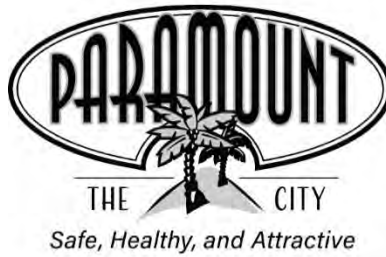


# AGENDA

Paramount Planning Commission

August 6, 2025



Regular Meeting  
City Hall Council Chamber  
6:00 p.m.

City of Paramount

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

## PUBLIC PARTICIPATION NOTICE

**In-person Attendance:** The public may attend the Planning Commission meetings in-person.

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

- **In-person**

If you wish to make a statement, please complete a Speaker's Card prior to the commencement of the Public Comments period of the meeting. Speaker's Cards are located at the entrance. Give your completed card to a staff member and when your name is called, please go to the podium provided for the public.

- **E-mail:** [planning@paramountcity.gov](mailto:planning@paramountcity.gov)

E-mail public comments must be received **15 minutes prior to the start of the meeting**. The e-mail should 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.

All public comments are limited to a maximum of three (3) minutes unless an extension is granted. No action may be taken on items not on the agenda except as provided by law. All public comments will be recorded and rules of decorum and procedures for the conduct of City meetings will apply when addressing the Planning Commission whether in-person or via email.

### Notes

CALL TO ORDER:

Chair Gordon Weisenburger

PLEDGE OF ALLEGIANCE:

Chair Gordon Weisenburger

ROLL CALL OF MEMBERS:

Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair Linda Timmons  
Chair Gordon Weisenburger

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## MINUTES

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1. [APPROVAL OF MINUTES](#) July 2, 2025

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## REORGANIZATION

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2. [REORGANIZATION](#)

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## PUBLIC COMMENTS

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## PUBLIC HEARINGS

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## NEW BUSINESS

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3. [GOLD KEY DEVELOPMENT, INC. PARAMOUNT BOULEVARD PROJECT](#)

- A. [ADOPT RESOLUTION NO. PC 25:021](#)

A recommendation for the City Council of the City of Paramount will be considered to approve an Addendum to a previously approved Mitigated Negative Declaration and Associated Mitigation Monitoring and Reporting Program in connection with General Plan Amendment No. 25-2, Zone Change No. 252, Tentative Tract Map No. 084854, and Development Review Application No. 25:004 for a 17-unit single-family residential project at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility zone pursuant to California Environmental Quality Act (CEQA) Guidelines.

B. [GENERAL PLAN  
AMENDMENT  
NO. 25-2](#)

A request by Gold Key Development, Inc. to change the General Plan Land Use Designation from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential at 16635, 16675, and 16683 Paramount Boulevard.

C. [ZONE CHANGE  
NO. 252](#)

A request by Gold Key Development, Inc. to change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Mixed-Use Commercial and Multiple-Family Residential at 16635, 16675, and 16683 Paramount Boulevard.

D. [TENTATIVE TRACT  
MAP NO. 084854](#)

A request by Gold Key Development, Inc. to subdivide existing lots totaling 45,302 square feet (1.04 acres) into 17 lots to allow the construction of 17 single-family residential dwelling units at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility zone.

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## REPORTS

4. [ORAL REPORT](#)

City Council Actions

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## COMMENTS

5. [COMMENTS](#)

- City Attorney
- Commissioners
- Staff

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## ADJOURNMENT

To a meeting on Wednesday, September 3, 2025, at 6:00 p.m.

**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) 220-2225 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 Planning Department 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 Planning Department office. The Planning Department office is located at City Hall, 16400 Colorado Avenue, Paramount.

AUGUST 6, 2025

APPROVAL OF MINUTES  
PLANNING COMMISSION

MOTION IN ORDER:

APPROVE THE PLANNING COMMISSION MINUTES OF JULY 2, 2025.

MOTION:

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

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

[ ] APPROVED

[ ] DENIED

ROLL CALL VOTE:

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

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

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

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

## **PARAMOUNT PLANNING COMMISSION MINUTES JULY 2, 2025**

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

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### **CALL TO ORDER:**

The meeting of the Planning Commission was called to order by Chair Gordon Weisenburger at 6:01 p.m. at City Hall, Council Chamber, 16400 Colorado Avenue, Paramount, California.

### **ROLL CALL OF COMMISSIONERS:**

Present: Commissioner Ernie Esparza  
Commissioner Javier Gonzalez  
Commissioner David Moody  
Vice Chair Linda Timmons  
Chair Gordon Weisenburger

### **STAFF PRESENT:**

Lindsay Thorson, Planning Commission Attorney  
John King, Planning and Building Director  
Monica Rodriguez, Assistant Planning and Building Director  
Rick Baptista, Building and Safety Manager  
Sol Bejarano, Management Analyst  
Ivan Reyes, Associate Planner  
Leslie Corrales, Assistant Planner  
Biana Salgado, Administrative Assistant

## **MINUTES**

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### **1. APPROVAL OF MINUTES**

Chair Weisenburger presented the Planning Commission minutes of June 4, 2025 for approval.

It was moved by Vice Chair Timmons, seconded by Commissioner Esparza, to approve the minutes as presented. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, Moody,  
Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **PUBLIC COMMENTS**

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Written correspondence by Mike Radis regarding previously approved Unclassified Use Permit No. 24-01 was received. A copy of the correspondence was provided to each Commissioner.

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**NEW BUSINESS**

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**PUBLIC HEARINGS**

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2. CONDITIONAL USE  
PERMIT NO. 977  
JESUS MANUEL  
JAUREGUI GARCIA/  
WILMINGTON  
METALS  
15533 VERMONT  
AVENUE

Chair Weisenburger presented the item, a request by Jesus Manuel Jauregui Garcia/Wilmington Metals to operate a warehouse and distribution facility of air conditioning units at 15533 Vermont Avenue in the M-1 (Light Manufacturing) zone.

Planning and Building Director John King introduced Associate Planner Ivan Reyes who presented an overview of the request.

There was further discussion between the Planning Commission and staff regarding the item.

Chair Weisenburger opened the public hearing. Planning and Building Director John King stated that there were no comment cards submitted in favor or opposed to the request.

Representing the applicant, Steve Espinoza, Associate Broker from Lee & Associates, spoke in favor of the request.

There being no further comments in favor or opposed to the request, it was moved by Commissioner Gonzalez, seconded by Commissioner Moody to close the public hearing. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,  
Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to read by title only, waive further reading, and adopt Planning Commission Resolution No. PC 25:007, approving the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,  
Vice Chair Timmons, Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: None

At 6:13 p.m., Vice Chair Timmons recused herself from the next item on the Agenda.

3. CONDITIONAL USE  
PERMIT NO. 966  
(ONE-YEAR  
EXTENSION)  
DR. EUGENE ALLEN  
8225 ALONDRA  
BOULEVARD

Chair Weisenburger presented the item, a request by Dr. Eugene Allen for a one-year extension to operate (1) an urgent care medical facility, (2) children's play areas associated with education and/or tutoring, (3) services and programs for persons who have one or more disabilities, and (4) youth activity programs at 8225 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

Planning and Building Director John King presented Assistant Planning and Building Director Monica Rodriguez who presented an overview of the request.

It was moved by Commissioner Esparza, seconded by Commissioner Gonzalez, to approve the request. The motion was passed by the following roll call vote:

AYES: Commissioners Esparza, Gonzalez, and Moody,  
Chair Weisenburger  
NOES: None  
ABSENT: None  
ABSTAIN: Vice Chair Timmons

At 6:17 p.m., Vice Chair Timmons returned to the dais.

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## REPORTS

4. CITY COUNCIL  
ACTIONS

Planning and Building Director John King stated that the City Council adopted the Fiscal Year 2025-2026 budget.

Planning and Building Director John King also stated that the City Council also adopted Resolution No. 25:027, condemning the presence and conduct of U.S. Immigration and Customs Enforcement (ICE) in the City and reaffirming Paramount's commitment to a safe, inclusive, and welcoming community for all residents.

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## COMMENTS

5. COMMENTS FROM  
CITY ATTORNEY,  
COMMISSIONERS  
AND STAFF

During discussion between the Planning Commission and staff regarding the World Energy refinery, Planning and Building Director John King stated main investor Air Products, LLC is pulling out of their partnership with World Energy and work has been paused.

Planning and Building Director John King wished everyone a happy and sane 4<sup>th</sup> of July holiday.



**ADJOURNMENT**

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There being no further business to come before the Commission, the meeting was adjourned by Chair Weisenburger at 6.21 p.m. to the next Planning Commission meeting to be held on Wednesday, August 6, 2025 at City Hall Council Chamber, 16400 Colorado Avenue, Paramount, California at 6:00 p.m.

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Gordon Weisenburger, Chair

ATTEST:

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Biana Salgado, Administrative Assistant

AUGUST 6, 2025

## REORGANIZATION OF THE PARAMOUNT PLANNING COMMISSION

<b>Minute Clerk:</b>	<p>OPEN NOMINATIONS FOR OFFICE OF <b>PLANNING COMMISSION CHAIR</b></p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS <b>PLANNING COMMISSION CHAIR</b></p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
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<b>Chair:</b>	<p>OPEN NOMINATIONS FOR OFFICE OF <b>PLANNING COMMISSION VICE CHAIR</b></p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>_____ was nominated by _____ (NO SECOND REQUIRED)</p> <p>ROLL CALL VOTE FOR _____ AS <b>PLANNING COMMISSION VICE CHAIR</b></p> <p>Commissioner Esparza _____</p> <p>Commissioner Gonzalez _____</p> <p>Commissioner Moody _____</p> <p>Commissioner Timmons _____</p> <p>Commissioner Weisenburger _____</p>
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AUGUST 6, 2025

PUBLIC HEARING

GOLD KEY DEVELOPMENT, INC. PARAMOUNT BOULEVARD PROJECT

- 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: _____



**To:** Honorable Planning Commission

**From:** John King, AICP, Planning and Building Director

**By:** Monica Rodriguez, Assistant Planning and Building Director

**Date:** August 6, 2025

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**Subject: GENERAL PLAN AMENDMENT NO. 25-2; ZONE CHANGE NO. 252; TENTATIVE TRACT MAP NO. 084854**

## **BACKGROUND**

### **Request**

This item is a request by Gold Key Development, Inc. for the Planning Commission to approve recommendations to the City Council to (1) change the General Plan Land Use Designation of the project site from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential; (2) change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple-Family Residential; and (3) subdivide the existing 45,302 square feet (1.04-acres) into 17 lots to allow the construction of 17 new single-family residential dwelling units.

Later this evening, the Development Review Board will consider Development Review Application No. 25:004 to allow the construction of 17 single-family residential dwelling units on a 1.04-acre property located at 16635, 16675, and 16683 Paramount Boulevard.

### **Previous Entitlements**

In 2023, the City Council adopted Resolution No. 23:001, approving General Plan Amendment No. 21-3, changing the General Plan Land Use Designation from Central Business District to Mixed-Use Commercial and Senior Assisted/Independent Living Facility for 16635 Paramount Boulevard. The City Council also adopted Ordinance No. 1167, approving Zone Change No. 239 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. This action repealed Zone Change No. 230 for the PD-PS zone at 16675-16683 Paramount Boulevard and incorporated these two properties into Zone Change No. 239.

## General Plan

The City Council adopted a comprehensive Paramount General Plan update in 2007. The General Plan is made up of elements – land use, housing, transportation, resources management, health and safety, economic development, public facilities, and implementation. The City Council adopted a new element – environmental justice – in early 2022. The Land Use Element of the General Plan serves as the long-term guide for development in Paramount and indicates the distribution, location, and land use for housing, business, industry, open space, recreation, and public facilities. California Government Code Section 65860 requires General Plan Land Use Map and Zoning Map consistency.

The following is an aerial photograph of the project area with the site outline in red. The three affected properties are 16635 Paramount Boulevard (vacant lot – former Methodist Church), 16675 Paramount Boulevard (auto repair and auto storage) and 16683 Paramount Boulevard (vacant bar, most recently Buchones Bar).

