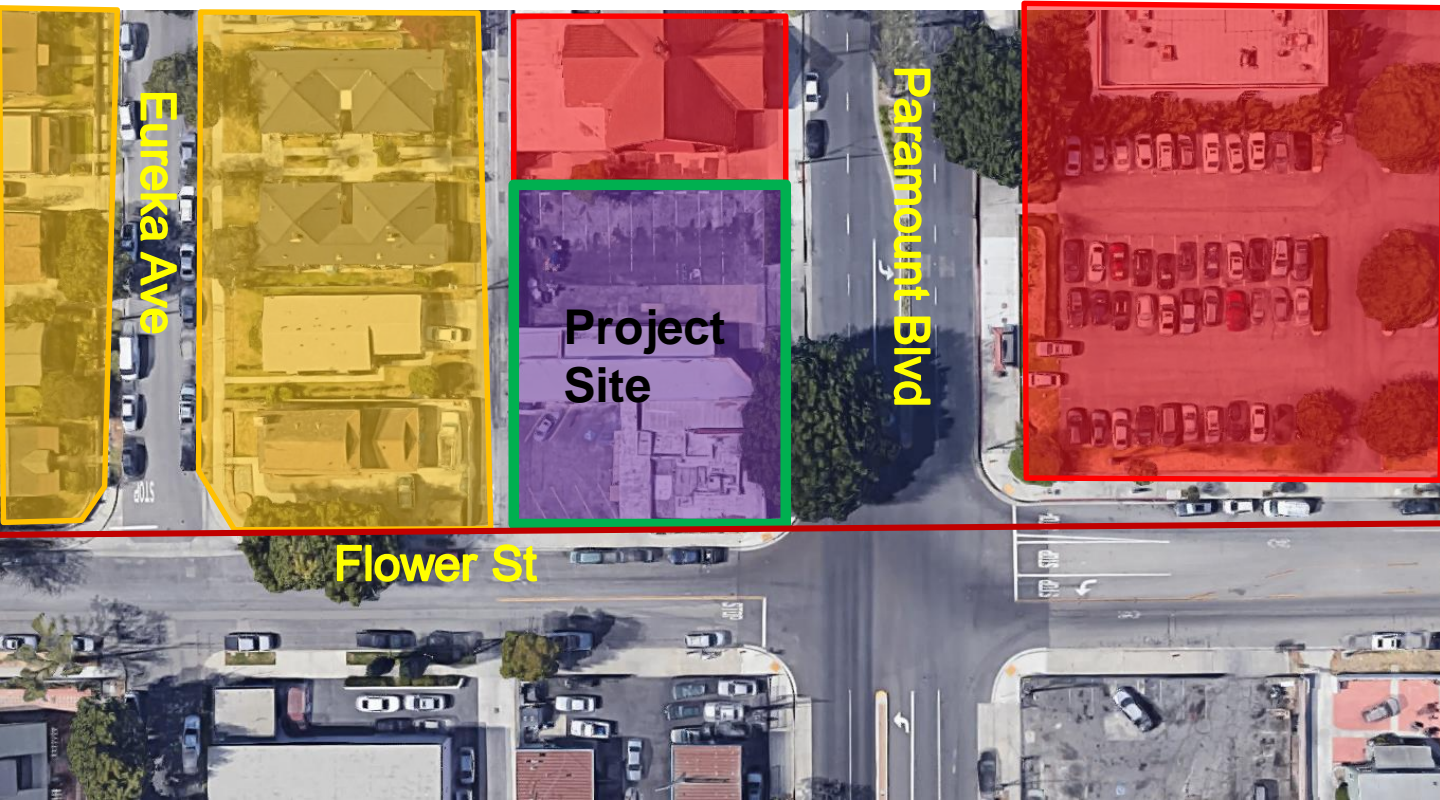
-  Central Business District
-  Single-Family Residential

16675-16683 Paramount Boulevard



# General Plan Amendment No. 20-2

## Proposed General Plan Land Use Designation



Central Industrial District



Single-Family Residential



Mixed Use Commercial and Senior Assisted/Independent Living Facility

16675-16683 Paramount Boulevard

# INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

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## **PARAMOUNT SENIOR LIVING 16675 & 16683 PARAMOUNT BOULEVARD CITY OF PARAMOUNT DEVELOPMENT REVIEW APPLICATION (DRA) 20:015 ZONE CHANGE (ZC) 230 GENERAL PLAN AMENDMENT NO. 20-2**



**LEAD AGENCY:  
CITY OF PARAMOUNT  
PLANNING DEPARTMENT  
16400 COLORADO AVENUE PARAMOUNT,  
CALIFORNIA 90723**

**REPORT PREPARED BY:  
BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 SOUTH HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745**

## **December 3, 2020**

PARA 095

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# MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Paramount Senior Living.

**APPLICANT:** Mr. Nima Golshani. 850 Malcom Avenue, Los Angeles, CA 90024.

**LOCATION:** The site's legal address is 16675-83 Paramount Boulevard. The Assessor Parcel Numbers (APNs) applicable to the site include 7102-031-020; 021; and 022.

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

**DESCRIPTION:** The proposed project involves the construction and operation of a 38,380 square foot mixed-use assisted living facility on a 0.31-acre site located along the northwest corner of the Paramount Boulevard and 70<sup>th</sup> Street intersection. The project will include a total of 14 units, a 900 square foot commercial salon, a 1,100 square foot laundry and 27 parking spaces as well as various amenities for the future residents. Access to the project will be provided through an existing alley.

**FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable environmental impacts. For this reason, the City of Paramount, in its capacity as Lead Agency, determined that a *Mitigated Negative Declaration* is the appropriate document required pursuant to the California Environmental Quality Act ("CEQA"). 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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study. The project is described in greater detail in the attached Initial Study.

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## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF THE INITIAL STUDY

The proposed project involves the construction and operation of a 38,380 square foot mixed-use assisted living facility on a 0.31-acre site located along the northwest corner of the Paramount Boulevard and 70<sup>th</sup> Street intersection. The project will include a total of 14 units, a 900 square foot commercial salon, a 1,100 square foot laundry and 27 parking spaces as well as various amenities for the future residents. Access to the project will be provided through an existing alley.<sup>1</sup> The project Applicant is Mr. Nima Golshani, 850 Malcom Avenue, Los Angeles, California 90024.

As part of the proposed project's environmental review, the City of Paramount, in its capacity as Lead Agency for the project, authorized the preparation of this Initial Study.<sup>2</sup> Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and analysis of the City of Paramount, in its capacity as the Lead Agency. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental impacts of the proposed project and that decision-makers have considered such impacts before considering approval of the project. Pursuant to the CEQA Guidelines, purposes of this Initial Study include the following:

- To provide the City with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration;
- To facilitate the project's environmental assessment early in the design and development of the project;
- To eliminate unnecessary EIRs;
- To determine the nature and extent of any impacts associated with the proposed project; and,
- To enable modification of the project to mitigate adverse impacts of the project.

The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the project's environmental review pursuant to CEQA. 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 agencies and other interested parties to comment on the proposed project and the findings of this Initial Study.<sup>3</sup> Questions and/or comments should be submitted to:

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

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<sup>1</sup> HRD Arch Inc. *Paramount Senior Living Site Plan Packet*. Plans dated February 14, 2019.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). §15050.

<sup>3</sup> California, State of. *California Public Resources Code. Section 21091 (b).*



## 1.2 INITIAL STUDY'S ORGANIZATION

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*, provides an overview of the existing environment as it relates to the affected area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis*, includes an analysis of potential impacts associated with the proposed project's implementation.
- *Section 4 Conclusions*, indicates the conclusions of the environmental analysis and the Mandatory Findings of Significance.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

The proposed project involves the construction and operation of a 38,380 square foot mixed-use assisted living facility on a 0.31-acre site located along the northwest corner of the Paramount Boulevard and 70<sup>th</sup> Street intersection. The project will include a total of 14 units, a 900 square foot commercial salon, a 1,100 square foot laundry and 27 parking spaces (8 spaces will be reserved for the commercial component). In addition, various amenities for the future residents will also be provided. Access to the project will be provided through an existing alley located along the site's west side.<sup>4</sup> The project is described in greater detail in Section 2.4.

### 2.2 PROJECT LOCATION

The project site is located on the southern portion of the City of Paramount. The corporate boundaries for the City of Long Beach extend south of the project site along the south side of 70<sup>th</sup> Street. The City of Paramount is located in the southwestern portion of Los Angeles County, approximately 12 miles southeast of downtown Los Angeles. Paramount is bounded by South Gate and Downey on the north; the Los Angeles River, Lynwood, Compton, and unincorporated areas of Rancho Dominguez on the west; Long Beach and Bellflower to the south; and Bellflower and Downey on the east.<sup>5</sup> Regional access to the project site is provided by the Long Beach Freeway (I-710), located approximately 1.66 miles to the west, the Glenn Anderson Freeway (I-105), located approximately 2.00 miles to the north, and the Artesia Freeway (SR-91) located 0.37 miles to the south.<sup>6</sup>

Paramount Boulevard extends along the project site's east side, while 70<sup>th</sup> Street extends along the site's southern boundary. The project site is located on the northwest corner of the Paramount Boulevard and 70<sup>th</sup> Street intersection. The site's legal address is 16675-83 Paramount Boulevard. The Assessor's Parcel Numbers (APNs) that are applicable to the site are 7102-031-020, 7102-031-021, and 7102-031-022.<sup>7</sup> The location of Paramount in a regional context is shown in Exhibit 2-1. The project site's location in the City is shown in Exhibit 2-2. Finally, a vicinity map is provided in Exhibit 2-3.

### 2.3 ENVIRONMENTAL SETTING

The 0.31-acre site is surrounded on all sides by a mix of uses. Exhibit 2-4 shows an aerial photograph of the project site. Land uses and development in the vicinity of the project site are listed below:<sup>8</sup>

- *North of the Project Site.* Paramount United Methodist Church abuts the project site to the north.

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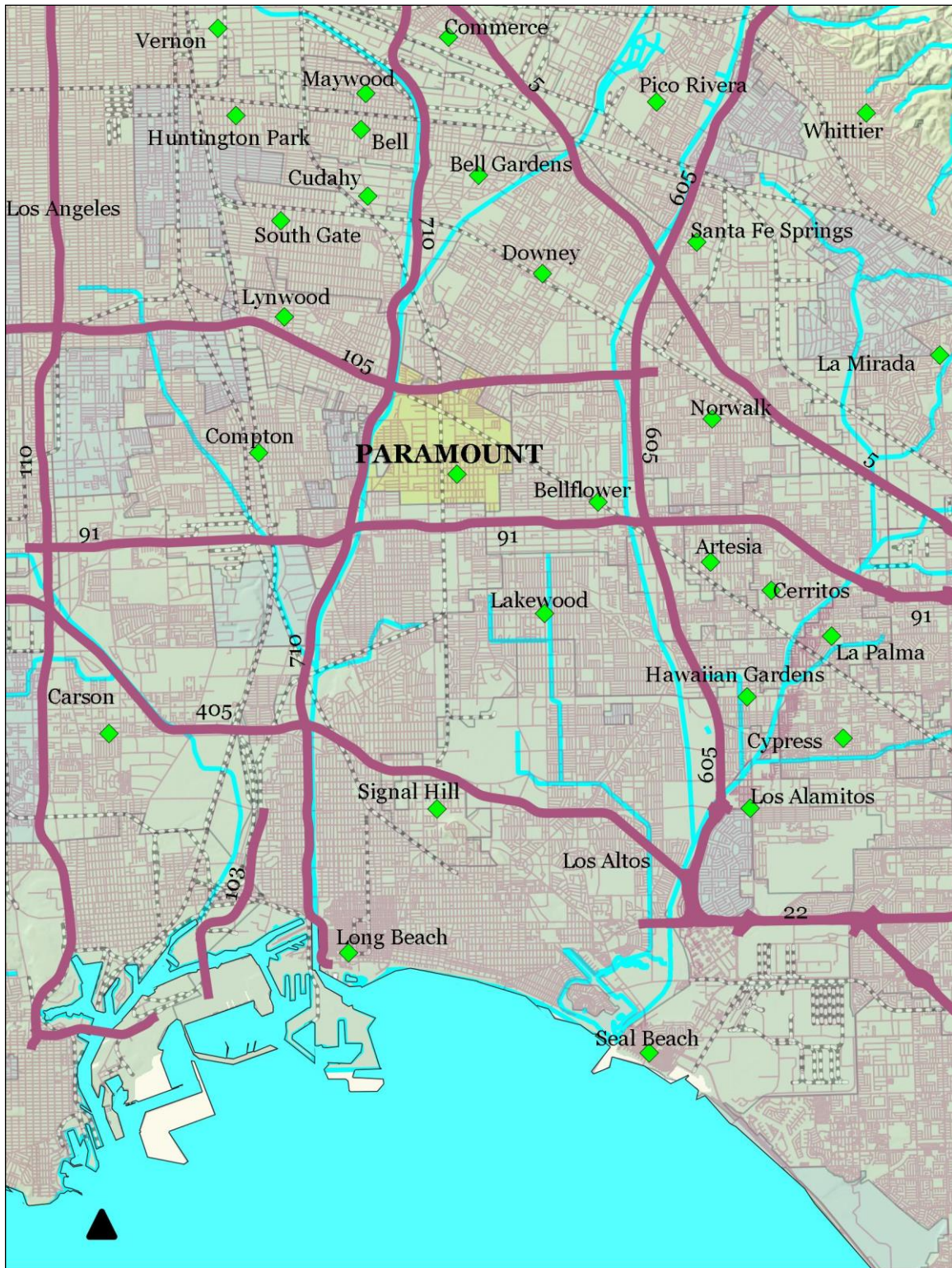
<sup>4</sup> HRD Arch Inc. *Paramount Senior Living Site Plan Packet*. Plans dated February 14, 2019.

<sup>5</sup> Quantum GIS.

<sup>6</sup> Ibid.

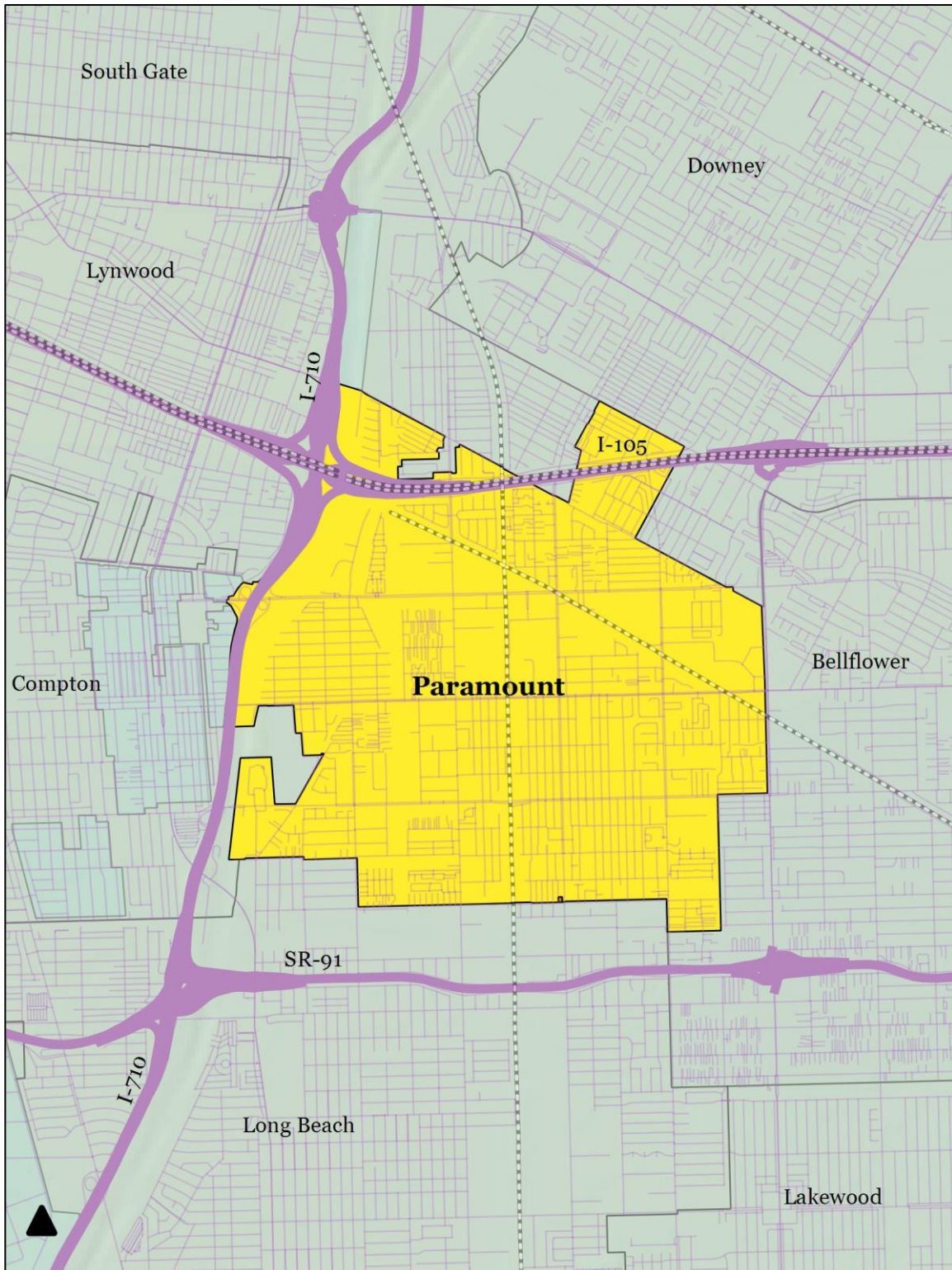
<sup>7</sup> Los Angeles County Assessor. *Parcel Viewer*. Website Accessed on June 14, 2019.

<sup>8</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on June 19, 2019.

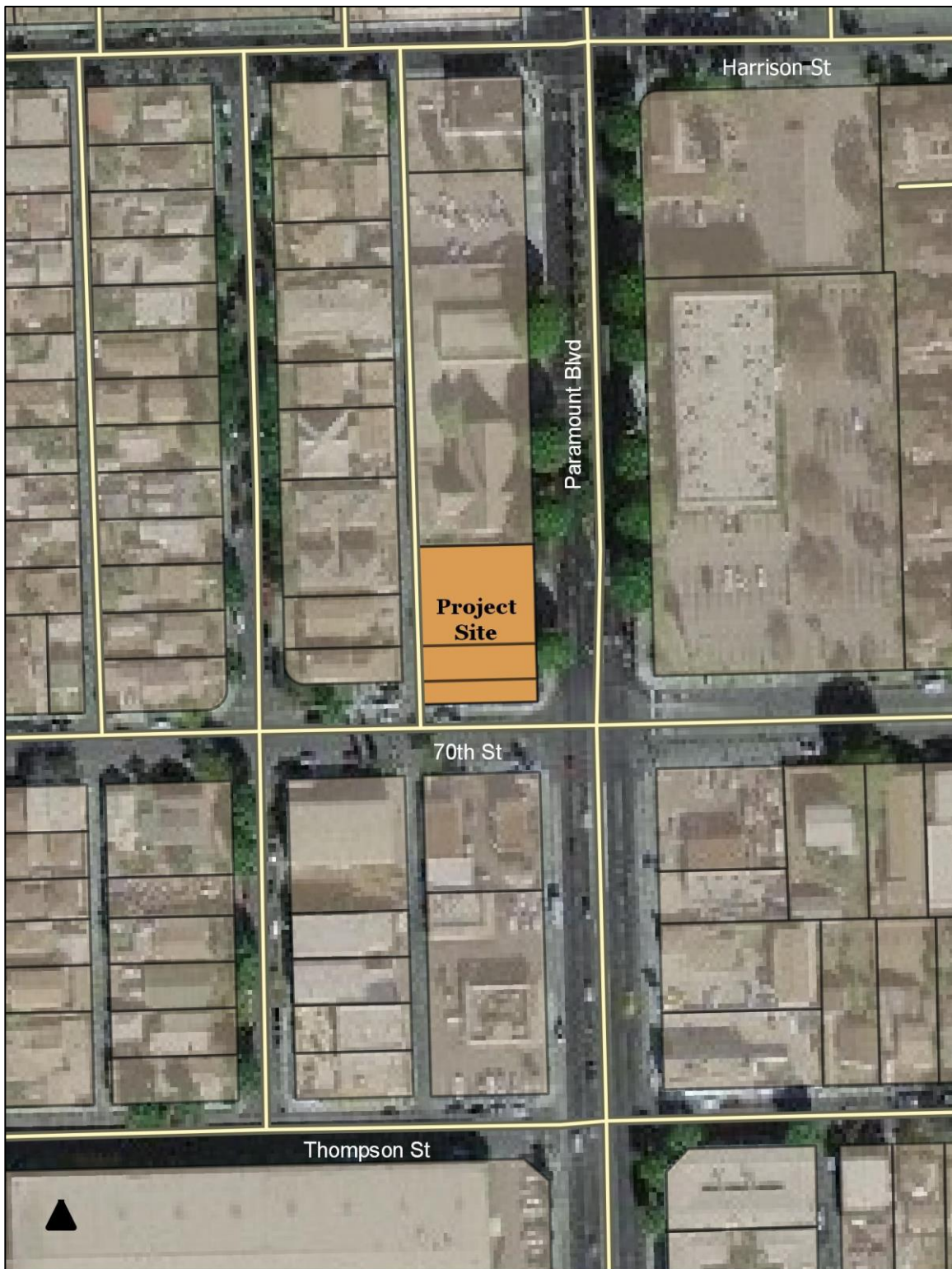


**EXHIBIT 2-1**  
**REGIONAL MAP**  
SOURCE: QUANTUM GIS





**EXHIBIT 2-2**  
**CITYWIDE MAP**  
SOURCE: QUANTUM GIS



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



- *South of the Project Site.* 70<sup>th</sup> Street extends along the site's southern boundary in an east-west orientation. John's Auto Repair is located along the south side of 70<sup>th</sup> Street directly opposite from the project site. The corporate boundaries for the City of Long Beach extend along the south side of 70<sup>th</sup> Street, opposite the project site.
- *East of the Project Site.* Paramount Boulevard extends along the east side of the project site in a north-south orientation. Medical offices occupy frontage along the east side of Paramount Boulevard.
- *West of the Project Site.* An alley extends along the west side of the project site. Single-family residential is located along the west side of this alley.

Other notable uses within the vicinity of the project site include the Paramount City Hall, 846 feet to the northwest of the project site; Mokler Elementary School, located 0.62 mile to the east of the project site; and McKinley Elementary School, located approximately 1,000 feet to the southeast of the project site.<sup>9</sup>

The project site is developed and is presently occupied by Buchones Bar and an auto repair shop. The bar is located within the southern portion of the site at 16683 Paramount Boulevard, while the auto repair shop is located in the northern portion of the site at 16675 Paramount Boulevard. A minimal amount of landscaping is present on-site. This landscaping is located along the site's frontage with 70<sup>th</sup> Street and Paramount Boulevard. Access to the auto repair shop is provided off of Paramount Boulevard and ingress and egress is controlled by a gate. Meanwhile, access to the bar is provided off of 70<sup>th</sup> Street.<sup>10</sup>

## **2.4 PROJECT DESCRIPTION**

### **2.4.1 PHYSICAL CHARACTERISTICS**

The proposed project is a request to construct a mixed-use assisted living facility within a 0.31-acre project site. In order to accommodate the construction of the project, the existing buildings located on-site must be demolished. The project will consist of the following elements:

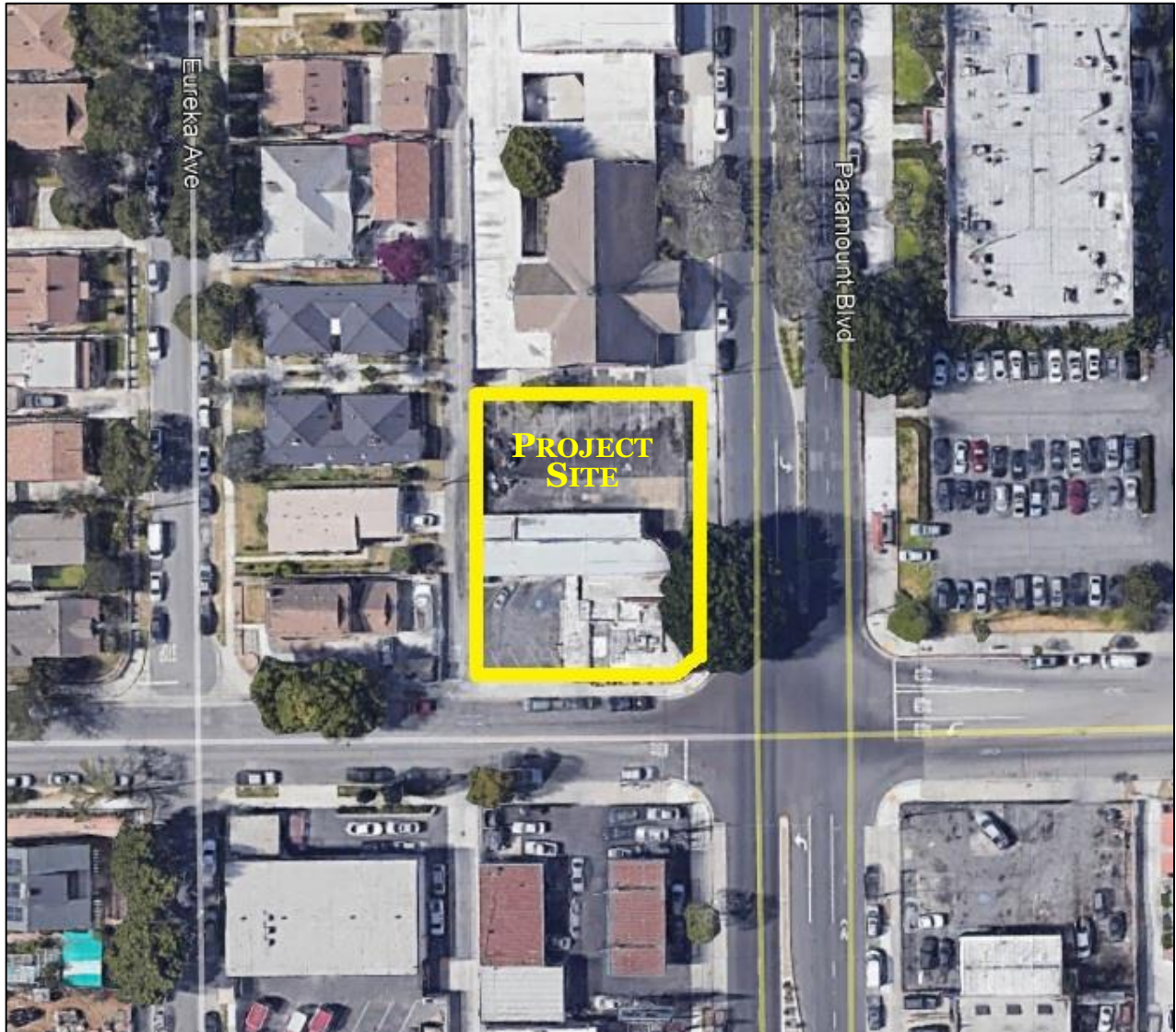
- *Project Site.* The project site totals 0.31 acres (13,508 square feet) and is located at the northeast corner of the Paramount Boulevard and 70<sup>th</sup> Street intersection. The site has a maximum lot width (north to south) of 635 feet and a lot depth (east to west) of 100 feet. The site consists of three parcels.
- *Main Building.* The proposed development will total 38,380 square feet and will consist of three stories. As indicated previously, a total of 14 dwelling units will be provided. The retail component of the project will total 900 square feet. The proposed building will have a total height of 40 feet.<sup>11</sup>

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<sup>9</sup> Google Maps. Website accessed June 14 2019.

<sup>10</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on June 19, 2019.

<sup>11</sup> HRD Arch Inc. *Paramount Senior Living Site Plan Packet*. Plans dated February 14, 2019.



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

- **Parking and Access.** The first floor will feature parking, as well as a main entrance, and a 1,100 square feet laundry room. The retail component will consist of a 900 square foot salon. A total of 27 parking spaces will be provided. Access to the project will be provided by two 26-foot wide driveways located along the alley that abuts the site to the west.<sup>12</sup>

The project is summarized in Table 2-1 shown below. Conceptual floor plans are provided in Exhibits 2-5. Elevations are provided in Exhibit 2-6.

**Table 2-1**  
**Project Summary Table**

Project Element	Description
Site Area	0.31 acres (13,508 sq. ft.)
Maximum Height	40 ft
Total Number of Units	14 units
Density	6.2 du/ac
Three Bedroom Units	8 units
Four Bedroom Units	6 units
Total Number of Parking Spaces	27 Spaces

Source: HRD Arch Inc.

## **2.4.2 OPERATIONAL CHARACTERISTICS**

The project is a proposal to operate an assisted living facility. The facility will be reserved for senior citizens who are either disabled or cannot live independently. As indicated previously, the project will provide a total of 48 beds distributed throughout 14 units. Therefore, assuming one person per bed, the project is estimated to result in 48 residents.

According to the State of California definition, “an assisted living facility is a building or part of a building that undertakes, through its ownership or management, responsibility to provide assisted living services for a period exceeding 24 hours to more than three adult residents of the facility.” Assisted living services may be provided either directly or through contractual arrangement. An assisted living facility provides, at a minimum, services to assist residents in performing all activities of daily living on a 24-hour basis.

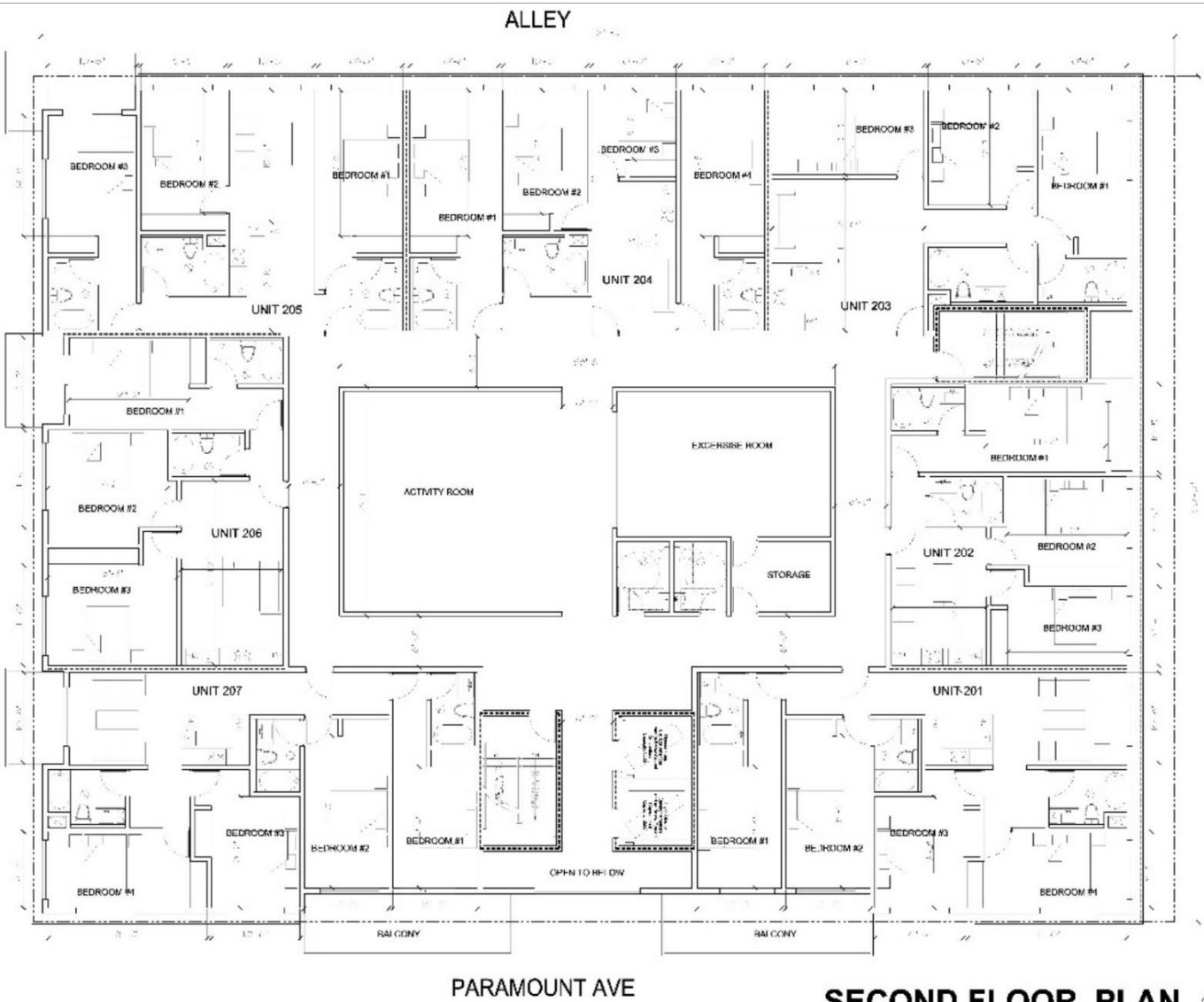
Assisted Living communities, licensed as residential Care Facilities for the Elderly (RCFEs) in California, are regulated with laws and regulations designed to promote resident independence and self-direction to the greatest extent possible in a residential, non-medical setting. The California Department of Social Services, Community Care Licensing Division (CCLD) enforces these laws and regulations through the initial licensing process followed by periodic inspections.<sup>13</sup> RCFEs are regulated by the California Code of Regulations Title 22, Division 6, Chapter 8. In addition, the RCFE Act establishes additional statutory requirements in many

<sup>12</sup> HRD Arch Inc. *Paramount Senior Living Site Plan Packet*. Plans dated February 14, 2019.

<sup>13</sup> California Assisted Living Association. <https://caassistedliving.org/provider-resources/laws-regulations>. (Website accessed on June 17, 2019).



of the same areas as Title 22, and the Evaluator Manual is used for the application and enforcement of laws, policies, and procedures.



**SECOND FLOOR PLAN**

**EXHIBIT 2-5  
SECOND FLOOR PLAN**  
SOURCE: HRD ARCH INC.



**WEST ELEVATION**  
FROM PARAMOUNT BLVD.



**SOUTH ELEVATION**  
FROM 70TH AVE.

**EXHIBIT 2-6**  
**CONCEPTUAL ELEVATIONS**

SOURCE: HRD ARCH INC.

There are also a number of new laws which are not yet reflected in the regulations. Although the state has fallen behind in updating the regulations to reflect these new laws, the statutory requirements are still in effect and being enforced throughout the State.

The proposed assisted living facility will employ persons comprised of five major job categories and more than fourteen job positions, including administrative and management staff, nursing staff, food services staff, housekeeping and maintenance staff, and social activities staff. State regulations require that staffing be provided 24-hours a day, seven days a week. Assisted living communities typically employ an average of 0.5 full-time equivalent (FTE) employees per total unit count. In other words, the assisted living component of the proposed project is projected to result in 10 FTE employees.<sup>14</sup>

The retail component of the project will be open from 8:00 AM to 8:00 PM.<sup>15</sup> The office/retail component of the project is anticipated to add an estimated eight new jobs based on a ratio of 25.76 employees per acre.<sup>16</sup> Thus, the project's overall employment generation is anticipated to be 18 new jobs.

### **2.4.3 CONSTRUCTION CHARACTERISTICS**

The construction of the proposed project would take approximately 12 months to complete. The key construction phases are outlined below:

- *Demolition.* The existing bar and auto repair shop would be demolished during the phase. This phase will take approximately one month to complete.
- *Site Preparation.* The project site will be readied for the construction of the proposed project. This phase will take approximately one month to complete.
- *Grading.* This phase will involve the grading and excavation of the site. In addition, the building footings, utility lines, and other underground infrastructure will be placed during this phase. This phase will take approximately one month to complete.
- *Construction.* The erection of the new facility will occur during this phase. This phase will take approximately six months to complete.
- *Paving.* The site will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, and other paving equipment. This phase will take approximately one month to complete.
- *Landscaping and Finishing.* This phase will involve the planting of landscaping, painting of the units, and the completion of the on-site improvements. This phase will last approximately two

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<sup>14</sup> Assisted Living Federation of America. *Deep Economic Impact*. <http://www.alfa.org/assnfe/Article.asp> (Website accessed on June 17, 2019).

<sup>15</sup> City of Paramount. Development Review Application filled out by the Applicant. Application provided on June 21, 2019.

<sup>16</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

months.

## 2.5 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:

- *Development Review Application (DRA) 19:004.* A Development Review Application to permit the operation of an assisted living facility.
- *Zone Change [ZC] 230.* A Zone Change, from C-3 *General Commercial* to MU *Mixed-Use*.
- General Plan Amendment (GPA) 20-2 to permit mixed use within the site.
- The adoption of the Mitigated Negative Declaration and the adoption of the Mitigation Monitoring and Reporting Program (MMRP).





## SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

Under each issue area, a description of the thresholds of significance is provided. These thresholds will assist in making a determination as to whether there is a potential for significant impacts on the environment. The analysis considers both the short-term (construction-related) and long-term (operational) impacts associated with the proposed project's implementation, and where appropriate, the cumulative impacts. To each question, there are four possible responses:

- *No Impact.* The proposed project will not result in any adverse environmental impacts.
- *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 any responsible agencies consider to be significant.
- *Less than Significant Impact with Mitigation.* The proposed project may have the potential to generate 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 the recommended mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant. This finding will require the preparation of an environmental impact report (EIR).

### 3.1 AESTHETICS

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project have a substantial adverse effect on a scenic vista? • Less than Significant Impact.*

Views of the San Gabriel Mountains (located 21 miles north of the project site) and of the Puente Hills (located ten miles northeast of the project site) looking north and northeast from the site and Paramount Boulevard right-of-way are currently obstructed from view by the existing streetscape and development. Once complete, the project will have a maximum height of 40 feet, or 3 stories. The height of the proposed building will not be great enough to obstruct those aforementioned view sheds. As a result, less than significant impacts will result.

