

NOTICE OF INTENT TO ADOPT **A NEGATIVE DECLARATION**

Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Section 15072 of the California Environmental Quality Act (CEQA).

Project Title: Go Store It Self-Storage (Zone Change No. 241, Development Review Application No. 22:005, and Merger of Parcels)

N/A

State Clearinghouse Number

John King

Lead Agency Contact Person

562-220-2049

Telephone Number

JKing@paramountcity.com
email address

Project Location: The 0.74-acre (32,022-square-foot) Project Site is located at 15932-15942 Minnesota Avenue in the City and comprises assessor parcel numbers (APNs) 7012-013-017, -018, -019, and -020. The Project Site is located in the southcentral portion of the City and is bounded by Minnesota Avenue on the west and warehouse uses on the north, east, and south. Regional access to the site is provided via Interstate 710 located approximately 1.25 miles to the west, Interstate 105 located approximately 1.5 miles to the north, and State Route 91 located approximately 1.0 miles to the south. The Project Site is currently developed with 12,850 square feet of industrial/manufacturing uses.

Project Description: The Project includes the demolition and removal of the existing 12,850 square feet of industrial/manufacturing buildings from the Project Site and the development of the site with a 104,630-square-foot self-storage building, inclusive of a 750-square-foot ancillary leasing office. The building would be five stories tall, reaching a maximum height of 55 feet. The building would be staffed with a peak of approximately three employees from 8:00 AM to 6:30 PM with customer access available from 5:00 AM to 10:00 PM, seven days a week.

Vehicular access to the Project Site would be provided by two new 28-foot-wide driveways on Minnesota Avenue. The new driveways would be shifted north and south from the location of the existing driveway and located at the northwest and southwest corners of the Project Site. The southerly Project driveway would be restricted to left-/right-turns inbound only (i.e., ingress-only movement), and the northerly Project driveway would be restricted to left-/right-turns outbound (i.e., egress-only movement). Within the Project Site, vehicle circulation would be accommodated by the drive aisle situated in a north-south alignment to provide adequate space for the circulation of inbound and outbound vehicles during loading and unloading operations.

The Project would include a total of 13 parking spaces, including 3 loading spaces on-site. The parking spaces would be provided within a surface parking area located near the western portion of the Project Site. The 3 loading spaces would be approximately 30 feet long. Additionally, the Project would include a minimum of 1 handicap accessible space in the parking area to comply with the Americans with Disabilities Act (ADA) requirement of a minimum of 1 space of the total on-site parking supply as accessible space (i.e., for parking facilities with 1 to 25 spaces with 1 in every 6 handicap spaces being van accessible). Additionally, the Project would include 2 bicycle racks located just south of the leasing office.

The Project's construction phase would occur over an estimated 15-month period.

Initial Study: An Initial Study was prepared for the proposed project that evaluates the potential for the project to result in environmental effects. Based on the analysis provided within the Initial Study determined that with implementation of mitigation measures, the proposed project would not result in significant impacts on the environment. Therefore, a Mitigated Negative Declaration has been prepared.

Notice of Intent to Adopt: This is to notify the public and interested parties of the City of Paramount's intent to adopt a Mitigated Negative Declaration for the proposed project. The mandatory public review period began on **September 8, 2022** and concludes on **September 27, 2022 at 5:00 p.m.** Copies of all relevant material including the project specifications and Mitigated Negative Declaration are available to the general public for review in the Planning Department at City Hall, 16400 Colorado Avenue, Paramount, CA 90723 and online at <https://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>.

Please send your written comments, which must be received prior to the close of the public review period on September 27, 2022, at 5:00 p.m., to John King, AICP, Assistant Planning Director at JKing@paramountcity.com or the physical address shown above.

John King, AICP



September 7, 2022
Date