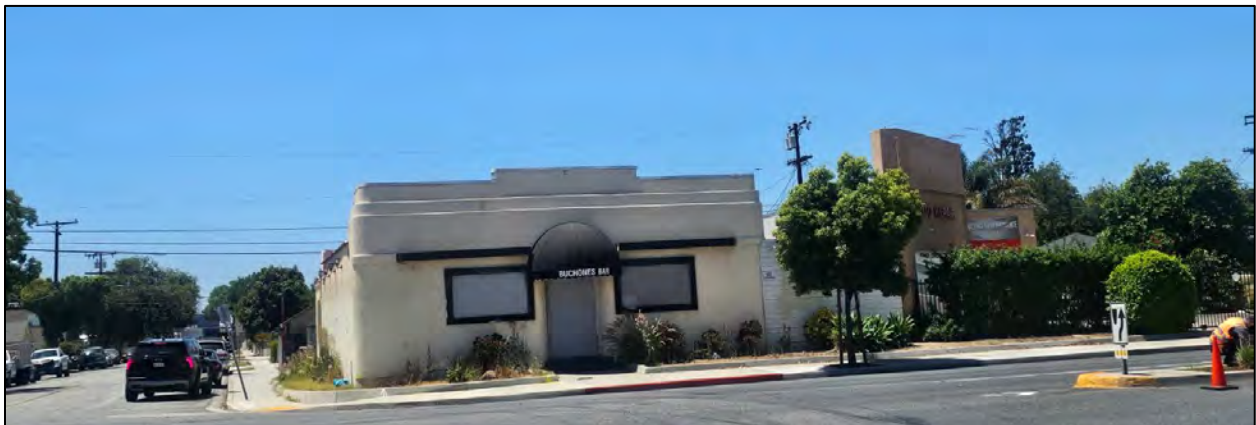


Below are photos of the project site in three segments:

16635 Paramount Boulevard (northern portion of project site)



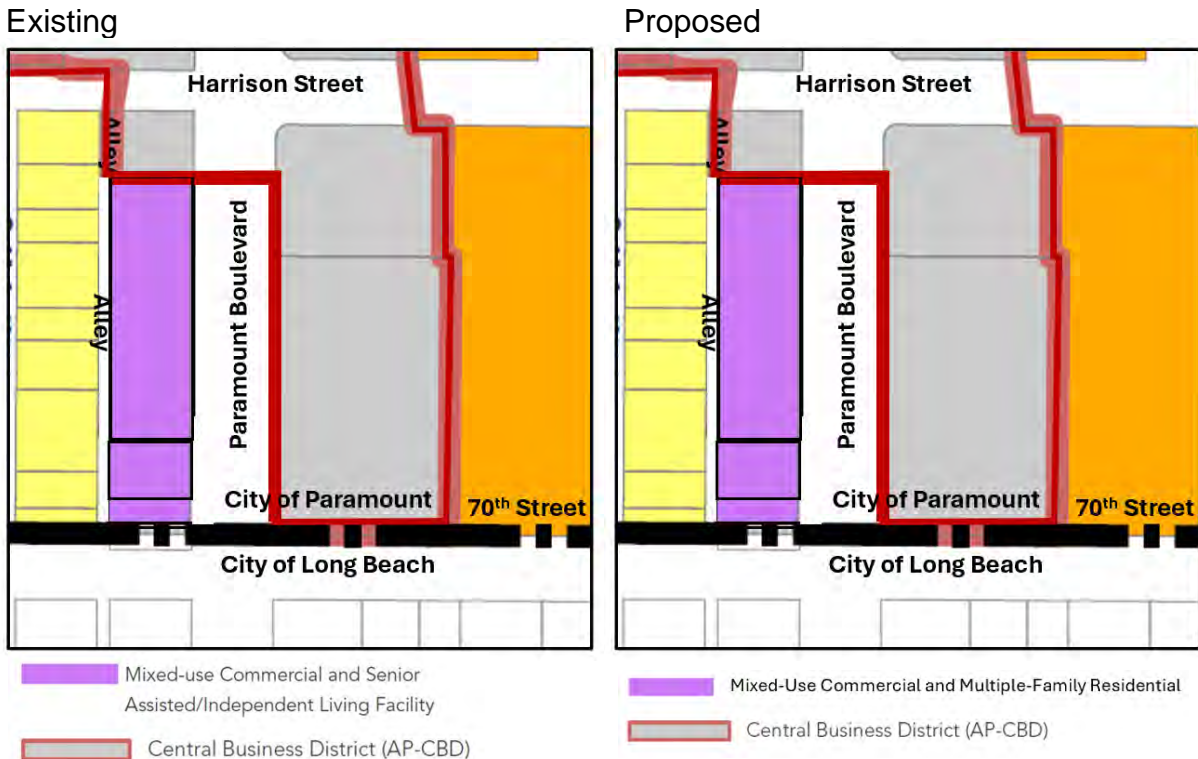
16675-16683 Paramount Boulevard (southern portion of project site)



## DISCUSSION

### Proposed General Plan Amendment

The applicant submitted an application to change the land use designation on the General Plan Land Use Map for the properties at 16635, 16675, and 16683 Paramount Boulevard. The two maps below show the existing and proposed Land Use Map with updated land use designations:



The objective of a planned development with performance zoning standards is to ensure a fuller realization of the General Plan than that which would result from the application of present zoning regulations. It is intended to be applied only to areas, under single or unified ownership or control, which are sufficiently large to allow for overall planning and design in detail so as to secure to the community, the future occupants and developer, values and amenities greater than those likely to be achieved by the relatively inflexible provisions necessary to regulate the successive development of individual lots by numerous different owners. It is the intent of this zone classification to encourage development of superior design and quality through creative application of the City's zoning criteria and through the creation of performance standards applied to specific development and recorded as conditions and covenants against the land.

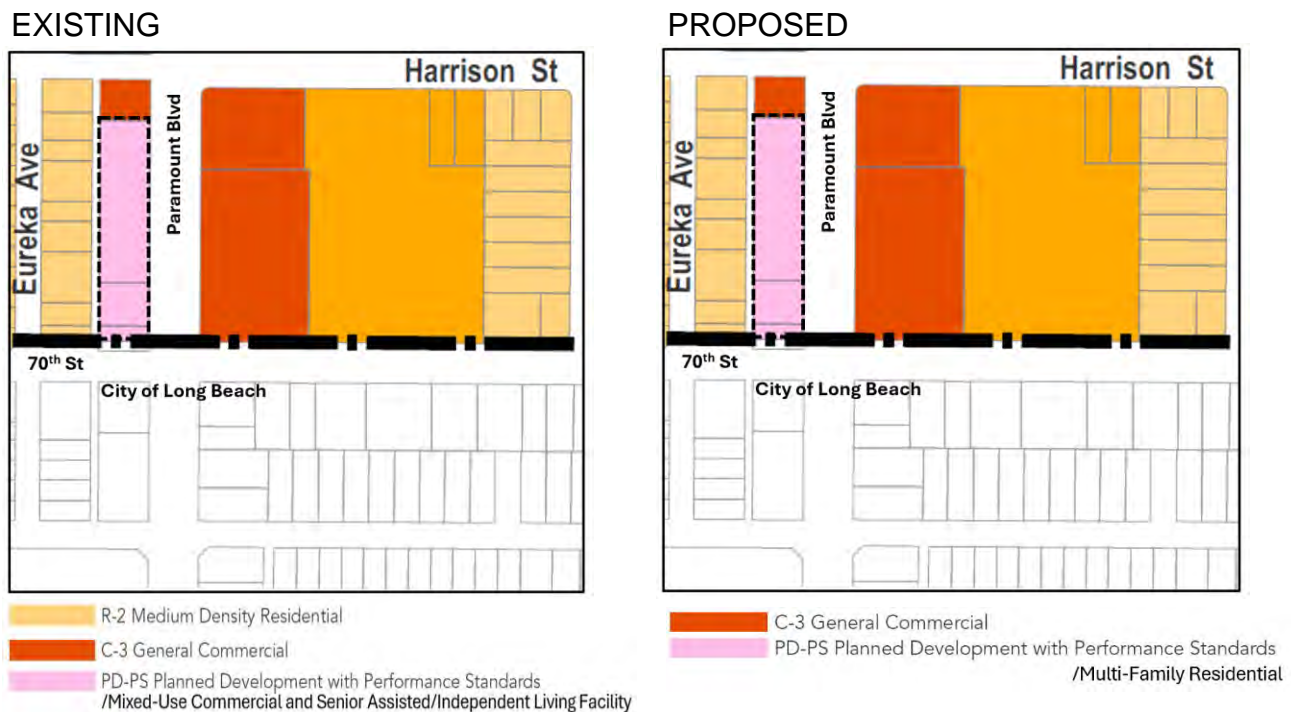
The project as proposed will be compatible with the surrounding properties, which have both two-story, multi-family and single-family to the west, across the alley. Across the street to the east, the project area is surrounded by commercial type uses, and across the street to the south, the project area abuts the City of Long Beach. Therefore, the Mixed-Use Commercial and Multiple-Family Residential Land Use Designation is appropriate for the site and will ensure that the site is developed in harmony with the surrounding land uses.



## Proposed Zone Change

As noted above, the request includes a zone change from PD-PS/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple Family Residential for the properties at 16635, 16675, and 16683 Paramount Boulevard.

The two maps below show the existing and proposed Zoning Map:



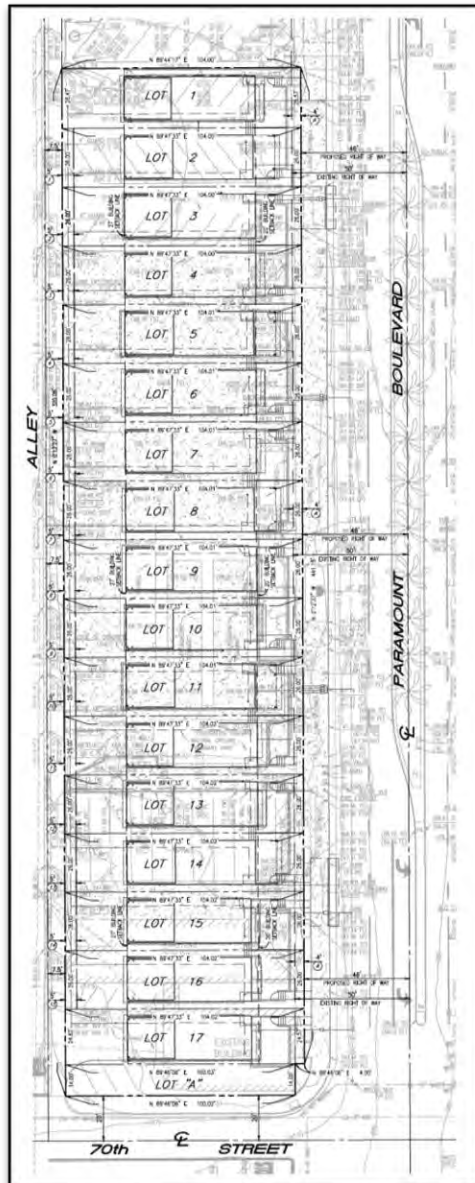
The proposed PD-PS zone allows for residential development, which will be consistent with the site's proposed General Land Use Designation. Provided the General Plan Amendment request is approved, the requested zone change is necessary to implement the site's new Land Use Designation. The current zoning of the site was intended to facilitate a senior residential care facility, whereas the proposed zoning designation would allow for residential type housing.

The PD-PS zone is intended to encourage development of superior design and quality through the creation of performance standards. The Project will involve the subdivision and development of a 1.04-acre parcel into 17 new single-family dwelling units. As noted above, the site is currently improved with an auto repair and auto storage building and a former bar. The larger parcel at 16635 Paramount Boulevard is currently vacant, formerly developed with the United Methodist Church. All structures will be demolished to accommodate the proposed project.



### Tentative Tract Map No. 084854

The applicant is requesting approval of Tentative Tract Map No. 084854 to allow the subdivision of three parcels totaling 1.04-acres located at 16635, 16675 and 16683 Paramount Boulevard. The applicant is requesting the tract map to allow each of the 17 parcels to be sold individually. Subdivision maps are processed in two phases in accordance with the California Subdivision Map Act and the Municipal Code. The first phase is the Tentative Map process, which requires a public hearing before the Planning Commission. When approved, the application continues to the second phase, in which the applicant prepares a Final Map for City Council review and approval at the direction of the City Engineer.



The applicant is proposing to construct 17 detached, two-story, single-family dwelling units that will consist of three different floor plans, ranging in size from 1,707 to 1,875 square feet of floor area. A total of nine homes will contain four bedrooms and two and one-half bathrooms, and a total of eight homes will contain three bedrooms and two and one-half bathrooms. Each home will have an attached two-car garage and two-car driveway parking area accessible from the alley. The project will incorporate a stylized mid-century modern architectural design that will complement the neighboring commercial uses located north of the project site. The details of the development will be reviewed in detail during the Development Review Board meeting later this evening.