**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.*

According to the California Department of Transportation (Caltrans), Paramount Boulevard and 70<sup>th</sup> Street are not designated scenic highways.<sup>17</sup> The buildings that occupy the site are not located on any historic database. In addition, the project's implementation will not affect any scenic rock outcroppings because the entire project site and the adjacent properties are devoid of natural geological features. The proposed project's implementation will not result in any impact on protected trees or Heritage trees since the only vegetation that covers the site are non native ornamental species. As a result, no impacts will occur.

<sup>17</sup> California Department of Transportation. *Official Designated Scenic Highways*. [www.dot.ca.gov](http://www.dot.ca.gov)



- C.** *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact.*

The site is presently occupied by a bar and auto repair shop. The two buildings feature obsolete architecture. The bar's east facing façade is partially covered over in dirt, while remnants of previous exterior signage still remain along the auto repair shop's east facing façade. Both properties feature worn and stained concrete. In addition, non operational vehicles are presently parked within the parking area for the auto repair shop. Once complete, the project will improve the image of the site by introducing new development characterized by modern architecture, drought tolerant landscaping, and façade treatments such as a travertine limestone veneer, dark bronze metal louvers, and wooden siding.<sup>18</sup> As indicated previously, the project will have a maximum height of 40 feet. The project will be the tallest structure in the area, though the proposed building will be between four to five feet taller than the adjacent church and nearby medical office building. As a result, no impacts will occur.

- D.** *Would the project create a new source of substantial light or glare which 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. This nuisance lighting is referred to as *light trespass* and is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. According to the project site plan, the only exterior lighting that will be provided will consist of Possini Euro Ellis vertical wall mounted light fixtures.<sup>19</sup> These light fixtures will be placed along the building's east and south facing elevations. No outdoor lighting will be provided within the eastern portion of the project site. Therefore, the project's implementation will not result in the exposure of nearby light sensitive receptors to light trespass from exterior lighting. Light emanating through the windows from interior lighting will be attenuated by curtains. In addition, the assisted living facility may establish evening hours that prohibit the use of light. Meanwhile, the commercial component of the project will be closed at 8:00 PM.

The project's exterior will consist of stucco, wood, and travertine limestone. In addition, opaque glass railings will be provided for the balconies. The above-mentioned materials will not create glare that would adversely impact nearby sensitive receptors. As a result, less than significant impacts will result.

## MITIGATION MEASURES

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

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<sup>18</sup> HRD Arch Inc. *Paramount Senior Living Site Plan Packet*. Plans dated February 14, 2019.

<sup>19</sup> Ibid.



**EXHIBIT 3-1**  
**ARCHITECTURAL SIMULATION**

SOURCE: BONANNI DEVELOPMENT

### 3.2 AGRICULTURE & FORESTRY RESOURCES

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? • 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.<sup>20</sup> Paramount in its entirety is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site is presently occupied by a bar and an auto repair shop and there are no ongoing agricultural activities being conducted on-site. 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 uses, or a Williamson Act Contract?*

<sup>20</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *Important Farmland in California 2010.*

- *No Impact.*

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.<sup>21</sup> Additionally, the project site is currently zoned as C-3 (*General Commercial*).<sup>22</sup> The applicable zoning designations do not contemplate agricultural land uses within the project site or on the adjacent parcels (refer to Section 3.11). Therefore, the implementation of the proposed project will not result in a loss of land zoned for agriculture. As a result, no impacts will occur from the proposed project's implementation. According to the State Department of Conservation, Division of Land Resource Protection, the campus is not subject to a Williamson Act Contract.<sup>23</sup> As a result, no impacts on existing or future Williamson Act Contracts would occur.

- C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* • *No Impact.*

According to the California Public Resources Code, "forest land" is land that can support ten percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The City of Paramount and the project site are located in the midst of an urban commercial area and no forest lands are located within the City. The General Plan and zoning designations applicable to the project site and the surrounding area do not provide for any forest land preservation.<sup>24</sup> Therefore, no impacts on forest land or timber resources will result from the proposed project's implementation.

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

As indicated previously in Section 3.2.2.C, no forest lands are located in the vicinity of the project site or the City of Paramount. As a result, no loss or conversion of forest lands will result from the proposed project's implementation.

- E. *Would the project involve other changes in the existing environment which, due to their location or*

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<sup>21</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)

<sup>22</sup> City of Paramount Zoning Map. August 14, 2018.

<sup>23</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. <ftp://ftp.consrv.ca.gov>.

<sup>24</sup> City of Paramount. *Paramount General Plan. Land Use Element*. August 2007.

*nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use? • No Impact.*

The proposed project will be established on a site that is presently occupied. No agricultural activities are conducted on-site and the site is surrounded on all sides by development. Therefore, the proposed project's implementation will not result in the conversion of any existing farmlands or forest lands to urban uses. As a result, no impacts will result from the implementation of the proposed project.

### **MITIGATION MEASURES**

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

### 3.3 AIR QUALITY

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The City of Paramount 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.<sup>25</sup> Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>26</sup> 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).<sup>27</sup> The AQMP will help the SCAQMD maintain focus on the air quality impacts of major projects associated with goods movement, land use, energy efficiency, and other key areas of growth. Key elements of the 2016 AQMP include enhancements to existing programs to meet the 24-hour PM<sub>2.5</sub> Federal health standard and a proposed plan of action to reduce ground-level ozone. The primary criteria pollutants that remain non-attainment in the local area include PM<sub>2.5</sub> and ozone.

Specific criteria for determining a project's conformity with the AQMP is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:<sup>28</sup> *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.

<sup>25</sup> South Coast Air Quality Management District, *Final 2016 Air Quality Plan*. Adopted March 2017.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> 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.

In terms of *Criteria 1*, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers as a significant adverse impact (refer to Table 3-2). 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.<sup>29</sup> 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 and 2,700 new jobs through the year 2040.<sup>30</sup>

As indicated previously, the project will provide a total of 48 beds distributed throughout 14 units. Therefore, assuming one person per bed, the project is estimated to result in 48 residents. The population increase from the proposed project's implementation is within the expected population projection provided by SCAG.

The proposed assisted living facility will employ persons comprised of five major job categories and more than fourteen job positions, including administrative and management staff, nursing staff, food services staff, housekeeping and maintenance staff, and social activities staff. Assisted living communities typically employ an average of 0.5 full-time equivalent (FTE) employees per total unit count. In other words, the assisted living component of the proposed project is projected to result in 10 FTE employees. The office/retail component of the project is anticipated to add an estimated eight new jobs based on a ratio of 25.76 employees per acre.<sup>31</sup> Thus, the project's overall employment generation is anticipated to be 18 new jobs, which is well within the number of new jobs anticipated by the 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 result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard? • Less than Significant Impact.*

The project's construction period is expected to last approximately 12 months (refer to Section 2.4.3). The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2016.3.2). The assumptions regarding the construction

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<sup>29</sup> 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 2,700 new jobs through the year 2040.

<sup>30</sup> Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

<sup>31</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

phases and the length of construction followed those identified herein in Section 2.4.3. As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. As indicated in Table 3-1, the greatest construction related emissions will be NO<sub>x</sub> during building demolition and construction from heavy equipment and ROG emissions from the application of architectural coatings.

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

Construction Phase	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition (on-site)	2.29	22.67	14.89	0.02	1.52	1.23
Demolition (off-site)	0.07	0.36	0.64	--	0.16	0.04
<b>Total Demolition</b>	<b>2.36</b>	<b>23.03</b>	<b>15.53</b>	<b>0.02</b>	<b>1.68</b>	<b>1.27</b>
Site Preparation (on-site)	1.71	19.48	7.88	0.01	6.20	3.71
Site Preparation (off-site)	0.03	0.02	0.35	--	0.09	0.02
<b>Total Site Preparation</b>	<b>1.74</b>	<b>19.50</b>	<b>8.23</b>	<b>0.01</b>	<b>6.29</b>	<b>3.73</b>
Grading (on-site)	1.41	16.03	6.60	0.01	5.32	3.16
Grading (off-site)	0.03	0.02	0.35	--	0.09	0.02
<b>Total Grading</b>	<b>1.44</b>	<b>16.05</b>	<b>6.95</b>	<b>0.01</b>	<b>5.41</b>	<b>3.18</b>
Building Construction (on-site)	2.03	14.78	13.18	0.02	0.79	0.76
Building Construction (off-site)	0.09	0.47	0.87	--	0.24	0.06
<b>Total Building Construction</b>	<b>2.12</b>	<b>15.25</b>	<b>14.05</b>	<b>0.02</b>	<b>1.03</b>	<b>0.82</b>
Paving (on-site)	0.84	8.45	8.87	0.01	0.46	0.43
Paving (off-site)	0.05	0.03	0.53	--	0.14	0.03
<b>Total Paving</b>	<b>0.89</b>	<b>8.48</b>	<b>9.40</b>	<b>0.01</b>	<b>0.60</b>	<b>0.46</b>
Architectural Coatings (on-site)	3.35	1.68	1.83	--	0.11	0.11
Architectural Coatings (off-site)	0.01	0.01	0.16	--	0.04	0.01
<b>Total Architectural Coatings</b>	<b>3.36</b>	<b>1.69</b>	<b>1.99</b>	<b>--</b>	<b>0.15</b>	<b>0.12</b>
<b>Maximum Daily Emissions</b>	<b>3.36</b>	<b>23.03</b>	<b>15.53</b>	<b>0.02</b>	<b>6.29</b>	<b>3.73</b>
<b>Daily Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: CalEEMod, V.2016.3.2.

Long-term emissions refer to those air quality impacts that will occur once the development is operational and occupied and these impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include the following: mobile emissions associated with vehicular traffic traveling to and from the site, and off-site stationary emissions associated with the generation of energy (natural gas and electrical).

The analysis of long-term operational impacts also used a computer model developed for the CARB. This computer program, CalEEMod, V.2016.3.2, utilizes emissions factors developed by the United States Environmental Protection Agency (EPA) for various types of vehicles using built-in default values that enable the user to calculate long-term stationary emissions, long term mobile emissions, and greenhouse gas emissions that contribute to global warming. The user is then required to input the correct independent variables (land use, land area, floor area, etc.) to complete the emissions estimates. Table 3-2 indicates both the off-site stationary and mobile emissions for the proposed project. As indicated in



Table 3-2, the projected long-term emissions are below thresholds considered to represent a significant adverse impact. The emissions shown in Table 3-2 do not take into account the existing uses that will be removed which includes a bar and auto repair business.

**Table 3-2  
Long-Term Operational Mobile and Off-Site Emissions (lbs/day)**

Emissions Type	Criteria Pollutants (lbs./day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Emissions	5.74	0.43	11.82	0.02	1.53	1.53
Energy Emissions	--	0.06	0.02	--	--	--
Mobile Emissions	0.16	0.79	2.00	--	0.56	0.15
<b>Total Emissions</b>	<b>5.91</b>	<b>1.30</b>	<b>13.85</b>	<b>0.03</b>	<b>2.10</b>	<b>1.69</b>
<b>Thresholds</b>	<b>55</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>

Source: CalEEMod. V.2016.3.2.

The potential short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term will not exceed the SCAQMD's daily thresholds. The SCAB is non-attainment for ozone and particulates. The proposed project's implementation will result in minimal construction-related emissions (refer to the discussion provided in the previous section). The proposed project is a proposal to construct 14 new congregate care units and 900 square feet of retail within a developed 0.31-acre site. This project site is located in the midst of a commercial corridor. There are currently no projects under construction in the immediate vicinity of the site though a carwash is being rehabilitated one block to the north. As a result, the project's cumulative impacts are anticipated to be less than significant.

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

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>32</sup> These population groups are generally more sensitive to poor air quality. Sensitive receptors are located 40 feet west of the project site along the west side of the adjacent alley (refer to Exhibit 3-1).<sup>33</sup> The proposed use is also classified as a sensitive receptor.

<sup>32</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

<sup>33</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on June 19, 2019.



**EXHIBIT 3-1**  
**SENSITIVE RECEPTORS MAP**  
SOURCE: QUANTUM GIS

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<sub>x</sub> to NO<sub>2</sub>; carbon monoxide (CO) emissions from construction; PM<sub>10</sub> emissions from construction; and PM<sub>2.5</sub> emissions from construction. 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. 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 0.31 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 <sub>2</sub>	<b>23.03</b>	Construction	<b>80</b>	81	94	123	192
CO	<b>15.53</b>	Construction	<b>571</b>	735	1,088	2,104	6,854
PM <sub>10</sub>	<b>3.04*</b>	Construction	<b>4</b>	13	30	66	173
PM <sub>2.5</sub>	<b>1.96*</b>	Construction	<b>3</b>	4	8	19	86

\*Note: These figures include Rule 403 standard conditions such as watering of pervious surfaces up to three times per day.

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

**D.** *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?* • *No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>34</sup> The proposed project is a proposal to operate a mixed-use assisted living facility with ground level retail. The proposed use will not be involved in any of the aforementioned odor generating activities. As a result, no impacts will occur.

## MITIGATION MEASURES

The analysis concluded that the proposed project will not result in any air quality impacts that would require mitigation.

<sup>34</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

### 3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				×
B. 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?				×
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				×
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?				×
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				×
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?				×

#### 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.<sup>35</sup> These species include the Coastal California gnatcatcher; least Bell's vireo; willow flycatcher; western yellow-billed cuckoo; and California Orcutt grass.<sup>36</sup> The proposed project will

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

<sup>36</sup>Ibid.

not have an impact on the aforementioned species since there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. These species typically require wetland or riparian habitat with native vegetation and access to bodies of water.<sup>37</sup> The proposed improvements will be confined to the existing project site. 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 Game or U.S. Fish and Wildlife Service?* • *No Impact.*

The field survey that was conducted for this project 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.<sup>38</sup> 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 State or Federally protected wetlands (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 site and adjacent developed properties do not contain any natural wetland and/or riparian habitat.<sup>39</sup> The project site is located in the midst of an commercial and residential area. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

**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 project site is surrounded by development and lacks suitable wildlife habitat.<sup>40</sup> Furthermore, the site contains no natural hydrological features. The site's physical characteristics limit the site's utility as a migration corridor. Since the site is surrounded by development on all sides 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.

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<sup>37</sup> Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>; Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>; US Fish and Wildlife Service. *Sacramento Fish and Wildlife Office, Public Advisory*. [http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach\\_PA\\_Western-Yellow-Billed-Cuckoo.htm](http://www.fws.gov/sacramento/outreach/Public-Advisories/WesternYellow-BilledCuckoo/outreach_PA_Western-Yellow-Billed-Cuckoo.htm); AND, Center for Plant Conservation. *Orcuttia Californica*. [http://www.centerforplantconservation.org/collection/cpc\\_viewprofile.asp](http://www.centerforplantconservation.org/collection/cpc_viewprofile.asp)

<sup>38</sup> United States Fish and Wildlife Service. *National Wetlands Inventory*. <https://www.fws.gov/Wetlands/data/Mapper.html>

<sup>39</sup> Ibid.

<sup>40</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on June 19, 2019.

- 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 existing landscaping. 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.

- 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.<sup>41</sup> 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.<sup>42</sup> The proposed project will be restricted to the project site and will not impact the Alamitos Bay SEA. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

## **MITIGATION MEASURES**

The analysis of biological resources impacts indicated that no impacts on these resources would occur as part of the proposed project’s implementation. As a result, no mitigation is required.

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<sup>41</sup> 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.

<sup>42</sup> Google Earth. Website accessed June 17, 2019.

### 3.5 CULTURAL RESOURCES

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. The State, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. To be considered eligible for the National Register, a property's 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. A search through the California Office of Historic Preservation, California Historical Resources database indicated that the existing buildings located on-site are not listed in the National or California Registrar.<sup>43</sup> As a result, no impacts to historic structures will occur.

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

Prior to Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.<sup>44</sup> 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:

- 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

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

<sup>44</sup> Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

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 Sheriff's 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 disturb any human remains, including those interred outside of dedicated cemeteries?* • *No Impact.*

There are no dedicated cemeteries located within the vicinity of the project site.<sup>45</sup> The proposed project will be restricted to the designated project site and will not affect any dedicated cemeteries. The nearest cemetery to the project site is the Downey Cemetery, located approximately 2.20 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. As a result, the proposed construction activities are not anticipated to impact any interred human remains.

## **MITIGATION MEASURES**

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

*Mitigation Measure No. 1 (Cultural Resources Impacts).* The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The 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.

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<sup>45</sup> Google Earth. Website accessed June 18, 2019.



### 3.6 ENERGY

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

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

Table 3-4 below provides an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 143,014 kilowatt (kWh) per year (or 10,863 kWh per month) of electricity and 25,540 therms of natural gas. The consumption rates shown in Table 3-4 are based on typical consumption for a residential unit and retail space. While the project's average unit size is much less than an average residential units, the congregate living arrangement and the number of beds in each unit will translate into a comparable consumption rate.

**Table 3-4**  
**Estimated Annual Energy Consumption**

Project	Consumption Rate	Total Project Consumption
<b>Residential Component</b>		
Electrical Consumption	6,518 kWh/unit/year	130,360 kWh/year total
Natural Gas Consumption	323 therms/unit/year	6,460 therms/year total
<b>Retail Component</b>		
Electrical Consumption	14.06 kWh/sq. ft.	12,654 kWh/year total
Natural Gas Consumption	21.20 therms/sq. ft.	19,080 therms/year total
Total Electrical Consumption		143,014 kWh/year total
Total Natural Gas Consumption		25,540 therms/year total

Source: Southern California Edison and Southern California Gas Company.

It is important to note that the project will include energy efficient fixtures. In addition, the energy consumption rates do not reflect the more stringent 2016 California Building and Green Building Code requirements. The proposed project will be constructed in accordance with the City's Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. As a result, less than significant impacts will occur.

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

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version addresses additional items such as requirements for electric vehicles charging infrastructure, organic waste, water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. The proposed project will conform to all pertinent energy conservation requirements. As a result, the potential impacts are considered to be less than significant.

## **MITIGATION MEASURES**

The analysis determined that the proposed project will not result in significant impacts related to energy and mitigation measures are not required.

### 3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides?			✗	
<b>B.</b> Would the project result in substantial soil erosion or the loss of topsoil?			✗	
<b>C.</b> Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✗	
<b>D.</b> Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			✗	
<b>E.</b> Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✗
<b>F.</b> Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✗

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project directly or indirectly cause 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or, landslides? • Less than Significant Impact.*

The City of Paramount is located in a seismically active region (refer to Exhibit 3-2). 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.<sup>46</sup> The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the

<sup>46</sup> California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov>

construction of buildings used for human occupancy on the surface trace of active faults.<sup>47</sup> 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.<sup>48</sup> 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.<sup>49</sup>

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The proposed project will be constructed in compliance with the 2019 Building Code, which contains standards for building design to minimize the impacts from fault rupture. Therefore, the potential impacts resulting from fault rupture are anticipated to be less than significant. The potential impacts in regards to ground shaking would also be considered to be less than significant. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The proposed project will be constructed in compliance with the 2019 Building Code, which contains standards for building design to minimize the impacts from ground shaking. In addition, potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace.

Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located in a liquefaction zone (refer to Exhibit 3-2). 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.

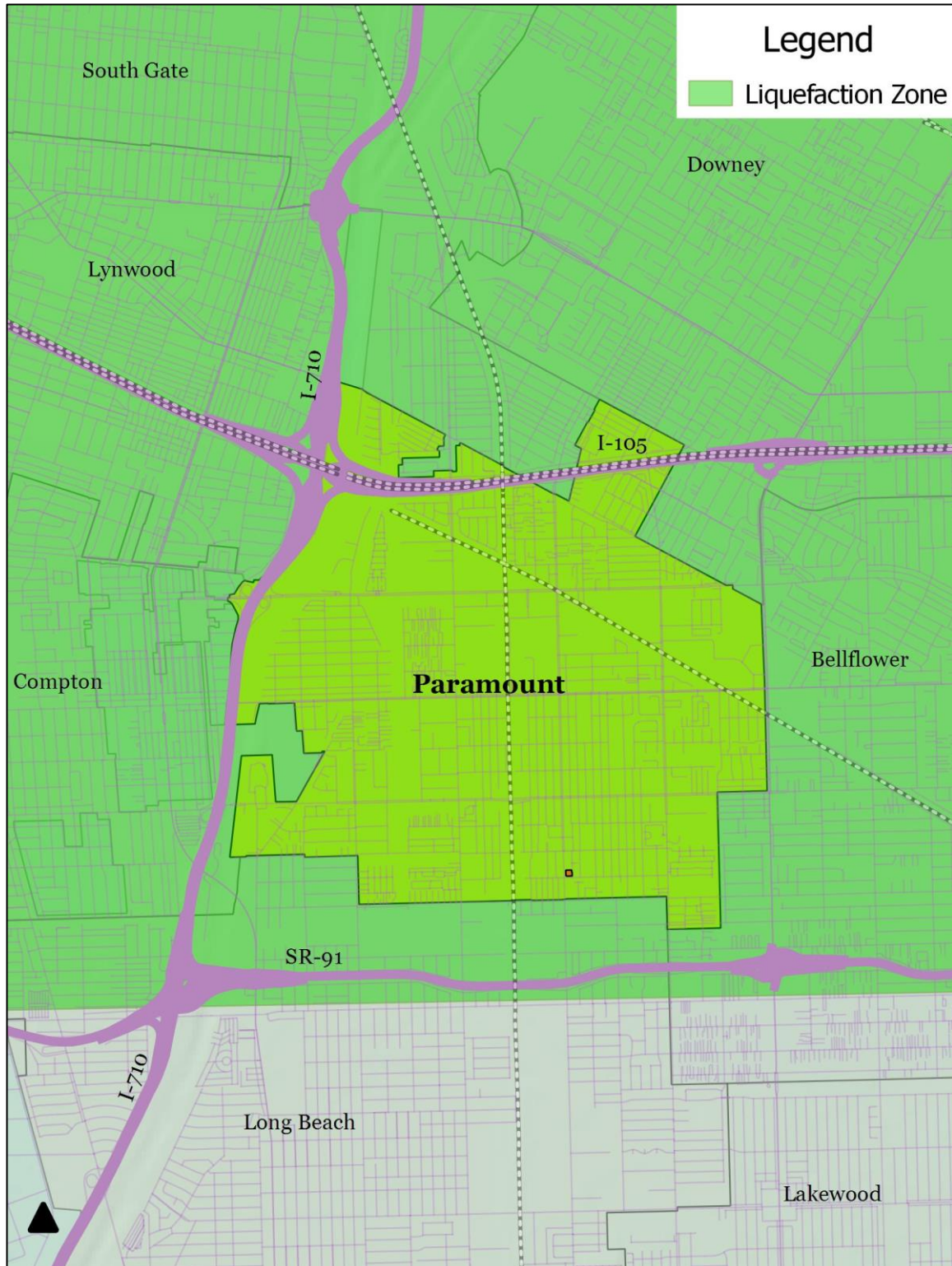
Lastly, the project site is not subject to the risk of landslides. Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading would not affect the proposed development because the all non-suitable soils will be removed. Furthermore, the project will be constructed in compliance with the most recent building code regulations. Therefore, lateral spreading caused by liquefaction would not affect the project. The underlying soils are not prone to shrinking and swelling. As a result, the potential impacts in regards to liquefaction and landslides are less than significant.

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

<sup>48</sup> California Department of Conservation. Table 4, Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.

<sup>49</sup> California Department of Conservation. *Inglewood Quadrangle Topographic Map*. Additional source: *Google Earth*. Websites accessed June 17, 2019.



**EXHIBIT 3-2**  
**LIQUEFACTION RISK**  
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

**B. *Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.***

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the project site is underlain by Urban Land-Pico Metz complex soils.<sup>50</sup> According to the U.S. Department of Agriculture, both Pico and Metz loamy sand soils possess a slight erosion hazard.<sup>51</sup> Once occupied, the project site would be paved over and landscaped, which would minimize soil erosion.

The project's construction will not result in soil erosion. According to Chapter 48 of the City's Municipal Code, the project Applicant will be required to prepare a Low Impact Development (LID) report. The LID report will contain construction and post-construction Best Management Practices (BMPs) that would minimize erosion during the project's construction and operational phases. 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 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.

**C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? • Less than Significant Impact.***

As indicated previously, the project site is underlain by Urban Land-Pico Metz soils.<sup>52</sup> The Pico and Metz soils have a slight erosion hazard and a low shrink swell potential.<sup>53</sup> The project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory LID plan. The BMPs will minimize soil erosion and the discharge of sediment off-site.

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 project since the project Applicant will likely remove all soils that are unsuitable for development. In addition, the project will be constructed in conformance with the latest building code requirements. Therefore, lateral spreading caused by liquefaction will have minimal effects on the project. The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the

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<sup>50</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>

<sup>51</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Orange County, California*. AND United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Luis Obispo County, California*.

<sup>52</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>

<sup>53</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Orange County, California*. AND United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Luis Obispo County, California*.

time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater located below ground surface (BGS) since the project will be connected to the City's water system. The soils that underlie the project site are 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.<sup>54</sup> As stated previously, the underlying soils possess a low shrink-swell potential. No groundwater will be drained to accommodate the construction of the proposed project. Moreover, the project will not result in the direct extraction of groundwater located below ground surface (BGS). As a result, the potential impacts are considered to be less than significant.

**D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? • Less than Significant Impact.***

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the project site is underlain by Urban Land–Pico Metz soils.<sup>55</sup> The Pico and Metz soils have a slight erosion hazard and a low shrink sell potential.<sup>56</sup> The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.<sup>57</sup> If soils consist of expansive clay, damage to foundations and structures may occur. A minimal amount of clay is present in the aforementioned soils. All soils that are unsuitable for development will be removed during the project's grading phase. As a result, the potential impacts are considered to be less than significant.

**E. *Would the project have 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.***

The proposed project will not utilize septic tanks or other alternative wastewater disposal systems. As a result, no impacts associated with the use of septic tanks will occur as a result of the proposed project's implementation.

**F. *Would the project directly or indirectly destroy a unique paleontological resource or 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

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<sup>54</sup> Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

<sup>55</sup> UC Davis. *Soil Web*. <https://casoilresource.lawr.ucdavis.edu/gmap/>

<sup>56</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Orange County, California.* AND United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Luis Obispo County, California.*

<sup>57</sup> Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2\\_065083](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083)

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.<sup>58</sup> As a result, no impacts to paleontological resources will occur.

## **MITIGATION MEASURES**

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

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<sup>58</sup> United States Geological Survey. *What is the Quaternary?*  
[http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what\\_is.html](http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html)



### 3.8 GREENHOUSE GAS EMISSIONS

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

#### 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 (CO<sub>2</sub> has established multiple draft thresholds of significance). These thresholds include 1,400 metric tons of, methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The SCAQMD CO<sub>2</sub>E (MTCO<sub>2</sub>E) per year for commercial projects; 3,500 MTCO<sub>2</sub>E per year for residential projects; 3,000 MTCO<sub>2</sub>E per year for mixed-use projects; and 7,000 MTCO<sub>2</sub>E per year for industrial projects.<sup>59</sup>

As indicated in Table 3-5, the project's operational CO<sub>2</sub>E emissions are estimated to be 192.67 MTCO<sub>2</sub>E, which is below the aforementioned thresholds. The project's construction would result in a generation of 227.75 MTCO<sub>2</sub>E per year. When amortized over a 30-year period, these emissions decrease to 7.59 MTCO<sub>2</sub>E per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total operational emissions would be 200.26 MTCO<sub>2</sub>E per year, which is still below the threshold of 3,000 MTCO<sub>2</sub>E per year for mixed-use projects. The GHG emissions estimates reflect what a mixed-use development consisting of 900 square feet of retail and a 14-unit assisted living facility of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. As a result, the potential impacts are considered to be less than significant.

<sup>59</sup> South Coast Air Quality Management District, *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #14*. November 19, 2009. [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-14/ghg-meeting-14-main-presentation.pdf)

**Table 3-5  
Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (tons/year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Long-Term – Area Emissions	0.33	--	--	0.34
Long-Term - Energy Emissions	64.95	--	--	65.22
Long-Term - Mobile Emissions	108.19	--	--	108.33
Long-Term – Waste Emissions	3.89	0.23	--	9.65
Long-Term – Water Emissions	7.95	0.03	--	9.11
Long-Term - Total Emissions	<b>185.33</b>	<b>0.27</b>	--	<b>192.67</b>
Total Construction Emissions	<b>226.78</b>	<b>0.03</b>	--	<b>227.75</b>
Construction Emissions Amortized Over 30 Years				<b>7.59 MTCO<sub>2</sub>E</b>
Total Operational and Amortized Construction Emissions				<b>200.26 MTCO<sub>2</sub>E</b>
<b>Significance Threshold</b>				<b>3,000 MTCO<sub>2</sub>E</b>

Source: CalEEMod.V.2016.3.2

**B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the 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% 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% reduction in greenhouse gas emissions below 1990 levels by 2030.<sup>60</sup> The City of Paramount does not have a Climate Action Plan. Nevertheless, the proposed project will be in compliance with the City's Building Code requirements and with Part 6 and Part 11 of Title 24 of the California Code of Regulations.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The 2016 version addresses additional items such as clean air vehicles, increased requirements for electric vehicles charging infrastructure, organic waste, water efficiency and conservation. The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as State law provides methods for local enhancements. Since the project will be in conformance with Part 6 and Part 11 of Title 24 of the California Code of Regulations, the potential impacts are considered to be less than significant.

In addition, it is important to note that the project is an "infill" development, which is seen as an

<sup>60</sup> 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>

important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State's Strategic Growth Council (SGC).<sup>61</sup> Infill development reduces VMT by recycling existing undeveloped or underutilized properties located in established urban areas. When development is located in a more rural setting, such as further east in the desert areas, employees, patrons, visitors, and residents may have to travel further since rural development is often located a significant distance from employment, entertainment, and population centers. Consequently, this distance is reduced when development is located in urban areas since employment, entertainment, and population centers tend to be set in more established communities. As a result, the potential impacts are considered to be less than significant and no mitigation is required.

## **MITIGATION MEASURES**

The analysis of potential impacts related to GHG emissions indicated that the proposed project would not result in any significant adverse impacts. The project will also be subject to the latest Low Impact Development (LID) requirements, which will reduce water consumption and promote storm water runoff filtration and percolation. The project will also be constructed pursuant to the latest California Green Building Code requirements. As a result, no mitigation measures are required.

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<sup>61</sup> California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>. Promoting and enabling sustainable infill development is a principal objective of the SGC because of its consistency with the State Planning Priorities and because infill furthers many of the goals of all of the Council's member agencies. Site accessed on April 20, 2018.

### 3.9 HAZARDS & HAZARDOUS MATERIALS

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List-Site Cleanup (Cortese List).<sup>62</sup> In addition, the project site is not identified on any Leaking

<sup>62</sup> CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). <http://www.dtsc.ca.gov>.

Underground Storage Tank database (LUST).<sup>63</sup> A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.<sup>64</sup>

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 was not identified on any of the aforementioned lists.<sup>65</sup> Nevertheless, the northern portion of the project site is occupied by an auto repair shop. Staining was present in the paved areas where many non-operational vehicles are stored. The portions of stained asphalt may indicate the presence of Volatile Organic Compounds (VOCs) or Total Petroleum Hydrocarbons (TPH) within the underlying soils. The aforementioned contaminants may be present if the vehicles on-site had previous leaks while remaining on the property. Leaking fluids such as oil; transmission, brake, or clutch fluids; antifreeze; gasoline; and battery acid. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil). Furthermore, in order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. As a result, the project Applicant will be required to adhere to SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities).

Due to the nature of the proposed project (a mixed-use assisted living development), no hazardous materials will be used on-site beyond those which are used for routine cleaning and maintenance. The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel will be properly sealed in tanks and will be transported to the site by truck. No other hazardous materials will be used during the project's construction phase. Facility staff will be trained in the proper use and disposal of medical products. In any event, these medicines will reflect those commonly used in a household setting. In addition, any accidental spills involving petroleum during construction will require immediate clean up per State and/or Federal standards and protocols. Petroleum based products must be stored in proper drums pursuant to State and Federal standards. Therefore, the project's implementation will result in less than significant impact.

**B.** *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact with Mitigation.*

In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. As a result,

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<sup>63</sup> CalEPA. Envirostor. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=paramount>.

<sup>64</sup> Ibid.

<sup>65</sup> United States Environmental Protection Agency. *Multisystem Search*. Site accessed June 17, 2019.

the project Applicant will be required to adhere to the following mitigation:

- The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground storage tanks (USTs), and other hazardous substances and materials that may be encountered during demolition and land clearance activities. The City's Inspector will ensure compliance by inspecting the site during the demolition phase. 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 the above-mentioned mitigation will reduce potential impacts related to the accidental release of lead based paint or asbestos containing materials to levels that are considered to be less than significant.

- 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? • Less than Significant Impact.*

McKinley Elementary School is located within one-quarter of a mile from the project site. The project's construction will require the use of diesel fuel to power the construction equipment. The diesel fuel will be properly sealed in tanks and will be transported to the site by truck. In order to accommodate the construction of the project, the Applicant must demolish the existing buildings that occupy the site. Lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. due to the age of the buildings present on-site. As a result, the project Applicant will be required to adhere to SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities). In addition, the project Applicant will also be required to adhere to the mitigation identified in the previous subsection. The northern portion of the project site is occupied by an auto repair shop. Staining was present in the paved areas where many non-operational vehicles are stored. The portions of stained asphalt may indicate the presence of Volatile Organic Compounds (VOCs) or Total Petroleum Hydrocarbons (TPH) within the underlying soils. The aforementioned contaminants may be present if the vehicles on-site had previous leaks while remaining on the property. Leaking fluids such as oil; transmission, brake, or clutch fluids; antifreeze; gasoline; and battery acid may be present. As a result, the project's contractors must be familiar with SCAQMD Rule 1166 (Volatile Organic Compound Emissions from Decontamination of Soil). As a result, the potential impacts are considered to be less than significant.

- D.** *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? • 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. The project site is not included on the California Department of Toxic Substances Control's

Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).<sup>66</sup> Therefore, no impacts related to a potential Cortese listing will occur.

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

The project site is not located within two miles of a public airport or public use airport. Compton/Woodley Airport is located approximately 4.5 miles to the west of the project site.<sup>67</sup> The project site is not located within the Airport's Runway Protection Zone (RPZ), nor is the site located within the airport's 60 Community Noise Equivalent Level (CNEL) boundary. As a result, the proposed project will not present a safety or noise 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.** *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 Paramount Boulevard or 70<sup>th</sup> Street be completely closed to traffic. All construction staging areas will be located within the project site. 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. As a result, no impacts are associated with the proposed project's implementation.

- G.** *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? • No Impact.*

The project area is urbanized and the majority of the parcels are developed. There are no areas of native vegetation found within the project site or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

## MITIGATION MEASURES

The following mitigation is required to ensure that ACMs and LBP is removed pursuant to local, state, and Federal regulations:

*Mitigation Measure No. 2 (Hazards & Hazardous Materials).* The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground storage tanks (UST), and other hazardous substances and materials that may be encountered during demolition and land clearance activities. The City's Inspector will ensure compliance by inspecting the site during the demolition phase. Any contamination encountered during the demolition, grading, and/or site preparation activities must

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<sup>66</sup> CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

<sup>67</sup> Google Earth. Website accessed June 17, 2019.

also be removed and disposed of in accordance with applicable laws prior to the issuance of any building permit.



### 3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✗	
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?			✗	
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less than Significant Impact.*

According to Chapter 48 of the City's Municipal Code, the project Applicant will be required to prepare a Low Impact Development (LID) report. The LID report will contain construction and post-construction Best Management Practices (BMPs) that would minimize erosion during the project's construction and operational phases. Additionally, 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 construction impacts remain at a level that is less than significant.

A typical Low Impact Development report (LID) includes measures designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention, and/or rainfall harvest and use. The LID will also implement set *Low Impact Development* standards and practices for stormwater pollution mitigation and provides documentation to demonstrate compliance with the municipal National Pollutant Discharge Elimination System (NPDES) permit on the plans and permit application submitted to the city. With the above-mentioned regulations, the project's operational impacts would be reduced to levels that are considered to be less than significant.

**B.** *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.*

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure such as stormwater appurtenances and double check detector assemblies would not extend to depths required to encounter groundwater. Therefore no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The project would continue to be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. Furthermore, the construction and post-construction BMPs identified in the mandatory LID report will filter out contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. In addition, the two retention basins may contribute to active groundwater recharge efforts. 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 through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less than Significant Impact.*

A majority of the site is currently paved over, though planter boxes occupy frontage along the south and east sides of the project site. Stormwater runoff either accumulates on-site within the dilapidated parking area, is discharged off-site into Paramount Boulevard, or is discharged into 70<sup>th</sup> Street via the concrete swale that extends down the center of the adjacent alley. Once complete, the project will change the site's drainage characteristics. The alteration of the site's existing drainage patterns will be facilitated by the implementation of the post-construction BMPs that will be identified in the mandatory LID report. Runoff will be conveyed to the on-site structural BMPs that will filter out any contaminants of concern such as oil, debris, rubbish, sediment, gasoline, vehicle fluids, and yard waste. From there, water will either percolate into the ground, or will be discharged off-site into a local storm drain.

The closest hydrological feature is the Los Angeles River, which is located 1.59 miles west of the project site. The construction and operation of the proposed project will be limited to the project site. The project will not interfere with, or alter the course of the Los Angeles River. The river is channelized and does not possess a line of sight with the project site. Thus, the project's construction and operation will not alter the course of the Los Angeles River and no impacts from erosion or siltation due to a change in the river's course will occur.

As stated previously, a majority of the site is currently paved over. Following construction, the level of impervious surfaces will remain the same, though the project Applicant will be required to implement the post-construction BMPs identified in the LID report. These BMPs will filter stormwater runoff as well as prevent the uncontrolled discharged of runoff off-site. 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.

