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: Paramount UMC Mixed-Use Senior Assisted Living Facility (General Plan Amendment No. 22-1, Zone Change No. 239, Development Review Application No. 22:001, and Merger of Parcels)

N/A	John Carver	562-220-2048
State Clearinghouse Number	**Lead Agency Contact Person**	**Telephone Number**

jcarver@paramountcity.com
email address

Project Location: The 1.04 acre (45,500 square-feet) Project Site is located at 16635-16683 Paramount Boulevard in the City and comprises assessor parcel numbers (APNs) 7102-031-020, -021, -022, and 7102-031-024. The Project Site is located at the southwest corner of Paramount Boulevard and East 70th Street, which is the southern border for the City. The rear of the Project Site is bordered by a public alley, and the north property line bordered by a commercial property. State Route 91 is located less than 0.5 miles to the south, and to the west approximately two miles is the 710 freeway. The Project Site is currently developed with three vacant structures, a church complex totaling approximately 21,200 square-feet in size, a 2,200 square-foot auto garage, and a 2,500 square-foot commercial building.

Project Description: The Project includes the demolition and removal of the approximately 25,900 square-feet of existing buildings and associated hardscape from the Project Site and the development of an approximately 100,000 gross square-foot, three-story senior living facility to house up to 105 residents within 60 units. Units consist of seven independent living units, six of which will be income-restricted, and 15 single-occupancy and 38 double-occupancy assisted-living units. The ground floor will include office and administrative spaces for staff, as well as facilities for public or commercial use/rental including two retail suites, classrooms, a chapel, community center/dining hall with full kitchen, and an outdoor patio. Upper floors will contain residential units and amenities, along with facility office space. The density of the project will be 57.7 dwelling units per acre.

Vehicular access to the Project Site would be provided by one access driveway on 70th Street and one located in the alley, replacing two existing driveway entries on Paramount Boulevard and one on 70th Street. The building will include an approximately 25,500 square-foot parking garage on the ground floor providing 67 parking spaces.

The Project's is expected to be operational by the 4th quarter of 2023, and construction will require the export of up to 2,847 cubic yards of soil from the site.

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 t h e 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 **November 18, 2022 and concludes on December 7, 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 December 7, 2022, at 5:00 p.m., to John Carver, Planning Director at jcarver@paramountcity.com or the physical address shown above.

John Carver
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Planning Director

Date: November 17, 2022