The proposed parcels will range in size from 2,502 square feet to 2,647 square feet. Lot A as referenced in the Tentative Parcel Map is situated within the City of Long Beach and, for the purposes of this development, will be allocated to Lot 17 and designated exclusively as open space. No buildings or structures will be permitted within Lot A. In accordance with standard procedures when a project site encompasses multiple jurisdictions, City staff have formally requested a letter from the City of Long Beach to relinquish all building permit authority for Lot A to the City of Paramount. This measure will allow for unified oversight and streamlined permitting by the City of Paramount for the entirety of the project area. The project will be conditioned to fully landscape Lot A.

As part of the project proposal, the applicant is requesting the establishment of a four-foot-wide encroachment along Paramount Boulevard, extending across the entire front boundary of the project site. This easement is specifically intended to provide a landscaped buffer at the front of each proposed parcel, enhancing the streetscape and overall visual quality of the development. Additionally, the applicant is leaving an additional two-foot setback area, creating a combined buffer zone to maximize the aesthetic value and separation from the boulevard. To ensure the long-term maintenance and appearance of this landscaped area, the project will include a condition requiring each future homeowner to enter into a landscape and maintenance agreement with the City. This agreement will obligate the homeowner to fully landscape the front portion of their lot within the four-foot easement and setback area and maintain this landscaping in good condition, thereby preserving the attractiveness and integrity of the community frontage.

### **No Net Loss Discussion**

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity. In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites

inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category.

The proposed project includes the construction of 17 two-story single-family dwelling units comprised of 14 "above-moderate income" units and three "moderate-income" units, along with associated site improvements. The proposed project will not reduce the allowed residential density for the subject site. Finally, the subject properties are not identified in the Housing Element as part of the sites inventory. Therefore, No Net Loss findings are not required for this project.

### **Environmental Analysis**

In 2023, the City Council certified a Mitigated Negative Declaration (MND), which included amendments to the General Plan and a zone change to accommodate a 60-unit assisted living senior facility. The MND analyzed the environmental effects of the project; however, it was never constructed. In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an Environmental Impact Report/EIR or Negative Declaration), an addendum to the adopted MND has been prepared for the proposed project. The Project is within the scope of the previous environmental analysis, and none of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration.

### **FISCAL IMPACT**

None.

### **VISION, MISSION, VALUES, AND STRATEGIC OUTCOMES**

The City's Vision, Mission, and Values set the standard for the organization; establish priorities, uniformity, and guidelines; and provide the framework for policy decisionmaking. The Strategic Outcomes were implemented to provide a pathway to achieving the Vision of a city that is safe, healthy, and attractive. This item aligns with Strategic Outcomes No. 1: Safe Community and No. 3: Economic Health.

### **RECOMMENDED ACTION**

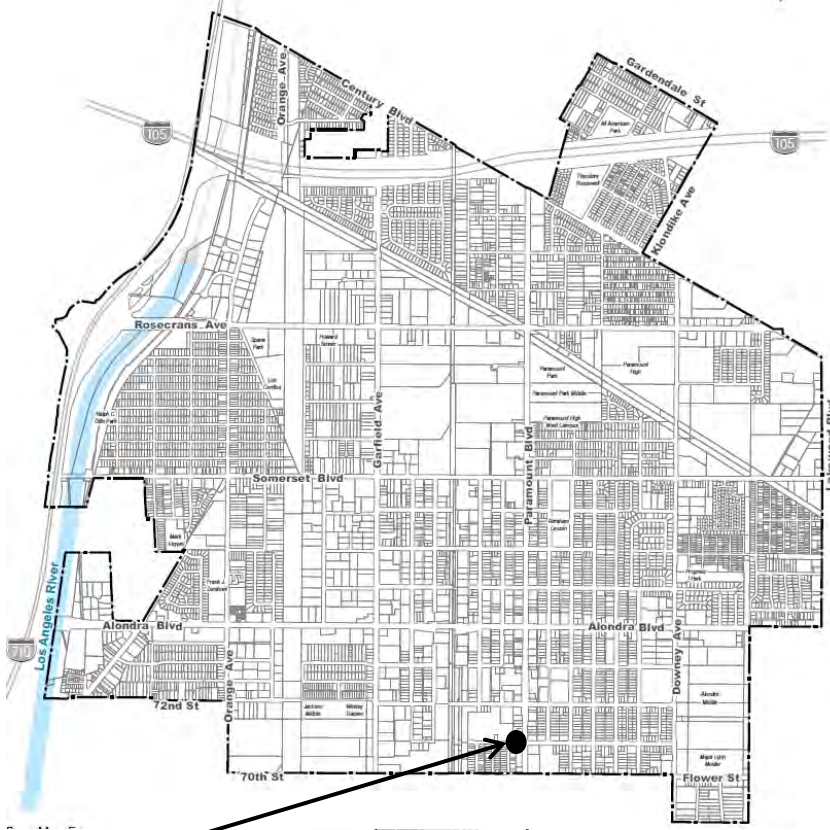
It is recommended that the Planning Commission hold a public hearing and take the following actions:

- A. Adopt the attached Resolution No. 25:021 recommending that the City Council adopt an Addendum to a certified Mitigated Negative Declaration and an associated Mitigation Monitoring and Reporting Program related to the General Plan Amendment No. 25-2 and Zone Change No. 252.
- B. Adopt the attached Resolution No. PC 25:0018, recommending that the City Council approve General Plan Amendment No. 25-2 to amend the General Plan Land Use Map to modify the General Plan Land Use Designation from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential.
- C. Adopt the attached Resolution No. 25:019, recommending that the City Council approve Zone Change No. 252, changing the official Zoning Map from Planned Development with Performance Standards (PD-PS)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple-Family Residential.
- D. Adopt the attached Resolution No. 25:20, approving Tentative Tract Map No. 084854.

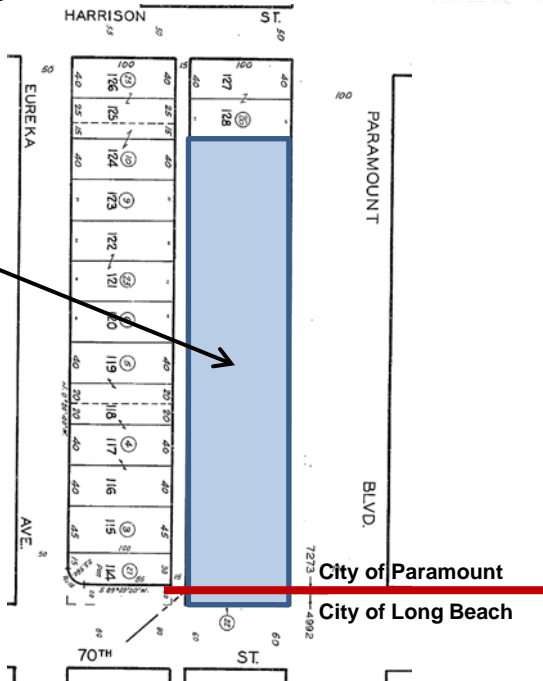
# General Plan Amendment No. 25-2

## Zone Change No. 252

### Tentative Tract Map No. 084854



Subject  
Property



16635-16683 Paramount Blvd.

AUGUST 6, 2025

PUBLIC HEARING

RESOLUTION NO. PC 25:021

A. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:021, RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO A PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM IN CONNECTION WITH GENERAL PLAN AMENDMENT NO. 25-2, ZONE CHANGE NO. 252, TENTATIVE TRACT MAP NO. 084854, AND DEVELOPMENT REVIEW APPLICATION NO. 25:004 FOR A 17-UNIT SINGLE FAMILY RESIDENTIAL PROJECT AT 16635, 16675, 16683 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED LIVING/INDEPENDENT LIVING FACILITY ZONE.

MOTION:

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

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

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

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

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

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

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

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:021**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED 17-UNIT SINGLE-FAMILY RESIDENTIAL PROJECT AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD; AND MAKING REQUIRED ENVIRONMENTAL FINDINGS PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

WHEREAS, on or about May 21, 2025, the applicant, Gold Key Development, Inc. submitted a request to rezone and subdivide a total of three lots totaling approximately 1.04-acres into 17 individual lots and develop 17 single-family residential dwelling units at 16635, 16675, and 16683 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility zone; and

WHEREAS, the applicant has requested the following approvals to facilitate the proposed development: (A) (1) change the General Plan Land Use Designation of the project site from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential; (2) change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple-Family Residential; (3) subdivide the existing 45,302 square feet (1.04-acres) into 17 lots to allow the construction of 17 new single-family residential dwelling units; and (B) approve a Development Review Application to allow the construction of 17 single-family residential dwelling units on a 1.04-acre property located at 16635, 16675, and 16683 Paramount Boulevard; and

WHEREAS, on January 24, 2023, the Planning Commission of the City of Paramount adopted Resolution No. 23:001, thereby adopting a Mitigated Negative Declaration (“MND”) for the development of a 60-unit assisted living senior facility (“Project”), and

WHEREAS, certain refinements to the Project relating to project boundaries and size would involve the construction of 17 single-family residential units on a 1.04-acre property located west of Paramount Boulevard between Harrison Street and 70<sup>th</sup> Street (“Modified Project”) have since been proposed and will be considered by the Commission; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA), and the CEQA Guidelines, the City is the lead agency for the Project, as the public agency with general governmental powers; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the City as lead agency may prepare an addendum to a previously adopted MND if only minor technical changes or additions to the MND are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent MND have occurred; and

WHEREAS, the City has caused an Addendum to the MND (“Addendum”) to be prepared for the Modified Project in accordance with CEQA Guidelines Section 15164 because the Modified Project alone does not require the preparation of a MND pursuant to CEQA Guidelines Section 15162, and the Addendum, which describes the Modified Project in detail, is attached hereto as Exhibit A; and

WHEREAS, an addendum need not be circulated for public review but is attached to the adopted MND in accordance with CEQA Guidelines Section 15164; and

WHEREAS, the Commission has reviewed and considered the Addendum in conjunction with the MND; and

WHEREAS, on August 6, 2025, the Planning Commission held a duly noticed public hearing on the proposed Addendum in connection with General Plan Amendment No. 25-2, Zone Change No. 252, Tentative Tract Map No. 084854, and Development Review Application No. 25:004; and

WHEREAS, the Commission has determined, for reasons specified below, that the revisions proposed as part of the Modified Project are minor, would not result in any new or more significant environmental impacts, and thus qualify for an Addendum to the MND; and

WHEREAS, the Commission has evaluated the potential environmental impacts of the proposed Modified Project against the criteria set forth in the Public Resources Code and CEQA Guidelines; and

WHEREAS, Pursuant to Government Code Section 65863, “No Net Loss” provision do not apply because approval of Zone Change No. 252 will not require or permit the reduction of the allowable residential density for any housing element parcel.

NOW, THEREFORE, BASED UPON THE CEQA ANALYSIS AND THE PUBLIC HEARING TESTIMONY, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT AS FOLLOWS:

**SECTION 1.** The above recitations are true and correct.



**SECTION 2.** Staff and the Planning Commission have reviewed the addendum to the certified Mitigated Negative Declaration.

**SECTION 3.** Pursuant to the provisions of CEQA and the CEQA Guidelines, the Commission has reviewed and considered the Addendum prepared for the Modified Project; and

**SECTION 4.** Pursuant to CEQA Guidelines Section 15162, the Commission finds that the Addendum to the previously adopted MND is the appropriate environmental document in connection with the approval of the Modified Project, because: (a) substantial changes are not proposed to the Project that were not previously evaluated in the MND that indicate new or more severe impacts on the environment than previously addressed in the MND; (b) substantial changes have not occurred in the circumstances under which the Project was previously reviewed that indicates new or more severe environmental impacts; and (c) new important information does not exist to show the Modified Project will have new or more severe impacts than previously considered. Specifically, the Commission concurs with staff's determination that the Modified Project as approved by the Commission does not constitute substantial changes to the Project or the circumstances surrounding the Project which would create new or more severe impacts than those evaluated in the previous MND.

**SECTION 5.** The Commission has independently reviewed and considered the contents of the Addendum in conjunction with the MND prior to deciding whether to approve the Modified Project.

**SECTION 6.** Appeal. Within 10 calendar days after approval of this Resolution by the Planning Commission, any aggrieved or interested person may, if dissatisfied with or aggrieved by the action of the Planning Commission, file with the City Clerk an appeal in writing to the City Council from such action of the Planning Commission upon depositing a filing fee in the amount of one-half of that required on filing the original application. The filing of such appeal within the stated time shall stay the effective date of the decision of the Planning Commission until such time as the City Council has acted on the appeal as set forth in Title 17 of the Paramount Municipal Code. The hearing on the appeal by the City Council shall be a hearing de novo. In the absence of such appeal, the action of the Planning Commission shall be final.