In all, the installation of the required BMPs may lead to a reduction in runoff volume over existing conditions. The required BMPs may permit excess runoff to percolate into the ground. This water will either be filtered, or will be filtered as the water is conveyed through the BMP (such as a bioswale, which is a drainage course that consists of mulch and vegetation). If percolation is infeasible, runoff will be conveyed to stormwater chambers where runoff will be discharged off-site in a controlled manner. Therefore, 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.

Lastly, the proposed project site 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. Therefore, the project is not likely to re-direct flood flows. As a result, the potential impacts are considered to be less than significant.

**D.** *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* • *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 proposed project site is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.<sup>68</sup> As a result, no impacts related to flood flows are associated with the proposed project's implementation.

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.<sup>69</sup> However, the City's Hazard

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<sup>68</sup> FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

<sup>69</sup> City of Paramount, All-Hazard Mitigation Plan, Section 4, Hazard Vulnerability Analysis, Dam Failure. Page 4-74.

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.”<sup>70</sup> As a result, the impacts from flooding from dam or levee failure is anticipated to be less than significant.

The proposed project site 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 river is located 1.59 miles to the west of the project site. Furthermore, 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. Nevertheless, no pollutants or other hazardous materials will be released in the event of project inundation since the proposed land use will consist of 14 assisted living units and no hazardous materials or waste are anticipated to be stored on-site. As a result, the potential impacts are considered to be less than significant.

**E.** *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.*

The circulation and parking area will be paved. In addition, new storm water treatment infrastructure will be installed as required by the mandatory LID report. As a result, no impacts will occur.

## **MITIGATION MEASURES**

The analysis indicated that the construction and operation of the proposed project will not result in impacts associated with hazards and hazardous materials. Therefore, no mitigation measures are required.

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<sup>70</sup> Ibid.

### 3.11 LAND USE & PLANNING

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • No Impact.

The 0.31 acre site is surrounded on all sides by a mix of uses. Land uses and development in the vicinity of the project site are listed below: <sup>71</sup>

- *North of the Project Site.* Paramount United Methodist Church abuts the project site to the north.
- *South of the Project Site.* 70<sup>th</sup> Street extends along the site's southern boundary in an east-west orientation. John's Auto Repair is located along the south side of 70<sup>th</sup> Street directly across from the project site. The corporate boundaries for the City of Long Beach extend along the south side of 70<sup>th</sup> Street, opposite the project site.
- *East of the Project Site.* Paramount Boulevard extends along the east side of the project site in a north-south orientation. Medical offices occupy frontage along the east side of Paramount Boulevard.
- *West of the Project Site.* An alley extends along the west side of the project site. Single family residential is located along the west side of this alley.

The issue is specifically concerned with the expansion of an inconsistent land use into an established neighborhood assuming that an "established community" refers to a residential neighborhood. The proposed project will be confined within the project site's boundaries. The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

<sup>71</sup> Blodgett Baylosis Environmental Planning. *Site Survey*. Survey was completed on June 19, 2019.

- B.** *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.*

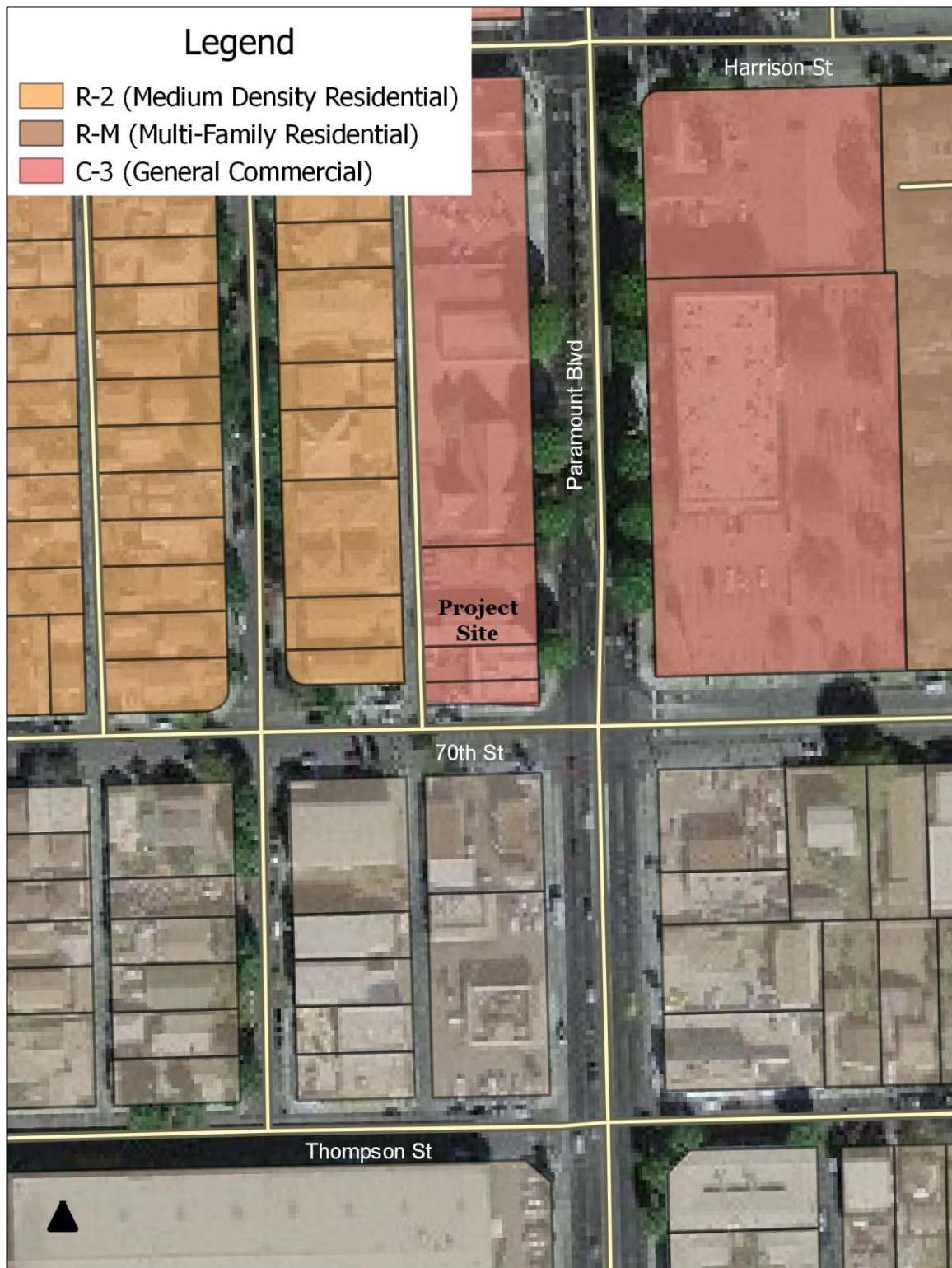
The project site is currently zoned for *General Commercial (C-3)* (refer to Exhibit 3-3 for the project site's zoning designation). The site's General Plan land use designation is *Area Plan* (refer to Exhibit 3-4 for the site's General Plan land use designation). The project's implementation will require the following discretionary actions: the approval of a Zone Change to change the site's zoning from General Commercial (C-3) to Mixed-Use Special Zoning and the project will have to undergo a Development Review. The project site is located within the Central Business District Area Plan. As stated in the Land Use Element of the City's General Plan:

"Central Business District Planning Area encompasses the main commercial districts in the City and includes the southeastern section of the City along Paramount Boulevard and Alondra Boulevard. Land uses in the northerly section of the Planning Area are characterized by smaller lots occupied by various commercial retail and service uses. Larger commercial centers are located in the southerly portion of the Planning Area along Paramount Boulevard and along Alondra Boulevard near the Civic Center. Considerable redevelopment efforts have been undertaken to redevelop this area as is evidenced by the new and attractive centers and the streetscape improvements and abundant landscaping. Architectural design standards for this area, which were adopted by the Planning Commission on February 9, 1984, have guided development and redevelopment for the area. The following policies are intended to carry out the Plan:

- Central Business District Area Plan Policy 1. All new development within this planning area shall be subject to the Central Business District architectural guidelines.
- Central Business District Area Plan Policy 2. Land uses shall be limited to commercial or office uses, except as otherwise indicated on the General Plan Land Use Map.
- Central Business District Area Plan Policy 3. The City or the Redevelopment Agency will participate in property acquisition and/or development costs of improvements where it is cost effective."

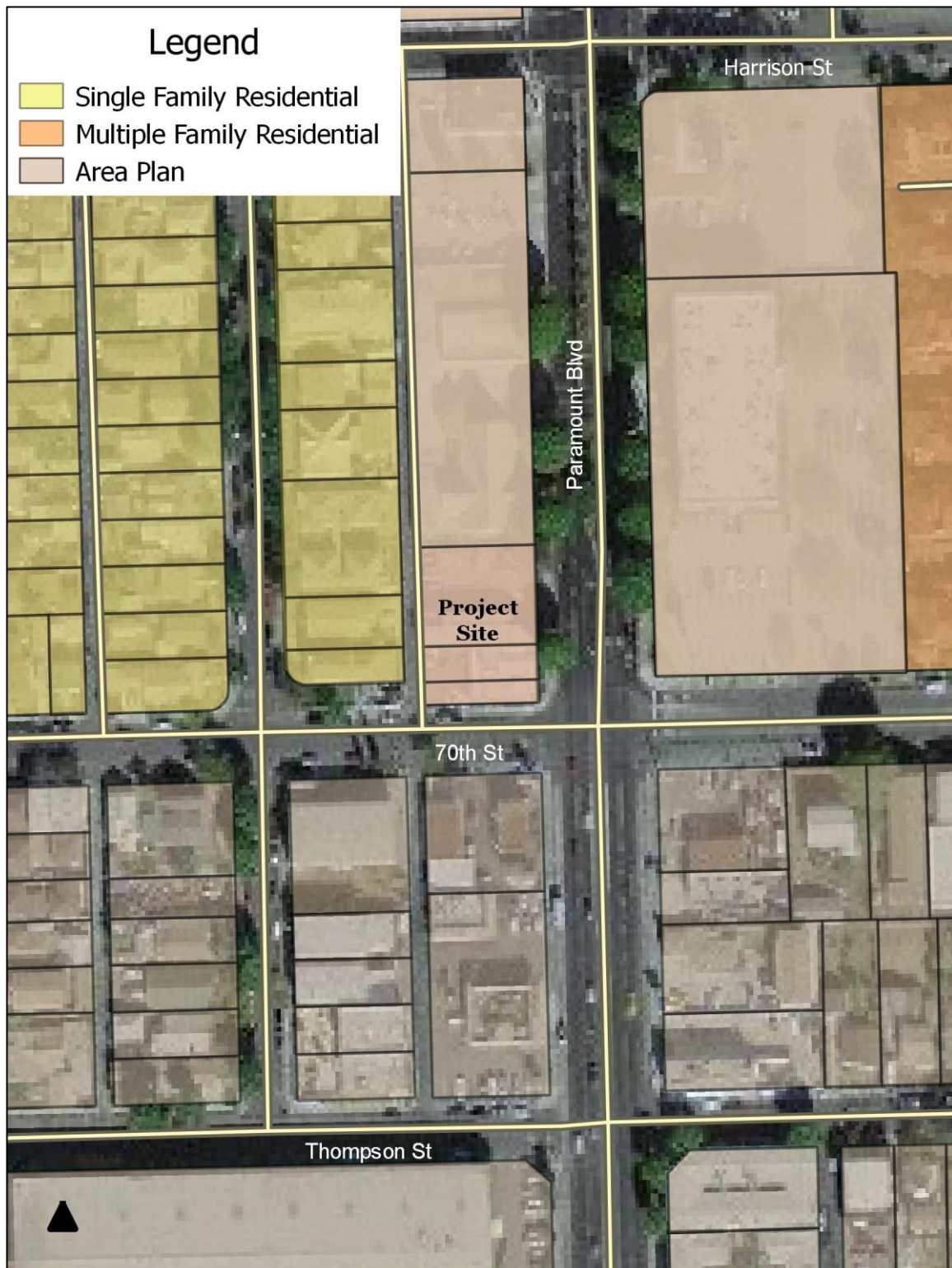
The project as it is currently proposed is not consistent with the goals outlined in the General Plan for the Central Business District Area Plan. The project is more consistent with the Multiple Family Residential land use designation, which is described in greater detail below:

*"This land use designation provides for higher density residential development at intensities of up to 22 dwelling units per acre. Higher intensity development may be granted for qualified senior housing developments. Proposition FF limits residential development intensities to 22 units per acre."*



**EXHIBIT 3-3**  
**ZONING MAP**  
SOURCE: QUANTUM GIS





**EXHIBIT 3-4**  
**GENERAL PLAN MAP**  
SOURCE: QUANTUM GIS



The proposed project will have a density of 64 units to the acre, which is inconsistent with the maximum allowable density established in the General Plan. Table 3-6 depicts the proposed project's conformity with the City's R-M zoning standards.

**Table 3-6**  
**The Project Conformity with the City's Zoning Standards**

Description	City Requirements	Project Element	Conforms?
Minimum Lot Size	10,000 sq. ft.	13,508 sq. ft.	Yes
Maximum Permitted Density	6.14 du/acre	64.51 du/acre	<b>No</b>
Maximum Building Height	30 ft.	40 ft.	<b>No</b>
Minimum Lot Width	60 ft.	135 ft.	Yes
Minimum Front Setback	15 ft.	0 ft.	<b>No</b>
Minimum Rear Setback	10 ft.	10 ft.	Yes
Minimum Side Setback	5 ft.	0 ft.	<b>No</b>

**Source:** City of Paramount Municipal Code

As shown in the table, the project will conform to only three of the development standards established for the R-M zone. As a result, the potential impacts are considered to be less than significant.

## **MITIGATION MEASURES**

The previous analysis indicated that no mitigation would be required with respect to the project's impacts to land use and planning.

### 3.12 MINERAL RESOURCES

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

#### 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 of the State? • No Impact.*

According to the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Finder, there are no existing or former oil wells and/or oil extraction activities located within the project site.<sup>72</sup> 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).<sup>73</sup> 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.<sup>74</sup> 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.

- 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.<sup>75</sup> 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.

<sup>72</sup> California Department of Conservation. *Division of Oil, Gas & Geothermal Resources Well Finder*. <http://maps.conservation.ca.gov/doggr/index.html#close>. Website accessed June 18, 2019.

<sup>73</sup> 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](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf)

<sup>74</sup> Ibid.

<sup>75</sup> Ibid.

## **MITIGATION MEASURES**

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

### 3.13 NOISE

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






#### ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • 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). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 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.<sup>76</sup> Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-5.

An *Extech Model 407730* Digital Sound Meter was used to conduct the noise measurements. A series of 100 discrete intervals were recorded along the west side of Paramount Boulevard 20 feet north of the intersection of Paramount Boulevard and 70<sup>th</sup> Street. The measurements were captured five feet above the ground surface and were captured free from any obstructions. The measurements were taken on a Wednesday morning at 10:30 AM. Table 3-7 indicates the variation in noise levels over time during the measurement period. As indicated previously, the L<sub>50</sub> noise level represents the noise level that is exceeded 50% of the time. Half the time the noise level exceeds this level and half the time the noise level is less than this level. As shown in Table 3-7, the average noise levels during the measurement period were 68.2 dBA.

<sup>76</sup> Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

Noise Levels – in dBA		
 <b>Serious Injury</b>	165	
	160	
	155	
	150	
 <b>Pain</b>	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 feet</i>
	120	
 <b>Discomfort</b>	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 feet</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 feet</i>
	90	<i>food blender</i>
 <b>Range of Typical Noise Levels</b>	85	<i>typical construction noise/electric mixer</i>
	80	
	75	
	70	<i>portable fan/roadway traffic at 50 feet</i>
	65	
	60	<i>dishwasher/air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator/light traffic at 100 feet</i>
	40	
	35	<i>library interior (quiet study area)</i>
	30	
 <b>Threshold of Hearing</b>	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

**EXHIBIT 3-5**  
**TYPICAL NOISE SOURCES AND LOUDNESS SCALE**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

**Table 3-7**  
**Noise Measurement Results**

Noise Metric	Location 1 (dBA)
L <sub>max</sub> (Maximum Noise Level)	79.3 dBA
L <sub>99</sub> (Noise levels <99% of time)	77.7 dBA
L <sub>90</sub> (Noise levels <90% of time)	74.1 dBA
L <sub>75</sub> (Noise levels <75% of time)	71.5 dBA
L <sub>50</sub> (Noise levels <50% of time)	67.4 dBA
L <sub>min</sub> (Minimum Noise Level)	58.2 dBA
Average Noise Level	68.2 dBA

Source: Blodgett Baylosis Environmental Planning.  
Measurements were taken in June 2019

As shown in Table 3-7, the average noise levels along the west side of Paramount Boulevard are expected to be 68.2 dBA.

The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The pieces and number of equipment that will be utilized was taken from the CalEEMod worksheets prepared for this project. The construction noise modeling was performed for the demolition and the site preparation phase and the type and number of equipment that will be used was chosen from the CalEEMod program. The pieces of equipment that will be used on-site during the aforementioned phases were distributed throughout the site to give an accurate, real-world estimate of construction noise. The distance used between the construction activity and the nearest sensitive receptors varied depending on the individual equipment. As indicated by the model, the project's construction will average 94.5 dBA at the nearest sensitive receptor during the demolition phase and up to 91.6 in the site preparation and grading phases.

It is important to note that construction noise levels would decline as one moves away from the noise source in phenomenon known as *spreading loss*. Stationary, or point, noise subject to spreading loss experiences a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.<sup>77</sup> Noise emanating from travelling vehicles, also referred to as a line source, subject to spreading loss experiences a 3.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance.<sup>78</sup> Based on the principles of spreading loss, noise levels 50 feet from a line source decrease by approximately 3.0 dBA over a hard, unobstructed surface, such as asphalt, and by approximately 4.5 dBA over a soft surface, such as vegetation. For every doubling of distance thereafter, noise levels drop another 3.0 dBA over a hard surface and 4.5 dBA over a soft surface. The nearest sensitive receptors to the project site include the residential development located 20 feet west of the project site. Therefore, construction noise is anticipated to reduce by up to 1.5 dBA based on the

<sup>77</sup> United States Department of Transportation – Federal Highway Administration. *Transit Noise and Vibration Impact Assessment Manual*. Report dated September 2018.

<sup>78</sup> Ibid.

principles of spreading loss. The City of Paramount does not currently have a maximum permitted construction noise level. However, the California Department of Transportation established the following construction noise threshold:

- Do not exceed 86 dBA Lmax at 50 feet from the job site activities from 9 p.m. to 6 a.m.

As stated previously, the project's construction will average 94.5 dBA at 20 feet from the project site. Therefore, in order to reduce construction noise levels, the following mitigation will be required:

- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and panels around the engine and vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the issuance of a demolition permit, grading permit, and building permit.
- Temporary noise barriers must be erected along the site's western boundary. These sound barriers will be designed to attenuate construction noise. For this project, plywood fencing measuring eight feet high with a minimum width of half an inch must be used.

The first mitigation measure calls for the use of sound suppressing equipment. The use of sound suppressing equipment such as aforementioned shields and mufflers usually results in an average reduction of 9.0 dBA. For example, a typical excavator will produce noise levels of around 80.5 dBA at a distance of 50 feet. In the quietest configuration, with improved exhaust and intake muffling, fan disengaged, and three sound panels around the engine, the overall level was reduced to 71.5 dBA at a distance of 50 feet.<sup>79</sup> Furthermore, regular maintenance of construction equipment will ensure noise levels do not increase over time. The second mitigation will reduce construction noise by a minimum of 8 dBA. Therefore, the mitigated construction noise levels are anticipated to average 77.5 dBA at the site's western property line. Adherence to the aforementioned mitigation will reduce potential construction impacts to levels that are less than significant.

Once occupied and operational, interior noise generated within the building will be attenuated by the building's shell. Interior noise will be reduced by complying with the California Green Building code, which requires the use energy efficient windows and insulation. Insulation will be placed between the joists and studs and will serve as an additional buffer which when combined with stucco and drywall, will reduce interior noise levels by a minimum of 10.0 dBA.<sup>80</sup> Noise reductions of up to 20 dBA are possible with closed windows.<sup>81</sup> According to the California Department of Transportation, half-inch thick wood attenuates noise by up to 18 dBA.<sup>82</sup> As a result, operational noise generated within the building will not negatively affect the aforementioned sensitive receptors.

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<sup>79</sup> Laborers' Health and Safety Fund of North America. *Controlling Noise on Construction Sites*.  
<https://www.lhsfna.org/LHSFNA/assets/File/bpguide%202014.pdf>

<sup>80</sup> California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol – Table 7-1 FHWA Building Noise Reduction Factors*. Report dated 2013.

<sup>81</sup> Ibid.

<sup>82</sup> Ibid.

**B. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? • Less than Significant Impact.***

The proposed project's traffic generation will lead to an increase in the ambient traffic noise levels along the adjoining streets (Paramount Boulevard and 70<sup>th</sup> Street), though the anticipated increase will not be significant enough to result in a perceptible increase of the ambient noise levels. A change in traffic noise levels of between 3.0 dBA and 5.0 dBA is generally considered to be the limit where the change in the ambient noise levels may be perceived by persons with normal hearing. It typically requires a doubling of traffic volumes to register a perceptible change (increase) in traffic noise. The proposed project will result in approximately 334 average daily trips (ADT), which represents an increase in traffic volumes of far less than the double required to result in a 3.0 to 5.0 dBA increase. As a result, the potential noise impacts are considered to be less than significant.

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

The project site is not located within two miles of a public airport or public use airport. Compton/Woodley Airport is located approximately 4.5 miles to the west of the project site.<sup>83</sup> The project site is not located within the airport's 60 Community Noise Equivalent Level (CNEL) boundary. As a result, the proposed project will not present a noise 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.

## **MITIGATION MEASURES**

The analysis of potential impacts related to noise indicated that the following mitigation will be required:

*Mitigation Measure No. 3 (Noise).* The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and panels around the engine and vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the issuance of a demolition permit, grading permit, and building permit.

*Mitigation Measure No. 4 (Noise).* Temporary noise barriers must be erected along the site's western boundary. These sound barriers will be designed to attenuate construction noise. For this project, plywood fencing measuring eight feet high with a minimum width of half an inch must be used.

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<sup>83</sup> Google Earth. Website accessed June 18, 2019



### 3.14 POPULATION & HOUSING

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? • Less than Significant Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently developed and is occupied by an auto repair shop and bar.
- *Extension of roadways and other transportation facilities.* The project will utilize the existing roadways.
- *Extension of infrastructure and other improvements.* The project will utilize the existing infrastructure, though new utility lines will be installed. The installation of these new utility lines will not lead to subsequent development since these utility lines will serve the site only.
- *Major off-site public projects (treatment plants, etc.).* The project is a proposal to construct 14 assisted living dwelling units on a 0.31-acre site. The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.
- *The removal of housing requiring replacement housing elsewhere.* The site is currently developed and is occupied by an auto repair shop and bar and there are no housing units located on-site.
- *Additional population growth leading to increased demand for goods and services.* The project

may add additional residents as part of the congregate care facility.

- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project is an infill development that will utilize existing roadways and infrastructure. The new utility lines that will be provided will not extend into undeveloped areas and will not result in unplanned growth. 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 and 2,700 new jobs through the year 2040.<sup>84</sup>

The proposed project is a request to construct and operate a mixed-use assisted living project. According to the State of California definition, “an assisted living facility is a building or part of a building that undertakes, through its ownership or management, responsibility to provide assisted living services for a period exceeding 24 hours to more than three adult residents of the facility.” Assisted living services may be provided either directly or through contractual arrangement. An assisted living facility provides, at a minimum, services to assist residents in performing all activities of daily living on a 24-hour basis. Assisted Living communities, licensed as residential Care Facilities for the Elderly (RCFEs) in California, are regulated with laws and regulations designed to promote resident independence and self-direction to the greatest extent possible in a residential, non-medical setting. The California Department of Social Services, Community Care Licensing Division (CCLD) enforces these laws and regulations through the initial licensing process followed by periodic inspections.<sup>85</sup>

As indicated previously, the project will provide a total of 48 beds distributed throughout 14 units. Therefore, assuming one person per bed, the project is estimated to result in 48 residents. The population increase from the proposed project's implementation is within the expected population projection provided by SCAG.

The proposed assisted living facility will employ persons comprised of five major job categories and more than fourteen job positions, including administrative and management staff, nursing staff, food services staff, housekeeping and maintenance staff, and social activities staff. Assisted living communities typically employ an average of 0.5 full-time equivalent (FTE) employees per total unit count. In other words, the assisted living component of the proposed project is projected to result in ten FTE employees. The office/retail component of the project is anticipated to add an estimated eight new jobs based on a ratio of 25.76 employees per acre.<sup>86</sup> Thus, the project's overall employment generation is anticipated to be 18 new jobs, which is well within the number of new jobs anticipated by the SCAG. As a result, the impacts are considered to be less than significant.

**B.** *Would the project displace substantial numbers of existing people or housing, necessitating the*

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<sup>84</sup> Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2016-2040*. Adopted on April 7, 2016.

<sup>85</sup> California Assisted Living Association. <https://caassistedliving.org/provider-resources/laws-regulations>. (Website accessed on June 17, 2019).

<sup>86</sup> The Natelson Company, Inc. *Employment Density Study Summary Report*. October 31, 2001.

*construction of replacement housing elsewhere? • No Impact.*

The project site is presently occupied by an auto repair shop and a bar. There are no housing units located on-site. In addition, no people permanently reside on-site. As a result, no impacts will occur.

### **MITIGATION MEASURES**

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

### 3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			✕	

#### 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, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities? • 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 fire engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one fire engine.<sup>87</sup> LACFD Station 31 is the nearest first response station to the project site. This fire station is located over one mile to the northwest of the project site along Somerset Boulevard. Future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The project Applicant must be able to demonstrate sufficient fire flow. The proposed project would only place an incremental demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes. In addition, the project's implementation will not affect response times or department capacity. As a result, the potential impacts are expected to be less than significant.

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 west side of a

<sup>87</sup> United States Geological Survey. Paramount, California (The National Map) July 1, 1998.

major arterial roadway (Paramount 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.

The City is served by the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The project is a request to construct an assisted living facility that will be reserved for seniors. No students will be generated upon the project's approval. Nevertheless, 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.

The increase in demand for local parks and recreation facilities are anticipated to be less than significant since the project will include open space. In addition, the project Applicant will be required to pay in-lieu park fees required by the City. As a result, less than significant impacts to parks and recreational services will occur. In conclusion, no new governmental services will be needed to implement the proposed project since the proposed project will not introduce any new development. As a result, the potential impacts are considered to be less than significant.

## **MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant impact on public services. As a result, no mitigation is required.

### 3.16 RECREATION

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

#### 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. The nearest park is Meadows Park, located 0.95 miles northwest of the project site along the north side of Alondra Boulevard. The proposed project will not result in any development that could potentially physically alter any public park facilities and services. 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. The payment of all required development fees will ensure that impacts to parks, recreation, and community services remain at levels that are less than significant.

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

The proposed project will provide open space. The construction of these recreational amenities will take place within the confines of the project site and will not extend off-site. As indicated previously, the implementation of the proposed project may lead to an increase in parks, recreation, and community services. Therefore, the project Applicant will be required to pay Quimby fees. The payment of all required development fees will ensure that impacts to parks, recreation, and community services remain at levels that are less than significant.

#### MITIGATION MEASURES

The analysis determined that the proposed project would not result in any significant impact on recreational facilities and services. As a result, no mitigation is required.

### 3.17 TRANSPORTATION

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? • Less than Significant Impact.*

The proposed project is a request to construct a mixed use assisted living development consisting of 14 dwelling units and 900 square feet of commercial. The project will be constructed on a site that totals 0.31 acres and occupies frontage along the west side of Paramount Boulevard and the north side of 70<sup>th</sup> Street. The project's trip generation is outlined below in Table 3-8.

**Table 3-8  
Project Trip Generation**

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Assisted Living	ITE Code 254	68%	32%	0.18	50%	50%	0.29	2.74 trips/occupied bed
Retail	ITE Code 820	62%	38%	0.96	48%	52%	3.71	42.7 trips/1,000 sq. ft.
Bar	ITE Code 925	0%	0%	0	66%	34%	11.34	11.34/1,000 sq. ft. PM
Auto Repair	ITE Code 942	0%	0%	0	50%	50%	2.17	15.86/1,000 sq. ft.
Assisted Living	108 beds	13	6	19	15	15	31	296 daily trips
Retail	900 sq. ft.	1	0	1	1	1	3	38 daily trips
<b>Total Project</b>		<b>14</b>	<b>6</b>	<b>20</b>	<b>16</b>	<b>16</b>	<b>34</b>	<b>334 daily trips</b>
Bar	2,750 sq. ft.	0	0	0	5	5	10	31 daily trips
Auto Repair	2,750 sq. ft.	0	0	0	5	5	10	44 daily trips
<b>Total Existing</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>20</b>	<b>75 daily trips</b>
<b>Net Change</b>		<b>14</b>	<b>6</b>	<b>20</b>	<b>6</b>	<b>6</b>	<b>14</b>	<b>259 daily trips</b>

As shown in Table 3-8, the project will result in 334 trips per day, with 20 trips occurring during the morning peak hour and 34 trips occurring during the evening peak hour. The amount of trips that will be generated will be accommodated by the existing roadways. Also, as indicated in Table 3-8, the existing bar and auto repair use are estimated to generate 20 evening peak hour trips and 75 daily trips. When discounting these existing trips, the next increase in traffic will be 20 morning peak hour trips, 14 evening peak hour trips, and 259 daily trips.

In addition, the project's implementation will not affect any transit stations, bicycle lanes, or pedestrian facilities (sidewalks and crosswalks). As a result, the potential impacts are considered to be less than significant.

*B. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)? • Less than Significant Impact.*

According to CEQA Guidelines §15064.3 subdivision (b) (1), vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The project site will be located within an established urban area. As a result, the potential impacts are considered to be less than significant.

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

Access to the proposed project will be facilitated by two entrances with ingress and egress provided along the east side of the adjacent alley. The alley has sufficient width to accommodate project trips. In addition, adequate site distance is available for vehicles executing a right or left-turn onto 70<sup>th</sup> Street from the alley. The intersection of 70<sup>th</sup> Street and Paramount Boulevard is controlled by a stop sign. Nevertheless, there is sufficient gap time available for vehicles to make a right or left-turn onto Paramount Boulevard without executing a dangerous or hasty maneuver. As a result, the potential impacts are considered to be less than significant.

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

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

## **MITIGATION MEASURES**

The traffic analysis determined that no significant traffic impacts would occur.



### 3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?			✗	

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)? • Less than Significant Impact.*

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

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Even though the project site has been disturbed to accommodate the existing on-site development, the mitigation provided in Section 3.5.2.B is required based on the AB-52 consultation with the Gabrieleño-Kizh Nation. As a result, the potential impacts are considered to be less than significant.

### **MITIGATION MEASURES**

The analysis of tribal cultural resources indicated that the project may have the potential to impact tribal cultural resources. As a result, the mitigation provided in Section 3.5.2 will be required.

### 3.19 UTILITIES & SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			×	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			×	
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			×	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			×	
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				×
F. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				×

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

The project site is presently occupied by a bar and auto repair shop. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. In addition, the increase in demand for waste disposal, water, and wastewater treatment services can be adequately handled and no expansion of these services is required (refer to the following subsections). As a result, the potential impacts are considered to be less than significant.

- B.** *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? • Less than Significant Impact.*

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).<sup>88</sup> 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.<sup>89</sup>

According to the City's 2015 Urban Water Management Plan, the City of Paramount will have an adequate supply of water to meet the projected demand through the year 2034. The City's supply of water is projected to be deficient by 142 acre-feet for the year 2035. The City's supply of water will be sufficient enough to accommodate a single dry year through the year 2034. However, the City's supply of water is projected to be deficient by 79 acre-feet assuming a dry year scenario for the year 2035. Lastly, the City will have enough water to accommodate a multiple dry-year scenario through the year 2034 for the first two years. Nevertheless, the City will not be able to accommodate demand for water during a three year dry-year scenario for any year beyond 2019. Furthermore, the City will not be able to accommodate demand for water assuming the year 2035 is a dry-year. The project's projected water consumption is shown in Table 3-9. As shown in the table, the project is projected to consume 16,848 gallons of water on a daily basis. The site's existing water consumption is also shown in Table 3-9. As shown in the table, the existing uses consume an estimated 1,564 gallons of water on a daily basis. The difference in consumption is shown in the last row of the table. As shown in Table 3-9, the project will result in a net increase in consumption of 15,284 gallons per day.

**Table 3-9**  
**Water Consumption (gals/day)**

Use	Unit	Factor	Generation
<b>Proposed Project (Assumes 108 beds)</b>			
Assisted Living Facility (Convalescent Home/Rooming House)*	108 beds	156 gals/bed/day	16,848 gals/bed/day
<b>Existing Water Consumption (gals/day)</b>			
Bar (Night Club)*	2,800 sq. ft.	437 gals/1,000 sq. ft.	1,227 gals/day
Auto Repair Shop (Auto Sales/Repair)*	2,700 sq. ft.	125 gals/1,000 sq. ft.	337 gals/day
<b>Total Existing</b>	5,500 sq. ft.		1,564 gals/day

<sup>88</sup> Los Angeles County Metropolitan Transportation Authority. 2010 Congestion Management Program, Appendix A, Guidelines for Biennial Highway Monitoring. Page accessed June 20, 2019.

<sup>89</sup> Ibid.

**Table 3-9 (continued)**  
**Water Consumption (gals/day)**

Use	Unit	Factor	Generation
Proposed Project	108 beds	156 gals/bed/day	16,848 gals/bed/day
Existing Uses	5,500 sq. ft.		1,564 gals/day
<b>Net Increase</b>			15,284 gals/bed/day

\*Source: Los Angeles County Sanitation Districts.

Note: Sewage generation is estimated to be 80% of water consumption.

The project will provide new water lines below the proposed building. These water lines will connect to existing water mains located in 70<sup>th</sup> Street and Paramount Boulevard. The existing water supply facilities and infrastructure will be able accommodate this additional demand in the near term. In addition, the proposed project will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. As a result, the impacts are considered to be less than significant.

**C.** *Would the project result in a determination by the wastewater treatment provider, which 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.*

The City of Paramount is located within the service area of the Sanitation District 2 of Los Angeles County.<sup>90</sup> Local sewer lines are maintained by the City of Paramount, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The wastewater generated within the project area is conveyed to the Los Coyotes Water Reclamation Plant (Los Coyotes WRP), which is operated by the LACSD. The Los Coyotes WRP 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 Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day.

According to Table 3-10, the project is projected to produce 13,500 gallons of effluent on a daily basis. The site's existing sewage generation is also shown in Table 3-10. As shown in the table, the existing uses produce an estimated 1,250 gallons of effluent on a daily basis. The difference in generation is shown in the last row of the table. As shown in Table 3-10, the project will result in a net increase in effluent generation of 12,250 gallons per day.

**Table 3-10**  
**Wastewater Generation (gals/day)**

Use	Unit	Factor	Generation
<b>Proposed Project (Assumes 108 Beds)</b>			
Assisted Living Facility (Convalescent Home/Rooming House)*	108 beds	125 gals/bed	13,500 gals/day
<b>Existing Water Consumption (gals/day)</b>			
Bar (Night Club)*	2,800 sq. ft.	350 gals/1,000 sq. ft.	980 gals/day

<sup>90</sup> Los Angeles County Sanitation Districts. [www.lacsd.org/about/serviceareamap.asp](http://www.lacsd.org/about/serviceareamap.asp).

**Table 3-10 (continued)**  
**Wastewater Generation (gals/day)**

Use	Unit	Factor	Generation
Auto Repair Shop (Auto Sales/Repair)*	2,700 sq. ft.	100 gals/1,000 sq. ft.	270 gals/day
<b>Total Existing</b>	5,500 sq. ft.		1,250 gals/day
Proposed Project	108 beds	125 gals/bed	13,500 gals/day
Existing Uses	5,500 sq. ft.		1,250 gals/day
<b>Net Increase</b>			12,250 gals/day

\*Source: Los Angeles County Sanitation Districts.

The project will connect to existing sewer lines located along Paramount Boulevard. These sewer lines will have the capacity to accommodate future increases in effluent discharge. In addition, the aforementioned wastewater treatment plants have capacity to accommodate the project's increase in waste water generation. As a result, the potential impacts in regards to wastewater are considered to be less than significant.

**D. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? • Less than Significant 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. According to Table 3-11, the project is projected to produce 245 pounds of solid waste on a daily basis. The site's existing solid waste generation is also shown in Table 3-11. As shown in the table, the existing uses produce an estimated 230 pounds of solid waste on a daily basis. The difference in generation is shown in the last row of the table. As shown in Table 3-11, the project will result in a net increase in effluent generation of 15 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 3-11**  
**Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
<b>Proposed Project (Assumes 14 units)</b>			
Assisted Living Facility (Convalescent Home/Rooming House)*	14 units	12.23 pounds/dwelling unit	245 lbs./day
<b>Existing Water Consumption (gals/day)</b>			
Bar (Night Club)*	2,800 sq. ft.	42 lbs/1,000 sq. ft.	118 lbs./day

**Table 3-11 (continued)**  
**Solid Waste Generation (lbs/day)**

Use	Unit	Factor	Generation
Auto Repair Shop (Auto Sales/Repair)*	2,700 sq. ft.	42 lbs/1,000 sq. ft.	113 lbs./day
<b>Total Existing</b>	5,500 sq. ft.		230 lbs./day
Proposed Project	14 units	12.23 pounds/dwelling unit	245 lbs./day
Existing Uses	5,500 sq. ft.		230 lbs./day
<b>Net Increase</b>			15 lbs./day

\*Source: Blodgett Baylosis Environmental Planning and the City of Los Angeles

*E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • 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.