**SECTION 7.** The Commission hereby adopts the Addendum which is attached hereto as Exhibit A and incorporated herein by this reference.

**SECTION 8.** If not appealed, this Resolution shall take effect at the expiration of the appeal period set out in Section 6, above.

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Paramount this 6<sup>th</sup> day of August 2025.

---

Chair

Attest:

---

Biana Salgado, Administrative Assistant

# Exhibit “A”

Addendum to Gold Key Development

General Plan Amendment (GPA) 25-2

Zone Change No. 252

Tentative Tract Map No. 084854

Development Review Application

(DRA) No. 25:004

GPA 25-2, ZC NO. 252, TTM No. 084854, & DRA No. 25:004  
 GOLD KEY DEVELOPMENT  
 16635, 16675, & 16683 PARAMOUNT BOULEVARD, PARAMOUNT, CA 90723

## CEQA ADDENDUM

TO: Los Angeles County Registrar-Recorder  
 County Clerk Main Office  
 12400 Imperial Highway  
 Norwalk, California 90650

FROM: City of Paramount  
 16400 Colorado Ave.  
 Paramount, California 90723

NAME: Gold Key Development Addendum to General Plan Amendment (GPA) 25-2, Zone Change No. 252, Tentative Tract Map No. 084854, and Development Review Application (DRA) No. 25:004.

ADDRESS: 16635, 16675, & 16683 Paramount Boulevard, Paramount, California 90723

CITY/COUNTY: City of Paramount, Los Angeles County.

APPLICANT: Gold Key Development, Inc. 5732 Engineer Drive, Suite 102, Huntington Beach, California 92649

PROJECT: The City of Paramount is reviewing an application to construct seventeen, single-family residential units on 1.04-acre property located west of Paramount Boulevard between Harrison Street and 70<sup>th</sup> Street. The new development would consist of the following elements:

*Site Plan.* The proposed development would involve the construction of seventeen, single-family, detached residential units. The new residential units would range in size from approximately 1,707 square feet to approximately 1,860 square feet. Three housing types are proposed and are referred to as *Plan A*, *Plan B*, and *Plan C*. The overall development density would be 16.3 units per acre. The units would be arranged linearly, with the garages facing the alleyway towards the west and the building frontages facing the east towards Paramount Boulevard.

*Residential Unit Plan A.* Plan A would have a total building floor area of approximately 1,860 square feet including 4 bedrooms and 2 ½ bathrooms. A total of 9 units would be Plan A units. The Plan A units would be market rate units. The units would be two levels with a maximum height of 26 feet. Each unit would be provided with a two-car garage. Two additional parking spaces for each unit would also be available on the driveway apron.

*Residential Unit Plan B.* Plan B would have a total building floor area of approximately 1,725 square feet and would include 3 bedrooms and 2 ½ bathrooms. A total of 5 units would be Plan B units. The Plan B units would be market rate units. The units would be two levels with a maximum height of 26 feet. Each unit would be provided with a two-car garage. Two additional parking spaces for each unit would also be available on the driveway apron.

*Residential Unit Plan C.* Plan C would have a total building floor area of approximately 1,707 square feet including 3 bedrooms and 2 ½ bathrooms. A total of 3 units would be Plan C units. The Plan C units would be affordable units. The units would consist of two levels with a maximum height of 26 feet. Each unit would be provided with a two-car garage. Two additional parking spaces for each unit would also be available on the driveway apron.

*Parking and Access.* Each unit would be provided with a two-car garage. Two additional parking spaces for each unit would also be available on the driveway apron. Vehicular access to the project would be provided by an existing alley located west of the project site while pedestrian access would be provided by a pedestrian walkway located to the east of the site along through Paramount Boulevard.

**All of the relevant conditions and mitigation measures from the previously approved DRA No. 25:004, GPA 22-1, and ZC No. 239 would be applied to the modified project as deemed appropriate by the City Planning Commission.**

CITY CONTACT Monica Rodriguez, Assistant Planning and Building Director  
 City of Paramount Planning Division  
 16400 Colorado Avenue  
 Paramount, California 90723

Signature\_\_\_\_\_

Date\_\_\_\_\_

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# CEQA ADDENDUM

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GOLD KEY DEVELOPMENT  
CEQA ADDENDUM TO GPA 25-2, ZC No. 252, TTM No.  
084854, & DRA No. 25:004  
16635 16675, & 16683 PARAMOUNT BOULEVARD  
PARAMOUNT, CALIFORNIA 90723



LEAD AGENCY:

CITY OF PARAMOUNT  
PLANNING & BUILDING DEPARTMENT, PLANNING DIVISION  
16400 COLORADO AVENUE  
PARAMOUNT, CALIFORNIA 90723

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
2211 S. HACIENDA BOULEVARD, SUITE 107  
HACIENDA HEIGHTS, CALIFORNIA 91745

JULY 2025

PARA 113

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## TABLE OF CONTENTS

1. INTRODUCTION .....	7
2. CEQA AUTHORITY FOR AN ADDENDUM.....	7
3. PROJECT LOCATION & ENVIRONMENTAL SETTING.....	8
4. PROJECT DESCRIPTION.....	9
<i>Exhibit 1 Regional Map</i> .....	11
<i>Exhibit 2 Citywide Map</i> .....	12
<i>Exhibit 3 Vicinity Map</i> .....	13
<i>Exhibit 4 Aerial Photograph</i> .....	14
<i>Exhibit 5 Site Plan</i> .....	15
5. ENVIRONMENTAL ANALYSIS.....	16
5.1 AESTHETICS .....	16
5.2 AGRICULTURE & FORESTRY RESOURCES.....	18
5.3 AIR QUALITY .....	20
5.4 BIOLOGICAL RESOURCES .....	23
5.5 CULTURAL RESOURCES.....	27
5.6 ENERGY .....	30
5.7 GEOLOGY & SOILS.....	32
5.8 GREENHOUSE GAS EMISSIONS.....	35
<b><i>Table 5 Greenhouse Gas Emissions Inventory</i></b> .....	35
5.9 HAZARDS & HAZARDOUS MATERIALS .....	37
5.10 HYDROLOGY & WATER QUALITY.....	40
5.11 LAND USE & PLANNING.....	44
5.12 MINERAL RESOURCES.....	46
5.13 NOISE .....	46
<i>Table 6 Construction Noise</i> .....	48
<i>Table 7 Common Effects of Construction Vibration</i> .....	49
<i>Table 8 Vibration Source Levels for Typical Construction Equipment</i> .....	50
5.14 POPULATION & HOUSING.....	52
5.15 PUBLIC SERVICES .....	54
5.16 RECREATION.....	57
5.17 TRANSPORTATION .....	58
<i>Table 9 Project Trip Generation</i> .....	58
5.18 TRIBAL CULTURAL RESOURCES.....	61
5.19 UTILITIES AND SERVICE SYSTEMS .....	63
<i>Table 10 Wastewater (Effluent) Generation (gals/day)</i> .....	64
<i>Table 11 Water Consumption (gals/day)</i> .....	65
<i>Table 12 Solid Waste Generation (lbs./day)</i> .....	66
5.20 WILDFIRE .....	67
SECTION 6. CONCLUSIONS .....	70
6.1 FINDINGS.....	70
7. REFERENCES.....	72
7.1 PREPARERS .....	72
7.2 REFERENCES .....	72
APPENDICES (SEPARATE COVER)	
APPENDIX A – AIR QUALITY CALEEMOD WORKSHEETS	
APPENDIX B – UTILITIES WORKSHEETS	
APPENDIX C – MITIGATION MONITORING & REPORTING PROGRAM	



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## 1. INTRODUCTION

The proposed “project” that is the subject of this Addendum would involve the construction of seventeen (17) single-family residential units on a 1.04-acre property located west of Paramount Boulevard. The project site was originally part of a senior-living development which included three project parcels. In 2022, the City Council approved General Plan Amendment (GPA) 22-1 and Zone Change No. 239. In 2023, the Planning Commission approved Development Review Application (DRA) No. 22:001. The project site is comprised of three parcels. The parcel addressed 16635 Paramount Boulevard is currently vacant and was formerly occupied by a church facility. The two parcels to the south (16675 and 16683 Paramount Boulevard) are currently developed with commercial uses, formerly occupied by a restaurant and auto repair. The new residential units would range in size from approximately 1,707 square feet to approximately 1,860 square feet. Three housing floor plans are referred to as *Plan A*, *Plan B*, and *Plan C*. The overall development density would be 16.3 units per acre. In 2023, the Planning Commission approved Development Review Application (DRA) No. 2:001. The units would be arranged linearly, with the garages facing the alleyway towards the west and the building frontages would face the east, towards Paramount Boulevard. The proposed residential development would require a new tentative tract map, a development review application, a zone change to *Planned Development with Performance Standards Multi-family Residential (PD-PS)* and a general plan amendment to *Mixed Use Commercial and Multiple-Family Residential*. All of the pertinent and relevant conditions and mitigation measures from DRA No. 22:001, GPA 22-1, and Zone Change No. 239 would continue to be applied to the proposed project, where pertinent.

## 2. CEQA AUTHORITY FOR AN ADDENDUM

The California Environmental Quality Act (CEQA) has established the type of environmental documentation that is required when changes to a project occurs after an environmental impact report or mitigated negative declaration (MND) has been certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines requires a Subsequent EIR or MND when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

- Substantial changes are proposed in the project which will require major revisions of the previous EIR or MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or MND was certified as complete or the negative declaration was adopted, shows any of the following:
  - The project will have one or more significant effects not discussed in the previous EIR or MND or negative declaration;
  - Significant effects previously examined will be substantially more than shown in the previous EIR or MND;

- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

California Public Resources Code (CPRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR or MND; or
- New information, which was not known and could not have been known at the time the EIR or MND was certified as complete, becomes available.

As demonstrated by the analysis herein, the proposed project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR or MND and do not constitute a new or substantially increased significant impact.

### 3. PROJECT LOCATION & ENVIRONMENTAL SETTING

The proposed project site is located in the southern portion of the City of Paramount. The City of Paramount is located in the southeastern portion of Los Angeles County, approximately 12 miles southeast of downtown Los Angeles. The City is bounded by South Gate and Downey on the north; the Los Angeles River, Lynwood, Compton, and unincorporated areas of Rancho Dominguez on the west; Long Beach and Bellflower to the south; and Bellflower and Downey on the east. **The project site is located west of Paramount Boulevard between Harrison Street and 70<sup>th</sup> Street. The project site includes three properties 16635, 16675, and 16683 Paramount Boulevard. 16635 Paramount Boulevard is currently vacant and was formerly occupied by a church facility which has since been demolished. The project site's addresses include 16635, 16685, and 16683 Paramount Boulevard, Paramount, California 90723. The project site's current Assessor's Parcel Numbers (APNs) that are assigned to the property includes 7102-03-1024, 7102-030-1020, and 7102-030-1021. The proposed project site's latitude and longitude is 33° 52' 58.08" N; -118° 9' 37.33" W. The location of the City of Paramount, in a regional context, is shown in Exhibit 1. The project site's location within the City of Paramount is shown in Exhibit 2 and a vicinity map is provided in Exhibit 3. The project site is located west of Paramount Boulevard between Harrison Street and 70th Street. Two of the project parcels (16675 and 16683 Paramount Boulevard) are currently developed with commercial type uses. The Parcel located at 16635 Paramount Boulevard is currently vacant and was formerly occupied by a church facility which has now been demolished. The parcel located at 16635 Paramount Boulevard is completely paved over except for landscaped areas. Parcels located at 16675 and 16683 Paramount Boulevard are currently developed with commercial buildings. An aerial view of the project area is provided in Exhibit 4. The site plan of the proposed project is shown in Exhibit 5. The land uses and development found within the vicinity of the project area include the following:**

- *North of the Project Site.* A dual-tenant commercial building abuts the project site on the north side (16601 and 16605 Paramount Boulevard). This property is designated as *Area Plan* in the City's General Plan and is zoned *General Commercial (C-3)*.
- *South of the Project Site.* An auto repair shop (16675 and 16683 Paramount Boulevard) and former restaurant abuts the project site on the south side. This property is designated as *Mixed-Use Commercial Residential* in the City's General Plan and is zoned *Planned Development-Performance Standards (PD-PS)*. The properties to the south would be developed as part of the proposed project.
- *West of the Project Site.* An alleyway extends alongside the west of the project site. Single-family residences (16608 to 16636 Eureka Avenue) are located west of the alley. This area is designated as *Single-Family Residential* in the City's General Plan and is zoned *Medium Density Residential (R-2)*.
- *East of the Project Site.* Paramount Boulevard extends along the project site's east side. A medical office building (16660 Paramount Boulevard) is located further east. This property is designated as *Area Plan* in the City's General Plan and is zoned *General Commercial (C-3)*.

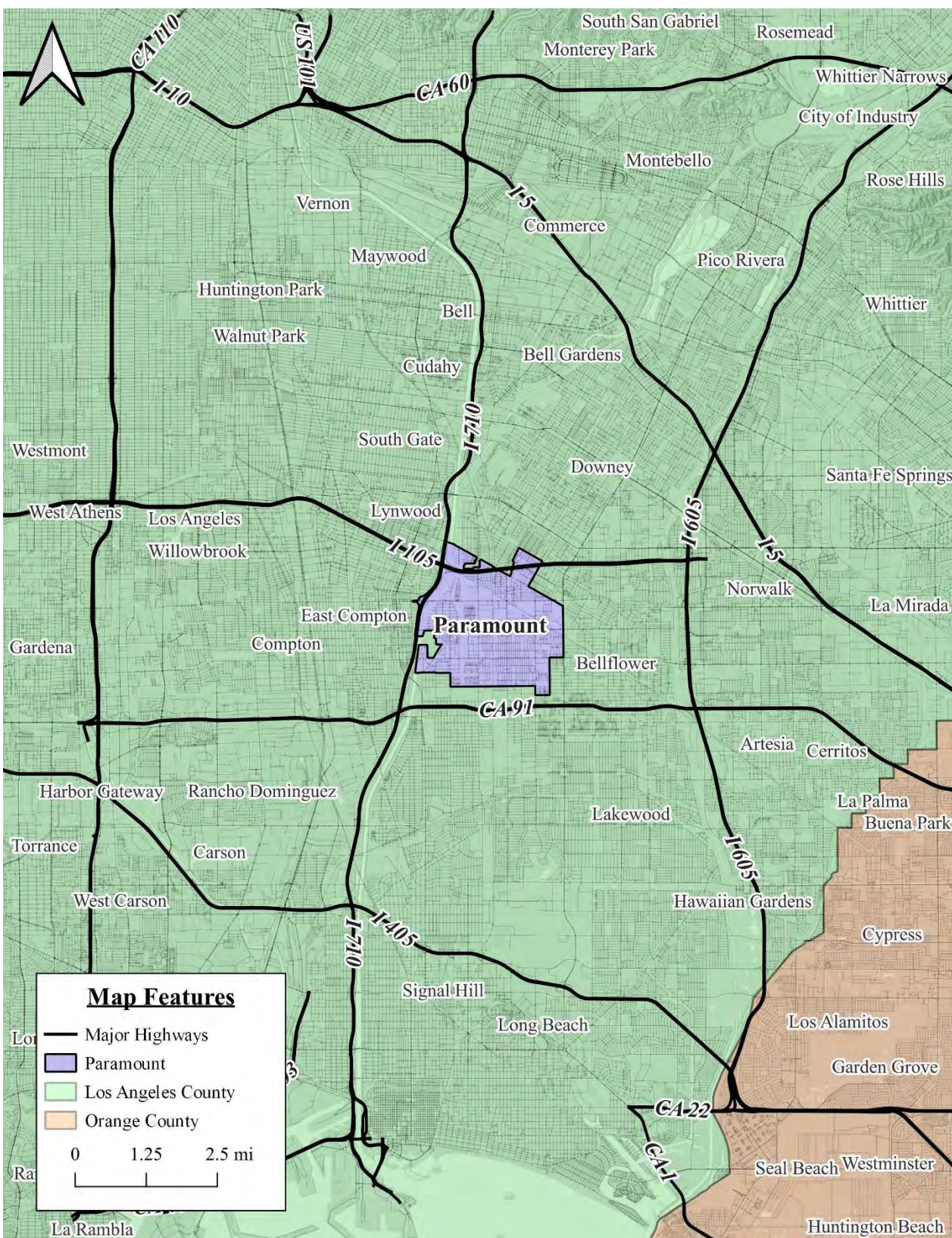
#### 4. PROJECT DESCRIPTION

The City of Paramount is reviewing an application to construct seventeen, single-family residential units on a 1.04-acre site. The new development would consist of the following elements:

- *Site Plan.* The proposed development would involve the construction of seventeen, single-family, detached residential units. The new residential units would range in size from approximately 1,707 square feet to approximately 1,860 square feet. Three housing floor plans are proposed and are referred to as *Plan A*, *Plan B*, and *Plan C*. The overall development density would be 16.3 units per acre. The units would be arranged linearly, with the garages facing the alleyway towards the west and the building frontages would face the east towards Paramount Boulevard.
- *Residential Unit Plan A.* Plan A would have a total building floor area of approximately 1,860 square feet including 4 bedrooms and 2 ½ bathrooms. A total of 9 units would be Plan A units. The Plan A units would be market rate units. The units would be two levels with a maximum height of 26 feet. Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron.
- *Residential Unit Plan B.* Plan B would have a total building floor area of approximately 1,725 square feet and would include 3 bedrooms and 2 ½ bathrooms. A total of 5 units would be Plan B units. The Plan B units would be market rate units. The units would be two levels with a maximum height of 26 feet. Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron.
- *Residential Unit Plan C.* Plan C would have a total building floor area of approximately 1,707 square feet including 3 bedrooms and 2 ½ bathrooms. A total of 3 units would be Plan C units. The Plan C units would be affordable units. The units would consist of two levels with a maximum height of 26 feet. Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway apron.
- *Parking and Access.* Each unit would be provided a garage that would include 2 enclosed parking spaces. Two additional parking spaces for each unit would also be available on the driveway

apron. Vehicular access to the project would be provided by an existing alley located west of the project site while pedestrian access would be provided by a pedestrian walkway located to the east of the site along through Paramount Boulevard.