*F. Would the project comply with Federal, State, and local management and reduction 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.

## **MITIGATION MEASURES**

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

### 3.20 WILDFIRE

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

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?* • No Impact.

The project site is located in the midst of an urban area. Improved surface streets serve the project site and the surrounding area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.

- B. *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* • No Impact.

The project site and the adjacent properties are urbanized. The proposed project may be exposed to criteria pollutant emissions generated by wildland fires due to the project site's proximity to fire hazard



severity zones (the site is located 20 miles south of the San Gabriel Mountains and 10 miles southwest of the Puente Hills). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, the potential impacts are considered to be less than significant.

**C.** *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* • No Impact.

The project will include the installation of new utility lines such as gas lines, water lines, etc. These utilities lines will be located below ground surface. As a result, the potential impacts are considered to be less than significant.

**D.** *If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* • No Impact.

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The surrounding areas are developed and are covered over in pavement and concrete. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and impacts.

## **MITIGATION MEASURES**

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

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				×
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				×
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				×

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 proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

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

In 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 monitoring and reporting program *will* be required; and,
- An accountable enforcement agency or monitoring agency *will* be required.

Mitigation measures have been recommended as a means to reduce or eliminate potential adverse environmental impacts to insignificant levels.

### 4.2 MITIGATION MEASURES

The following mitigation is required pursuant to AB-52.

*Mitigation Measure No. 1 (Cultural Resources Impacts).* The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The 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.

The following mitigation is required to ensure that ACMs and LBP is removed pursuant to local, state, and Federal regulations:

*Mitigation Measure No. 2 (Hazards & Hazardous Materials).* The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground storage tanks (UST), and other hazardous substances and materials that may be encountered during demolition and land clearance activities. The City's Inspector will ensure compliance by inspecting the site during the demolition phase. 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.

The analysis of potential impacts related to noise indicated that the following mitigation will be required:

*Mitigation Measure No. 3 (Noise).* The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and panels around the engine and vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the issuance of a demolition permit, grading permit, and building permit.

*Mitigation Measure No. 4 (Noise).* Temporary noise barriers must be erected along the site's western boundary. These sound barriers will be designed to attenuate construction noise. For this project, plywood fencing measuring eight feet high with a minimum width of half an inch must be used.

## **4.3 MITIGATION MONITORING**

The monitoring and reporting on the implementation of these measures, including the period for implementation, monitoring agency, and the monitoring action, are identified on the following page in Table 4-1.

**TABLE 4-1  
MITIGATION MONITORING PROGRAM**

Measure	Enforcement Agency	Monitoring Phase	Verification
<b>Mitigation Measure No. 1 (Cultural Resources Impacts).</b> 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.	Planning Department • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the commencement of construction.</i> • Mitigation to continue throughout the project's construction or when the Native American monitor has indicated that there is a low potential for tribal cultural resources.	Date:  Name & Title:
<b>Mitigation Measure No. 2 (Hazards &amp; Hazardous Materials).</b> The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground storage tanks (UST), and other hazardous substances and materials that may be encountered during demolition and land clearance activities. The City's Inspector will ensure compliance by inspecting the site during the demolition phase. 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.	City Inspector • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a building permit</i> • Mitigation to continue throughout the project's construction.	Date:  Name & Title:
<b>Mitigation Measure No. 3 (Noise).</b> The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment such as silencers and panels around the engine and vents as a means to reduce machinery noise. A Code Enforcement Officer must check and sign off on all construction equipment prior to the issuance of a demolition permit.	Code Enforcement • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a building permit</i> • Mitigation to continue throughout the project's construction.	Date:  Name & Title:
<b>Mitigation Measure No. 4 (Noise).</b> Temporary noise barriers must be erected along the site's western boundary. These sound barriers will be designed to attenuate construction noise. For this project, plywood fencing measuring eight feet high with a minimum width of half an inch must be used.	Code Enforcement • <i>(Applicant is responsible for implementation)</i>	<i>Prior to the issuance of a building permit</i> • Mitigation to continue throughout the project's construction.	Date:  Name & Title:

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## **SECTION 5 REFERENCES**

### **5.1 PREPARERS**

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

### **5.2 REFERENCES**

The references are identified using footnotes throughout the document.

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## **APPENDICES**

### **APPENDIX A – AIR QUALITY WORKSHEETS**

### **APPENDIX B – NOISE WORKSHEETS**

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Paramount Assisted Living - South Coast AQMD Air District, Summer

**Paramount Assisted Living**  
**South Coast AQMD Air District, Summer**

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION  
 PARAMOUNT SENIOR LIVING • 16675 & 16683 PARAMOUNT BOULEVARD, PARAMOUNT

**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	28.00	Space	0.25	11,200.00	0
Congregate Care (Assisted Living)	20.00	Dwelling Unit	1.25	20,000.00	57
Strip Mall	0.90	1000sqft	0.02	900.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	9			<b>Operational Year</b>	2021
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW/hr)</b>	702.44	<b>CH4 Intensity (lb/MW/hr)</b>	0.029	<b>N2O Intensity (lb/MW/hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

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Paramount Assisted Living - South Coast AQMD Air District, Summer

Project Characteristics -

Land Use -

Construction Phase - Construction times are estimated.

Demolition -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

## Paramount Assisted Living - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	44.00
tblConstructionPhase	NumDays	200.00	196.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	4.00	22.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	2.00	21.00
tblConstructionPhase	PhaseEndDate	9/8/2020	12/31/2020
tblConstructionPhase	PhaseEndDate	8/11/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	10/28/2019	10/31/2019
tblConstructionPhase	PhaseEndDate	11/5/2019	12/31/2019
tblConstructionPhase	PhaseEndDate	8/25/2020	10/31/2020
tblConstructionPhase	PhaseEndDate	10/30/2019	11/30/2019
tblConstructionPhase	PhaseStartDate	8/26/2020	11/1/2020
tblConstructionPhase	PhaseStartDate	11/6/2019	1/1/2020
tblConstructionPhase	PhaseStartDate	10/31/2019	12/1/2019
tblConstructionPhase	PhaseStartDate	8/12/2020	10/1/2020
tblConstructionPhase	PhaseStartDate	10/29/2019	11/1/2019
tblGrading	AcresOfGrading	8.25	1.50
tblGrading	AcresOfGrading	10.50	1.00

## 2.0 Emissions Summary

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3676	23.0358	15.5391	0.0265	5.4093	1.2886	6.2923	2.9256	1.2039	3.7380	0.0000	2,606.2937	2,606.2937	0.6122	0.0000	2,621.5984
2020	3.3649	15.2657	14.0648	0.0253	0.2380	0.7996	1.0376	0.0637	0.7723	0.8360	0.0000	2,328.3782	2,328.3782	0.4154	0.0000	2,337.9940
Maximum	3.3649	23.0358	15.5391	0.0265	5.4093	1.2886	6.2923	2.9256	1.2039	3.7380	0.0000	2,606.2937	2,606.2937	0.6122	0.0000	2,621.5984

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.3676	23.0358	15.5391	0.0265	2.1642	1.2886	3.0472	1.1555	1.2039	1.9679	0.0000	2,606.2937	2,606.2937	0.6122	0.0000	2,621.5984
2020	3.3649	15.2657	14.0648	0.0253	0.2380	0.7996	1.0376	0.0637	0.7723	0.8360	0.0000	2,328.3782	2,328.3782	0.4154	0.0000	2,337.9940
Maximum	3.3649	23.0358	15.5391	0.0265	2.1642	1.2886	3.0472	1.1555	1.2039	1.9679	0.0000	2,606.2937	2,606.2937	0.6122	0.0000	2,621.5984

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	57.46	0.00	44.27	59.22	0.00	38.70	0.00	0.00	0.00	0.00	0.00	0.00

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.7463	0.4341	11.8276	0.0260		1.5369	1.5369		1.5369	1.5369	187.3384	362.9774	550.3157	0.5616	0.0127	568.1443
Energy	7.9600e-003	0.0680	0.0291	4.3000e-004		5.5000e-003	5.5000e-003		5.5000e-003	5.5000e-003		86.8330	86.8330	1.6600e-003	1.5900e-003	87.3490
Mobile	0.1630	0.7985	2.0024	7.1000e-003	0.5595	5.5600e-003	0.5651	0.1497	5.1900e-003	0.1549		722.4508	722.4508	0.0353		723.3342
Total	5.9173	1.3006	13.8592	0.0336	0.5595	1.5480	2.1075	0.1497	1.5476	1.6973	187.3384	1,172.2612	1,359.5996	0.5986	0.0143	1,378.8275

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.5056	0.0191	1.6566	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9774	2.9774	2.9000e-003	0.0000	3.0498
Energy	7.9600e-003	0.0680	0.0291	4.3000e-004		5.5000e-003	5.5000e-003		5.5000e-003	5.5000e-003		86.8330	86.8330	1.6600e-003	1.5900e-003	87.3490
Mobile	0.1630	0.7985	2.0024	7.1000e-003	0.5595	5.5600e-003	0.5651	0.1497	5.1900e-003	0.1549		722.4508	722.4508	0.0353		723.3342
Total	0.6766	0.8856	3.6881	7.6200e-003	0.5595	0.0202	0.5797	0.1497	0.0198	0.1695	0.0000	812.2612	812.2612	0.0399	1.5900e-003	813.7330

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	88.57	31.91	73.39	77.29	0.00	98.70	72.49	0.00	98.72	90.01	100.00	30.71	40.26	93.33	88.89	40.98

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/1/2019	10/31/2019	5	23	
2	Site Preparation	Site Preparation	11/1/2019	11/30/2019	5	21	
3	Grading	Grading	12/1/2019	12/31/2019	5	22	
4	Building Construction	Building Construction	1/1/2020	9/30/2020	5	196	
5	Paving	Paving	10/1/2020	10/31/2020	5	22	
6	Architectural Coating	Architectural Coating	11/1/2020	12/31/2020	5	44	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.25

Residential Indoor: 40,500; Residential Outdoor: 13,500; Non-Residential Indoor: 1,350; Non-Residential Outdoor: 450; Striped Parking Area: 672 (Architectural Coating – sqft)

#### OffRoad Equipment



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## Paramount Assisted Living - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	25.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	19.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

Water Exposed Area

## 3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2354	0.0000	0.2354	0.0356	0.0000	0.0356			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017		2,360.7198	2,360.7198	0.6011		2,375.7475
<b>Total</b>	<b>2.2950</b>	<b>22.6751</b>	<b>14.8943</b>	<b>0.0241</b>	<b>0.2354</b>	<b>1.2863</b>	<b>1.5217</b>	<b>0.0356</b>	<b>1.2017</b>	<b>1.2374</b>		<b>2,360.7198</b>	<b>2,360.7198</b>	<b>0.6011</b>		<b>2,375.7475</b>

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.9300e-003	0.3164	0.0606	8.5000e-004	0.0190	1.1700e-003	0.0202	5.2100e-003	1.1200e-003	6.3300e-003		92.0454	92.0454	6.2800e-003		92.2023
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0637	0.0443	0.5841	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396		153.5286	153.5286	4.8000e-003		153.6486
Total	0.0726	0.3607	0.6447	2.3900e-003	0.1643	2.3000e-003	0.1666	0.0438	2.1600e-003	0.0459		245.5739	245.5739	0.0111		245.8509

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0918	0.0000	0.0918	0.0139	0.0000	0.0139			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017	0.0000	2,360.7197	2,360.7197	0.6011		2,375.7475
Total	2.2950	22.6751	14.8943	0.0241	0.0918	1.2863	1.3781	0.0139	1.2017	1.2156	0.0000	2,360.7197	2,360.7197	0.6011		2,375.7475

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.9300e-003	0.3164	0.0606	8.5000e-004	0.0190	1.1700e-003	0.0202	5.2100e-003	1.1200e-003	6.3300e-003		92.0454	92.0454	6.2800e-003		92.2023
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0637	0.0443	0.5841	1.5400e-003	0.1453	1.1300e-003	0.1464	0.0385	1.0400e-003	0.0396		153.5286	153.5286	4.8000e-003		153.6486
<b>Total</b>	<b>0.0726</b>	<b>0.3607</b>	<b>0.6447</b>	<b>2.3900e-003</b>	<b>0.1643</b>	<b>2.3000e-003</b>	<b>0.1666</b>	<b>0.0438</b>	<b>2.1600e-003</b>	<b>0.0459</b>		<b>245.5739</b>	<b>245.5739</b>	<b>0.0111</b>		<b>245.8509</b>

## 3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3198	0.0000	5.3198	2.9019	0.0000	2.9019			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118		1,704.9189	1,704.9189	0.5394		1,718.4044
<b>Total</b>	<b>1.7123</b>	<b>19.4821</b>	<b>7.8893</b>	<b>0.0172</b>	<b>5.3198</b>	<b>0.8824</b>	<b>6.2022</b>	<b>2.9019</b>	<b>0.8118</b>	<b>3.7137</b>		<b>1,704.9189</b>	<b>1,704.9189</b>	<b>0.5394</b>		<b>1,718.4044</b>

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530
<b>Total</b>	<b>0.0392</b>	<b>0.0273</b>	<b>0.3595</b>	<b>9.5000e-004</b>	<b>0.0894</b>	<b>7.0000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.4000e-004</b>	<b>0.0244</b>		<b>94.4791</b>	<b>94.4791</b>	<b>2.9500e-003</b>		<b>94.5530</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0747	0.0000	2.0747	1.1317	0.0000	1.1317			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118	0.0000	1,704.9189	1,704.9189	0.5394		1,718.4044
<b>Total</b>	<b>1.7123</b>	<b>19.4821</b>	<b>7.8893</b>	<b>0.0172</b>	<b>2.0747</b>	<b>0.8824</b>	<b>2.9571</b>	<b>1.1317</b>	<b>0.8118</b>	<b>1.9435</b>	<b>0.0000</b>	<b>1,704.9189</b>	<b>1,704.9189</b>	<b>0.5394</b>		<b>1,718.4044</b>

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530
Total	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530

## 3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5889	0.0000	4.5889	2.4905	0.0000	2.4905			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775		1,396.3909	1,396.3909	0.4418		1,407.4359
Total	1.4197	16.0357	6.6065	0.0141	4.5889	0.7365	5.3253	2.4905	0.6775	3.1680		1,396.3909	1,396.3909	0.4418		1,407.4359

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530
Total	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7897	0.0000	1.7897	0.9713	0.0000	0.9713			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775	0.0000	1,396.3909	1,396.3909	0.4418		1,407.4359
Total	1.4197	16.0357	6.6065	0.0141	1.7897	0.7365	2.5261	0.9713	0.6775	1.6488	0.0000	1,396.3909	1,396.3909	0.4418		1,407.4359



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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530
Total	0.0392	0.0273	0.3595	9.5000e-004	0.0894	7.0000e-004	0.0901	0.0237	6.4000e-004	0.0244		94.4791	94.4791	2.9500e-003		94.5530

## 3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467
Total	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467



## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0860	0.0578	0.7768	2.1800e-003	0.2124	1.6100e-003	0.2140	0.0563	1.4800e-003	0.0578		217.4393	217.4393	6.2500e-003		217.5966
<b>Total</b>	<b>0.0991</b>	<b>0.4775</b>	<b>0.8767</b>	<b>3.2100e-003</b>	<b>0.2380</b>	<b>3.6900e-003</b>	<b>0.2417</b>	<b>0.0637</b>	<b>3.4700e-003</b>	<b>0.0672</b>		<b>327.2187</b>	<b>327.2187</b>	<b>0.0131</b>		<b>327.5473</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688	0.0000	2,001.1595	2,001.1595	0.3715		2,010.4467
<b>Total</b>	<b>2.0305</b>	<b>14.7882</b>	<b>13.1881</b>	<b>0.0220</b>		<b>0.7960</b>	<b>0.7960</b>		<b>0.7688</b>	<b>0.7688</b>	<b>0.0000</b>	<b>2,001.1595</b>	<b>2,001.1595</b>	<b>0.3715</b>		<b>2,010.4467</b>

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4197	0.1000	1.0300e-003	0.0256	2.0800e-003	0.0277	7.3700e-003	1.9900e-003	9.3600e-003		109.7794	109.7794	6.8900e-003		109.9517
Worker	0.0860	0.0578	0.7768	2.1800e-003	0.2124	1.6100e-003	0.2140	0.0563	1.4800e-003	0.0578		217.4393	217.4393	6.2500e-003		217.5956
<b>Total</b>	<b>0.0991</b>	<b>0.4775</b>	<b>0.8767</b>	<b>3.2100e-003</b>	<b>0.2380</b>	<b>3.6900e-003</b>	<b>0.2417</b>	<b>0.0637</b>	<b>3.4700e-003</b>	<b>0.0672</b>		<b>327.2187</b>	<b>327.2187</b>	<b>0.0131</b>		<b>327.5473</b>

## 3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328		1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8402</b>	<b>8.4514</b>	<b>8.8758</b>	<b>0.0135</b>		<b>0.4695</b>	<b>0.4695</b>		<b>0.4328</b>	<b>0.4328</b>		<b>1,296.9461</b>	<b>1,296.9461</b>	<b>0.4111</b>		<b>1,307.2246</b>

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0588	0.0395	0.5315	1.4900e-003	0.1453	1.1000e-003	0.1464	0.0385	1.0200e-003	0.0396		148.7743	148.7743	4.2800e-003		148.8812
<b>Total</b>	<b>0.0588</b>	<b>0.0395</b>	<b>0.5315</b>	<b>1.4900e-003</b>	<b>0.1453</b>	<b>1.1000e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>1.0200e-003</b>	<b>0.0396</b>		<b>148.7743</b>	<b>148.7743</b>	<b>4.2800e-003</b>		<b>148.8812</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328	0.0000	1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.8402</b>	<b>8.4514</b>	<b>8.8758</b>	<b>0.0135</b>		<b>0.4695</b>	<b>0.4695</b>		<b>0.4328</b>	<b>0.4328</b>	<b>0.0000</b>	<b>1,296.9461</b>	<b>1,296.9461</b>	<b>0.4111</b>		<b>1,307.2246</b>

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0588	0.0395	0.5315	1.4900e-003	0.1453	1.1000e-003	0.1464	0.0385	1.0200e-003	0.0396		148.7743	148.7743	4.2800e-003		148.8812
Total	0.0588	0.0395	0.5315	1.4900e-003	0.1453	1.1000e-003	0.1464	0.0385	1.0200e-003	0.0396		148.7743	148.7743	4.2800e-003		148.8812

## 3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.1046					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	3.3468	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0181	0.0122	0.1635	4.6000e-004	0.0447	3.4000e-004	0.0451	0.0119	3.1000e-004	0.0122		45.7767	45.7767	1.3200e-003		45.8096
<b>Total</b>	<b>0.0181</b>	<b>0.0122</b>	<b>0.1635</b>	<b>4.6000e-004</b>	<b>0.0447</b>	<b>3.4000e-004</b>	<b>0.0451</b>	<b>0.0119</b>	<b>3.1000e-004</b>	<b>0.0122</b>		<b>45.7767</b>	<b>45.7767</b>	<b>1.3200e-003</b>		<b>45.8096</b>

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.1046					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
<b>Total</b>	<b>3.3468</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>		<b>0.1109</b>	<b>0.1109</b>		<b>0.1109</b>	<b>0.1109</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0181	0.0122	0.1635	4.6000e-004	0.0447	3.4000e-004	0.0451	0.0119	3.1000e-004	0.0122		45.7767	45.7767	1.3200e-003		45.8096
Total	0.0181	0.0122	0.1635	4.6000e-004	0.0447	3.4000e-004	0.0451	0.0119	3.1000e-004	0.0122		45.7767	45.7767	1.3200e-003		45.8096

## 4.0 Operational Detail - Mobile

## 4.1 Mitigation Measures Mobile

## Paramount Assisted Living - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1630	0.7985	2.0024	7.1000e-003	0.5595	5.5600e-003	0.5651	0.1497	5.1900e-003	0.1549		722.4508	722.4508	0.0353		723.3342
Unmitigated	0.1630	0.7985	2.0024	7.1000e-003	0.5595	5.5600e-003	0.5651	0.1497	5.1900e-003	0.1549		722.4508	722.4508	0.0353		723.3342

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	54.80	44.00	48.80	179,059	179,059
Enclosed Parking with Elevator	0.00	0.00	0.00		
Strip Mall	39.89	37.84	18.39	69,489	69,489
Total	94.69	81.84	67.19	248,548	248,548

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

## 4.4 Fleet Mix

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925
Enclosed Parking with Elevator	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925
Strip Mall	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

## 5.0 Energy Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	7.9600e-003	0.0680	0.0291	4.3000e-004		5.5000e-003	5.5000e-003		5.5000e-003	5.5000e-003		86.8330	86.8330	1.6600e-003	1.5900e-003	87.3490
Natural Gas Unmitigated	7.9600e-003	0.0680	0.0291	4.3000e-004		5.5000e-003	5.5000e-003		5.5000e-003	5.5000e-003		86.8330	86.8330	1.6600e-003	1.5900e-003	87.3490



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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	734.037	7.9200e-003	0.0677	0.0288	4.3000e-004		5.4700e-003	5.4700e-003		5.4700e-003	5.4700e-003		86.3573	86.3573	1.6600e-003	1.5800e-003	86.8704
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	4.04384	4.0000e-005	4.0000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.4758	0.4758	1.0000e-005	1.0000e-005	0.4786
<b>Total</b>		<b>7.9600e-003</b>	<b>0.0681</b>	<b>0.0291</b>	<b>4.3000e-004</b>		<b>5.5000e-003</b>	<b>5.5000e-003</b>		<b>5.5000e-003</b>	<b>5.5000e-003</b>		<b>86.8330</b>	<b>86.8330</b>	<b>1.6700e-003</b>	<b>1.5900e-003</b>	<b>87.3490</b>

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	0.734037	7.9200e-003	0.0677	0.0288	4.3000e-004		5.4700e-003	5.4700e-003		5.4700e-003	5.4700e-003		86.3573	86.3573	1.6600e-003	1.5800e-003	86.8704
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.00404384	4.0000e-005	4.0000e-004	3.3000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.4758	0.4758	1.0000e-005	1.0000e-005	0.4786
<b>Total</b>		<b>7.9600e-003</b>	<b>0.0681</b>	<b>0.0291</b>	<b>4.3000e-004</b>		<b>5.5000e-003</b>	<b>5.5000e-003</b>		<b>5.5000e-003</b>	<b>5.5000e-003</b>		<b>86.8330</b>	<b>86.8330</b>	<b>1.6700e-003</b>	<b>1.5900e-003</b>	<b>87.3490</b>

## 6.0 Area Detail

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Paramount Assisted Living - South Coast AQMD Air District, Summer

**6.1 Mitigation Measures Area**

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5056	0.0191	1.6566	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9774	2.9774	2.9000e-003	0.0000	3.0498
Unmitigated	5.7463	0.4341	11.8276	0.0260		1.5369	1.5369		1.5369	1.5369	187.3384	362.9774	550.3157	0.5616	0.0127	568.1443

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## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0374					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4178					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	5.2407	0.4150	10.1710	0.0260		1.5278	1.5278		1.5278	1.5278	187.3384	360.0000	547.3384	0.5587	0.0127	565.0945
Landscaping	0.0504	0.0191	1.6566	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9774	2.9774	2.9000e-003		3.0498
<b>Total</b>	<b>5.7463</b>	<b>0.4341</b>	<b>11.8276</b>	<b>0.0260</b>		<b>1.5369</b>	<b>1.5369</b>		<b>1.5369</b>	<b>1.5369</b>	<b>187.3384</b>	<b>362.9774</b>	<b>550.3157</b>	<b>0.5616</b>	<b>0.0127</b>	<b>568.1443</b>

## Paramount Assisted Living - South Coast AQMD Air District, Summer

## 6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0374					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4178					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0504	0.0191	1.6566	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9774	2.9774	2.9000e-003		3.0498
<b>Total</b>	<b>0.5056</b>	<b>0.0191</b>	<b>1.6566</b>	<b>9.0000e-005</b>		<b>9.1300e-003</b>	<b>9.1300e-003</b>		<b>9.1300e-003</b>	<b>9.1300e-003</b>	<b>0.0000</b>	<b>2.9774</b>	<b>2.9774</b>	<b>2.9000e-003</b>	<b>0.0000</b>	<b>3.0498</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

**8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

CalEEMod Version: CalEEMod.2016.3.2

Page 27 of 27

Date: 6/21/2019 8:44 AM

## Paramount Assisted Living - South Coast AQMD Air District, Summer

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

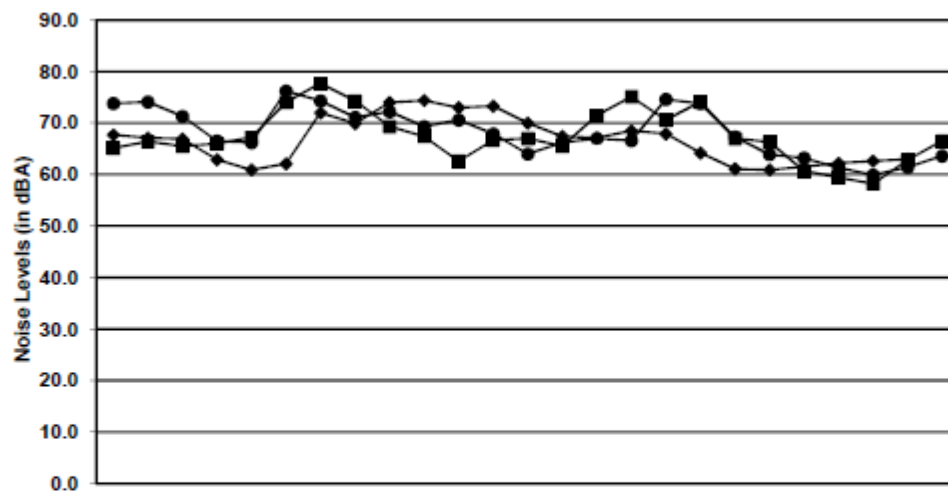
User Defined Equipment

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

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Actual Noise Levels During Measurement				Noise Measurement Results in Leq%				
1-25	26-50	51-75	76-100	L%	1-25	26-50	51-75	76-100
67.8	67.7	65.1	73.8	L <sub>99</sub>	79.3	74.4	77.7	76.2
67.4	67.1	66.4	74.1			76.4	74.0	75.1
66.1	66.9	65.5	71.3	L <sub>90</sub>	75.0	73.3	74.3	74.3
67.6	62.9	66.0	66.5			74.1	73.0	74.1
68.7	60.9	67.2	66.2		73.7	72.0	74.0	73.8
70.5	62.1	74.0	76.2		73.3	70.0	71.5	73.8
71.3	72.0	77.7	74.3		72.2	69.9	70.6	72.2
71.7	69.9	74.3	71.1		71.7	68.5	69.3	71.3
69.7	74.0	69.3	72.2		71.3	67.9	67.4	71.1
70.0	74.4	67.4	69.3		71.1	67.7	67.2	70.6
70.9	73.0	62.6	70.6		71.1	67.4	67.0	69.3
66.4	73.3	66.7	67.9	L <sub>50</sub>	70.9	67.1	67.0	67.9
69.4	70.0	67.0	64.0			70.5	67.1	66.7
70.5	67.4	65.5	66.2		70.5	66.9	66.5	67.0
71.1	67.1	71.5	67.0		70.0	64.2	66.4	66.6
76.4	68.5	75.1	66.6		69.7	63.7	66.3	66.5
79.3	67.9	70.6	74.6		69.4	63.0	66.0	66.2
75.0	64.2	74.1	73.8		68.7	62.9	65.5	66.2
74.1	61.1	67.0	67.3		67.8	62.6	65.5	64.0
73.3	60.9	66.3	63.9	L <sub>25</sub>	67.6	62.2	65.1	63.9
71.1	61.5	60.7	63.2			67.4	62.1	62.8
73.7	62.2	59.4	61.3		67.0	61.5	62.6	63.2
72.2	62.6	58.2	59.9	L <sub>10</sub>	66.8	61.1	60.7	61.4
67.0	63.0	62.8	61.4			66.4	60.9	59.4
66.8	63.7	66.5	63.6		66.1	60.9	58.2	59.9



### Noise Measurements along the west side of Paramount Blvd

Source: Blodgett Baylosis Environmental Planning

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION  
PARAMOUNT SENIOR LIVING • 16675 & 16683 PARAMOUNT BOULEVARD, PARAMOUNT

			73.3		
			73.0		
			72.2		
			72.2		
			72.0		
			71.7		
			71.5	75%	
			71.3		
			71.3		
			71.1		
			71.1		
			71.1		
			70.9		
			70.6		
			70.6		
			70.5		
			70.5		
			70.0		
			70.0		
			69.9		
			69.7		
			69.4		
			69.3		
			69.3		
			68.7		
			68.5		
			67.9		
			67.9		
			67.8		
			67.7		
			67.6		
			67.4	50%	
			67.4		
			67.4		
			67.3		64.0
			67.2		63.9
			67.1		63.7
			67.1		63.6
			67.0		63.2
			67.0		63.0
			67.0		62.9
			67.0		62.8
			66.9		62.6
			66.8		62.6
			66.7		62.2
			66.6		62.1
			66.5		61.5
			66.5		61.4
			66.4		61.3
			66.4		61.1
			66.3		60.9
		90%	66.2		60.9
			66.2		60.7
			66.1		59.9
			66.0		59.4
			65.5		58.2
			65.5		
			65.1		6825.5
			64.2		68.255
79.3		99%			
77.7					
76.4					
76.2					
75.1					
75.0					
74.6					
74.4					
74.3					
74.3					
74.1					
74.1					
74.1					
74.0					
74.0					
73.8					
73.8					
73.7					
73.3					



INITIAL STUDY & MITIGATED NEGATIVE DECLARATION  
PARAMOUNT SENIOR LIVING • 16675 & 16683 PARAMOUNT BOULEVARD, PARAMOUNT

Demolition Noise  
Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 06/20/2019  
Case Description: Paramount Senior Assisted Living

\*\*\*\* Receptor #1 \*\*\*\*

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Adjacent Residential	Residential	68.2	50.0	50.0

Description	Impact Device	Usage (%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Concrete Saw	No	20		89.6	20.0	0.0
Dozer	No	40		81.7	20.0	0.0
Tractor	No	40	84.0		20.0	0.0
Tractor	No	40	84.0		40.0	0.0
Tractor	No	40	84.0		60.0	0.0
Front End Loader	No	40		79.1	20.0	0.0
Front End Loader	No	40		79.1	40.0	0.0
Front End Loader	No	40		79.1	60.0	0.0
Backhoe	No	40		77.6	20.0	0.0
Backhoe	No	40		77.6	40.0	0.0
Backhoe	No	40		77.6	60.0	0.0

Results

Noise Limit Exceedance (dBA)						Noise Limits (dBA)			
<div></div>									
<div></div>									
Night	Day		Calculated (dBA)		Day		Evening		
			Evening	Night					
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Leq									
Concrete Saw	N/A	N/A	97.5	90.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer	N/A	N/A	89.6	85.6	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	92.0	88.0	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	85.9	82.0	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor	N/A	N/A	82.4	78.4	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front End Loader	N/A	N/A	87.1	83.1	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front End Loader	N/A	N/A	81.0	77.1	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front End Loader	N/A	N/A	77.5	73.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	N/A	N/A	85.5	81.5	N/A	N/A	N/A	N/A	N/A

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION  
PARAMOUNT SENIOR LIVING • 16675 & 16683 PARAMOUNT BOULEVARD, PARAMOUNT

				Demolition Noise						
N/A	N/A	N/A	N/A	N/A	N/A	N/A				
Backhoe			79.5	75.5	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A				
Backhoe			76.0	72.0	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A				
		Total	97.5	94.5	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A				

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION  
PARAMOUNT SENIOR LIVING • 16675 & 16683 PARAMOUNT BOULEVARD, PARAMOUNT

Grading\_Site Preparation Noise  
Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 06/20/2019  
Case Description: Paramount Senior Assisted Living

\*\*\*\* Receptor #1 \*\*\*\*

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Adjacent Residential	Residential	68.2	55.0	55.0

Description	Impact Device	Usage (%)	Equipment		Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)		
Grader	No	40	85.0		20.0	0.0
Dozer	No	40		81.7	20.0	0.0
Backhoe	No	40		77.6	40.0	0.0
Tractor	No	40	84.0		40.0	0.0
Front End Loader	No	40		79.1	30.0	0.0

Results

Noise Limit Exceedance (dBA)					Noise Limits (dBA)				
-----									
-----									
Night	Day		Calculated (dBA)		Day		Evening		
			Evening		Night				
-----									
Equipment	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Leq									
-----									
Grader			93.0	89.0	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dozer			89.6	85.6	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe			79.5	75.5	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tractor			85.9	82.0	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front End Loader			83.5	79.6	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total			93.0	91.6	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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LEGAL DESCRIPTION

ASSESSOR PARCEL NO. (APN)	T102-031-020
	T102-031-021
	T102-031-022
Tract	7811
Lot	137, 138, 139

APPLICANT INFO

OWNER	FIROUZ GOLSHANI AND BEHROKH TABIBIAN
ADDRESS	6700 LAUREL CANYON BLVD., #1 NORTH HOLLYWOOD, CA 91606
PHONE	818-486-3718
APPLICANT	NIMA GOLSHANI
ADDRESS	850 MALCOM AVE., LOS ANGELES, CA 90024
PHONE	213-842-8237

UNIT CALCULATION

	1 BR	2 BR	3 BR	4 BR	TOTAL
2nd FLOOR	0	0	4	3	7
3rd FLOOR	0	0	4	3	7
TOTAL	0	0	8	6	14

BUILDING INFORMATION

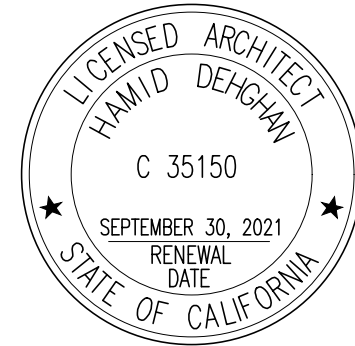
APPLICABLE CODE	2016 CBC
LOT AREA	13,508 SF
TOTAL BUILDING AREA	38,380
BUILDING HEIGHT	37'-0"
BUILDING OCCUPANCY:	M, S-2 FIRST FLOOR R-2, 2 RESIDENTIAL FLOORS ABOVE 1st FLOOR COMMERCIAL
TYPE OF CONSTRUCTION:	TYPE I-A AT 1st FLOOR (13,100 sf.) TYPE V-A ON 2 UPPER LEVELS (25,280 sf.)

(THE TYPE V-A AND TYPE I-A HAS BEEN SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOUR)

DRAWN: HAMID DEGHAN



HRD Arch Inc.  
Architecture • Planning • Landscape  
11620 WILSHIRE BLVD. SUITE 900, LOS ANGELES  
TEL: (310) 358 - 2245  
Hamid@HRDarch.com



OWNER:

PARAMOUNT SENIOR LIVING  
16675 PARAMOUNT BLVD. PARAMOUNT CA 90725

DATE: 04/27/2020

SCALE:

DRAWING TITLE:

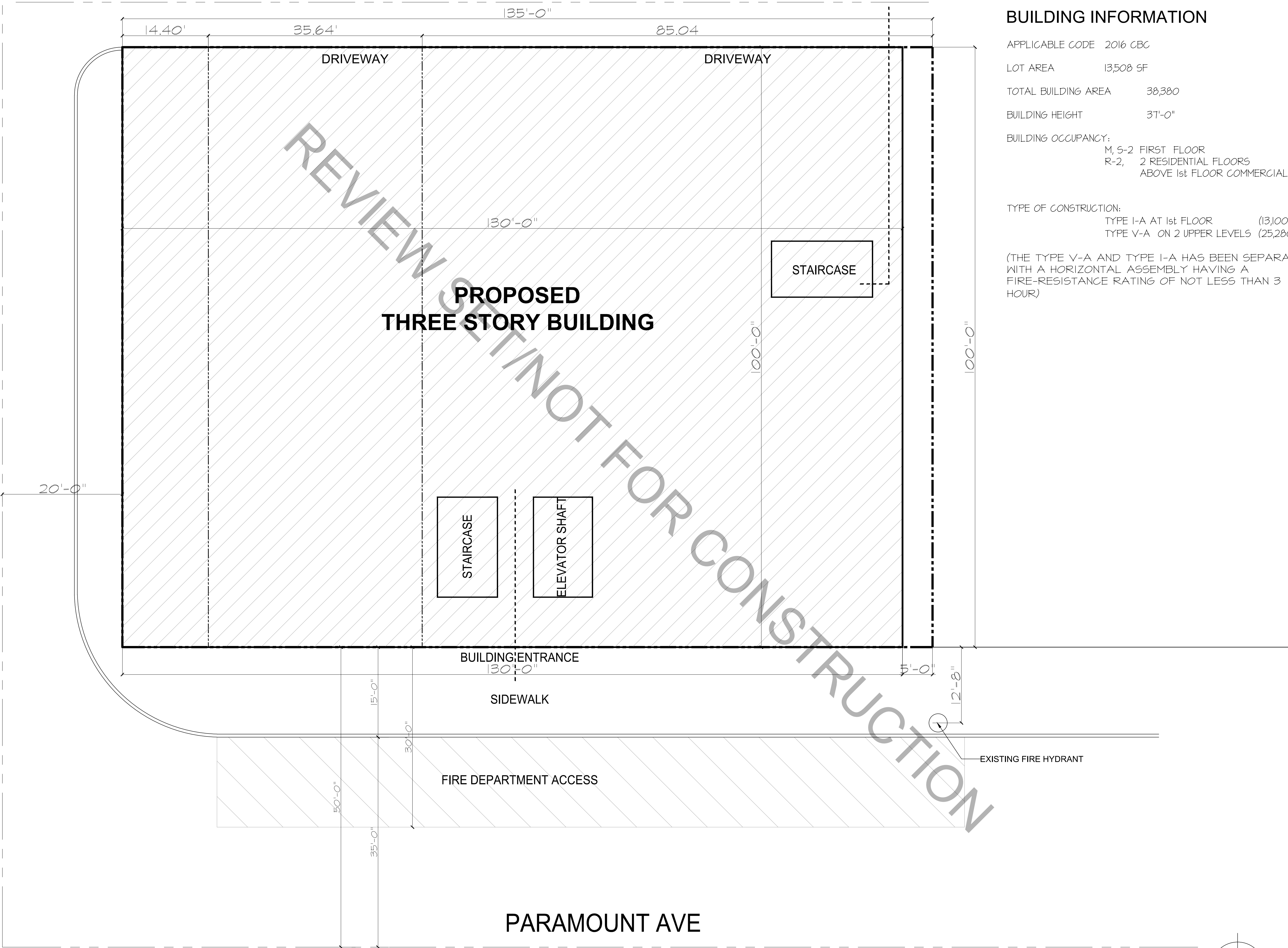
COVER SHEET

A0.1



70TH AVE.