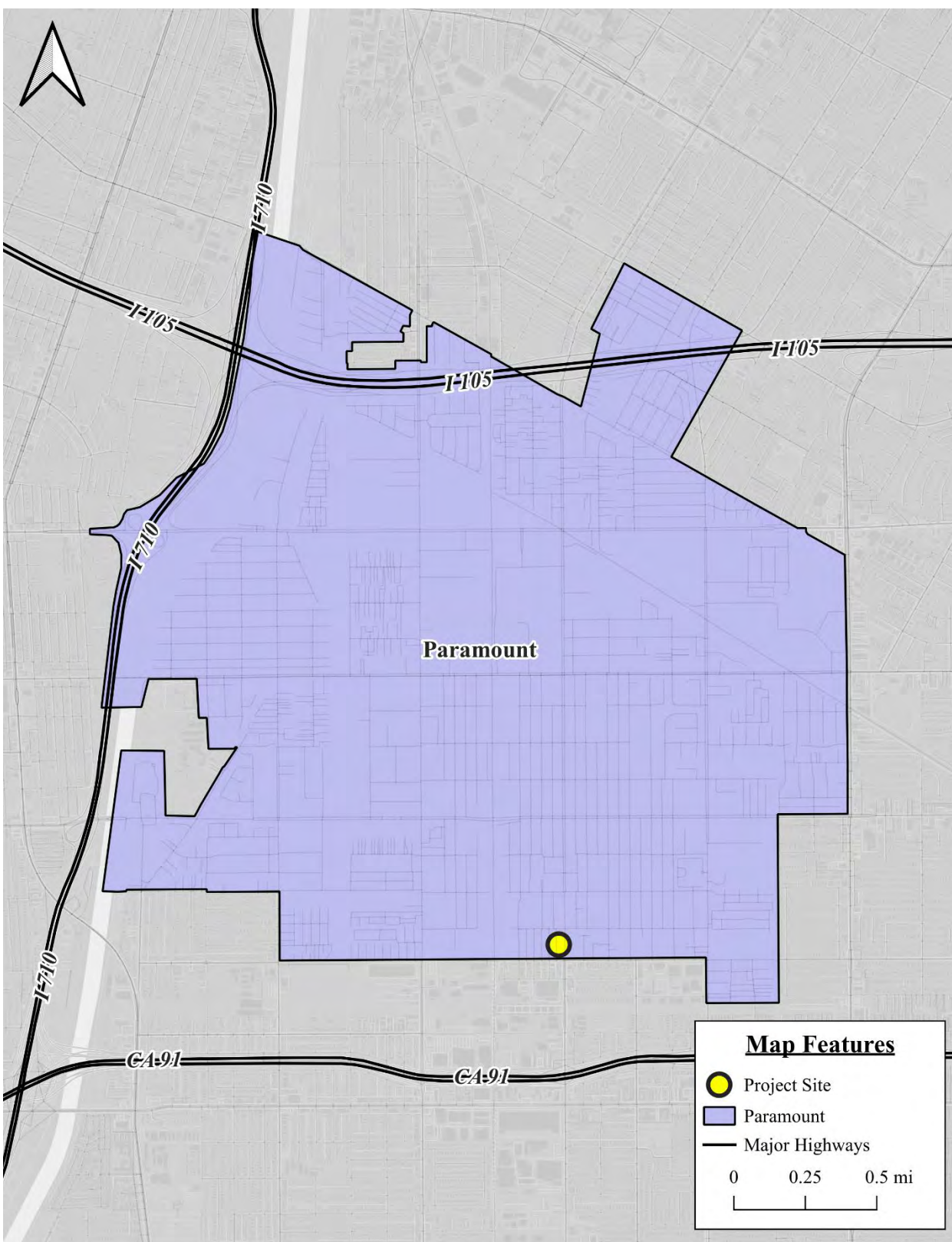




## EXHIBIT 1 REGIONAL MAP

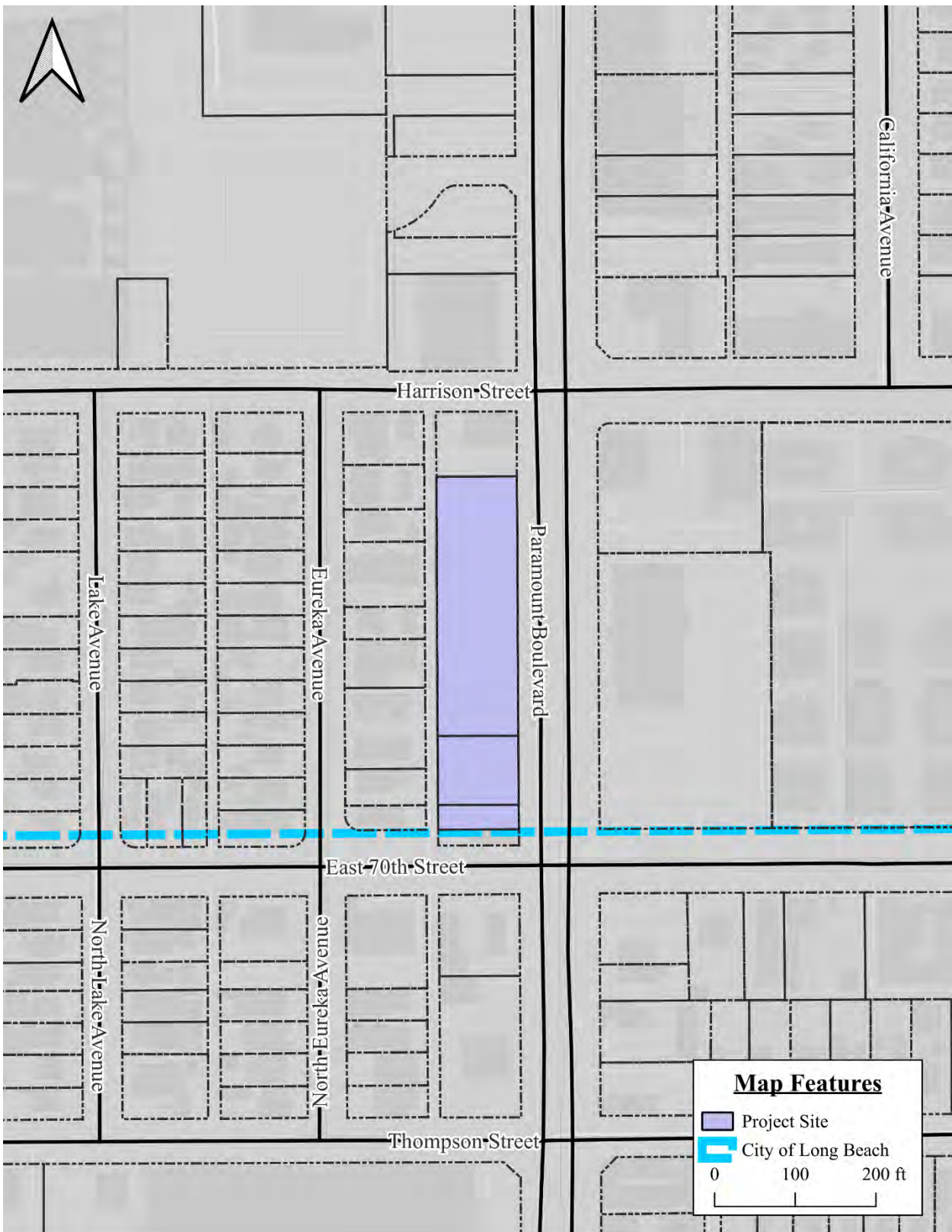
SOURCE: Q GIS





## EXHIBIT 2 CITYWIDE MAP

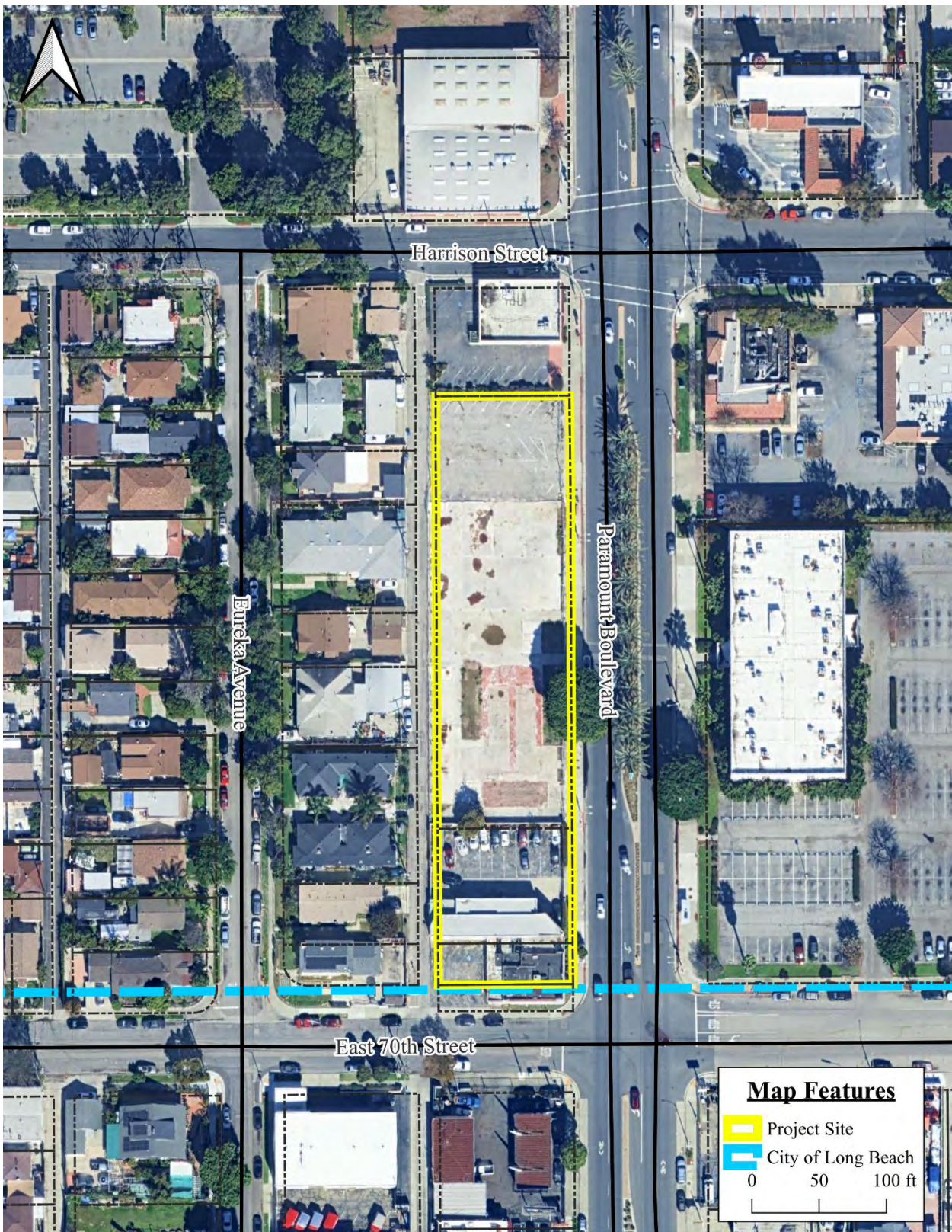
SOURCE: QGIS



## EXHIBIT 3 VICINITY MAP

SOURCE: Q GIS





## EXHIBIT 4 AERIAL PHOTOGRAPH

SOURCE: GOOGLE MAPS

**SITE PLAN**  
SCALE: 1/16"=1'





## 5. ENVIRONMENTAL ANALYSIS

### 5.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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. 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?				✗

### ENVIRONMENTAL DETERMINATION

#### A. *Would the project affect a scenic vista? • No New Impact.*

According to the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the previously approved senior living project by Envicom Corporation, there are no scenic vistas visible from the project site and the project site is surrounded on all sides by development. The site has no scenic elements visible and no visual resources to be had from within the project site's field of vision, therefore the project would have no impact on public views or scenic vistas. The project site is located within the boundaries of the previously approved senior living development. In comparison to the approved senior living development, the proposed units would be two stories instead of three and the number of residential units proposed would be reduced from 60 units to 17 single-family units. Both projects are residential land uses however, the intensity and density of the proposed single-family units would be less than the approved living facility. The scale and mass of the proposed single-family units would be smaller than the approved senior living facility and would be compatible with the existing development surrounding the project site. Since the project will not result in a loss in scenic view-sheds the impacts will be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

#### 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 New Impact.*

There are no designated State scenic highways located in the vicinity of the project site. The nearest scenic highway is the Pacific Coast Highway which is eligible for scenic designation and is approximately 6.5 miles

southeast of the project site. **The site's topography was previously modified in order to accommodate the existing church and the adjacent commercial uses. There are no remaining natural rock outcroppings present within the existing project site that will be the location of the new structure. Lastly, there are no historic buildings present on-site.** Although on historic context statement and survey had identified properties, a historic preservation ordinance has not been adopted. As a result, No New Impacts to scenic and historic resources are anticipated to occur since there are none present on-site. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

C. *A substantial degradation of the existing visual character or quality of the site and its surroundings?*  
● *No New Impact.*

As part of the implementation of the proposed project, the zoning designation would change from *Planned Development-Performance Standards Mixed-Use Commercial and Senior Assisted/Independent Living Facility* to *Planned Development-Performance Standard Multifamily Residential (PD-PS)*, which aims to regulate the design of a development through the entitlement process rather than specific development standards set within the zoning code. **The proposed development would be required to undergo the design process with guidance from City staff, which would ensure the development would be compatible with the character of the existing neighborhood and would be well integrated within its setting.** *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

D. *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?* ● *No New Impact*

According to the IS/MND prepared for the senior living project by Envicom Corporation, the proposed senior living facility would include minimal exterior lighting that is compatible with the existing neighborhood. Since the proposed development would be smaller in scale and size than the approved facility, the light and glare impacts would be less than the already approved facility and would not create light or glare that would affect views in the area. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-2, and Zone Change No. 239.*

## **PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239**

The analysis determined that the proposed project would not result in any significant adverse aesthetic and/or light and glare impacts. **As a result, no mitigation is required.**

## 5.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

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

According to the California Department of Conservation, the project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is currently vacant except for the parking and landscaping of the now-demolished church facility. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The project site is currently zoned *PD-PS, Planned Development-Performance Standards Mixed-Use Commercial and Senior Assisted/Independent Living Facility*. According to the City's zoning code, agricultural or horticultural growing grounds are not permitted uses within this zone. In addition, according to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract. As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the*

*Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The project site is located in the midst of a larger urban area and no native forest land is located within the City, project site, or in the surrounding properties. The project site is currently vacant and was formerly occupied by a church facility which has now been demolished. As a result, no impacts on forest land or timber resources will result from the implementation of the proposed project. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

No forest lands are located within Paramount or in the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impact will occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

As indicated previously, the project site is currently vacant and was formerly occupied by a church facility which has now been demolished. There are no agricultural uses present on-site or within the adjacent properties. No agricultural uses are located in the vicinity of the site. According to the California Department of Conservation, the project site does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The entire area is designated as Urban and Built-Up Land. As a result, no impacts associated with the conversion of farmland uses in the area. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

## **PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239**

The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 5.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project conflict with or obstruct implementation of the applicable air quality plan? • No New Impact.**

Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP). The most recent AQMP was adopted in 2023 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG). 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:

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

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized. 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 by the SCAG. A general plan amendment and zone change will be required to implement the proposed project however, the proposed project would not exceed regional growth projections as shown in the following analysis. According to the Growth Forecast Appendix prepared by SCAG for the 2024 Regional Transportation Plan (RTP), the number of households within the City is expected to grow by 400 new homes through 2035. The proposed project would include 17 households, which would not exceed the expected growth. As a result, no impacts related to the implementation of the AQMP will occur. *The proposed development contemplated as part of*

*the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • No New Impact.**

According to the IS/MND prepared for the senior living project by Envicom Corporation, the approved facility would not exceed any SCAQMD daily emissions thresholds. As previously mentioned, both projects are residential land uses and are similar in nature however, the intensity and density of the proposed 17 single-family units would be less than the approved 60-unit living facility. The proposed single-family units have a total building square footage of 29,739 square feet compared to the senior-living facility which was designed to have a total building square footage of 100,000 square feet. The scale and mass of the proposed single-family project would be smaller than the approved senior living facility. Therefore, both construction and operational emissions would be lower than the senior living facility and the proposed project would not exceed any emissions thresholds. The construction emissions are shown in Table 1.

Table 1 Estimated Daily Construction Emissions

Construction Phase	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	1.05	9.22	10.2	0.02	2.17	1.41
Daily Thresholds	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.29

The operational emissions are shown in Table 2.

Table 2 Estimated Daily Operational Emissions

Operational Phase	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	5.32	0.57	5.33	0.02	0.99	0.27
Daily Thresholds	55	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.29

As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**C. Would the project expose sensitive receptors to substantial pollutant concentrations? • No New Impact.**

The nearest sensitive receptors to the project include the single-family residences located to the west of the project site. 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. As previously mentioned in subsection B, according to the IS/MND prepared for the senior living project by Envicom Corporation, the approved facility would not exceed any LSTs. As previously



mentioned, both projects are residential land uses and are similar in nature however, the intensity and density of the proposed 17 single-family units would be less than the approved 60-unit living facility. The proposed single-family units have a total building square footage of 29,739 square feet compared to the senior-living facility which was designed to have a total building square footage of 100,000 square feet. The scale and mass of the proposed single-family units project would be smaller than the approved senior living facility. Since the same LSTs are used for both projects and the construction and operational emissions would be lower for the proposed 17 single-family units, the proposed project would not exceed any LSTs.

Table 3 Local Significance Thresholds Exceedance SRA 4 for 1-acre sites

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>	1.58/0.57	Construction/Operations	81	83	98	123	192
CO	2.31/5.33	Construction/Operations	485	753	1,128	2,109	6,841
PM <sub>10</sub>	0.99	Operations	1	3	7	15	38
PM <sub>10</sub>	0.12	Construction	4	12	28	60	158
PM <sub>2.5</sub>	0.27	Operations	1	1	2	6	21
PM <sub>2.5</sub>	0.08	Construction	3	4	9	22	85

Source: CalEEMod V.2022.1.1.29

As shown in the Table 3, the proposed project would not result in an exceedance in LSTs. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**D. Would the project create objectionable odors affecting a substantial number of people? • No New 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. The proposed project is a residential use and is not anticipated to create any objectionable odors. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

## **PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA No. 22-1, AND ZONE CHANGE No. 239**

The analysis of air quality resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 5.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				×

### ENVIRONMENTAL DETERMINATION

**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 New Impact.**

The City of Paramount and the surrounding areas have been fully developed. The majority of the site is vacant and is completely paved over except for landscaping strips along the footprint of the now-demolished church facility. As part of the demolition process, the landscaping found within the strips has been removed and only grass remains. According to the IS/MND prepared for the senior living project by Envicom Corporation, a search of the California Department of Fish and Wildlife California Natural Biodiversity Database for the South Gate quadrangle was conducted which would no recordings of any specie-status species since 1956. The approved senior living facility planned to remove a mature Ficus street tree adjacent to the former church facility and replace it with 10 new street trees. This tree was not removed but the applicant intends to replace the tree with at least two to three new trees, and as request by Public Works and according to the site plan, would remain untouched. Due to the surrounding urban development, it is unlikely birds would use the Ficus tree to build a nest. The original Initial Study/Mitigated Negative

Declaration document included a mitigation measure for nesting birds. Construction of the proposed project and removal of the ficus tree may disturb nesting birds. Therefore, Mitigation Measure BIO-1 would remain:

**Mitigation Measure BIO-1:** Removal of the mature street tree or demolition of the subject property, should take place outside of the nesting bird season, which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the nesting bird season, beginning thirty days prior to the disturbance of the street tree, the applicant shall: Arrange for weekly bird surveys to detect any protected native birds in the tree to be removed. The surveys shall be conducted by a qualified biologist with experience in conducting nesting bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/construction work. If a nesting bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until **August 31**. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests), or as determined by the Qualified Biological Monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Construction personnel shall be instructed on the sensitivity of the area. The Qualified Biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of nesting birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

Adherence to the aforementioned mitigation will reduce potential impacts to levels that are less than significant with mitigation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

A site survey and a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper indicated that there are no wetlands or riparian habitat present on-site or in the adjacent properties. In addition, there are no designated “blue line streams” located within the project site. As a result, no impacts on natural or riparian habitats will result from the proposed project’s implementation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

As indicated in the previous subsection, the project area and adjacent developed properties are developed and do not contain any natural wetland and/or riparian habitat.<sup>1</sup> As a result, the proposed project will not impact any protected wetland area or designated blue-line stream. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**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 New Impact.**

The proposed project site is vacant and is completely paved over except for landscaping strips along the footprint of the now-demolished church facility. The project site is surrounded on all sides by urbanization. As a result, no impact to migration corridors will result from the proposed project's implementation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The City does not have a protected tree ordinance, or any other similar regulations pertaining to biological resources. No trees are located within the project site and the only remaining vegetation includes grass typical for urban landscaping. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**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 New Impact.**

The project site is not located or part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. As a result, no impacts will occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

## **PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239**

The environmental analysis determined that there may be a potential for nesting birds to be disturbed during construction phases of development. As a result, the following mitigation measure is required:

**Mitigation Measure BIO-1:** Removal of the mature street tree or demolition of the subject property, should take place outside of the nesting bird season, which generally runs from March 1- August 31 (as

early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt pursue, catch, capture or kill (Fish and Game Code Section 86).

If project activities cannot feasibly avoid the nesting bird season, beginning thirty days prior to the disturbance of the street tree, the applicant shall:

1. Arrange for weekly bird surveys to detect any protected native birds in the tree to be removed. The surveys shall be conducted by a qualified biologist with experience in conducting nesting bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/construction work.
2. If a nesting bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
3. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests), or as determined by the Qualified Biological Monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Construction personnel shall be instructed on the sensitivity of the area.
4. The Qualified Biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of nesting birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

## 5.5 CULTURAL RESOURCES

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

### ENVIRONMENTAL DETERMINATION

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

According to the Initial Study/Mitigated Negative Declaration prepared for the senior living project by Envicom Corporation, a Phase 1 Cultural Resource Assessment of the project site was conducted by Envicom Corporation on June 22, 2022. The assessment found that the church did not qualify as a significant historical resource and found no previously recorded cultural resources within or immediately adjacent to the project site. The proposed project would be limited to within the parcel of the former church building. The project site has been subject to ground disturbance activities in the past. As a result, no impacts are anticipated. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? • No New Impact.**

As previously mentioned in subsection A, a Phase 1 Cultural Resources Assessment conducted on the project site in 2022 found no archeological resources located within the project site or immediately adjacent to it. Although the project site has been subject to ground disturbance activities in the past, there is potential to uncover previously unidentified archaeological resources during ground-breaking activities. As a result, Mitigation Measure CUL-1 would remain:

**Mitigation Measure CUL-1:** An archaeological monitor that meets the Secretary of Interior qualifications will be on site during grading of the project site from surface to the end of subsurface excavation. The purpose of having an archaeologist on site is to assess if any significant cultural resources are encountered during grading or trenching. If such features or artifact concentrations are identified, then the project “discovery” protocol will be followed:

1. The archaeological monitor will collect any diagnostic older historical material uncovered through grading that is within a disturbed context, and can halt construction within 30-feet of a potentially significant cultural resource if necessary. Artifacts collected from a disturbed context or that do not warrant additional assessment can be collected without the need to halt grading. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the monitor's daily logs. However, if foundations, privies, or other older historical features are encountered, the project "discovery" protocol should be followed. A final Monitoring Report will be produced for the project that discusses all monitoring activities and all artifacts recovered and features identified through monitoring of the project site. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the final Monitoring Report.
2. All artifacts recovered that are important, with diagnostic or location information that may be of importance to California history, will be cleaned, analyzed, and described within the Monitoring Report. All materials determined important will be curated at an appropriate depository or returned to the landowner for public display. If important materials are found during monitoring, a Curation Plan may be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report. The costs of the Monitoring Report, the Curation Plan, and the processing, analysis, and curation of all artifacts will be the responsibility of the applicant, within the cost parameters outlined under CEQA.

Adherence to the aforementioned mitigation will reduce potential impacts to levels that are less than significant with mitigation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**C. Would the project disturb any human remains, including those interred outside of formal cemeteries?**  
● **No New Impact.**

There are no cemeteries present on-site and in the surrounding areas. The site is currently occupied by urban development. In the event that an un-recorded burial is encountered, conformance to the Health and Safety Code § 7050.5 will be required. The Code section requires the project to halt until the County coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code § 5097.98. Should human remains or archaeological resources be encountered, all construction activities must stop and the Los Angeles County Sheriff must be contacted. CEQA Guidelines §15064.5 of CEQA also regulates the identification of significant archaeological resources and their salvage. This section of CEQA, among other things, incorporates provisions previously contained in Appendix K of the Guidelines. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

## PREVIOUS MITIGATION MEASURES FOR *DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239*

The environmental analysis determined that there may be a potential for archaeological resources to be uncovered during the ground-disturbing phases of development. As a result, the following mitigation measure is required:

**Mitigation Measure CUL-1:** An archaeological monitor that meets the Secretary of Interior qualifications will be on site during grading of the project site from surface to the end of subsurface excavation. The purpose of having an archaeologist on site is to assess if any significant cultural resources are encountered during grading or trenching. If such features or artifact concentrations are identified, then the project “discovery” protocol will be followed:

1. The archaeological monitor will collect any diagnostic older historical material uncovered through grading that is within a disturbed context, and can halt construction within 30-feet of a potentially significant cultural resource if necessary. Artifacts collected from a disturbed context or that do not warrant additional assessment can be collected without the need to halt grading. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the monitor’s daily logs. However, if foundations, privies, or other older historical features are encountered, the project “discovery” protocol should be followed. A final Monitoring Report will be produced for the project that discusses all monitoring activities and all artifacts recovered and features identified through monitoring of the project site. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the final Monitoring Report.
2. All artifacts recovered that are important, with diagnostic or location information that may be of importance to California history, will be cleaned, analyzed, and described within the Monitoring Report. All materials determined important will be curated at an appropriate depository or returned to the landowner for public display. If important materials are found during monitoring, a Curation Plan may be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report. The costs of the Monitoring Report, the Curation Plan, and the processing, analysis, and curation of all artifacts will be the responsibility of the applicant, within the cost parameters outlined under CEQA.



## 5.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

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?* • No New Impact.

According to the Initial Study/Mitigated Negative Declaration prepared for the senior living project by Envicom Corporation, the approved facility would not exceed any emissions thresholds. As previously mentioned, both projects are residential land uses and are similar in nature however, the intensity and density of the proposed 17 single-family units would be less than the approved 60-unit living facility. The proposed single-family units have a total building square footage of 29,739 square feet compared to the senior-living facility which was designed to have a total building square footage of 100,000 square feet. The scale and mass of the proposed single-family units project would be smaller than the approved senior living facility. Therefore, construction energy usage and operational emissions would be lower than the approved senior living facility. This is further shown in Table 4.

Table 4 **Proposed Project's Energy Consumption**

Use	Unit	Factor	Generation
Single-Family Residential (Proposed)	17 units	5,625 kWh/unit/year	262 kWh/day
Senior Living Facility (Originally Proposed)			1,195.7 kWh/day
Difference			748.8 kWh/day

Source: Blodgett Baylosis Environmental Planning

Furthermore, the proposed project would be required to install energy and water efficient fixtures, appliances, lighting, and heating and air conditioning. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

B. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?* • *No New Impact.*

The California Public Utilities Commission prepared an updated Energy Efficiency Strategic Plan in 2011 with the goal of promoting energy efficiency and a reduction in greenhouse gases (GHG). Assembly Bill 1109, which was adopted in 2007, also serves as a framework for lighting efficiency. This bill requires the State Energy Resources Conservation and Development Commission to adopt minimum energy efficiency standards structured to reduce average statewide electrical energy consumption by not less than 50 percent from the 2007 levels for indoor residential lighting and not less than 25 percent from the 2007 levels for indoor commercial and outdoor lighting by 2018. According to the Energy Efficiency Strategic Plan, lighting comprises approximately one-fourth of California's electricity use while non-residential sector exterior lighting (parking lot, area, walkway, and security lighting) usage comprises 1.4 percent of California's total electricity use, much of which occurs during limited occupancy periods. As indicated in the previous subsection, **the project will not result in wasteful, inefficient, or unnecessary consumption of energy during installation or operation.**

The proposed single-family units would use electrical energy and would be constructed pursuant to current electrical codes, including Title 24 of the State Building Code. Therefore, the proposed project will not **conflict with or obstruct the state's goal** of promoting energy and lighting efficiency. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

#### PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE NO. 2

The analysis of energy resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 5.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New Impact
A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving.				×
i). Would the project, directly or indirectly, cause 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; Refer to Division of Mines and Geology Special Publication 42.				×
ii). Would the project, directly or indirectly, cause Strong seismic ground shaking?				×
iii). Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction;				×
iv). Would the project, directly or indirectly, cause landslides?				×
B. Would the project result in substantial soil erosion or the loss of topsoil?				×
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?				×
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				×
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				×

### ENVIRONMENTAL DETERMINATION

**A. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • No New Impact.**

According to the Initial Study/Mitigated Negative Declaration prepared for the senior living project by Envicom Corporation, a Geotechnical Investigation was conducted by Geotechnical Professionals, Inc on April 13, 2022. According to the Geotechnical Investigation, the project site is not located within an Alquist-Priolo Earthquake Fault zone, and no active or potentially active faults are known to exist within the site. The nearest fault is the Puente Hills fault located approximately 2.1 miles northeast of the site. The project site is located in an area that is subject to liquefaction. A liquefaction analysis was conducted, and the Geotechnical Investigation provides recommendations for structural designs to address liquefaction risk including removal of undocumented fill and additional soil preparation. However, these recommendations are no different than California Building Code standards reiterated by the Investigation. Finally, the project site is not located within a landslide zone since the project site is a flat infill property with little to no slope

onsite and in the surrounding vicinity. Adherence to the set of mandatory standard conditions set forth by the City will reduce impacts to levels that are less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The project site is underlain by Urban Land-Metz-Pico soils complex. This soil is well drained, negligible runoff, and is not classified as a hydric soil. The Urban Land-Metz-Pico soils complex is suitable for development, as evident by the existing land uses. Therefore, no impacts regarding erosion or the loss of topsoil will occur with the implementation of the proposed project. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

C. *Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • No New Impact.*

The project site is underlain by Urban Land-Metz-Pico soils complex. This soil is well drained, negligible runoff, and is not classified as a hydric soil. The Urban Land-Metz-Pico soils complex is suitable for development, as evident by the existing land uses. According to the Geotechnical Investigation, total potential ground settlement was determined to be two to three inches. The site is not located within an area of ground subsidence. With adherence to the recommendations for designing the site to address the liquefaction potential, risks related to lateral spreads and liquefaction are less than significant. As a result, no impacts are anticipated. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The analysis of expansion potential onsite conducted by the Geotechnical Investigation found expansion potential to be very low. Adherence to the recommendations found within the study would reduce impacts to less than significant levels. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

No septic tanks will be used as part of the future development. The proposed development will be connected to the adjacent sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

According to the Initial Study/Mitigated Negative Declaration prepared for the senior living project by Envicom Corporation, a Phase 1 Cultural Resources Assessment of the project site was conducted by Envicom Corporation on June 22, 2022. Based on this assessment, there is a low likelihood any paleontological resources or unique geologic features would be encountered since excavation is unlikely to be deeper than 10-feet in depth. However, previously unidentified paleontological resources can be found during ground-breaking activities, therefore the following mitigation measure would be required.