ALLEY



BUILDING INFORMATION

APPLICABLE CODE	2016 CBC
LOT AREA	13,508 SF
TOTAL BUILDING AREA	38,380
BUILDING HEIGHT	37'-0"
BUILDING OCCUPANCY:	M, S-2 FIRST FLOOR R-2, 2 RESIDENTIAL FLOORS ABOVE 1st FLOOR COMMERCIAL
TYPE OF CONSTRUCTION:	TYPE I-A AT 1st FLOOR (13,100 sf.) TYPE V-A ON 2 UPPER LEVELS (25,280 sf.)

(THE TYPE V-A AND TYPE I-A HAS BEEN SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOUR)

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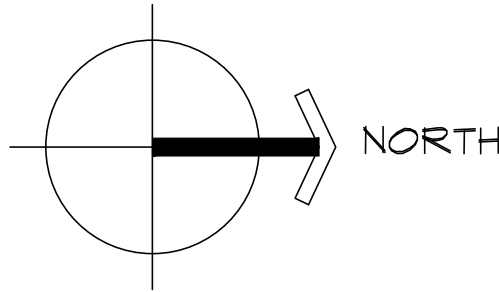
**PARAMOUNT SENIOR LIVING**  
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DATE: 04/27/2020

SCALE: 1/8" = 1'-0"

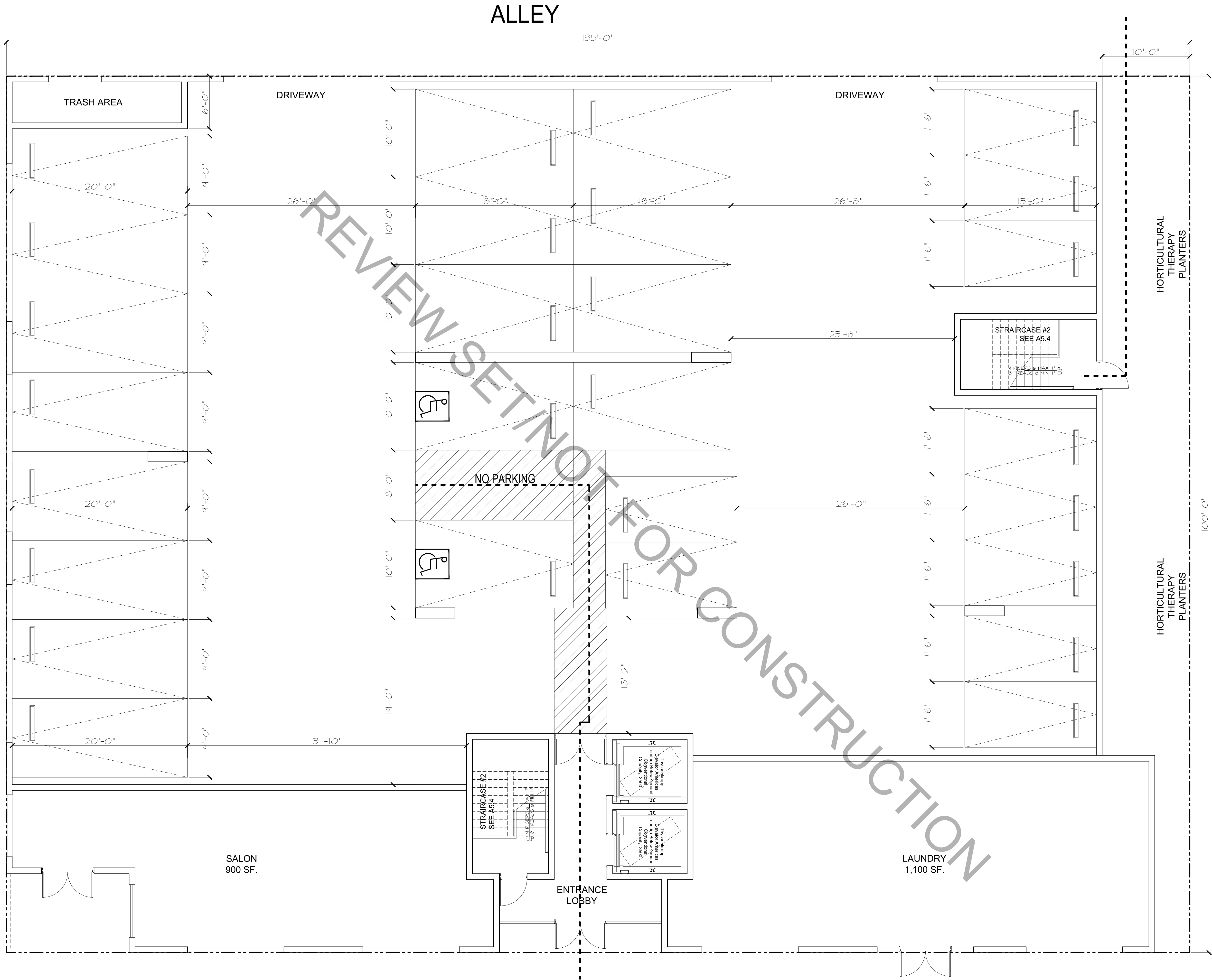
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SITE PLAN



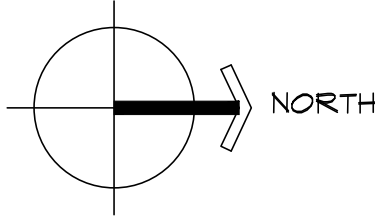
**A1.1**

70TH AVE.



PARAMOUNT AVE

# FIRST FLOOR PLAN



DATE: 04/27/2020

SCALE: 3/16" = 1'-0"

DRAWING TITLE:

FIRST FLOOR PLAN

A2.1

PARAMOUNT SENIOR LIVING

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OWNER:

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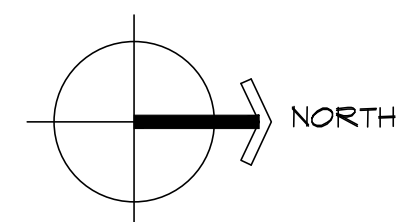
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70TH AVE.

ALLEY

PARAMOUNT AVE

## SECOND FLOOR PLAN

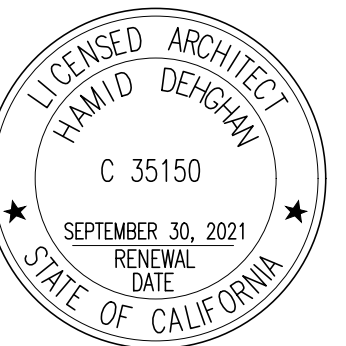


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OWNER:

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16675 PARAMOUNT BLVD. PARAMOUNT CA 90725

DATE: 04/27/2020

SCALE: 3/16" = 1'-0"

DRAWING TITLE:

SECOND FLOOR PLAN

**A2.2**

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134'-2'

Architectural floor plan showing multiple residential units (Unit 301 through Unit 307) and common areas. The plan includes dimensions for rooms and overall unit footprints.

**Units and Room Dimensions:**

- Unit 301:** Bedroom #1 (13'-2"), Bedroom #2 (13'-2"), Bedroom #3 (13'-2"), Bedroom #4 (13'-2").
- Unit 302:** Bedroom #1 (14'-2"), Bedroom #2 (14'-2"), Indt. Living Bedroom #3 (14'-1").
- Unit 303:** Bedroom #1 (13'-7"), Bedroom #2 (13'-7"), Bedroom #3 (13'-7"), Bedroom #4 (13'-7").
- Unit 304:** Bedroom #1 (17'-3"), Bedroom #2 (17'-3"), Bedroom #3 (17'-3"), Bedroom #4 (17'-3").
- Unit 305:** Bedroom #1 (17'-3"), Bedroom #2 (17'-3"), Bedroom #3 (17'-3"), Bedroom #4 (17'-3").
- Unit 306:** Indt. Living Bedroom #1 (14'-2"), Indt. Living Bedroom #2 (14'-2"), Bedroom #3 (15'-3"), Indt. Living (11'-11").
- Unit 307:** Bedroom #1 (18'-0"), Bedroom #2 (18'-0"), Bedroom #3 (18'-0"), Bedroom #4 (18'-0").

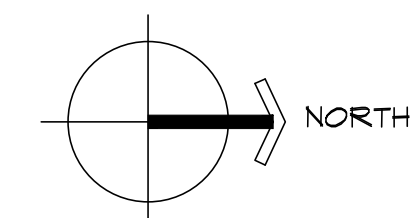
**Common Areas:**

- Kitchen:** 58'-8" x 6'-0"
- Storage:** 6'-0" x 6'-0"
- Cafeteria Open to Sky:** 27'-1" x 6'-0"
- Balcony:** 18'-10" x 10'-6"
- Staircase:** 10'-0" x 10'-0"

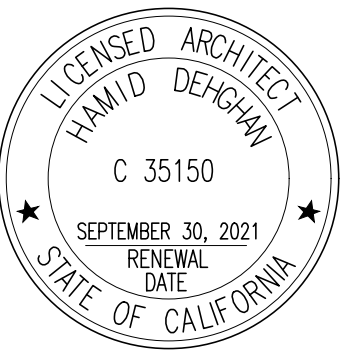
**Other Labels:**

- OPEN TO BELOW
- REVIEW SET NOT FOR CONSTRUCTION

## THIRD FLOOR PLAN



Hamid@HRDarch.com



# PARAMOUNT SENIOR LIVING

16675 PARAMOUNT BLVD. PARAMOUNT CA 90725

## A2.3

70TH AVE.

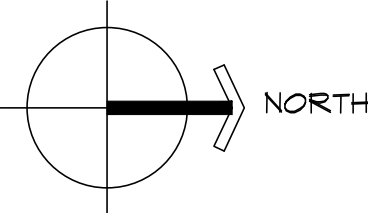
ALLEY

135'-0"

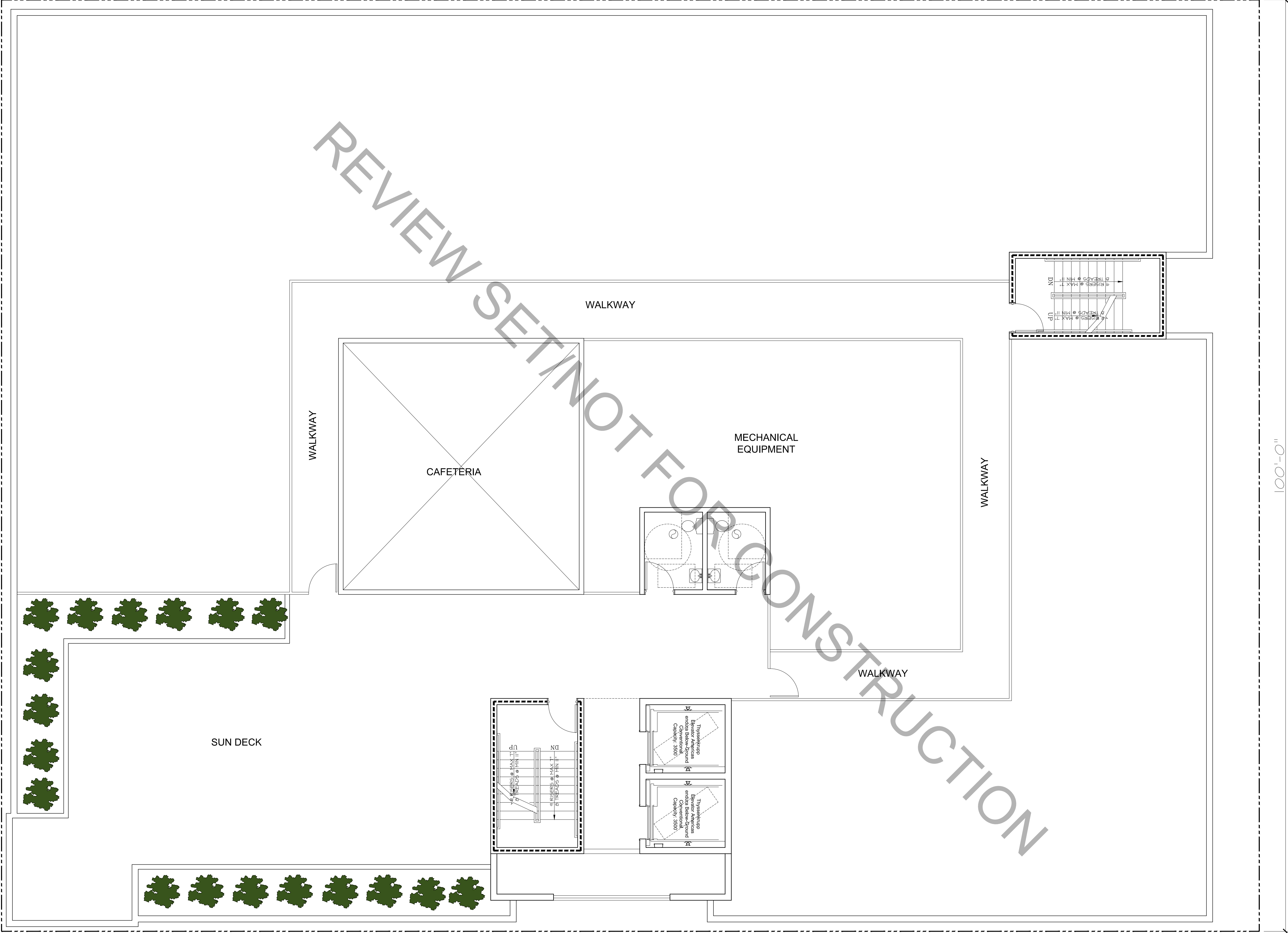
100'-0"

PARAMOUNT AVE

ROOF PLAN



REVIEW SET/NOT FOR CONSTRUCTION



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OWNER:

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 16675 PARAMOUNT BLVD. PARAMOUNT CA 90725

DATE: 04/27/2020

SCALE: 3/16" = 1'-0"

DRAWING TITLE:  
 ROOF PLAN

**A2.4**

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JANUARY 12, 2021

PUBLIC HEARING

ORDINANCE NO. 1148/ZONE CHANGE NO. 230

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 230, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/ MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY AT 16675-16689 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT”

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

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

E. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1148/ZONE CHANGE NO. 230, AND PLACE IT ON THE NEXT REGULAR AGENDA FOR ADOPTION.

<u>MOTION:</u>	<u>ROLL CALL VOTE:</u>
MOVED BY: _____	AYES: _____
SECONDED BY: _____	NOES: _____
<input type="checkbox"/> APPROVED	ABSENT: _____
<input type="checkbox"/> DENIED	ABSTAIN: _____



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** John Carver, Planning Manager  
**Date:** January 12, 2021

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**Subject: ORDINANCE NO. 1148/ZONE CHANGE NO. 230  
16675-16683 PARAMOUNT BOULEVARD**

### **Background**

This item is a request by Nima Golshani to change the official Zoning Map from C-3 (General Commercial) to PD-PS (Planned Development with Performance Standards)/ Mixed-Use Commercial and Senior Assisted/Independent Living Facility at 16675-16683 Paramount Boulevard in the C-3 (General Commercial) zone. This item is associated with Resolution No. 21:003/General Plan Amendment No. 20-2, heard earlier this evening by the City Council. The Planning Commission recommended approval to the City Council of this item at its December 8, 2020 meeting.

### **Project Description**

The project consists of the construction of a three-story structure at the northwest corner of Paramount Boulevard and 70<sup>th</sup> Street. The building will contain two retail spaces and parking on the ground floor, residential units on the second and third floors, and a sun deck on the roof. The project area is made up of three parcels and has a total of 13,500 square feet of land. The southern parcel, measuring 14½ feet in width by 100 feet in length, is located in the City of Long Beach. The applicant will be working with the City of Long Beach for approval of that portion of the project. This dual-jurisdictional approval process is similar to a housing project from 2002 near the intersection of Hunsaker Avenue and 72<sup>nd</sup> Street, where three homes in the development have back yards in Long Beach. In that case, the City of Paramount was the “lead” agency for the entitlements and plan check.

The project will contain seven units on the second and third floors, with a total of 12 units for assisted care, and two units for independent living. Four units on each floor will contain three bedrooms, with the remaining three units on each floor containing four bedrooms. The three bedroom units will contain two bathrooms, while the four bedroom units will contain three bathrooms. Each unit will have a shared kitchen and living room. The four bedroom units will range in size from 1,120 square feet to 1,155 square feet, while three bedroom units will contain approximately 1,000 square feet.

In addition to two retail suites on the ground floor, there will be a total of 27 parking spaces for employees and customers of the retail suites. One of the retail suites will contain 900 square feet, while the second suite will contain 1,100 square feet. The commercial spaces will most likely be occupied by tenants that will accommodate the needs of the residential occupants of the project, such as a hair salon or a pharmacy; however, a wide range of retail uses will be permitted in the PD-PS zoning regulations. In addition to the residential units, the second floor will contain an exercise room and an activity room. The third floor will contain a kitchen to prepare meals for residents and a dining room. Finally, the roof of the project will contain a sundeck for use by the residential occupants of the building.

The facility will have a total of 48 employees, with an average of 15 people per shift. Employees will include:

1. Housekeepers
2. Caregivers
3. Medical technicians
4. Cooks
5. Managers
6. Nurses
7. Security

The minimum age to reside in the complex is 55.

The City will be contributing \$300,000 from the Low-to-Moderate Income Housing fund to help with the construction of the project. Given this contribution, two of the 14 units will be designated for low-to-moderate income residents.

## **Summary**

The applicant is requesting a zone change that will allow for the development of a mixed-use project that will provide assisted and independent living units, with two retail suites. With an aging population that is living longer, there is a growing need for projects such as this proposal. The approval of the project will help to meet an existing market demand for assisted/independent living facilities for seniors. As the location is near amenities including the public library, the Civic Center gardens, and shopping opportunities such as Northgate Gonzalez Market, it is well suited for an older population with limited mobility. Finally, the proposed development will eliminate blight at the southern entrance into the City.

## **Environmental Assessment**

The City Council reviewed a Mitigated Negative Declaration for this project in connection with Resolution No. 21:003/General Plan Amendment No. 20-2.

**RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1148, and place it on the next regular agenda for adoption.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1148**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 230, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM C-3 (GENERAL COMMERCIAL) TO PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/ MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY AT 16675-16689 PARAMOUNT BOULEVARD IN THE CITY OF PARAMOUNT

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

**SECTION 1.** The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

**SECTION 2. Purpose and Findings.** The City Council finds and declares as follows:

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

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

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

WHEREAS, the Planning Commission held a duly noticed public hearing on December 8, 2020 at which time it reviewed criteria for amending the Zoning Map, considered all evidence presented, both written and oral, and at the end of the hearing voted to adopt Resolution No. PC 20:037, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on January 12, 2021, at which time it considered all evidence presented, both written and oral.



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

**SECTION 3.** 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)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility. 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 – general:

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

1. Mixed-use rental housing. Rental housing units for senior citizens, as defined in Section 51.3 of the California Civil Code, excluding the first (ground) floor of a building, provided the first floor contains commercial uses.
2. Animals. Dogs and cats as household pets within approved housing units, provided that the total number is any combination thereof shall not exceed two per housing unit. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited.
3. Home garden. A home garden is permitted as a complement or accessory to a completed development project.
4. Home occupation. A Home Occupation Permit may be granted pursuant to Section 17.08.020 of the Paramount Municipal Code for residents in approved housing units.
5. Parking structure. A parking facility is permitted as a complement to a mixed-use commercial and senior assisted and senior independent living facility.
6. Signs. Signs that comply with the Central Business District Design Standards are permitted with Planning Department review and approval of a sign plans.

Permitted uses – first (ground) floor only:

1. Animal grooming shops
2. Apparel shops
3. Appliance stores

4. Art galleries
5. Art supply stores
6. Bakeries without customer seating
7. Banks, credit unions, savings and loan institutions, and financial services (excluding check cashing, payday loans, and auto title loans)
8. Barber shops, beauty shops, or nail salons
9. Bicycles sales and repair shops
10. Book and stationery stores
11. Candy stores and confectioneries
12. Consumer electronics shops, including the sale of mobile phones and accessories
13. Cookware shops
14. Coin operated laundries
15. Craft shops
16. Collectible stores
17. Dry cleaners
18. Florist shops
19. Furniture stores, excluding furniture rentals
20. Garden supply stores (excluding hydroponics stores)
21. Grocery stores and delicatessen shops
22. Hardware and home improvement stores
23. Insurance agencies
24. Jewelry stores
25. Libraries, public
26. Linen shops

27. Locksmiths
28. Mail and shipping services
29. Meat markets
30. Musical instrument shops
31. Office and professional uses (excluding medical, dental, and optometrist uses)
32. Party supply stores
33. Pet supply stores
34. Printing and photocopy establishments
35. Real estate brokers and sales offices
36. Shoe stores and shoe repair shops
37. Skateboard shops
38. Sporting goods
39. Studios (dance and fitness, recording, art, and music)
40. Tailor services
41. Toy/hobby retail shops

Uses subject to a conditional use permit:

The following uses may be permitted, provided that a conditional use permit is first obtained:

1. Alcoholic beverage sales for consumption off-premises
2. Antique shops
3. Any establishment offering alcoholic beverages for sale for consumption on the premise
4. Bars or cocktail lounges with prepared food as a majority of gross sales
5. Breweries, wineries, and/or distilleries with taproom or brewpub

6. Culinary schools with storefront visibility
7. Drug stores/pharmacies
8. Exterior display of merchandise of any kind other than as a special event sale or grand opening
9. Freestanding automated teller machines (ATMs)
10. Game arcades
11. Gymnasiums
12. Hookah lounges, hookah cafes, and hookah sales (individually or any combination)
13. Karaoke lounge
14. Medical, dental, and optometrist uses
15. Museums
16. Pet stores with the sale of live animals
17. Restaurants (walk-in), bakeries with customer seating, coffee shops, fast food uses, take-out food service or other such retail food establishments
18. Wine bars
19. Wine shops devoted exclusively to sales of wine

Prohibited uses:

1. Adult novelty shop
2. Automotive part and automotive accessory sales
3. Automotive repair or service of any kind whatsoever
4. Bars or cocktail lounges, where no food is served
5. Billiard parlors
6. Check cashing, payday loans, and auto title loans
7. Day care centers (child and adult)

8. Discount grocery stores
9. Drive-through establishments of any type
10. Food voucher markets
11. Fraternal or social organizations
12. Gold and silver exchanges
13. Internet cafes/cyber cafes
14. Manufacturing uses of any kind
15. Massage establishments
16. Pawn shops
17. Public assemblies including religious assemblies and institutions
18. Retail sales of used merchandise, excluding antique shops
19. Swap meets
20. Tire shops, sales or service
21. Tobacco shops
22. Vocational schools (excluding culinary schools with storefront visibility)

Performance standards:

1. Permitting. All uses that require a conditional use permit shall obtain a conditional use permit before operating.
2. Vehicle repair. The repair or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards) zone is prohibited.
3. Commercial trucks/trailers. The parking or storage of trailers or commercial trucks is prohibited.
4. Vehicle parking. The parking of any vehicle in any area other than the garage or driveway is prohibited.
5. Recreational vehicles prohibited. The parking or outdoor storage of any recreational vehicle is prohibited. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.

6. Satellite dish. The installation of a satellite dish shall not be visible from a public street.
7. Pole/antennae. No television or radio poles, antennae, or other external fixtures other than those originally installed by the developer and any replacements thereof, shall be constructed, erected, or maintained.
8. Clotheslines. Clotheslines shall not be visible from the public right-of-way.
9. Trash/recyclables. Trash, recyclables, garbage, or other waste shall be kept only in sanitary containers that shall be stored in a location so as not to be visible from the public right-of-way. All of said aforementioned containers shall be kept and maintained within the walls of the designated trash room of the approved building except when being emptied by a collector.
10. Storage. The storage or accumulation of junk, trash, and other offensive or noxious materials 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. Tenant storage shall be limited to the accessory storage on the premises and shall be within the approved and enclosed building.
11. Modifications. No alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on the lot, and no changes to the grade or drainage pattern of the lot, shall occur without the prior consent of the Planning Director.
12. Home gardens. Edible plant materials shall be promptly harvested and removed when mature or ripe. Plants not harvested for consumption shall be promptly removed or tilled into the soil. Planting areas fallowed between growing seasons shall be covered with mulch or similar material or otherwise maintained in clean condition until the next planting period. Weeds shall be promptly removed. Actions shall be taken to prevent and eliminate pests.

Development standards:

1. Setbacks. Building setbacks are to be as shown on the submitted site plan and made by reference a part of this zone change.
2. Parking. Vehicular parking shall be provided and accessible as shown on the approved site plan.
3. Signage. Signs that comply with the Central Business District Design Standards are permitted with Planning Department review and approval of a sign plans.

4. Mailboxes. Mailboxes shall be installed by the developer and maintained in perpetuity. Fences, etc. Perimeter fencing requires separate Planning Department review and approval.
5. Security bars. No wrought iron, metal, steel, etc. security bars shall be installed on exterior of any window. All exterior doors must be able to open without special knowledge or tools.
6. Tarps. The use of tarps is prohibited.
7. Landscaping/irrigation. Landscaping and irrigation shall comply with the Water-Efficient Landscape Provisions of the Paramount Municipal Code.
8. Security wire. No barbed wire, concertina wire, razor wire or cut glass shall be installed.
9. Business entrances. Ground floor tenant spaces shall have their primary entrance located adjacent to the public street or sidewalk.

Compliance with Chapter 17.72 of the Paramount Municipal Code relating to the PD-PS (Planned Development with Performance Standard) zoning.

This zone change shall comply with all conditions set forth in Chapter 17.72 of the Paramount Municipal Code dealing with the PD-PS (Planned Development with Performance Standards) zone.

**SECTION 4. California Environmental Quality Act (CEQA).** The City Council adopted a Mitigated Negative Declaration for this project in connection with Resolution No. 21:003/General Plan Amendment No. 20-2.

**SECTION 5. Severability.** If any section, subsection, sentence, clause or phrase in this ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

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

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 2<sup>nd</sup> day of February 2021.

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Peggy Lemons, Mayor

Attest:

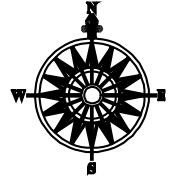
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Heidi Luce, City Clerk

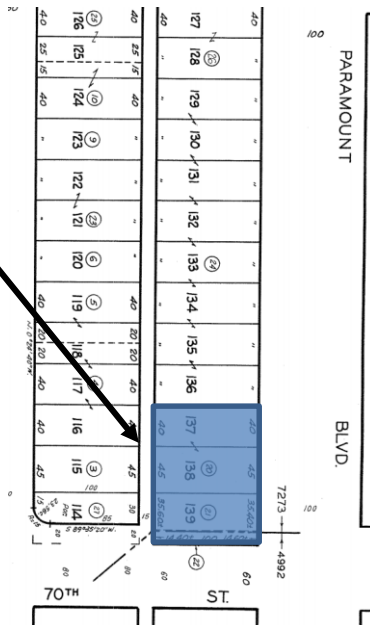


# Exhibit "A"

## Ordinance No. 1148/Zone Change No. 230



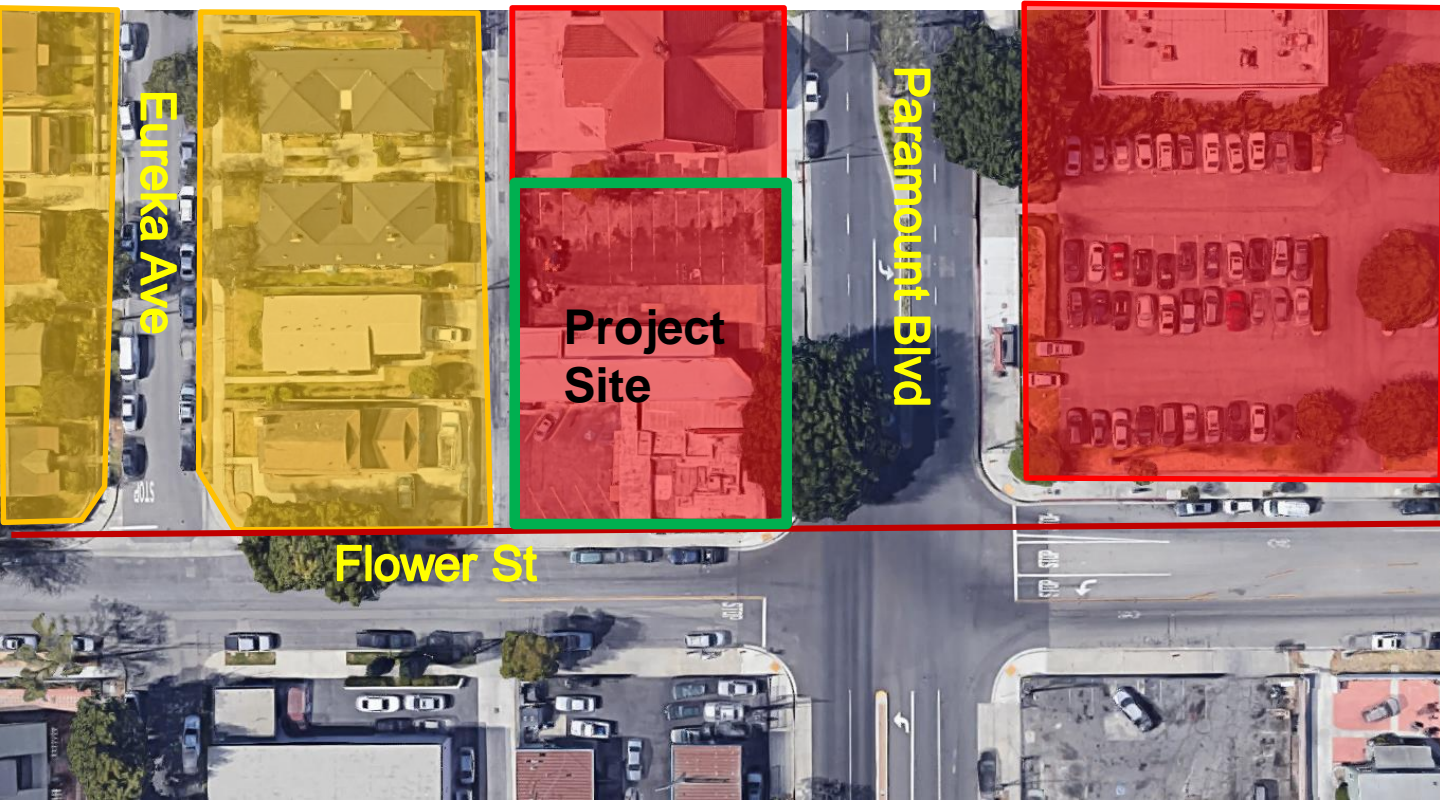
**Subject Site**






16675-16683 Paramount Boulevard

# Zone Change No. 230

## Existing Zoning

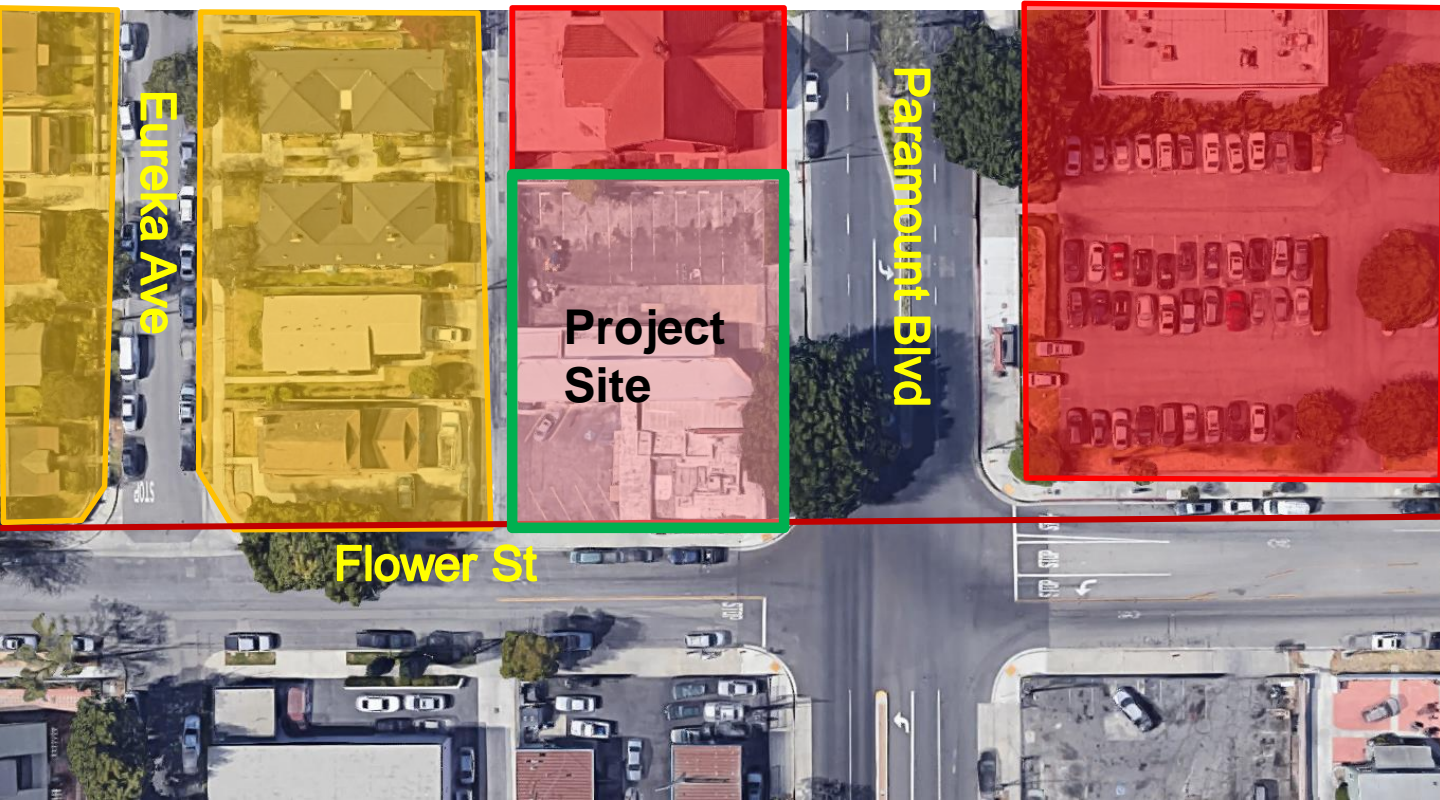





-  PD-PS (Planned Development with Performance Standards)
-  R-2 (Single-Family Residential)
-  C-3 (Commercial Manufacturing)

16675-16683 Paramount Boulevard

# Zone Change No. 230

## Proposed Zoning



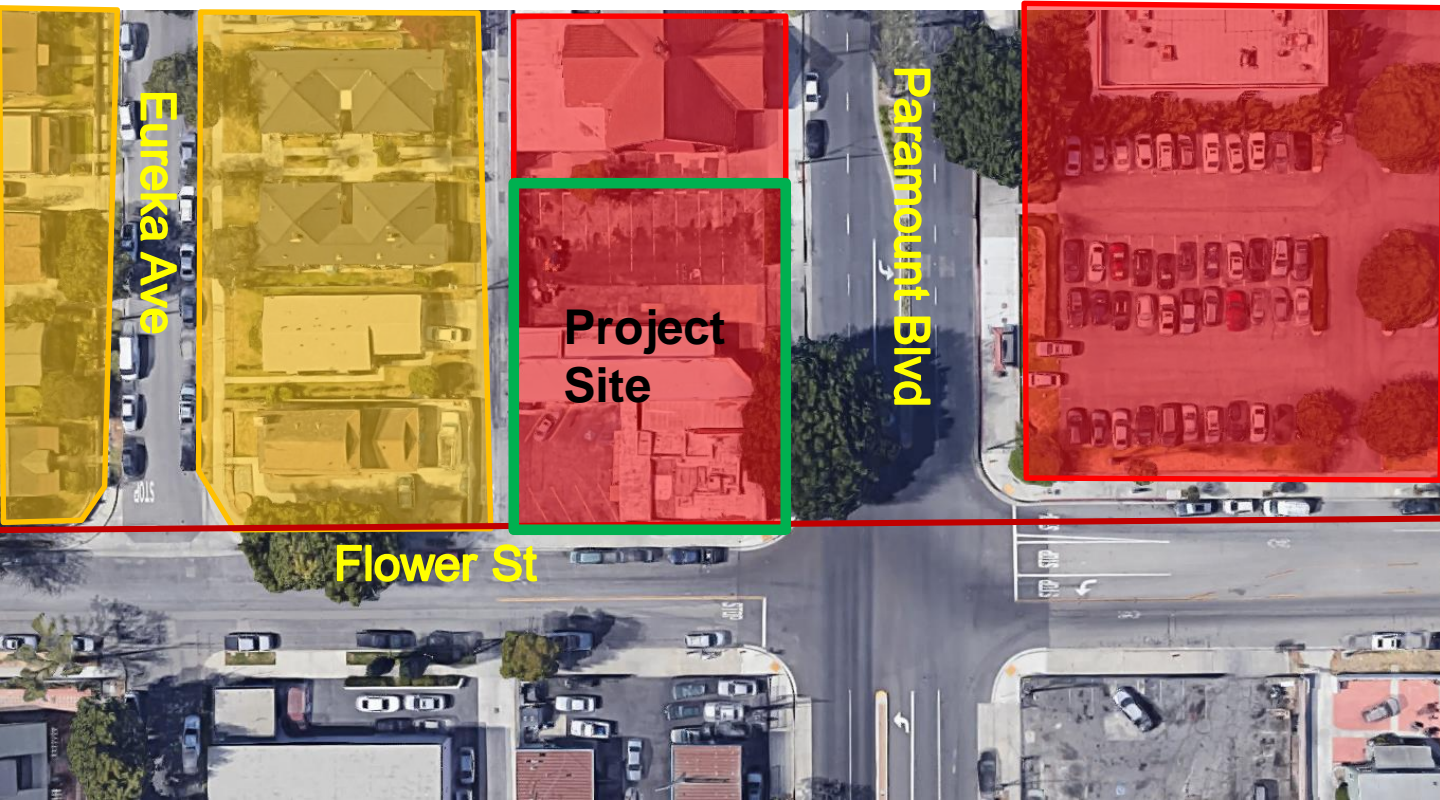
-  PD-PS (Planned Development with Performance Standards)
-  R-2 (Single-Family Residential)
-  C-3 (Commercial Manufacturing)



16675-16683 Paramount Boulevard



# Zone Change No. 230

## Land Use

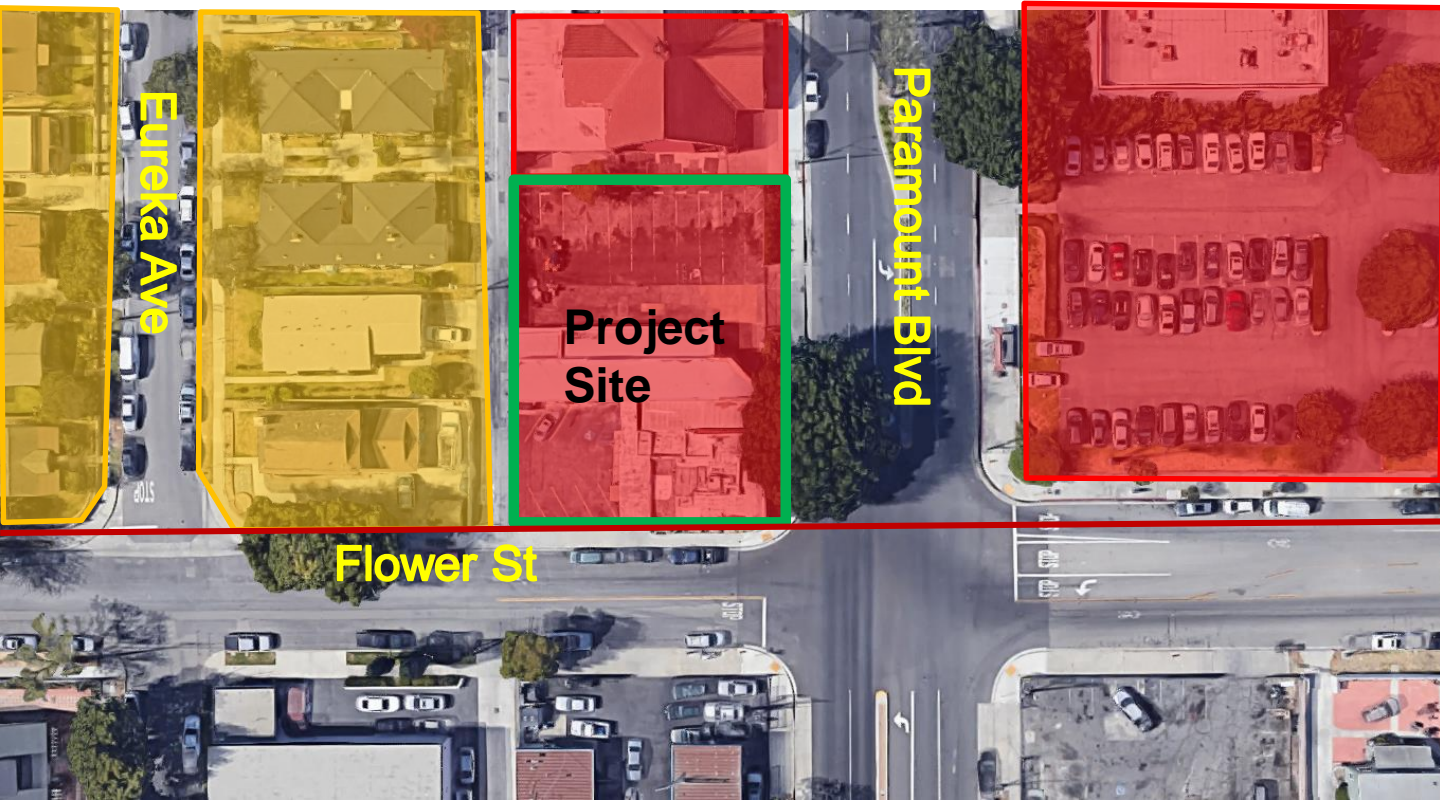




-  Central Business District
-  Single-Family Residential

16675-16683 Paramount Boulevard

# Zone Change No. 230

## General Plan



-  Central Business District
-  Single-Family Residential

16675-16683 Paramount Boulevard

JANUARY 12, 2021

PUBLIC HEARING

ORDINANCE NO. 1143

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
RENEWING THE PETROLEUM PIPELINE FRANCHISE AGREEMENT WITH  
PACIFIC PIPELINE SYSTEM, LLC”

- A. HEAR STAFF REPORT.
- B. **MAYOR** TO OPEN THE PUBLIC HEARING BY ANNOUNCING THAT THIS IS THE TIME AND PLACE FOR THE HEARING OF OBJECTIONS TO RENEWAL OF THE PETROLEUM PIPELINE FRANCHISE AGREEMENT WITH PACIFIC PIPELINE SYSTEM, LLC.
- C. **CITY MANAGER** TO ANNOUNCE THAT NOTICE OF THIS HEARING HAS BEEN GIVEN PURSUANT TO SECTION 6232 OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THAT THE AFFIDAVITS OF PUBLICATION AND POSTING ARE ON FILE IN THE CITY CLERK’S OFFICE.
- D. **CITY MANAGER** TO ANNOUNCE THE NUMBER OF WRITTEN OBJECTIONS RECEIVED. IF ANY, THEN ANNOUNCE THAT COPIES HAVE BEEN DELIVERED TO EACH MEMBER OF THE CITY COUNCIL, OR SUMMARIZE THE CONTENTS THEREOF.

CONTINUED... PLEASE TURN PAGE

E. **MAYOR** TO ASK TO HEAR FROM ANYONE WISHING TO TESTIFY ON THIS MATTER.

(1) ASK TO HEAR FROM THOSE IN FAVOR

(2) ASK TO HEAR FROM THOSE OPPOSED

F. **MOTION IN ORDER:**

CONTINUE THE PUBLIC HEARING ON ORDINANCE NO. 1143 TO FEBRUARY 2, 2021 AT 6:00 P.M.

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**Cc:** Andrew Vialpando, Assistant City Manager  
**Date:** January 12, 2021

---

**SUBJECT: REQUEST TO CONTINUE PUBLIC HEARING SCHEDULED ON JANUARY 12, 2021 FOR THE RENEWAL OF A PETROLEUM PIPELINE FRANCHISE AGREEMENT WITH PACIFIC PIPELINE SYSTEM, LLC TO FEBRUARY 2, 2021**

At its meeting on December 15, 2020, the City Council approved a Notice of Intent to Hold a Public Hearing to consider the renewal of a Petroleum Pipeline Franchise Agreement with Pacific Pipeline System, LLC. for Line No. 63, which runs about 5,700 feet in length under El Camino Avenue, Alondra Boulevard, San Jose Avenue, and Ansmith Avenue. This procedure is a requirement for consideration of a Pipeline Franchise Agreement pursuant to Section 6232 of the California Public Utilities Commission (CPUC). A Notice of Public Hearing set for January 12, 2021 was subsequently published in the Paramount Journal on December 24, 2020 soliciting written objections to the Agreement.

Pacific Pipeline System, LLC. contacted staff in late December to request that the Public Hearing be continued to a later date to allow them more time to review the Agreement crafted by the City. The City Attorney reviewed the request and indicated that this is permissible.

**RECOMMENDED ACTION**

It is recommended that the City Council open the public hearing, hear any objections and continue the Public Hearing scheduled for January 12, 2021 for the renewal of the Petroleum Franchise Agreement with Pacific Pipeline System, LLC. to February 2, 2021.



JANUARY 12, 2021

PUBLIC HEARING

ORDINANCE NO. 1144

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
RENEWING THE PETROLEUM PIPELINE FRANCHISE AGREEMENT WITH  
TESORO SOCAL PIPELINE COMPANY, LLC”

- A. HEAR STAFF REPORT.
- B. **MAYOR** TO OPEN THE PUBLIC HEARING BY ANNOUNCING THAT THIS IS THE TIME AND PLACE FOR THE HEARING OF OBJECTIONS TO RENEWAL OF THE PETROLEUM PIPELINE FRANCHISE AGREEMENT WITH TESORO SOCAL PIPELINE COMPANY, LLC.
- C. **CITY MANAGER** TO ANNOUNCE THAT NOTICE OF THIS HEARING HAS BEEN GIVEN PURSUANT TO SECTION 6232 OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THAT THE AFFIDAVITS OF PUBLICATION AND POSTING ARE ON FILE IN THE CITY CLERK’S OFFICE.
- D. **CITY MANAGER** TO ANNOUNCE THE NUMBER OF WRITTEN OBJECTIONS RECEIVED. IF ANY, THEN ANNOUNCE THAT COPIES HAVE BEEN DELIVERED TO EACH MEMBER OF THE CITY COUNCIL, OR SUMMARIZE THE CONTENTS THEREOF.

CONTINUED... PLEASE TURN PAGE

E. **MAYOR** TO ASK TO HEAR FROM ANYONE WISHING TO TESTIFY ON THIS MATTER.

(1) ASK TO HEAR FROM THOSE IN FAVOR

(2) ASK TO HEAR FROM THOSE OPPOSED

(3) REBUTTALS BY APPLICANT

F. **AFTER DISCUSSION, MOTION TO CLOSE THE PUBLIC HEARING.**

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

G. **MOTION IN ORDER:**

OVERRULE AND DENY ALL OBJECTIONS; AND READ BY TITLE ONLY, WAIVE FURTHER READING, INTRODUCE ORDINANCE NO. 1144, AND PLACE IT ON THE JANUARY 26, 2020 AGENDA FOR ADOPTION.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**Cc:** Andrew Vialpando, Assistant City Manager  
**Date:** January 12, 2021

---

**SUBJECT: ORDINANCE NO. 1144  
RENEWAL OF PETROLEUM PIPELINE FRANCHISE AGREEMENT  
WITH TESORO SOCAL PIPELINE COMPANY, LLC**

Situated adjacent to a global economy of petroleum and natural gas ports, the City of Paramount sits atop a robust network underground pipelines that run throughout Southern California and are maintained and operated by various petroleum franchises. Most of the petroleum pipelines originate many miles outside of Paramount but run beneath our City as part of a complex network of pipeline carrying product destined for larger ports in Long Beach and Los Angeles.

Pipelines that run within the State of California are regulated by the California Public Utilities Commission (CPUC). Federal and State law preempts the City from regulating the operation, design and construction of pipelines. However, the City is entitled to franchise fees paid for directly by the franchisees. Pipeline fees are set forth in CPUC Code Section 6231.5(a)(3) and are based on the length and diameter of the pipeline, adjusted each year according to the Consumer Price Index (CPI).

For over 40 years, the City of Paramount has maintained a Franchise Agreement with various petroleum service companies for the operation of gasoline pipeline No. 80. Line No. 80 runs about 9,000 feet in length under Garfield Avenue, between the railroad at Petterson Lane and the City's border with the City of Long Beach. This pipeline has changed ownership over the years and is now serviced by Tesoro SoCal Pipeline Company, LLC (Tesoro). The Franchise Agreement for Line No. 80 expired in May 2019, and Tesoro has requested to renew the pipeline franchise for an additional 20 years. Tesoro is presently current in all its franchise payments, which are paid annually. According to the fee structure established by the CPUC, the fee for Tesoro in 2020 was \$4,800, and will increase according to the CPI in subsequent years.

It benefits the City to enter into a Pipeline Franchise Agreement so that we maintain some control and understanding in how they are maintained. For example, some of the provisions that are included in Franchise Agreements are that the franchisee must provide the City with financial bond guarantees and indemnifications with environmental agencies; immediately notify the City in the event of a spill or environmental or safety threat; and remediate damage according to applicable environmental laws.

Franchisees are strictly liable for all damage caused in connection with the use or operation of a franchise, or by any pipeline or other facility failure. This strict liability language under the CPUC Code is expressly included in the Franchise Agreement. As laws, regulations, development patterns, safety practices and pipeline technology change, staff recommends renewing the Agreements with Tesoro Pipeline.

The City Council may enter into a Franchise Agreement by Ordinance, which requires a Public Hearing, and adoption at a subsequent meeting by the City Council. A Notice of Public Hearing for Ordinance No. 1144 was posted in the Paramount Journal on December 24, 2020 announcing a Public Hearing set for this evening.

### **RECOMMENDED ACTION**

It is recommended that the City Council read by title only, waive further reading, introduce Ordinance No. 1144, and place it on the January 26, 2021 agenda for adoption.

Attachment – Ordinance No. 1144

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. 1144**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
PARAMOUNT RENEWING THE PETROLEUM PIPELINE FRANCHISE  
AGREEMENT WITH TESORO SOCAL PIPELINE COMPANY, LLC

WHEREAS, Section 6202 of the California Public Utilities Code (CPUC), which was created in response to the Franchise Act of 1937, authorizes the legislative body of any municipality to grant a franchise to any person, firm, or corporation, whether operating under an existing franchise or not, to use, or to use, or to lay and use, pipes and appurtenances for transmitting and distributing gas or industrial gas for all purposes, or to use, or to lay and use, pipes and appurtenances for transmitting and distributing oil or products thereof for all purposes, under, along, across, or upon the public streets, ways, alleys, and places within the municipality, upon the terms and conditions provided in this chapter; and

WHEREAS, Section 6231(c) provides that the municipality is entitled to a franchise fee for any such operation of a pipeline that runs within its boundaries, pursuant to fees established in Section 6231.5(a) of the CPUC; and

WHEREAS, in 1999, the City Council for the City of Paramount ("City") adopted Ordinance No.903 establishing such a franchise fee through a Pipeline Franchise Agreement with Atlantic Richfield Company to operate Line No. 80, later assigned to Tesoro Social Pipeline Company, LLC., which is codified in Section 4.16, Article I of the Paramount Municipal Code ("Municipal Code"); and

WHEREAS, the Pipeline Franchise Agreement with Tesoro Social Pipeline Company, LLC. expired in December 2019; and

WHEREAS, Tesoro Social Pipeline Company, LLC. has submitted a request to the City to renew its Pipeline Franchise Agreement for operation of Line No. 80.

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

**SECTION 1.** The Recitals set forth hereinabove are true and correct and incorporated herein by reference as if fully set forth herein.

**SECTION 2.** The City Council hereby reauthorizes the Petroleum Pipeline Franchise Agreement with Tesoro Social Pipeline Company, LLC., as codified in Section 4.16, Article I of the Municipal Code, which shall be replaced in its entirety with the following:

## **Article 1. Tesoro SoCal Pipeline Company LLC.**

### **4.16.010 Grant of franchise.**

The City hereby grants to Tesoro SoCal Pipeline Company LLC, its successors and assigns, hereinafter referred to as “grantee” subject to the terms and conditions herein contained, the right, franchise and privilege from time to time, for a period of twenty (20) years from and after the effective date of Ordinance No. 1144, to install, operate, maintain, replace, change the size of, abandon in place and/or remove pipelines for transportation of oil, gas, gasoline, petroleum, wet gas, hydrocarbon substances, water, waste water, mud stream or other substances transportable by pipeline together with all appurtenances and service connections necessary or convenient to properly maintain and operate said pipelines, including cathodic protection facilities for the grantee’s business, hereinafter collectively called “franchise property,” within the public streets, highways, alleys and other public ways or public property, hereinafter collectively called “streets,” of the City, as enumerated and described as follows:

All that portion under Garfield Avenue, from about Petterson Lane to the southern City border. The total length of this pipeline is 9,091 linear feet.

### **4.16.020 Term of franchise.**

This franchise shall expire twenty (20) years from and after the effective date hereof unless sooner terminated, by ordinance, as herein provided. City reserves the right to terminate this franchise to its expiration date in the event:

- A. Grantee fails to comply with any provisions hereof; provided, however, that if such failure of compliance shall be due to a cause beyond the reasonable control of grantee, the franchise shall not be so terminated. In the event grantee shall default in the performance of any of the terms, covenants or conditions herein and such default is curable, City shall give written notice to grantee to commence within ten days the work necessary to cure such default, and if grantee fails to comply with such notice, City may terminate this franchise.
- B. The time within which grantee is obligated to commence, perform or complete any obligation hereunder shall be extended for a period of time equal in duration to, and the commencement, performance or completion in the meantime shall be excused on account of and for and during the period of, any delay caused by strikes, threats of strikes, lockouts, war, threats of war, insurrection, invasion, acts of God, calamities, violent action of the elements, fire, action or regulation or any governmental agency, law or ordinance, impossibility of obtaining materials, or other things beyond the reasonable control of grantee.

The City shall give the grantee thirty (30) days notice of any termination proceedings.

### **4.16.030 Compensation to City.**

As consideration for the franchise granted herein, the Grantee shall pay to the City the following fees:

- A. Base annual fee: A base annual fee shall be paid within 60 days after the end of each calendar year and during the life of the franchise for each and every year, including the year of granting the franchise, according to the "franchise payment period" as set forth in California Public Utilities Code Section 6231.5 (3), by multiplying the pipe length expressed in feet by the applicable base rate as follows:

Pipe Size (Internal)Diameter in inches	Base Rate Per Lineal Foot
0-4	\$0.088
6	0.132
8	0.176
10	0.220
12	0.264
14	0.308
16	0.352
18	0.396
20	0.440
22	0.484
24	0.528
26	0.572
28	0.616
30	0.660

For pipelines with an internal diameter not listed above, the fees shall be in the same proportion to the fees of a twelve (12) inch diameter pipe as the diameter of the unlisted pipe is to twelve (12) inches. The formula used in arriving at the annual fee shall apply to any existing, replacement, modification or extension of the pipeline.

B. Adjustments:

1. The amount of the fee provided for in subsection (a) of this Section, shall be adjusted at the time payment is due by multiplying the base fee by the "Consumer Price Index, All Urban Consumers for the Los Angeles - Anaheim - Riverside" area as published by the United States Department of Labor, Office of Information for the month of September immediately preceding the month in which payment is due and payable, and divided by the "Consumer Price Index for June 30, 1989 = 100.0."
2. In no event shall an annual fee be charged which is less than the base annual fee amount established by subsection (a) of this Section.
3. The indices specified in paragraph 1 of this subsection (b) are calculated and published by the United States Department of Labor, Bureau of Labor Statistics. If the Bureau discontinues the calculation or publication of the "Consumer Price Index, All Urban Consumers for the Los Angeles - Anaheim - Riverside area for June 30, 1989 = 100.0," and no transposition table is available to convert to another index, then the amount of each annual adjustment in base fees shall be computed by using a comparable governmental index.

- C. Proration of payments: In the event of abandonment of facilities, or in the event of removal of such facilities by the Grantee, or in the event of the grant of a franchise with an initial franchise payment period of less than one year, the annual franchise fee required under subsections (a) and (b) of Section 4 shall be prorated for the calendar year in which such removal or abandonment or grant occurs as of the end of the calendar month in which removed, abandoned or granted.

**4.16.040 Construction.**

- A. Location of franchise property. The location of any franchise property installed hereunder shall be first approved by the Public Works Director.
- B. Quality control. All franchise property installed and maintained hereunder shall be constructed in a good workmanlike manner and in conformity with all ordinances, rules or regulations now or hereafter adopted or prescribed by the City. All pipelines installed shall conform to applicable U.S.A. Standard Code for Pressure Piping, in its latest revision.
- C. Street excavations. Grantee shall have the right to make all necessary excavations in the streets for the purposes granted in this franchise, but nothing herein contained shall relieve grantee from the provisions of any ordinance or law that may be in force at the time, requiring permits to be obtained for street excavations before such work is commenced.

All excavation shall be made and refilled in strict compliance with all City ordinances that may be in effect at the time of the performance of the work and shall be so made as not to interfere unreasonably with the free use of the streets by the public.

Upon completion of the work for which street excavations are made, all portions of the street which have been excavated or otherwise damaged by such excavation work shall be restored to as good condition as they were in before the commencement of such work, to the satisfaction of the Public Works Director.

- D. Emergency work. The grantee shall promptly repair any leaks or breaks in pipelines and conduits. If any portion of any street shall be damaged by reason of breaks or leaks in any pipe or conduit constructed under this franchise, the grantee shall at its own expense take immediate steps to repair any such damage and restore such street to as good condition as it was before such a break or leak. The repair must be done to the satisfaction of the Public Works Director. Such emergency repair of franchise property may be commenced without prior permit provided that grantee shall notify the Public Works Director and the Los Angeles County Fire Department's Hazardous Materials Division as soon as a break or leak occurs. The grantee must still apply to the Public Works Director for a permit for emergency repair work no later than the next business day from the day the emergency occurred. The grantee shall promptly remove any contamination from streets and underground soil due to breaks and leaks of grantee's pipelines or conduits. The removal of contamination must be performed to the satisfaction of



the Los Angeles County Fire Department's Hazardous Materials Division. Nothing in the franchise shall be deemed to waive or release any claim the grantee may have against any third-party arising by reason of breaks or leaks in any pipe or conduit constructed under this franchise.

- E. Changes required by public improvements. If the Public Works Director shall determine that it is reasonable and necessary that franchise property be temporarily disconnected, abandoned, temporarily or permanently removed, temporarily or permanently relocated or substitute facilities installed, in order that the City, when acting in a governmental capacity, may relocate, change grade, construct, use, maintain, change or modify any street improvement or City-owned utility facilities, said Public Works Director shall give notice, in writing, to the grantee. Within thirty (30) days after the service of such notice upon the grantee, the grantee shall at its sole cost and expense begin and diligently prosecute the necessary work to completion. Upon failure to do so, the Public Works Director may cause said work to be completed and the grantee shall immediately pay for the same upon presentation of an itemized account of the cost thereof.

In the event that any franchise property is required to be abandoned in or permanently removed from any street or portion thereof affected, the Public Works Director shall approve such additional street location or locations as may be necessary to permit the installation of substitute facilities.

- F. Abandonment of franchise property. The public works director, upon such terms and conditions as he may determine, may give grantee permission to abandon, without removing, franchise property installed under the franchise. The length of any pipe line, abandoned with such permission, shall not be considered in calculating payments due under the franchise following the date the public works director or his designated representative has inspected and approved in writing the abandonment work. The ownership of all franchise property so abandoned shall thereafter vest in the City.

#### **4.16.050 Guarantee and responsibility.**

- A. Bond. This franchise is granted on the condition that the grantee shall at all times during the life of this franchise keep on file with the City a Faithful Performance Bond running to the City in the sum of \$5,000.00 executed by a reputable surety entitled to do business in the State of California. The said bond shall contain the conditions that the grantee shall well and truly observe, fulfill and perform each and every term and condition of this franchise, and that in case of any breach of any condition of said bond, the whole amount of the sum therein named shall be taken and deemed to be liquidated damages and shall be recoverable from the principal and from the sureties upon said bond. The provisions of this section shall not exempt the grantee from compliance with any of the laws of the City in force during the term thereof which required the grantee to post a bond other than the bond required by this section.

However, where the grantee desires to show other evidence of financial responsibility for faithful performance, acceptable to the Public Works Director, the above Bond requirements may be waived by said Public Works Director.

- B. Indemnification. The grantee, by the acceptances or use of the franchise hereby granted, agrees to keep and save free and harmless the City, its officers, agents, or employees against any and all claims, demands or causes of action which may be asserted, prosecuted or established against them, or any of them, for damage to persons, or property, of whatsoever nature, arising out of the use by it of the City streets hereunder or arising out of any of the operations or activities of the grantee pursuant to this franchise, whether such damages shall be caused by negligence, excepting therefrom, however, any claim, demand or cause of action, which may be asserted, prosecuted or established against the City under the provisions of the Workman's Compensation Act for injury to, or the death of any of the City's officers, agents, or employees while acting within the scope of their employment and further excepting therefrom any claim, demand, or cause of action arising out of the negligence of the City, its officers, agents, and/or employees.
- C. Avoidance of liability of City. The grantee shall further deposit with the City clerk a certificate of insurance naming the City as additionally insured in connection with this franchise, in the principal amount of at least ten million dollars (\$10,000,000).

**4.16.100 Franchise not assignable.**

Grantee shall not permit any right or privilege granted by the franchise to be exercised by another, nor shall the franchise or any interest therein or any right or privilege thereunder by in whole or in part sold, transferred, leased, assigned, or disposed of except to a corporation, merger, or reorganization, or to a subsidiary of grantee, or to any person, firm or corporation without the consent of the City expressed by resolution; provided, however, that the provisions of the franchise shall not require any such consent and no consent shall be required for any transfer by grantee in trust or by way of mortgage or hypothecation covering all or part of grantee's property, which transfer, mortgage or hypothecation shall be for the purpose of securing an indebtedness of grantee or for the purpose of renewing, extending, refunding, retiring, paying or canceling in whole or in part any such indebtedness at any time or from time to time. Any such sale, lease, assignment, or other disposition of this franchise, whether requiring the consent of the City or otherwise, shall be evidenced by a duly executed instrument in writing filed in the office of the City clerk within thirty days after such sale, lease, assignment, or other disposition. In addition, if the requested assignment is to an affiliate or to a joint venture in which grantee is a partner, the City shall not unreasonably withhold its consent to such assignment.

**4.16.110 Filing of maps.**

Within ninety days following the date in which any franchise property has been installed, relocated, removed or abandoned under this franchise, the grantee shall file a map or maps in such form as may be required by the public works director showing the location, length, and size of all such facilities so installed, relocated, removed, or abandoned.

**4.16.120 Acceptance.**

This franchise is granted and shall be held and enjoyed only upon the terms and conditions herein contained, and the grantee shall, within thirty (30) days after the adoption of this Ordinance granting said franchise, file with the City Clerk of the City of Paramount a written acceptance of such terms and condition.

**SECTION 3. Severability.** If any section, subsection, sentence, clause or phrase in this Ordinance or the application thereof to any person or circumstance is for any reason held invalid, the validity of the remainder of the ordinance or the application of such provision to other persons or circumstances shall be adopted thereby. The City Council hereby declares it would have passed this Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases or the application thereof to any person or circumstance be held invalid.

**SECTION 4. Effective Date.** This Ordinance shall take effect thirty days after its adoption, shall be certified as to its adoption by the City Clerk, and shall be published once in the Paramount Journal within 15 days after its adoption together with the names and members of the City Council voting for and against the Ordinance.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Paramount this 12th day of January 2021.

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Peggy lemons, Mayor

ATTEST

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Heidi Luce, City Clerk

JANUARY 12, 2021

RESOLUTION NO. 21:002

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
ESTABLISHING A CODE OF CONDUCT”

MOTION IN ORDER:

READ BY TITLE ONLY AND ADOPT RESOLUTION NO. 21:002.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**Date:** January 12, 2021

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**Subject: RESOLUTION NO. 21:002  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
PARAMOUNT ESTABLISHING A CODE OF CONDUCT**

## **BACKGROUND**

With a relatively large amount of new commissioners now serving the City, staff has received a number of questions and/or has had to guide commissioners on certain issues. The issues encountered by staff have varied. Some examples include commissioners directing staff to prepare reports to bring back to the Commission and questions about business cards for Commissioners. To bring clarity, consistency, and transparency to this matter, the City Attorney and the City Manager have decided to propose for the City Council's consideration a Code of Conduct.

## **CODE OF CONDUCT**

A Code of Conduct is a document that is commonly used by cities to clearly establish expectations for the rules and behavior of Public Officials. Some of the cities around us who have developed a Code of Conduct include the cities of Bellflower, Cerritos, La Mirada, Norwalk, and Signal Hill.

In an article published in the December 2020 issue of *Western City Magazine* (the trade publication from the League of California Cities), a Code of Conduct is described as one of the main ingredients in promoting and establishing "civility" in local government. Here's what the article stated about a Code of Conduct:

### ***"Develop and Follow a Code of Conduct***

*The most effective and inclusive governing bodies set forth clearly how they will comport themselves during public meetings, and they place a premium on civility. These codes of conduct or governing guidelines are carefully developed, formally adopted, and made available at all public meetings. Such codes articulate the ground rules for how elected officials will behave and what is expected of the public in return. These rules are especially important during times of transition and help create and maintain a culture of civility that is easier to practice and reinforce."*

- **Western City Magazine, December 2020**

The Code of Conduct would apply to both elected and appointed Public Officials (i.e. councilmembers and commissioners).

### **RULES OF DECORUM vs. CODE OF CONDUCT**

The Code of Conduct serves to supplement but not replace the Rules of Decorum and Procedures adopted by the City Council on October 3, 2017. Rules of Decorum apply specifically to procedure and behavior during meetings, whereas a Code of Conduct prescribes the overall behavior of Public Officials in more general terms. Because the Code of Conduct applies to general behavior, there is, some overlap between the two documents. For instance, within the Code of Conduct exists a section that details how Public Officials will conduct themselves during Public Meetings. This is, however, consistent with the expectations stated in the Rules of Decorum.

Attached for the City Council's consideration is Resolution No. 21:002, which establishes a Code of Conduct for elected and appointed Public Officials.

### **RECOMMENDED ACTION**

It is recommended that the City Council read by title only and adopt Resolution No. 21:002.

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**RESOLUTION NO. 21:002**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT  
ESTABLISHING A CODE OF CONDUCT

WHEREAS, the City Council finds and declares that its members, and all members of appointed boards and commissions (collectively, "Public Officials") should comply with both the letter and spirit of the laws and policies affecting the operations of government; and

WHEREAS Public Officials are expected by the public to be independent, impartial, and fair in their judgment and actions; and

WHEREAS, serving in public office is a privilege and should be exercised in trust for the public good, not for personal gain; and

WHEREAS, public deliberations and processes should be conducted openly, unless legally confidential, in an atmosphere of respect and civility; and

WHEREAS, this Code of Conduct serves to supplement but not replace those Rules of Decorum and Proceedings for the Conduct of meetings adopted by the City Council on October 3, 2017 and amended from time to time.

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.** *Code of Conduct: Core Principles.* The City Council finds and declares that its members, and all members of appointed boards and commissions (collectively, "Public Officials"), will abide by the following Core Principles:

- A. Public Officials should comply with both the letter and spirit of the laws and policies affecting the operations of government; and
- B. Public Officials are expected by the public to be independent, impartial, and fair in their judgment and actions; and
- C. Serving in public office is a privilege and should be exercised in trust for the public good, not for personal gain; and
- D. Public deliberations and processes should be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

**SECTION 3.** *General Policies.* Implementing the Core Principles is one of the guiding objectives in adopting this Code of Conduct. Accordingly, in addition to all requirements of applicable law, the Public Officials must adhere to the following policies:

A. Conduct of Public Officials

The professional and personal conduct of Public Officials must be above reproach and avoid even the appearance of impropriety. Public Officials will refrain from abusive conduct, personal charges, or verbal attacks upon the character or motives of other Public Officials, City employees, or the public.

B. Respect for Process

Public Officials will perform their duties in accordance with the Rules of Decorum and Procedures established by the City Council governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions.

C. Conduct of Public Meetings

Public Officials will fully prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They will refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

D. Communication

Public Officials will publicly share substantive information that is relevant to a matter under consideration by the City Council or boards, commissions, and committees, which they may have received from sources outside the public decision-making process.

E. Confidential Information

Public Officials must respect the confidentiality of information concerning City property, personnel, or proceedings of the City. They will neither disclose confidential information without proper legal authorization nor use such information to advance their personal interests.



F. Advocacy

When presenting their individual opinions and positions, Public Officials will expressly state they do not represent their body or the City of Paramount, nor will they allow the inference that they do. All written correspondence expressing an individual opinion and position must be on personal stationery and not on City stationery.

G. Policy Role of Public Officials

Public Officials must respect and adhere to the council-manager structure of Paramount city government with respect to the City Manager's relationship with the City Council and City staff. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, and committees and City staff. The City Manager implements that policy. The City Manager is also the exclusive Personnel Manager for all City employees.

**SECTION 4.** *Substance Abuse Policy.*

- A. While acting in their official capacities, Public Officials will refrain from imbibing alcohol to the point that it impairs their judgment, physical coordination, speech, or mental process.
- B. At all times, Public Officials will refrain from the use of a controlled substance, narcotic, amphetamine, barbiturate, prescribed or over-the-counter medication in excess of the prescribed dosage, or other non-prescribed hallucinogenic substance.
- C. Public Officials who have substance abuse problems are encouraged to make every effort to overcome such problems and to utilize the services of the Employee Assistance Program (EAP). Using the EAP is confidential.

**SECTION 5.** *Anti-Harassment Policy.*

- A. Harassment of an applicant or employee by a Public Official on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, sexual orientation, gender identity, veteran or military status, sex, or age will not be tolerated.
- B. Harassment on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, sexual orientation, gender identity, veteran or military status, sex, or age includes, but is not limited to, the following examples:

1. Verbal Harassment - Epithets, derogatory comments, or slurs on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, sexual orientation, gender identity, veteran or military status, sex, or age.
2. Physical Harassment - Assault, impeding or blocking movement, or any physical interference with normal work or movement when directed at an individual on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, sexual orientation, gender identity, veteran or military status, sex, or age.
3. Visual Forms of Harassment - Derogatory posters, notices, bulletins, cartoons, or drawings on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, sexual orientation, gender identity, veteran or military status, sex, or age.
4. Sexual Favors - Unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature that is conditioned upon employment benefit, unreasonably interferes with an individual's work performance or creates an offensive work environment.

**SECTION 6.** *Anti-Nepotism Policy.*

- A. No person related to a member of the City Council or their spouse shall be employed by the City, nor hold appointive positions on City commissions, as required under Section 2.16.020 of the Paramount Municipal Code.
- B. No person related to any member of an appointed board or commission or their spouse shall be employed by the City.
- C. If a Public Official's relative presents a matter to the City, then that Public Official cannot participate in or attempt to influence decision-making regarding that matter. For purposes of this policy a "relative" is defined as a blood, by-adoption, or step parent, spouse or registered domestic partner, sibling, child or in-law, and their children and children-in-law.

**SECTION 7.** *Expected Conduct.*

- A. Public Officials will request administrative services only through the City Manager or designee.
  1. Public Officials cannot direct, order, or make demands on any City employee, other than inquiries that can be answered routinely and without research; provided, however, that a majority

vote of the City Council may direct or order the City Manager to perform tasks, services and answer questions that may require research.

2. Public Officials cannot attempt to reorganize an employee's priorities or influence the manner by which City staff performs their assigned functions or duties.
  3. Public Officials cannot retaliate or threaten to retaliate against employees as a result of disagreements over policy recommendations.
  4. Public Officials cannot threaten a City employee with disciplinary action.
- B. Public Officials must act collectively in a properly noticed and constituted meeting; Public Officials do not have authority to make decisions or take actions on behalf of the body unless expressly authorized to do so.
1. Public Officials cannot make representations or promises to any third party regarding the future actions of the City or of the body of which they are a member, unless such representation or promise has been duly authorized by the appropriate body.
  2. When making public utterances, Public Officials must make it clear whether they are authorized to speak on behalf of the body of which they are a member, or whether they are presenting their own views.
  3. Public Officials cannot interfere with the manner by which the City Manager performs his or her duties, including his or her duties as the City's Personnel Manager.
- C. Public Officials who are members of boards and commissions must limit their activities to matters within their subject matter jurisdiction.
1. Boards and commissions can address only those matters determined by the Paramount Municipal Code ("PMC") or by the City Council to be within their subject matter jurisdiction. City staff need not place on an agenda, provide resources for or implement requests, directions or actions outside that jurisdiction. Unless directed otherwise by the City Council, Commissions and Boards shall refrain from consideration of policy issues that are under active consideration by the City Council.
  2. The City Council, collectively, will provide direction and guidance to its subsidiary bodies.

- D. City resources must be used solely for proper governmental purposes, and only with proper authorization.
  - 1. City letterhead may only be used by Public Officials for official City business. The Mayor shall be the authorized signatory on all letters that are written on behalf of the City Council. In the event the Mayor is unable to sign a letter, the Vice Mayor shall be the authorized signatory.
  - 2. The City Council will be the only Public Officials who are entitled to receive business cards.
  - 3. City employees cannot be asked or directed to spend time on non-City business.
  - 4. Public Officials cannot use or disclose information obtained through City service for improper purposes.

**SECTION 8.** *Enforcement.* To enforce the Core Principles and the policies set forth in this Resolution and to implement those Core Principles, the City Council adopts the following requirements for enforcement:

- A. A complaint regarding a violation of the Code of Conduct may be filed with the Mayor, the City Manager, or the City Attorney (collectively, the "Investigator"). In the event of a complaint against the Mayor, an individual can file a complaint with the Vice Mayor.
- B. Upon receiving a complaint, the person receiving the complaint may take one of the following actions depending on the circumstances of the alleged violations of law or policy:
  - 1. Take no action;
  - 2. Conduct a preliminary investigation of the allegations before recommending any action. Following such a preliminary investigation into the complaint, the Investigator may then either take no action or place the matter on a future City Council agenda with a recommendation for consideration; or
  - 3. Place the matter on a future City Council agenda for consideration.
- C. If a complaint is placed on the City Council agenda, the City Council may take the following action:
  - 1. Take no action;

2. Initiate an investigation of the allegations before considering any discipline identified in this Code of Conduct; or
  3. Based upon substantive evidence, take one of the disciplinary actions identified herein.
  4. Nothing in this Code of Conduct precludes individual City Council Members from making public statements regarding alleged conduct.
- D. In addition to any other remedy provided by applicable law, the City Council may undertake one or more of the following actions after finding a violation of this Code of Conduct occurred by a Council Member:
1. **Admonition.** This is the least severe form of action. An admonition may typically be directed to all members of the City Council, reminding them that a particular type of behavior is in violation of law, City policy or this Code of Conduct. An admonition may be issued by the City Council before any findings of fact regarding allegations, and because it is a warning or reminder, would not necessarily require an investigation or separate hearings to determine whether the allegation is true.
  2. **Sanction.** This is the next most severe form of action. Sanction may be directed to a particular member of the City Council based on a particular action (or set of actions) that is determined to be in violation of law, City policy or this Code of Conduct. A sanction is distinguished from censure in that it is not a punishment. A sanction may be issued based upon City Council review and consideration of a written allegation of such a violation. The member accused of a violation will have an opportunity to provide a written response to the allegation. A sanction may be issued by the City Council and because it is not punishment or discipline, would not necessarily require an investigation or separate hearings.
  3. **Censure.** Censure is the most severe form of action. Censure is a formal statement of the City Council officially reprimanding one of its members. It is a punitive action, which serves as a penalty imposed for wrongdoing, but it carries no fine or suspension of the rights of the member as an elected official. Censure should be used for cases in which the City Council determines that the violation of law, policy or this Code of Conduct is a serious offense. To protect the overriding right to freedom of speech, the City Council cannot impose censure on any of its members for the exercise of his or her First Amendment rights, no matter how distasteful the expression was to the City Council and the City. However, nothing can be construed to prohibit the City Council

from collectively condemning and expressing their strong disapprobation of such remarks. A decision to censure requires the adoption of a Resolution making findings with regard to the specific charges, based on substantial evidence, and approved by a two-thirds vote of the City Council.

- E. If the City Council censures one of its members it can also take the following actions:
1. Remove the Council Member from a City board or commission;
  2. Remove the Council Member from an independent board or commission other than the City if allowed by the by-laws of that board or commission (e.g., regional boards);
  3. Request for an apology to City Council, the complainant, or both;
  4. Remove access privileges to City Hall other than for areas that are publicly accessible;
  5. Prohibit the Council Member from attending any subsequent closed session pertaining to the subject matter of the censure as authorized under Government Code Section 54963; and
  6. Such additional actions that may be available through judicial intervention.
- F. If any member of an appointed board or commission violates any provision of this Code of Conduct, the City Council may, by majority vote remove that member from a City board or commission.

**SECTION 9.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Paramount this 12<sup>th</sup> day of January 2021.

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Peggy Lemons, Mayor

ATTEST:

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Heidi Luce, City Clerk

JANUARY 12, 2021

AMENDMENT TO THE RULES OF DECORUM

MOTION IN ORDER:

APPROVE THE AMENDED RULES OF DECORUM AND PROCEDURES.

MOTION:

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

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

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**Date:** January 12, 2021

---

**Subject: AMENDMENT TO THE RULES OF DECORUM**

On October 3, 2017, the City Council adopted the Rules of Decorum and Procedures. This document establishes procedures and behavior during City Council and Commission meetings. The rules apply to all meeting participants including public officials, staff, and the public. Occasionally, amendments to these procedures are warranted.

On a couple of recent occasions, speakers during the Public Comment Period of City Council meetings have requested a moment of silence during their 3-minute public comment period. The current Rules of Decorum do not include a procedure that allows for such a request by the public. As a result, the City Attorney has amended the Rules of Decorum to include such a request.

For the City Council's consideration, the following section has been added to Page 8 of the Rules of Decorum and Procedures:

Members of the public addressing the City Council may request a moment of silence to finish up their three (3) minute public comment. The request for a moment of silence will be noted by the Presiding Officer and will be postponed until the end of the City Council meeting, prior to adjournment. At that time, the Presiding Officer will acknowledge the requested moment(s) of silence for a total time of thirty (30) seconds. Nothing in this section prohibits the Presiding Officer, or any other Councilmember from requesting a moment of silence at any time during a Council meeting.

**RECOMMENDED ACTION**

It is recommended that the City Council approve the amended Rules of Decorum and Procedures.



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### **Purpose.**

The purpose of this Policy is to establish Rules of Decorum and Procedures for City officials, City Staff, and members of the public at all meetings of the City Council to ensure that the business of the City is attended to thoroughly and efficiently with opportunities for orderly public participation.

### **Rules of Decorum and Procedures.**

- A. Decorum. Members of the City Council shall conduct themselves in an orderly, professional and businesslike manner to ensure that the business of the City shall be attended to efficiently and thoroughly and to ensure that the integrity of the deliberative process of the City Council is maintained at all times. Members of the City Council shall maintain a polite, respectful and courteous manner when addressing one another, the City Staff, and members of the public during City Council meetings.
- B. Role of the Presiding Officer. The Presiding Officer of the City Council, who shall be the Mayor, or in the Mayor's absence the Vice Mayor, or in both of their absence any other member designated by the City Council, shall be responsible for maintaining the order and decorum of meetings. It shall be the duty of the Presiding Officer to ensure that the Rules of Decorum and Procedures contained herein are observed. The Presiding Officer shall maintain control of communication between Councilmembers and between the City Council and members of the public. The Presiding Officer may make and second motions when no other Councilmember does so.

The Presiding Officer shall serve as the parliamentarian and decide all questions of order under these rules, with the assistance of the City Attorney. Any such decision shall be final unless overriding by a majority vote of the Councilmembers present and shall be binding and legally effective for purposes of the matter under consideration

- C. Communications among City Councilmembers at Meetings.
  - (1) Councilmembers wishing to speak shall request the floor by being recognized by the Presiding Officer before speaking. The Presiding Officer

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must recognize any Councilmember who seeks the floor when appropriately entitled to address the City Council.

- (2) No Councilmember shall speak again until all Councilmembers have had the opportunity to speak.
- (3) Councilmembers shall remember that the purpose of the City Council meeting is to conduct the business of the City. Councilmembers should avoid repetition and shall limit their comments to the subject matter at hand. Councilmembers should endeavor to express their views without engaging in unnecessarily lengthy debates.
- (4) When one Councilmember is speaking, other Councilmembers shall not interrupt, disrupt or disturb the speaker. During questions and deliberations, the Presiding Officer may vary the speaking sequence of Councilmembers from item to item.
- (5) Use of cellular phones for texting, calling, or social media browsing by Councilmembers is prohibited during City Council meetings; provided however, that Councilmembers are not prohibited from using cellular phones, tablets or other similar devices for purposes of reading a pre-written speech or making reference to notes. Should the need arise for a Councilmember to use a cellular phone, that Councilmember shall leave the dais.
- (6) Communications between Councilmembers outside meetings are governed by the Ralph M. Brown Act ("Brown Act").

**D.      Communication with Members of the Public Addressing the Council.**

- (1) On specific agenda items, Councilmembers may question any person addressing the City Council at the conclusion of that person's testimony or all public testimony on that agenda item. A Councilmember wishing to ask questions of a member of the public shall first be recognized by the Presiding Officer.
- (2) Councilmembers shall not engage the person addressing the City Council in a debate, but shall confine communication to a brief question and answer format conducted through the Presiding Officer.

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- (3) All Councilmember requests to speak shall be made to the Presiding Officer.
- (4) If a member of the public addresses the City Council on a matter that is not on the Agenda (e.g., during Public Comments), the Brown Act does not allow Councilmembers to engage in discussions nor deliberation of the matter. A Councilmember may do the following: refer the matter to staff (or another source); ask for additional information or request a report back; or give a very limited factual response. If a Councilmember so wishes, the Councilmember may, during the Councilmember Comments portion of the meeting, request that the matter be placed on the next Agenda as set forth in the procedures in Section K of this Policy (Placement of Items on City Council Meeting Agenda).
- (5) The City Council may not prohibit public criticism of the policies, procedures, programs, or services of the City or its acts or omissions. A speaker may not be stopped from speaking because either the Presiding Officer or members of the City Council disagree with the viewpoint being expressed; provided, however, that members of the public shall comply with the Procedures in Section F (3) (e) of this Policy (Rules for Members of the Public).

E. Rules for City Staff.

- (1) Decorum. City Staff shall not engage in dialogue with members of the public during City Council meetings and shall limit conversations between themselves as much as possible unless authorized by the Presiding Officer. City Staff shall direct all comments and presentations to the City Council through the Presiding Officer. When addressed by a City Councilmember, Staff shall respond in a polite, professional, and courteous manner. All requests to speak by members of the City Staff shall be made to the Presiding Officer. Conversely, City Councilmembers shall at all times address City Staff in a polite, professional, and courteous manner. City Councilmembers shall not berate or attack City Staff during City Council meetings; rather, any concerns a City Councilmember has with City Staff shall be addressed with the City Manager at the conclusion of the meeting.
- (2) Role of the City Manager. The City Manager's duties during City Council meetings include keeping a record of concerns raised by the City Council

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regarding direction for future Staff action and facilitating the orderly presentation of Staff reports.

- (3) Role of the City Clerk. The City Clerk or her/his deputy shall keep minutes of the open meeting; shall call and record roll call votes; and shall read ordinance titles and agenda items as requested by the Mayor.
- (4) Role of the City Attorney. The City Attorney's duties during City Council meetings include assisting the Presiding Officer with parliamentary procedures, including these Rules of Decorum and facilitating legal issues associated with agenda items.

F. Rules for Members of the Public.

(1) Within the City Council Chambers.

- (a) Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of obscene, lewd, loud, threatening, or abusive language; clapping; whistling; yelling; stamping of feet; or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City Council meeting infeasible. A member of the audience engaging in any such conduct may, after warning by the Presiding Officer, at the discretion of the Presiding Officer or a majority of the City Council, be subject to ejection from that meeting. However, clapping or other celebratory actions from members of the audience are allowed during the Presentations portion of the City Council Agenda.
- (b) No person shall stand or sit in the aisles. No person shall block any doorways or other exits.
- (c) Placards, signs, and posters may not be brought into the City Council Chambers that would disturb, disrupt, impede or otherwise render the orderly conduct of the City Council meeting infeasible, or block the view of any other person in attendance.
- (d) Packages, bundles, suitcases, large or potentially dangerous objects shall not be brought into the City Council Chambers if such objects pose a threat or as otherwise render the orderly conduct of the City Council meeting.

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- (e) Except as otherwise allowed by the City Council, no animals except for service animals shall be brought into the City Council Chambers.
  - (f) Photographs, audiotapes and videotapes may only be taken from the rear of the Chambers or from any fixed seating within the City Council Chambers, so long as such activity does not disrupt and disturb the audience, public speakers and Councilmembers and interfere with the orderly conduct of the meeting. The Council reserves the right to designate an area for photography, audiotaping and videotaping, in which case such activity shall occur in that area only.
  - (g) Public Video Recording during a City Council Recess. At any time which the Presiding Officer has ordered a recess during the City Council meeting, the Presiding Officer shall also order the public recording be discontinued until such time as the Presiding Officer reconvenes the City Council meeting and the public recording shall resume.
  - (h) Within the City Council Chambers, all cell phone and pager ringers shall be turned off; no talking on cell phones is allowed; and all electronic equipment shall be operated in a manner which does not emit sound or disturb other members of the public or disrupt the orderly conduct of the meeting.
  - (i) The Sergeant-at-Arms is authorized to enforce these rules.
- (2) Noise Adjacent to the City Council Chambers. Noise emanating from adjacent or outside the City Council Chambers which is audible within the City Council Chambers shall not be permitted. The Sergeant-at-Arms is authorized to enforce this rule by requesting those in the lobby to remain silent or to leave the area.
- (3) Persons Addressing the City Council.
- (a) Public oral communications at the City Council meetings should not be a substitute for any item that can be handled during the normal working hours of the City government.

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- (b) Members of the public may address the City Council during the Public Comment Period(s) i.e. those matters that are not on the Agenda, or prior to the consideration of any agenda item. Any person wishing to speak, whether during the Public Comment Period or on an agenda item, is required to complete a “Speaker’s/Comments Card” and submit the form to the City Manager prior to the Presiding Officer calling for the Public Comments period on the Agenda. Speaker requests submitted after the calling for the Public Comments period on the Agenda will not be considered. A person who speaks on an item during Public Comments may not make the same comment again at the time the agenda item is heard. All those speaking shall do so from the podium.
- (c) No person shall address the City Council without first being recognized by the Presiding Officer. The person shall respond when his/her name is called by the City Manager, as directed by the Presiding Officer. The speaker shall go to the podium, or shall raise his/her hand to indicate that he/she wishes to go to the podium to speak.
- (d) The purpose of addressing the City Council is to formally communicate to the Council on matters relating to City business or citizen concerns. During the Public Comments period members of the public wishing to address the City Council must confine those issues to those matters that are within the subject matter jurisdiction of the City Council.
- (e) Each person who addresses the City Council shall do so in an orderly manner and shall not make personal attacks, slanderous or profane remarks to any member of the Council, City Staff or general public. Any person who makes such personal attacks or remarks, or who utters loud, threatening, personal or abusive language, or engages in any other disorderly conduct which disrupts, disturbs or otherwise impedes the orderly conduct of any Council meeting shall, at the discretion of the Presiding Officer or a majority of the Council, be barred from further audience before the Council during that meeting.

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- (f) Persons addressing the City Council shall address the Council as a whole and shall not engage in either a debate or question and answer with individual Councilmembers, City Staff, or with other members of the audience. Persons addressing the City Council shall not make personal attacks, charges or slanderous remarks against any City Staff member, regardless of whether or not the City Staff member is named or by another reference which tends to identify such City Staff member (such as job title). Such charges or complaints must be presented through the proper administrative channels, which includes contacting the City's Human Resources Department at City Hall.
- (g) Members of the public addressing the City Council shall have three (3) minutes to speak. All Public Comments portion of the Agenda shall not exceed thirty (30) minutes total giving ten (10) members of the public with three (3) minutes each to speak. Upon expiration of the thirty (30) minutes of the Public Comments period, any member of the public who has completed a "Speaker's/Comments Card" as required under Section F. (3) (b) of this Policy shall be heard at the conclusion of the City Council Agenda. Members of the public should refrain from unduly repetitious comments. This rule shall not apply to the proponents and opponents of applications at public hearings.
- (h) Members of the public addressing the City Council are prohibited from requesting City resources, or using their own resources such as flash drives or other forms of electronic media to exhibit any power point presentations during Public Comments or at public hearings.
- (i) Members of the public addressing the City Council have the right to request a spokesperson be chosen for a group and/or limit the number of such persons addressing the Council whenever a group of persons wishes to address the Council on the same subject matter. However, when a speaker represents a large group, he/she should so indicate and request additional time to speak from the Presiding Officer.

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- (j) Members of the public addressing the City Council may request a moment of silence to finish up their three (3) minute public comment. The request for a moment of silence will be noted by the Presiding Officer and will be postponed until the end of the City Council meeting, prior to adjournment. At that time, the Presiding Officer will acknowledge the requested moment(s) of silence for a total time of thirty (30) seconds. Nothing in this section prohibits the Presiding Officer, or any other Councilmember from requesting a moment of silence at any time during a Council meeting.
- (k) Any public requests for Staff comment shall be made to the Presiding Officer, who may then direct such inquiries to the City Manager, City Department Head or City Attorney as appropriate.
- (l) No person except City Staff shall be permitted within the platform area in front of the Council dais without the prior consent of the Presiding Officer or City Manager.

G. Enforcement of Rules.

- (1) Sergeant-at-Arms. The head of the City's police agency or his/her designee shall be ex-officio Sergeant-at-Arms of the City Council. The Sergeant-at-Arms shall carry out all orders and instructions given by the Presiding Officer for the purpose of maintaining order and decorum in the City Council Chambers. The Sergeant-of-Arms shall enforce the rules of decorum or eject any person(s) from the City Council Chambers or place the person(s) under arrest or both, upon the direction of the Presiding Officer, or upon his or her own discretion, as applicable.
- (2) Violations. Upon a violation of the Rules of Decorum and Procedures established herein, the procedure to enforce the rules is as follows:
  - (a) Warning. The Presiding Officer shall first request that a person who is violating the rules cease such conduct. If, after receiving a request from the Presiding Officer, the person persists in violating these rules, the Presiding Officer shall order a recess. The Sergeant-at-Arms is authorized to warn the person that their conduct is violating the rules and that they are requested to cease such conduct. If upon resumption of the meeting the violation persists, the Presiding Officer shall order another recess,



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whereupon the Sergeant-at-Arms shall have the authority to order the person ejected from the meeting and/or cited in violation of Penal Code Section 403 for disturbing a public meeting. Every person who violates Penal Code Section 403 is guilty of a misdemeanor.

- (b) Motion to Enforce. Any Councilmember may call a point of order specifically identifying the particular provision(s) of this Policy in which the City Council has failed to abide. At that time, the City Council shall immediately act upon the point of order by roll call vote. If the Presiding Officer of the City Council fails to enforce the Rules of Decorum and Procedures set forth herein, any member of the City Council may move to require the Presiding Officer to do so, and an affirmative vote of a majority of the City Council shall require the Presiding Officer to do so. If the Presiding Officer fails to carry out the will of the majority of the City Council, the majority may designate another member of the City Council to act as Presiding Officer for remainder of the meeting, for the limited purpose of enforcing the Rules of Decorum and Procedures established herein.
- (c) Clearing the Room. Pursuant to Government Code Section 54957.9, in the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of the individuals who are willfully interrupting the meeting, by a majority vote of the Councilmembers the meeting room may be ordered cleared and the meeting shall continue in session. Only matters appearing on the Agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any session held pursuant to Section 54957.9.

#### H. Voting.

Any Councilmember may bring a motion to vote on an agenda matter properly seconded, either for purposes of voting on the particular matter or for discussion. The Presiding Officer shall state the maker of the motion and the maker of the second for the record. All votes of the City Council shall be by Roll Call Voting. After every vote, the Presiding Officer shall

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declare the result and shall note for the record the number of votes for or against the question. A member may change his/her vote only before the next order of business.

- (1) Roll Call Voting. Every non-urgency ordinance and any resolution or order for franchises or payments of money shall require three (3) affirmative votes. An urgency ordinance and certain resolutions shall require four (4) affirmative votes (i.e. adding matters to the Agenda). A roll call vote shall be used in all actions taken by the City Council.
- (2) Effect of Silence. Unless a Councilmember audibly votes in the negative, disqualifies himself/herself or expressly declines to vote, his/her silence shall be recorded as an affirmative vote on the matter before the Council.
- (3) Reconsideration. Any Councilmember who voted with the majority may move for a reconsideration of any action at the same or next meeting.
- (4) Tie Votes. Tie votes shall be lost motions. The matter under consideration resulting in a tie vote shall be continued on the Agenda of the next regular meeting unless the Council specifically provides otherwise.
- (5) Quorum. Unless otherwise provided in State law or the Municipal Code or ordinances, a majority of the City Council present at a meeting shall be sufficient to do business, i.e. if 3 Councilmembers are present, a 2-1 may be sufficient for certain matters that are not ordinances, resolutions, franchise or orders for payment of money.
- (6) Legally Required Participation. If a majority of the Council were to be disqualified to vote on a matter by reason of potential conflicts of interest, the Council may utilize the “rule of necessity” to select by lot or other random selection that number of its disqualified members which, when added to the members eligible to vote, shall constitute a quorum. Those chosen may vote on the matter but may not discuss it.

I. Robert’s Rules of Order.

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Because *Robert's Rules of Order* does not directly apply to City Council meetings, *Robert's Rules of Order* cannot be strictly followed and, as such, is not formally adopted by the City Council.

J. City Council Agendas.

- (1) Order of Business. Generally, the order of business at regularly scheduled meetings of the City Council shall be as follows, unless otherwise re-ordered by the Presiding Officer with the consensus of the City Council:

- (a) Call to Order
- (b) Pledge of Allegiance
- (c) Invocation
- (d) Roll Call of Councilmembers
- (e) Presentations
- (f) Public Comments
- (g) Consent Calendar
- (h) Reports
- (i) City Council Committee Reports
- (j) Comments from Staff and Councilmembers
- (k) Closed Session
- (l) Adjournment

- (2) Consent Calendar. Items of a routine or generally uncontested nature may be approved by the City Council in a single motion by adoption of the Consent Calendar. The approval of the Consent Calendar shall signify the approval of each matter or recommendation included therein. Approval of the Consent Calendar shall be by roll call vote. Upon request of any Councilmember an item may be removed from the Consent Calendar for separate discussion and/or action. Any action on an item removed from the Consent Calendar shall be by roll call vote. Each item proposed for consideration as part of the Consent Calendar, including any recommended action, shall be described on the Notice and Agenda posted for the meeting.

- (3) Council Comments. Councilmembers have the opportunity to provide general comments, announcements, and/or suggestions during Council

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Comments. These matters shall be handled by the Presiding Officer according to the same procedures set forth for Public Comments. No action may be taken on such matters without being placed on a subsequent Agenda as more specifically required in Section K of this Policy (Placement of Items on City Council Meeting Agenda).

- (4) Closed Sessions. The City Council may hold closed sessions during a regular or special meeting, or at any time otherwise authorized by law, to consider or hear any matter which is authorized to be heard or considered in closed session by State law. If a closed session is included on the Agenda, the description of the item need only identify the statutory basis for the closed session, and need not include the specific topic which is the subject of the closed session, unless otherwise required by law. During closed session, the City Council may exclude any person or persons which it is authorized by State law to exclude from a closed session. No minutes of the proceedings of the City Council during closed session are required. There shall be no closed session during any special emergency meeting. Disclosure of confidential information by a City Councilmember acquired at closed session is prohibited, unless authorized by the City Council.

K. Placement of Items on City Council Meeting Agenda.

All agenda items for consideration by the City Council shall be set by the City Manager; however, during Council Comments, a Councilmember may make a motion to request that an item be placed on a future agenda. Councilmember requests require approval by a majority of the Council. In the event that a member of the City Council wishes to request an item be placed on the Agenda outside the regular City Council agenda process, that request shall be communicated to the City Manager who will seek a majority consensus from the City Council before placing the requested item on the Agenda.

L. Public Hearings Required by Law.

Except as provided otherwise by law, public hearings shall generally be conducted as follows:

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- (1) At the beginning of each public hearing item, the Presiding Officer shall announce the item for the public hearing, request that Staff present the Staff report and any other relevant evidence, and open the public hearing. The presentation of the Staff report prior to the formal opening of the public hearing shall not prevent its consideration as evidence. Any such evidence shall be made a part of the record of the public hearing.
- (2) Following the Staff report and opening of the public hearing, the Presiding Officer shall thereupon call upon the proponent (if other than staff) to present his/her presentation. Thereafter, the Presiding Officer shall inquire as to whether there are any persons present who desire to address the City Council on the matter. Any person desiring to speak or present evidence shall then make their presence known to the Presiding Officer and, upon being recognized by the Presiding Officer, may speak or present evidence relevant to the subject matter being heard. No person may speak without first being recognized by the Presiding Officer. It is customary for the Presiding Officer to recognize those speakers in support of the subject matter being heard followed by those speakers in opposition.
- (3) The applicants, appellant, and/or their representatives shall speak first and shall have a sufficient time to do so, any portion of which may be reserved and used for rebuttal.
- (4) Each member of the public wishing to address the City Council, other than the applicant/appellant, shall then be allowed to address the City Council and shall have three (3) minutes to speak. Prior to declaring the public hearing open, however, when necessary because of the number of possible speakers, the Presiding Officer may establish a time limit for the entire public hearing, or establish time limits for the presentation of each individual speaker. All persons interested in the matter being heard by the City Council shall be entitled to submit written evidence or remarks subject to those limitations set forth in Section F (3) (c), (d), (e), (f), (h), (i), (j), (k) hereinabove. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.
- (5) Councilmembers who wish to ask questions of the speakers, staff or each other, during the public hearing portion, may do so only after being recognized by the Presiding Officer in the manner set out in these Rules.

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- (6) Councilmembers should be mindful that the purpose of the public hearing is to obtain testimony, and not to debate the merits of the item under consideration. Councilmembers should avoid debate and expressions of personal opinion until after the close of the public hearing.
- (7) Following the conclusion of such questions, the Presiding Officer shall allow the applicant/appellant the opportunity for rebuttal.
- (8) Following the rebuttal, the Presiding Officer shall close the public hearing and then allow each Councilmember to state his/her opinion on the item before asking for a motion to decide the matter.
- (9) Upon closing of the public hearing by the Presiding Officer, no additional public testimony shall be solicited or received by the City Council without reopening the public hearing through the Presiding Officer with consensus of the City Council.
- (10) The Presiding Officer shall at all times conduct the public hearing in such a manner as to afford due process to all affected persons.

**M. Interpretation and Applicability.**

The Rules of Decorum and Procedures set forth herein shall be liberally construed to effectuate their purpose. The Rules of Decorum and Procedures set forth herein shall apply to any other City boards and commissions subject to the Brown Act and shall apply to the City Council Chambers or any other location where a meeting subject to these rules takes place. For purposes of this Policy, the Chair of each of these boards/commissions shall serve as the "Presiding Officer". In the event of any inconsistency between these rules and State law or regulation, State law or regulation shall apply.

JANUARY 12, 2021

ORAL REPORT

PUBLIC SAFETY RESIDENT SATISFACTION SURVEY 2020



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** Adriana Lopez, Public Safety Director  
**Date:** January 12, 2021

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**Subject: PUBLIC SAFETY RESIDENT SATISFACTION SURVEY 2020**

This is an annual presentation made to the City Council by the Public Safety Director. The presentation summarizes how residents rate the overall services provided by law enforcement and non-sworn personnel when responding to a call-for-service.

H:\MANAGEMENT\WP\COUNCIL REPORTS\RESIDENT SATISFACTION SURVEY 2020 RPT.DOCX



JANUARY 12, 2021

AGREEMENT

TELECOMMUNICATIONS SYSTEM AND SERVICES

MOTION IN ORDER:

APPROVE THE TERMS OF SERVICE WITH LOGMEIN, INC. FOR TELECOMMUNICATIONS SERVICES FOR A THREE-YEAR TERM, WITH THE OPTION TO RENEW FOR ADDITIONAL ONE-YEAR TERMS, AT THE DISCRETION OF THE CITY MANAGER, IN AN AMOUNT OF \$34,275.51 FOR THE FIRST YEAR, AND \$29,002 PER YEAR THEREAFTER, AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE THE AGREEMENT.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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



**To:** Honorable City Council  
**From:** John Moreno, City Manager  
**By:** Andrew Vialpando, Assistant City Manager  
**Date:** January 12, 2021

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**Subject: AGREEMENT FOR TELECOMMUNICATIONS SYSTEM AND SERVICES**

### **Background**

The City of Paramount (City) has been operating on the same Toshiba telephone system for over 20 years and as a result, the phone system has experienced technical difficulties for some time. On May 29, 2020, staff contracted with telecommunications consultant Interwest to conduct an in-depth assessment of the City's current Toshiba phone system. The assessment provided staff with an analysis of our City's current phone system performance and overall costs, as well as recommendations a new telecommunications platform that would better serve City operations and provide residents with exceptional customer service.

The in-depth assessment examined all areas of the current telecommunications system, including the City's operational telecommunications needs, network infrastructure, internet service providers, a comprehensive audit of the phone circuit, billing trends and expenses, among other items. Following the comprehensive study by Interwest and City staff, a Request for Proposals (RFP) was published soliciting for a new telecommunications system.

### **Request for Proposals Process**

The City sent the RFP to 23 telecommunications firms who requested a copy. The City received ten proposals for telecommunications systems and services, which was followed by an extensive review process. The proposals were evaluated based on proposal thoroughness, work plan and project timeline, pricing structure, experience with municipalities, responsiveness to City questions, overall ability to gain confidence in quality product, exceptional delivery and seamless transition.

A timeline of events for the Citywide Telecommunications System RFP is listed below:

RFP Published	October 2, 2020
Site Walkthrough for Vendors	October 16, 2020
Deadline for Vendors to ask Questions	October 16, 2020
Responses to Questions Released	October 23, 2020
Deadline for Proposals	October 30, 2020

Interview of top 5 Vendors	November 17, 2020
Trial of top 2 Vendors	November 30 to December 4, 2020
Discussion of Terms and Conditions	December 2020
City Council review of Agreement	January 12, 2021
Implementation	April 1, 2021

A total of 10 proposals were submitted by telecommunications brokers or corporate firms representing telecommunications service providers.

Once all proposals were evaluated, five service providers were invited to be interviewed and provide a demonstration of their product. The interview panel included City staff from Information Technology, a Management Analyst, and three Administrative Assistants from various departments who frequently utilize the City's phone system. Each finalist was given approximately one hour to present their platform, provide a demonstration of their phone system, and answer any questions pertaining to their proposal.

The City panel narrowed the selection down to two competitive providers. For the final assessment of the proposals, staff conducted a one week trial of each product to determine the best fit and quality. After the in-depth evaluation of the platforms, City staff came to a recommendation for the best telecommunications platform for our City's needs.

### **Proposed Phone System Platform**

After a comprehensive and competitive RFP evaluation process, staff is recommending LogMeIn, Inc. as the City's next telecommunications service provider, which delivers the GoToConnect telecommunications system solution. LogMeIn, Inc. is a telecommunications provider used by many municipalities and school districts locally and across the nation. LogMeIn, Inc. provides modern technology, regularly updated features, customer support 24 hours a day, 7 days a week, and offers a multitude of services that can be added-on or accessed in an emergency, if needed. Reference checks were also conducted and staff confirmed the firm's qualifications and quality services in the industry. Moreover, the broker for LogMeIn, Inc., Network Consulting Group, will also provide additional management and redundancy services in the event the City needs assistance with troubleshooting phone issues or needs an expert opinion on IT issues, as well as manages the City's telecommunications account. NCG is an information technology firm with 25 years of experience in the industry that is based in Orange County.

LogMeIn, Inc. will provide the City a plethora of features that will optimize community engagement and services. Some features include automated calling trees to ensure customers are directed to the appropriate individual and department, soft phone capabilities via cellphone so City staff can assist customers remotely, voicemail transcriptions to email, and unparalleled redundancy and reliability. The City's current outdated phone system has a single point of failure on both hardware (Toshiba) and service (AT&T). If the phone system provider's lines go down, so does City services. This recently occurred when AT&T was performing construction on Downey Ave. and the City Yard was down for several days due to phone line outage. In addition, if the Toshiba

phone devices go down at any of our City facilities, we lose the ability to make calls from that hub. The LogMeIn, Inc. phone system is entirely cloud-based and hosted online, which has been the industry standard method of operation for over a decade. With databases worldwide (Los Angeles, New York, Dallas, Chicago, and the United Kingdom), this redundancy creates resiliency against natural and manmade disasters.

### **Term and Costs**

As an incentive, LogMeIn, Inc. is offering the City a highly competitive rate for telecommunications services for an initial period of three years, and will renew annually thereafter unless the City opts out with 30 days notice. The proposed service plan includes a promotional rate for first three months, in which the City pays nothing. In addition to the free service for the first three months, the phone manufacturer, Polycom, is offering the City a promotional incentive with free and discounted hardware.

The LogMeIn, Inc. telecommunications system and services will cost an initial \$12,523.41 for one-time licensing and setup fees, and \$2,416.90 per month recurring (\$29,002 per year). The City currently pays between \$6,500 to \$7,000 per month (\$78,000 to \$84,000 per year) for its outdated phone system. In addition to these costs, separate fees to maintain the system range from \$2,500 to \$6,000 annually for phone repairs and phone line relocations. Comparatively, the City will save approximately \$48,997 to \$54,997 annually and up to \$164,991 over the initial three-year commitment.

### **RECOMMENDED ACTION**

It is recommended that the City Council approve the Terms of Service with LogMeIn, Inc. for telecommunications services for a three-year term, with the option to renew for additional one-year terms, at the discretion of the City Manager, in an amount of \$34,275.51 for the first year, and \$29,002 per year thereafter, and authorize the City Manager or designee to execute the agreement.

Attachments: A – LogMeIn, Inc. Proposal  
                  B – Terms of Service

Attachment A

LogMeIn USA, Inc.  
Response for  
Request for Proposal for  
City-Wide Telecommunications System

**Proposed to:**

City of Paramount  
Attn: Danny Elizarraras  
16400 Colorado Avenue  
Paramount, California 90723

**Proposed on:** 30 October 2020

**Primary Contact:**

Rob Johnson  
Senior Account Manager, LogMeIn  
Rob.johnson@logmein.com  
626-513-0105  
[www.logmeininc.com](http://www.logmeininc.com)



NETWORK  
CONSULTING  
GROUP

John Wheels  
Sales and Business Development  
Network Consulting Group  
(714) 508-7145 Direct  
(714) 505-1055 fax

# Cover Letter

October 30, 2020

Dear Mr. Elizarraras:

LogMeIn is pleased to present the GoToConnect, powered by Jive, Hosted Cloud Solution. LogMeIn is a leader in UCaaS, G2 just rated GoToConnect as the # 1 UCaaS solution.

GoToConnect's hosted Voice solution has been purpose-built to replace existing legacy systems with powerful, feature-rich unified communications that are cost effective, easy to manage, and reliable. Jive is a global leader in the Unified Communication Collaboration space. GoToConnect, powered by Jive is now part of UCASS trailblazer LogMeIn! Our solution provides an excellent level of functionality for today, as well as tomorrow. Jive has 170 developers, are constantly enhancing the homegrown platform.



## A GLOBAL, UNIFIED SOLUTION, INDIVIDUALIZED TO SITE-SPECIFIC NEEDS

The majority of our public sector customers have multiple, geographically dispersed locations with multiple, disparate communications systems in place to support all system users. Not only is this type of configuration difficult to manage and expensive to maintain, it also creates a dramatic technology gap. System fragmentation unnecessarily complicates life for employees daily, as well as for IT staff who are responsible for troubleshooting and supporting issues across all the different systems.

With GoToConnect, our customers immediately eliminate these technology gaps between users and locations. GoToConnect is set up for centralized management, billing, and analytics, resulting in consistent, tightly integrated experience for both customers and employees. At the same time, GoToConnect empowers each site to individualize the solution to meet their needs. From a simple, browser-based interface an individual school or government office can quickly and easily create and manage dial plans, auto attendants, messages, and other features to their specific needs.

## **SIMPLIFIED, ONE-WINDOW SYSTEM MANAGEMENT**

Telephone system management, including regular moves, adds, and changes (MAC work) has long been difficult and resource-intensive for every organization. In-house personnel, certified manufacturer technicians, or telephone company resources must be dedicated to performing even the simplest tasks - from setting up a new employee, to reconfiguring a dial plan, or changing an auto attendant greeting.

With GoToConnect, powered by Jive, the entire system is managed from a simple, browser-based window. Authorized customer administrators can easily login to the GoToConnect, powered by Jive, Web administrator portal and customize every aspect of the solution using simple, drag and drop functionality and intuitive wizard guides. Even novice users can, with as little as one hour's training, manage complex dial plans, add and edit users, devices, or extensions, and access reports and analytics on their own and without any assistance from their internal IT resources.

## **SYSTEM RELIABILITY AND POWERFUL SURVIVABILITY OPTIONS**

Every level of our Cloud is engineered for redundancy and provides high availability and fault tolerance, achieving industry-leading uptime and reliability. At a basic level, our collocation facilities are best-in-breed and offer extremely high resilience to and redundancy against natural and man-made disasters. Within the Cloud, redundant equipment and network paths are maintained and deliver a highly available computing environment. Redundancy is even greater within this computing environment, as virtualization and true Cloud architecture provide complete software- and process-level redundancy.

Our Cloud offering operates from several dispersed, worldwide datacenter locations. Jive chooses datacenter facilities that are essential to the markets we serve, enabling us to provide highly available service and resilient network access to any geographic market. Jive's global datacenter footprint includes tier one centers in: Los Angeles, CA, New York, NY, Dallas, TX, Chicago, IL, and the United Kingdom. This distributed (not centrally hosted) model brings the following key advantages:

- **Scalability.** Every deployed instance of our Cloud offering is fully able to independently handle all system functions, including call routing, device registration, online configuration, etc.
- **Load Balancing.** Calls are routed from service to service based on a combination of system health and geographical distance. When a customer call is initiated, it is routed dynamically to the datacenter where call management can best be accommodated (e.g., most quickly, best quality, closest proximity, etc.) and where the service instance with the most capacity is located.
- **Redundancy.** Because multiple instances of a service are always available, the system is highly resilient to single service failures as well as full datacenter outages.

All of our selected datacenters have successfully completed AT-101 SOC II security audits. These audits stringently evaluate datacenter management, security, and controls over infrastructure and information, as well as the people, procedures, and systems which operate and support them.

In addition, the Business Continuity (JBC) product provides an extra layer of protection from public internet or WAN outages. Reinforcing the stability of the Jive Cloud platform, JBC delivers uninterrupted extension dialing, intercom access, prioritized 911 calls, and local survivability.

- **Automate system failover and fallback.** With JBC, you might not notice your next internet outage.

JBC automatically kicks your system into failover mode and monitors the system until it can be fully restored.

- Preserve extension and outbound dialing. JBC allows you to make outbound calls and dial internally so you can reach clients, family, employees, and emergency services. You can also receive prioritized inbound 911 calls.
- Prioritize your outbound emergency calls. In failover mode, your emergency calls should still take priority. That's why, during an outage, calls to 911 will take an open line or bump an active call to connect you with emergency services.

The JBC is unique among hosted providers. It offers our customers the reliability of a premises-based solutions, while allowing them to access the power of a fully hosted solution.

### **SIMPLIFIED, ALL-INCLUSIVE PRICING MODEL**

GoToConnect's, powered by Jive, simple, per-seat pricing model delivers all-inclusive monthly service costs. With Jive, there are no hidden fees, no additional charges for features, and no per-minute costs for all local and domestic long distance dialing. Jive also offers 24/7 full solution support for every customer at no additional cost and without requiring an additional service contract.

In addition, GoToConnect is completely responsible for all software maintenance and updates. We manage and maintain all infrastructure, software, and hardware involved in the solution and ensure everything is kept up-to-date. Our customers never pay for a user license or feature upgrade. Our service delivery platform is engineered in such a way that updates and maintenance do not require scheduled downtime but are instead rolled out across the platform during periods of low utilization.

We acknowledge we have received your terms and conditions. Upon award, LogMeIn reserves the right to negotiate in good faith the specific contractual terms relating to the proposed engagement. LogMeIn proposes to provide the services described in this proposal under terms materially consistent with its standard Terms of Service (see <https://secure.logmein.com/home/en/policies/terms-and-conditions>), subject to such modifications as may be agreed by the parties to incorporate terms and conditions of the RFP request.

#### **Consultant:**

LogMeIn USA, Inc.  
320 SummerStreet  
Boston, MA02210  
866-372-5429

#### **Contact:**

Rob Johnson  
2570 W Pleasant Grove Blvd  
Lindon, UT 84042  
626-513-0105

The proposal shall remain valid for a period of not less than 120 calendar days from the submission deadline date.



LogMeIn declares that the only person, persons, company or parties interested in the proposal as principals, are named therein; that the proposal is made without collusion with any other person, persons, company, or parties submitting a proposal; that it is in all respects fair and in good faith without collusion or fraud, and that the signer of the proposal has full authority to bind the principal proposer.

**Partner:**

Network Consulting Group is a premier business consultant of telecommunications and IT solutions including hosted PBX, Internet, SD WAN, data and cloud services. Located in Tustin, California, we are a local resource helping the City of Rosemead, City of Eastvale, City of Emmerlyville and other municipalities choose, implement and manage their voice and data services.

We are partnering with Rob Johnson and GoToConnect, Powered by Jive, a LogMeIn Company to provide the City of Paramount hosted PBX services. While Jive is the hosted PBX provider, Network Consulting Group will use its public sector experience to provide free, additional resources to the City including:

- Dedicated Project Manager with 20+ years of experience helping coordinate telecom providers, cabling vendors, and GoToConnect implementation.
- Telecommunication audits helping ensure The City is paying competitive rates and is proactively notified of contract expirations.
- Trouble Ticket escalation for GoToConnect and telecom providers leveraging our contacts and 25 years of experience to reduce service outages.

Sincerely,



Meredith Bunker

# Chapter 1 – Profile and Qualifications of Proposing Firm

LogMeIn, Inc. is the world's top 10 SaaS company, supporting two million daily users, 200 million customer engagements and five billion voice minutes per year, we have not only capitalized on but helped invent the modern way of working – flexible, dispersed, mobile, efficient and productive. We currently are a private corporation that was founded in 2003 in the State of Delaware.

Over the last 17 years, LogMeIn has built one of the largest Online Meeting Solutions businesses in the world, enabling over 29 million participants to meet and collaborate with each other every month. Our platform today powers web meetings and online collaboration in virtually every country around the world. And we are arguably the most recognized brand in Web Conferencing – according to market research. Within those 17 years we have worked with clients across all sectors including education, government and commercial.

While we still fundamentally believe that meetings will continue to be essential to the future of work and will only become more important in the coming years, we also believe that a major driver of our growth strategy over the next three years will center on expanding our addressable market from the roughly \$7B web meeting, conferencing and events markets to the ~\$25B Unified Communications and Collaboration space. Our 2018 of Jive, now known as GoToConnect, gives us tremendous leverage to expand our footprint by marketing a wider portfolio of communications and collaboration solutions to SMB and large enterprises.

The 2018 acquisition was driven by our belief that businesses don't just want an amazing, friction-free, standalone meeting and collaboration solution. Our customers today demand a single, trusted partner that can help them with a full range of communications and collaboration solutions under one roof and on one bill – whether it is audio/video conferencing, screensharing, file sharing, unified messaging, workflow collaboration and business voice.

Further we believe that we specialize in simplifying user experiences by removing complexity and allowing our users to get the job done. There is still a lot of friction in unified communication workflows that needs to be eradicated so work can be fluid and seamless. We intend to bring Bots, AI, and automation to offload a lot of the mundane tasks with meetings and calls, such as note taking, action items, follow-ups, summaries that allow people to be better at what they do. To summarize, the three foundational pillars to our UCC Strategy are to **Build on a best-in-class in-meeting experience**, to **Integrate GoTo and Jive for the industry's most powerful UCC solution – all under one roof** and to **bring AI assisted delight to the way our customers work and communicate**.

To summarize, the three foundational pillars to our UCC Strategy are to **Build on a best-in-class in-meeting experience**, to **Integrate GoTo and Jive for the industry's most powerful UCC solution – all under one roof** and to **bring AI assisted delight to the way our customers work and communicate**.

## DIFFERENTIATORS

LogMeIn's products are trusted by professionals and leveraged by small to medium-sized businesses the world over. Our solutions provide increased customer insights, simpler internal and external collaboration, and a more empowered workforce. Our workforce spans eight countries on four continents, allowing us to hire and retain world-class talent wherever it may be.

LogMeIn's broad portfolio showcases our unique market position, blending the expertise that comes with being an established market leader with a commitment to investing in cutting-edge emerging technologies. Among these offerings are GoToMeeting, named Best Collaboration Solution for the second year in a row by the Software & Information Industry Association (SIIA) at the 2017 CODiE Awards for business technology, and recently acquired artificial intelligence and chatbot provider Nanorep. LogMeIn's Jive and GoToStage won Stevie Awards for New Product or Service of the Year from the 2018 American Business Awards. Jive Communications, acquired by LogMeIn earlier this year, was awarded a Gold Stevie in the New Product or Service of the Year, Software, Cloud Infrastructure category, while GoToStage, a new on-demand video platform, was named the winner of a Bronze Stevie Award in the New Product or Service of the Year, Software, Corporate Learning and Workforce Development Solution category at the 16th Annual American Business Awards.



Powered by Jive

Proposal Includes Free Polycom VVX 250 Handsets

Jive Services include over 100 Features and everything out lined in proposal Including:  
All Local / Long Distance, Free GoToMeeting, Disaster Recovery/ w multiple data centers,  
Available Paging (Overhead and over phones), Auto Attendants, Unlimited Voicemail, Unlimited  
Virtual Extensions, Voicemail to email, EFax, Softphones, Audio Conference Bridges  
for up to 200 on a bridge all maintenance, Upgrades, and 24/7 Support.

Reliable, Scalable and Agile platform  
Easy System Management  
Custom Paging Integration- available  
Minimal disruptions during transition



# YOUR UNIFIED COMMUNICATIONS PLATFORM IN THE CLOUD

City of Paramount

[GOTO.COM/CONNECT](http://GOTO.COM/CONNECT)

Rob Johnson  
626-513-0105  
[rob.johnson@logmein.com](mailto:rob.johnson@logmein.com)

# WHY GOTOCONNECT?

## TRULY UNIFIED

Get powerful voice, video, chat, and text and more in one single application from one vendor.



Voice



Video Conferencing



Audio Conferencing



Fax



Messaging



Integrations



Support Center



Screen Sharing

## BEST FOR REMOTE WORK

Get everyone in your business the communication tools they need to keep your business running – from wherever, and no matter what.



## HIGHEST RATED

Join other satisfied customers who rate GoToConnect consistently as #1, refer us to their trusted friends and colleagues, and stay with us more than 98% of the time.



**2020 CUSTOMERS' CHOICE AWARD  
FOR MARKETING SOLUTION**



**2020 G2 CROWD LEADER IN VOIP,  
VIDEO CONFERENCING AND WEBINAR  
SOFTWARE GRID REPORTS**



**2020 TOP RATED AWARD IN VOIP  
WEB CONFERENCING AND WEBINAR**



**GOLD STEVIE AT 2019 AMERICAN  
BUSINESS AWARDS FOR BEST  
COLLABORATION**

## MOST RELIABLE

Experience unmatched reliability with 11 datacenters worldwide. Organizations in high risk industries like healthcare and education trust GoToConnect.

### North America

- Atlanta
- Chicago
- Dallas
- Los Angeles
- Las Vegas
- New York
- Salt Lake City

### Latin America

- São Paulo

### EMEA

- Frankfurt

### APAC

- Sydney

# Proposal for Unified Communications Services

## City of Paramount

TODAY'S TOTAL	QTY	MSRP	DISCOUNT	GOTO PRICE	TOTAL
Voice Number DID - Configuration/Port Fee	330	\$5.00	\$4.00	\$1.00	\$330.00
Optional per extra day rate for onsite configuration and installation	1	\$2,000.00	\$500.00	\$1,500.00	\$1,500.00
Configuration and on-site installation (2 days of Engineering time, includes travel)	1	\$4,000.00	\$1,000.00	\$3,000.00	\$3,000.00
Poly Trio 8300 open SIP conference phone with built-in Wi-Fi and Bluetooth "For Smaller Conference Rooms"	5	\$649.00	\$332.74	\$316.26	\$1,581.30
Poly RealPresence Trio 8800 IP Conference Phone (no power supply) "For a formal Board Room - Your Chambers"	1	\$1,599.00	\$634.49	\$964.51	\$964.51
Polycom VVX 450 Skyline (PoE) 12 line Color Screen Gig Phone, HD Voice, Accoustic Fencing	22	\$279.00	\$127.60	\$151.40	\$3,330.82
Polycom VVX 250 Skyline (PoE) 4 line color screen Gig handset with Acoustic Fencing	120	\$257.00	\$257.00	\$0.00 <small>Normal Cost \$101.00</small>	"FREE" \$0.00
Polycom VVX EM 50 Expansion Module (EM50) Receptionist Console	4	\$225.00	\$35.27	\$189.73	\$758.90
TAXES & FEES					\$1,057.88
TOTAL					\$12,523.41

Polycom is offering a REBATE for first 200 handsets ordered. Exp 12/23/20

> Value of FREE Phones = \$12,120.00 / "Now FREE"

+ VVX 250 Rebate Value = \$15 x 120 = \$1,800.00

+ VVX 450 Rebate Value = \$40 x 22 = \$880.00

+ Trio 8300 Rebate Value = \$50 x 5 = \$250.00

+ Trio 8800 Rebate Value = \$75 x 1 = \$75.00

**Total Rebate Value = \$3,005.00**

These are specials negotiated with LogMeIn from the Manufacturer. Valid through 12-23-2020.

MONTHLY TOTAL	QTY	MSRP	DISCOUNT	GOTO PRICE	TOTAL
Conference Device User- Monthly Service	6	\$29.95	\$16.00	\$13.95	\$83.70
GoToConnect powered by Jive Hosted VOIP w/ <b>FREE GoToMeeting</b>	142	\$29.95	\$16.00	\$13.95	\$1,980.90
Voice - Standard DID - Monthly Charge	330	\$5.00	\$4.75	\$0.25	\$82.50
Voice - Toll Free Per-Minute Charges	1	\$0.020	\$0.001	\$0.019	\$0.019
TAXES & FEES					\$269.78
TOTAL					\$2,416.88

**First 3 Months Free**

Proposal Includes Free Polycom VVX 250 Handsets

Jive Services include over 100 Features and everything out lined in proposal Including:  
 All Local / Long Distance, Free GoToMeeting, Disaster Recovery/ w multiple data centers,  
 Available Paging (Overhead and over phones), Auto Attendants, Unlimited Voicemail, Unlimited  
 Virtual Extensions, Voicemail to email, EFax, Softphones, Audio Conference Bridges  
 for up to 200 on a bridge all maintenance, Upgrades, and 24/7 Support.

Reliable, Scalable and Agile platform  
 Easy System Management  
 Custom Paging Integration- available  
 Minimal disruptions during transition

**TODAY'S TOTAL**  
**\$12,523.41**

**MONTHLY TOTAL**  
**\$2,416.88**

Rob Johnson  
 626-513-0105  
 rob.johnson@logmein.com



# HARDWARE SPECS

MODEL	DESCRIPTION	
Poly Trio 8300 open SIP conference phone with built-in Wi-Fi and Bluetooth	No Image Available.	
Poly RealPresence Trio 8800 IP Conference Phone (no power supply) <i>Business Phone</i>	No Image Available.	Polycom Trio 8800 is the conference phone reimagined for larger conference rooms.
Polycom VVX 450 Skyline (PoE)	No Image Available.	The Polycom VVX 450 business IP desk phone is a high-quality, twelve-line, color IP phone for businesses of all sizes.
Polycom VVX 250 Skyline (PoE)	No Image Available.	The Polycom VVX 250 business IP phone is a modern, four-line, basic IP desk phone with color display, ideal for home officeSoHo and cubicle workers.
Polycom VVX EM 50 Expansion Module (EM50)	No Image Available.	

# UNLIMITED FEATURES

*Connect an office or remote workforce with an unlimited amount of enterprise features—all included with the standard service.*



## Auto Attendants

Leverage an endless number of auto attendants to create custom menu options and gain IVR functionality.



## HD Video Conferencing

Host professional meetings with up to 250 attendees using screenshare and meeting recording.



## Conference Bridge

Utilize an unlimited number of conference bridges across the organization.



## Voicemail to Email

Listen to voicemails directly from any inbox, on any device.



## Ring Groups/Queues

Route calls to the right people in the shortest amount of time—empowering the organization with call center functionality.



## Mobile Apps

Make and receive calls on any iOS or Android device—turn any smart-phone or tablet into an office phone.



## SMS/MMS Text Messaging

Send and receive simple texts, images, documents, and video from your mobile, desktop or browser application.



## Virtual Fax

Send and receive faxes and view them in any email box at no additional cost.



## Music on Hold

Present a professional image with custom music and messaging for promotions or instructions.



## Local & Long Distance

Call anyone in the U.S. & Canada without incurring long distance charges.



## Global Calling

Call over 50 countries at no additional cost.



# THEIR WORDS, NOT OURS

*"We live in LA, there might be an earthquake tomorrow. We needed a system that could work from anywhere. That's what GoToConnect brought to PLN. It's centralized and in the cloud."*

— **Geovanni Rivas**, Head of IT, Technology and Communications, Para Los Niños

*"We are saving 61% in cost every time we implement LogMeIn's GotoConnect at one of our locations over other hosted solutions. LogMeIn is a vital solution for Tenet Healthcare, which we depend on more every day."*

— **Don Preston**, Consultant for Tenet Healthcare

## RECOGNITION

### Gartner®

Gartner recognized LogMeIn as a Challenger in the 2019 Magic Quadrant for Unified Communications and Collaboration.

### TrustRadius

TrustRadius named GoToConnect as a 2020 top rated VoIP solution.

## OTHER CUSTOMERS



DARTMOUTH



Landmark



**Communication tools are better together.**

Visit **GoTo.com** to see all our products.

## TERMS OF SERVICE

This is a legal agreement between the person or organization ("**Customer**" or "**you**") agreeing to these Terms of Service ("**Terms**") and the applicable contracting entities at <https://www.logmeininc.com/legal/contracting-entities> ("**LogMeIn**," "**us**," or "**we**"). By accepting these Terms, signing an Order, or using the Services, you represent that you are of legal age and have the authority to bind the Customer to the Order, these Terms, and the applicable "**Service Descriptions**" available at <https://www.logmeininc.com/legal/service-descriptions>, as well as the Professional Services Terms and Conditions available at <https://www.logmeininc.com/legal/professional-services-terms>, each as applicable (collectively the "**Agreement**").

### 1. ACCESS AND USE OF THE SERVICES.

- 1.1. **Right to Use Services.** You agree to use the Services in accordance with the use levels by which we measure, price and offer our Services as posted on our websites, your Order, or the Service Descriptions ("**Use Levels**"). You may use our Services only as permitted in these Terms, and you consent to our Privacy Policy at <https://www.logmeininc.com/legal/privacy>, which is incorporated by reference. We grant you a limited right to use our Services only for business and professional purposes. Technical support for the Services is described in the Service Descriptions. If your affiliates use our Services, you warrant that you have the authority to bind those affiliates and you will be liable if your affiliates do not comply with the Agreement. "**Service(s)**" means our software-as-a-service offerings and our audio services (including any related hardware, which are offered by LogMeIn Audio, LLC, Grasshopper Group LLC, or Jive Communications, Inc., or their subsidiaries, our telecommunications providers responsible for the rates and terms relating to the respective audio services). The Service Descriptions are incorporated into these Terms. You understand that your personal data may be processed in connection with your use of our Services, software, and websites which are provided via equipment and resources located in the United States and other locations throughout the world.
- 1.2. **Limitations on Use.** By using our Services, you agree on behalf of yourself, your users and your attendees, not to (i) modify, prepare derivative works of, or reverse engineer, our Services; (ii) knowingly or negligently use our Services in a way that abuses or disrupts our networks, user accounts, or the Services; (iii) transmit through the Services any harassing, indecent, obscene, fraudulent, or unlawful material; (iv) market, or resell the Services to any third party; (v) use the Services in violation of applicable laws, or regulations; (vi) use the Services to send unauthorized advertising, or spam;

(vii) harvest, collect, or gather user data without their consent; or (viii) transmit through the Services any material that may infringe the intellectual property, privacy, or other rights of third parties.

- 1.3. **Changes to Services.** We reserve the right to enhance, upgrade, improve, or modify features of our Services as we deem appropriate and in our discretion. We will not materially reduce the core functionality (as set forth in the Service Descriptions) or discontinue any Services unless we provide you with prior written notice. We may offer additional functionality to our standard Services or premium feature improvements for an additional cost.
- 1.4. **Proprietary Rights and LogMeIn Marks.** You acknowledge that we or our licensors retain all proprietary right, title and interest in the Services, our name, logo or other marks (together, the “**LogMeIn Marks**”), and any related intellectual property rights, including, without limitation, all modifications, enhancements, derivative works, and upgrades thereto. You agree that you will not use or register any trademark, service mark, business name, domain name or social media account name or handle which incorporates in whole or in part the LogMeIn Marks or is similar to any of these. You agree to comply with our Branding Guidelines, available at <https://www.logmeininc.com/legal/trademark>, which are incorporated into this Agreement by reference.

## 2. **ORDERS, FEES AND PAYMENT.**

- 2.1. **Orders.** You may order Services using our then-current ordering processes (“**Order**”). All Orders are effective on the earlier of (i) the date you submit your Order, or (ii) the date on the signature block of the Order (“**Effective Date**”). Acceptance of your Order may be subject to our verification and credit approval process. Each Order shall be treated as a separate and independent Order. A Purchase Order is required for non-credit card transactions over 25,000 USD, or equivalent, unless Customer does not require a Purchase Order as part of its purchasing process.
- 2.1.1. **COVID-19 Emergency Kit Services.** Any subscriptions to Services labeled as “COVID-19 Emergency Kit” are for use across your organization during the contract term listed in the Order for such subscriptions and will automatically terminate thereafter or, if you have active subscriptions for the Services being purchased, on the earlier of the contract term set forth in the Order or the expiration of your underlying paid subscription term. If you have active subscriptions for the Services being purchased, the COVID-19 Emergency Kit subscriptions are subject to your existing contract with LogMeIn and do not change the terms of any previously purchased services. You may choose to purchase any of the COVID-19 Emergency Kit subscriptions under a separate order, but you are under no obligation to do so.

- **2.2. Fees and Payment.** You agree to pay all applicable, undisputed fees for the Services on the terms set forth on the invoice. Except as set forth in Section 3.3 below or in the Service Descriptions, any and all payments you make to us for access to the Services are final and non-refundable. You are responsible for all fees and charges imposed by your voice and data transmission providers related to your access and use of the Services. You are responsible for providing accurate and current billing, contact and payment information to us or any reseller. You agree that we may take steps to verify whether your payment method is valid, charge your payment card or bill you for all amounts due for your use of the Services, and automatically update your payment card information using software designed to do so in the event your payment card on file is no longer valid. You agree that your credit card information and related personal data may be provided to third parties for payment processing and fraud prevention purposes. We may suspend or terminate your Services if at any time we determine that your payment information is inaccurate or not current, and you are responsible for fees and overdraft charges that we may incur when we charge your card for payment. We will not agree to submit invoices via any customer procure-to-pay online portal or Electronic Data Interchange (EDI) portals. We reserve the right to update the price for Services at any time after your Initial Term, and price changes will be effective as of your next billing cycle. We will notify you of any price changes by publishing on our website, emailing, quoting or invoicing you.
- **2.3. Sales, Promotional Offers, Coupons and Pricing.** Sales, promotions and other special discounted pricing offers are temporary and, upon the renewal of your subscription, any such discounted pricing offers may expire. We reserve the right to discontinue or modify any coupons, credits, sales and special promotional offers in our sole discretion.
- **2.4. Disputes; Delinquent Accounts.** You must notify us of any fee dispute within 15 days of the invoice date, and once resolved, you agree to pay those fees within 15 days. We may, on notice to you, suspend or terminate your Services if you do not pay undisputed fees, and you agree to reimburse us for all reasonable costs and expenses incurred in collecting delinquent amounts.
- **2.5. Taxes and Withholding.** You are responsible for all applicable sales, services, value-added, goods and services, withholding, tariffs, Universal Services Fund (USF) fees or any other similar fees as may be applicable in the location in which the Services are being provided (if applicable to the Audio Services only) and similar taxes or fees (collectively, "**Taxes and Fees**") imposed by any government entity or collecting agency based on the Services, except those Taxes and Fees based on our net income, or Taxes and Fees for which you have provided an exemption certificate. Additionally, if you do not satisfy your Tax and Fees obligations, you agree that you will be required to

reimburse us for any Taxes and Fees paid on your behalf, and we may take steps to collect Taxes and Fees we have paid on your behalf. In all cases, you will pay the amounts due under this Agreement to us in full without any right of set-off or deduction.

### 3. **TERM AND TERMINATION.**

- 3.1. **Term.** The initial term commitment for your purchase of Services will be as specified on an Order (“**Initial Term**”) and begins on the Effective Date. After the Initial Term, the Services will, unless otherwise specified in the Service Description for a particular Service, automatically renew for additional 12-month periods (“**Renewal Terms**”), unless either party provides notice of non-renewal at least 30 days before the current term expires. You may provide notice of non-renewal for each Service you do not wish to renew at <https://support.logmeininc.com/contactus>. We may agree to align the invoicing under multiple Orders but this will not reduce the term of any Order. Terminating specific Services does not affect the term of any other Services still in effect. If we permit you to reinstate Services at any time after termination, you agree that you will be bound by the then-current Terms and the renewal date that was in effect as of the effective termination date.
- 3.2. **Termination for Cause.** Either party may terminate the Agreement (i) if the other party breaches its material obligations and fails to cure within 30 days of receipt of written notice, or (ii) if the other party becomes insolvent or bankrupt, liquidated or is dissolved, or ceases substantially all of its business, and we may suspend access or terminate immediately if you breach Section 1.2, 4 or 5.
- 3.3. **Effect of Termination.** If the Agreement or any Services are terminated, your account may be converted to a “free” or “basic” version of the Service, if available, at our discretion. Otherwise, you will immediately discontinue all use of the terminated Services, except that upon request, we will provide you with limited access to the Services for a period not to exceed 30 days, solely to enable you to retrieve your Content from the Services. We have no obligation to maintain your Content after that period. Neither party will be liable for any damages resulting from termination of the Agreement, and termination will not affect any claim arising prior to the effective termination date. If we discontinue Services or materially reduce the core functionality in accordance with Section 1.3 above, the related Order will be terminated and we will provide you with a pro rata refund of any prepaid, unused fees. You agree to pay for any use of the Services past the date of expiration or termination which have not been converted to a free version of the Service.

- 3.4. **Survival.** The provisions of Sections 2 (Orders, Fees and Payment), 3.3 (Effect of Termination), 4 (Your Content and Accounts), 7 (Indemnification), 8 (Limitation on Liability), 9.6 (No Class Actions), 9.11 (Notices), and 9.14 (Contracting Party, Choice of Law and Location for Resolving Disputes) survive any termination of the Agreement.

#### 4. **YOUR Content AND ACCOUNTS.**

- 4.1. **Your Content.** You retain all rights to your Content (defined below) and we do not own or license your Content. We may use, modify, reproduce and distribute your Content in order to provide and operate the Services. You warrant that (i) you have the right to upload or otherwise share Content with us, and (ii) your uploading or processing of your Content in the context of our Services does not infringe on any rights of any third party. Each party agrees to apply reasonable technical, organizational and administrative security measures to keep Content protected in accordance with industry standards. We will not view, access or process any of your Content, except: (x) as authorized or instructed by you or your users in this Agreement or in any other agreement between the parties, or (y) as required to comply with our policies, applicable law, or governmental request. You agree to comply with all legal duties applicable to you as a data controller by virtue of the submission of your Content within the Services. If your Content, including any personal data (as defined under applicable law, which includes, but is not limited to, the General Data Protection Regulation EU 2016/679 or “**GDPR**” and data protection laws of the European Union, European Economic Area, Switzerland (collectively, the “**EEA+**”), and the United Kingdom) and is processed by us as a data processor acting on your behalf (in your capacity as data controller), we will use and process your Content in order to provide the Services and fulfill our obligations under the Agreement, and in accordance with your instructions as represented in this Agreement. Notwithstanding anything to the contrary, this Section 4.1 expresses the entirety of our obligations with respect to your Content. “**Content**” means any files, documents, recordings, chat logs, transcripts, and similar data that we maintain on your or your users’ behalf, as well as any other information you or your users may upload to your Service account in connection with the Services.
- 4.2. **Your Accounts.** You are solely responsible for (i) all use of the Services by you and your users, (ii) maintaining lawful basis for the collection, use, processing and transfer of Content, and (iii) providing notices or obtaining consent as legally required in connection with the Services. We do not send emails asking for your usernames or passwords, and to keep your accounts secure, you should keep all usernames and passwords confidential. We are not liable for any loss that you may incur if a third party uses your password or

account. We may suspend the Services or terminate the Agreement if you, your users, or attendees are using the Services in a manner that is likely to cause harm to us. You agree to notify us immediately and terminate any unauthorized access to the Services or other security breach.

5. **COMPLIANCE WITH LAWS.** In connection with the performance, access and use of the Services under the Agreement, each party agrees to comply with all applicable laws, rules and regulations including, but not limited to export, privacy, and data protection laws and regulations. Each party represents that it is not named on any U.S. government denied-party list. Further, Customer shall not permit its users to access or use any Service or Content in a U.S. embargoed country or in violation of any U.S. export law or regulation. If necessary and in accordance with applicable law, we will cooperate with local, state, federal and international government authorities with respect to the Services. Notwithstanding any other provision in these Terms, we may immediately terminate the Agreement for noncompliance with applicable laws.
6. **WARRANTIES.** WE WARRANT THAT THE SERVICES WILL CONFORM TO THE SERVICE DESCRIPTIONS UNDER NORMAL USE. WE DO NOT REPRESENT OR WARRANT THAT (I) THE USE OF OUR SERVICES WILL BE TIMELY, UNINTERRUPTED OR ERROR FREE, OR OPERATE IN COMBINATION WITH ANY SPECIFIC HARDWARE, SOFTWARE, SYSTEM OR DATA, (II) OUR SERVICES WILL MEET YOUR REQUIREMENTS, OR (III) ALL ERRORS OR DEFECTS WILL BE CORRECTED. USE OF THE SERVICES IS AT YOUR SOLE RISK. OUR ENTIRE LIABILITY AND YOUR EXCLUSIVE REMEDY UNDER THIS WARRANTY WILL BE, AT OUR SOLE OPTION AND SUBJECT TO APPLICABLE LAW, TO PROVIDE CONFORMING SERVICES, OR TO TERMINATE THE NON-CONFORMING SERVICES OR THE APPLICABLE ORDER, AND PROVIDE A PRO-RATED REFUND OF ANY PREPAID FEES FROM THE DATE YOU NOTIFY US OF THE NON-CONFORMANCE THROUGH THE END OF THE REMAINING TERM. TO THE EXTENT PERMITTED BY APPLICABLE LAW, WE DISCLAIM ALL OTHER WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY EXPRESS OR IMPLIED WARRANTIES OF MERCHANTABILITY, SATISFACTORY QUALITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF CERTAIN WARRANTIES AND CONDITIONS, THEREFORE SOME OF THE ABOVE EXCLUSIONS MAY NOT APPLY TO CUSTOMERS LOCATED IN THOSE JURISDICTIONS.
7. **INDEMNIFICATION.** You will indemnify and defend us against any third party claim resulting from a breach of Section 1.2 or 4, or alleging that any of your Content infringes upon any patent or copyright, or violates a trade secret of any party, and you agree to pay reasonable attorney's fees, court costs, damages finally awarded, or reasonable settlement costs with respect to any such claim. We will promptly notify you of any claim and cooperate with you in defending the claim.

You will reimburse us for reasonable expenses incurred in providing any cooperation or assistance. You will have full control and authority over the defense and settlement of any claim, except that: (i) any settlement requiring us to admit liability requires prior written consent, not to be unreasonably withheld or delayed, and (ii) we may join in the defense with our own counsel at our own expense.

## 8. **LIMITATION ON LIABILITY.**

- 8.1. **LIMITATION ON INDIRECT LIABILITY.** NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY OR TO ANY OTHER PERSON FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL OR INCIDENTAL LOSS, EXEMPLARY OR OTHER SUCH DAMAGES, INCLUDING, WITHOUT LIMITATION, DAMAGES ARISING OUT OF OR RELATING TO: (I) LOSS OF DATA, (II) LOSS OF INCOME, (III) LOSS OF OPPORTUNITY, (IV) LOST PROFITS, OR (V) COSTS OF RECOVERY, HOWEVER CAUSED AND BASED ON ANY THEORY OF LIABILITY, INCLUDING, BUT NOT LIMITED TO, BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR VIOLATION OF STATUTE, WHETHER OR NOT SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. SOME JURISDICTIONS DO NOT ALLOW LIMITATION OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO SOME OF THE ABOVE LIMITATIONS MAY NOT APPLY.
- 8.2. **LIMITATION ON AMOUNT OF LIABILITY.** EXCEPT FOR YOUR BREACH OF SECTIONS 1.2 OR 4 AND YOUR INDEMNIFICATION OBLIGATIONS, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE TOTAL CUMULATIVE LIABILITY OF EITHER PARTY AND THEIR RESPECTIVE LICENSORS AND SUPPLIERS ARISING OUT OF THIS AGREEMENT IS LIMITED TO THE SUM OF THE AMOUNTS PAID FOR THE APPLICABLE SERVICE DURING THE 12 MONTHS IMMEDIATELY PRECEDING THE INCIDENT GIVING RISE TO THE LIABILITY. THE FOREGOING DOES NOT LIMIT YOUR OBLIGATIONS TO PAY ANY UNDISPUTED FEES AND OTHER AMOUNTS DUE UNDER ANY ORDER.

## 9. **ADDITIONAL TERMS.**

- 9.1. **Supplemental Data Processing Addendum.** If you are located in or are subject to the applicable laws of the EEA+ and/or the United Kingdom, including the GDPR, you may complete a LogMeIn Data Processing Addendum (“**DPA**”) online at <https://www.logmeininc.com/trust/DPA>. Additional information about LogMeIn’s privacy, security, and sub-processors disclosures can be found at <https://www.logmeininc.com/trust>.
- 9.2. **Free Services and Trials.** Your right to access and use any free Services is not guaranteed for any period of time and we reserve the right, in our sole discretion, to limit or terminate your use of any free versions of any Services by



any individual or entity. If you are using the Services on a trial or promotional basis (“**Trial Period**”), your Trial Period and access to the Services will terminate (i) at the end of the Trial Period stated in your Order, or (ii) if no date is specified, 30 days after your initial access to the Services, (iii) or upon your conversion to a subscription. During the Trial Period, to the extent permitted by law, we provide the Services “AS IS” and without warranty or indemnity, and all other terms otherwise apply. We may modify or discontinue any trials or promotions at any time without notice.

- 9.3. **Third Party Features.** Services may provide the capability for you to link to or integrate with third party sites or applications (“**Third Party Services**”). We are not responsible for and do not endorse Third Party Services. You have sole discretion whether to purchase or connect to any Third Party Services and your use is governed solely by the terms for those Third Party Services.
- 9.4. **Beta Services.** We may offer you access to beta services that are being provided prior to general release, but we do not make any guarantees that these services will be made generally available (“**Beta Services**”). You understand and agree that the Beta Services may contain bugs, errors and other defects, and use of the Beta Services is at your sole risk. You acknowledge that your use of Beta Services is on a voluntary and optional basis, and we have no obligation to provide technical support and may discontinue provision of Beta Services at any time in our sole discretion and without prior notice to you. These Beta Services are offered “AS-IS”, and to the extent permitted by applicable law, we disclaim any liability, warranties, indemnities, and conditions, whether express, implied, statutory or otherwise. If you are using Beta Services, you agree to receive related correspondence and updates from us, and acknowledge that opting out may result in cancellation of your access to the Beta Services. If you provide feedback (“**Feedback**”) about the Beta Service, you agree that we own any Feedback that you share with us. For the Beta Services only, these Terms supersede any conflicting terms and conditions in the Agreement, but only to the extent necessary to resolve conflict.
- 9.5. **Copyright.** If you believe that our Services have been used in a way that constitutes copyright infringement, you should follow the process outlined here: <https://www.logmeininc.com/legal/dmca>.
- 9.6. **No Class Actions.** You may only resolve disputes with us on an individual basis and you agree not to bring or participate in any class, consolidated, or representative action against us or any of our employees or affiliates.
- 9.7. **Security Emergencies.** If we reasonably determine that the security of our Services or infrastructure may be compromised due to hacking attempts, denial of service attacks, or other malicious activities, we may temporarily suspend the Services and we will take action to promptly resolve any security

issues. We will notify you of any suspension or other action taken for security reasons.

- 9.8. **High-Risk Use.** You understand that the Services are not designed or intended for use during high-risk activities which include, but are not limited to use in hazardous environments requiring fail-safe controls, weapons systems, aircraft navigation, control, or communications systems, and/or life support systems.
- 9.9. **Recording.** Certain Services provide functionality that allows you to record audio and data shared during sessions. You are solely responsible for complying with all applicable laws in the relevant jurisdictions while using recording functionality. We disclaim all liability for your recording of audio or shared data, and you agree to hold us harmless from damages or liabilities related to the recording of any audio or data.
- 9.10. **Assignment.** Neither party may assign its rights or delegate its duties under the Agreement either in whole or in part without the other party's prior written consent, which shall not be unreasonably withheld, except that either party may assign the Agreement to an affiliated entity, or as part of a corporate reorganization, consolidation, merger, acquisition, or sale of all or substantially all of its business or assets to which this Agreement relates. Any attempted assignment without consent will be void. The Agreement will bind and inure to the benefit of each party's successors or assigns.
- 9.11. **Notices.** Notices must be sent by personal delivery, overnight courier or registered or certified mail. We may also provide notice to the email last designated on your account, electronically via postings on our website, in-product notices, or our self-service portal or administrative center. Unless specified elsewhere in this Agreement, notices should be sent to us at the address for your applicable contracting entity, with a copy to our Legal Department, 320 Summer Street, Boston, Massachusetts 02210 USA, and we will send notices to the address last designated on your account. Notice is given (a) upon personal delivery; (b) for overnight courier, on the second business day after notice is sent, (c) for registered or certified mail, on the fifth business day after notice is sent, (d) for email, when the email is sent, or (e) if posted electronically, upon posting.
- 9.12. **Regional Terms.** If you are located in regions outside the United States and are purchasing the Jive and/or GoToConnect Services, additional terms specific to your region (as set forth in our Regional Supplement at <https://www.logmeininc.com/legal/regional-supplement>) shall apply to your use of the Services and shall be considered part of these Terms.
- 9.13. **Entire Agreement; Order of Precedence.** The Agreement, including any applicable DPA, sets forth the entire agreement between us relating to the

Services and supersedes all prior and contemporaneous oral and written agreements, except as otherwise permitted. If there is a conflict between an executed Order, these Terms, the DPA if applicable, and the Service Descriptions, the conflict will be resolved in that order, but only for the specific Services described in the applicable Order. Nothing contained in any document submitted by you will add to or otherwise modify the Agreement. We may update the Terms from time to time, which will be identified by the last updated date, and may be reviewed at <https://www.logmeininc.com/legal/terms-and-conditions>. Your continued access to and use of the Service constitutes your acceptance of the then-current Terms.

- 9.14. **General Terms.** If any term of this Agreement is not enforceable, this will not affect any other terms. Both parties are independent contractors and nothing in this Agreement creates a partnership, agency, fiduciary or employment relationship between the parties. No person or entity not a party to the Agreement will be a third party beneficiary. Our authorized distributors do not have the right to modify the Agreement or to make commitments binding on us. Failure to enforce any right under the Agreement will not waive that right. Unless otherwise specified, remedies are cumulative. The Agreement may be agreed to online, or executed by electronic signature and in one or more counterparts. No party will be responsible for any delay or failure to perform under the Agreement due to force majeure events (e.g. natural disasters; terrorist activities, activities of third party service providers, labor disputes; and acts of government) and acts beyond a party's reasonable control, but only for so long as those conditions persist.
- 9.15. **Contracting Party, Choice of Law and Location for Resolving Disputes.** The LogMeIn contracting entity, contact information, and governing law for your use of the Services will depend on where you are and the specific Services you have ordered, as set forth here: <https://www.logmeininc.com/legal/contracting-entities>.

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