**Mitigation Measure GEO-1:** If any paleontological materials are encountered during the course of project development, all further development activities within 30-feet of the discovery shall halt until a qualified senior paleontologist can evaluate the nature and/or significance of the find(s). If the senior paleontologist determines that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior paleontologist, the owner's project manager, or the Lead Agency takes place and reaches a conclusion approved by the Lead Agency. The Lead Agency may also require the site to be monitored during the rest of the project excavation.

#### PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

The environmental analysis determined that there may be a potential for paleontological resources to be uncovered during the ground-disturbing phases of development. As a result, the following mitigation measure is required:

**Mitigation Measure GEO-1:** If any paleontological materials are encountered during the course of project development, all further development activities within 30-feet of the discovery shall halt until a qualified senior paleontologist can evaluate the nature and/or significance of the find(s). If the senior paleontologist determines that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior paleontologist, the owner's project manager, or the Lead Agency takes place and reaches a conclusion approved by the Lead Agency. The Lead Agency may also require the site to be monitored during the rest of the project excavation.

## 5.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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 DETERMINATION

**A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • No New Impact.**

According to the Initial Study/Mitigated Negative Declaration prepared for the senior living project by Envicom Corporation, the approved facility would not exceed any SCAQMD suggested screening threshold of 3,000 MTCO<sub>2</sub>E for residential land uses. As previously mentioned, both projects are residential land uses and are similar in nature however, the intensity and density of the proposed 17 single-family units would be less than the approved 60-unit living facility. The proposed single-family units have a total building square footage of 29,739 square feet compared to the senior-living facility which was designed to have a total building square footage of 100,000 square feet. The scale and mass of the proposed single-family units project would be smaller than the approved senior living facility. Therefore, both construction and operational emissions would be lower than the senior living facility and the proposed project would not exceed the 3,000 MTCO<sub>2</sub>E threshold. The construction and operational emissions are shown below in Table 5.

**TABLE 5 GREENHOUSE GAS EMISSIONS INVENTORY**

Source	GHG Emissions (metric tons/year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Long-Term - Total Operational Emissions	237	0.15	0.01	243
Total Construction Emissions	75.0	--	--	73.1
Significance Threshold				3,000

Source: CalEEMod V.2022.1.1.29

As a result, the impacts will be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases? • No New Impact.**

The proposed project will not be in conflict with the California Environmental Protection Agency Climate The Paramount General Plan Change includes Goals, Policies and Programs with a preamble identifying the City's efforts to coordinate with state, regional, and County agencies to establish and maintain an up to date database on climate change conditions in the region, legislation affecting the City's regulatory responsibilities, and changing technical assessments that refine or re-characterize the climate change impacts affecting the region. The City would also monitor the effectiveness of its adaptation strategies. The City's development review process is designed to assure that development proposals are thoroughly evaluated regarding climate change and that comprehensive mitigation measures are developed and implemented. The City is also taking a proactive role to assure the public is safe by informing them about severity of climate change impacts and what resources are available to them to mitigate these impacts. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The project would also comply with applicable Green Building Standards and City of Paramount's policies regarding sustainability as dictated by the Paramount Climate Action Plan (PCAP) that was adopted in 2021. The PCAP provided an evaluation of Paramount's current GHG emissions and established GHG target and reduction goals. Finally, the PCAP included the Plan's implementation and monitoring.

The previous section evaluated the proposed project's GHG emissions. The analysis determined that the GHG emissions would be below the regionally accepted thresholds. The calculated emissions would not exceed the GHG and criteria air pollutant thresholds and therefore would not interfere with the City's efforts to monitor and do its part to address climate change. The proposed project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, the potential impacts are less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239

As indicated previously, the proposed project will not result in any significant adverse GHG emissions impacts. As a result, no mitigation is required.



## 5.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • No New 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 phases include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. Once operational, the use of any hazardous materials would be limited to those that are commercially available and typically used for household maintenance. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*



**B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • No New Impact.***

The original Initial Study cited the Phase 1 Environmental Site conducted by Citadel EHS dated February 11, 2022. The assessment recommended the church building to be tested for any polychlorinated biphenyls (PCBs). The Initial Study included a mitigation measure for PCB testing and safe disposal, however this was to take place prior to demolition. As the project site has already undergone demolition of any existing structures and is now vacant, the mitigation measure would no longer be required and there would be no impacts. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No New Impact.***

McKinley Elementary School (Long Beach) is the only school located within one-quarter of a mile from the project site. **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 phases include, but** are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. Once operational, the use of any hazardous materials would be limited to those that are commercially available and typically used for household maintenance. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

A search was conducted through the California Department of Toxic Substances Control Envirostor website to determine whether the project site is not listed in the database as a Cortese site. The project site is not identified on the list. Since the proposed project will not be located on a site included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, no impacts will occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

The nearest public airports are the Long Beach Airport, located approximately 3.77 miles south of the project site and the Compton-Woodley Airport, located approximately 4.43 miles northwest of the project site. The

project site is not located within two miles of a private airstrip. As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts will occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No New Impact.**

At no time will Paramount Boulevard be completely closed to traffic during the construction phase. The project contractors will be required to submit a construction and staging plan to the City for approval. No staging areas or construction equipment parking on Paramount Boulevard will be permitted. Thus, no impacts on emergency response or evacuation plans will result from the project's construction. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**G. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No New Impact.**

The project site and surrounding properties are 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. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

#### PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

As indicated previously, the proposed project will not result in any significant adverse GHG emissions impacts. As a result, no mitigation is required.

## 5.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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:				✗
i). Would the project result in substantial erosion or siltation on- or off-site;				✗
ii). Would the project result substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site.				✗
iii). Would the project 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				✗
iv). Would the project impede or redirect flood flows?				✗
D. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project violate any water quality standards or waste discharge requirements? • No New Impact.**

The project site is currently vacant and covered over in impervious surfaces. The new impervious surfaces (internal driveways, parking areas, buildings, etc.) that will be constructed as part of the site's development could lead to the presence of debris, leaves, soils, oil/grease, and other pollutants within the parking areas. These pollutants may enter the storm drain system during periods of rainfall in the absence of any required mitigation. The proposed project will be required to implement storm water pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements and Chapter 8.20.210 of the City's Municipal Code. Prior to issuance of any construction permit for the project that would result in soil disturbance of one or more acres of land. The building contractors shall demonstrate that coverage has been obtained under California's General Permit for Storm water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water

Resources Control Board, and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. The building contractors shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted to the Chief Building Official and City Engineer prior to the issuance of a grading permit. The building contractors shall register their SWPPP with the State of California. A copy of the current SWPPP shall be kept at the project site and be available for review on request. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

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

Construction-related activities are not anticipated to encounter and deplete groundwater supplies from any underlying aquifer. Other than the footings and supports for the new building, grading activities will not extend into the native soils located on-site. In addition, the proposed project will be connected to the City's utility lines and is not anticipated to deplete groundwater supplies through the consumption of the water (water consumption impacts are analyzed in subsection D). A search was conducted through the Regional Water Quality Control Board's on-line database Geotracker to identify the presence of any water wells. According to the Geotracker, no wells are located within the project site. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion? • No New Impact.**

As mentioned in subsection B, the proposed project's location would be restricted to the proposed project site and will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. Following the construction of the 17 single-family units, stormwater runoff would mainly percolate into the landscaped areas. Excess runoff would drain into catch basins onsite. The proposed project will not alter or otherwise affect the course of major drainage systems in the area (the Los Angeles River). As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**i). Would the project result in a substantial erosion or siltation on- or off-site; • No New Impact.**

The proposed project's location would be restricted to the proposed project site and would not lead to a substantial on- or off-site siltation or erosion. The project has been previously developed and has been demolished to accommodate the proposed development. As a result, less than significant impacts would

occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**ii).** *Would the project result substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site. • No New Impact.*

As mentioned in subsection B, the proposed project's location would be restricted to the proposed project site and would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Following the construction of the 17 single-family units, stormwater runoff would mainly percolate into the landscaped areas. Excess runoff would drain into catch basins onsite. The proposed project will not alter or otherwise affect the course of major drainage systems in the area (the Los Angeles River). As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**iii).** *Would the project 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 • No New Impact.*

Following the construction of the 17 single-family units, stormwater runoff would mainly percolate into the landscaped areas. Excess runoff would drain into catch basins onsite. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**iv).** *Would the project impede or redirect flood flows? • No New 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, Area with Reduced Flood Risk due to Levee. This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. In case of floods, the project site would not impede any flows. Stormwater would be conveyed through the existing drainage facilities along Paramount Boulevard. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**D.** *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No New Impact.*

As mentioned prior in subsection A, the proposed project will be required to implement stormwater pollution control measures pursuant to the National Pollutant Discharge Elimination System (NPDES) requirements and Chapter 8.20.210 of the City's Municipal Code. A seiche occurs when two waves traveling

in opposite directions in an enclosed area collide. The point of contact between the two waves generates a larger standing wave. There are no surface water bodies in the area that could present a potential seiche risk. The project site is also located approximately 8.32 miles inland from the Pacific Ocean. As a result, the project area would not be exposed to the effects of a tsunami. Lastly, the proposed project will not be affected by mudslides since the project site and the adjacent properties are generally level. As a result, no impacts are expected. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239*

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

The proposed project is required to be in compliance with the Los Angeles County MS4 permit requirements which regulates water quality and discharge standards. In addition, the project's operation would not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As a result, less than significant impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

The analysis of land use and development impacts indicated that no significant adverse impacts on hydrology would result from the implementation of the proposed project. As a result, no mitigation measures are required.



## 5.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? • No New Impact.**

The primary portion of the project site is currently vacant except for the parking and landscaping of the now-demolished church facility. The existing development located on the southern portion of the project site includes a dual-tenant commercial building to the north and an auto repair garage to the south. The site is separated from single-family residences to the west by an alleyway and a medical office to the east by Paramount Boulevard. The proposed project would align with the residential and low-density land uses of the existing neighborhood. **As a result, no impacts would occur. The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.**

**B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • No New Impact.**

The project site would require a General Plan Amendment to change the land use designation from Mixed-Use Commercial Residential and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple Family Residential. The project site is zoned *Planned Development-Performance Standards Mixed-Use Commercial and Senior Assisted/Independent Living Facility (PD-PS)*. As part of the proposed project, the zone would be changed to *Planned Development-Performance Standards Multifamily Residential (PD-PS)*, which aims to regulate the design of a development through the entitlement process rather than specific development standards set within the zoning code. **The proposed development would be required to undergo the design process with guidance from City staff, which would ensure the development would be compatible with the character of the existing neighborhood and would be well integrated within its setting. The proposed project will require the following approvals:**

- The approval of a General Plan Amendment (GPA 25-2);
- The approval of a Zone Change (Zone Change No. 252);



- The approval of a Tentative Tract Map No. 084854; and,
- The approval of a Development Review Application (DRA No. 25:004 ).

Although the project would require a zone change and amendment to permit the proposed use, the proposed use would be compatible with the site's surroundings due to the similarity between the proposed and existing land uses adjacent to the project site. As a result, the proposed project will not result in incompatible land uses. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

#### PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

## 5.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the State? • No New Impact.**

The project site does not contain sand, gravel, mineral, or timber resources. In addition, there are no active oil wells or natural resource extraction activities within the project site. Furthermore, the project area is not located within an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that no abandoned wells are located in the vicinity of the project site. As a result, no impacts on available mineral and energy resources are anticipated. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239*

**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 New Impact.**

There is no mineral, oil, or energy extraction and/or generation activities located within or near the proposed project site. Review of the City of Paramount General Plan and maps provided by the State Department of Conservation indicated that there are no significant mineral resources located in the vicinity of the project site. The resources and materials used during construction activities will not include any materials that are considered rare or unique. As a result, the proposed project would not result in any impacts on mineral resources in the region. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-21, AND ZONE CHANGE No. 239

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result.

## 5.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				×

## ENVIRONMENTAL DETERMINATION

**A. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • No New Impact.**

The project site is located in an urbanized setting that contains commercial, residential, and industrial uses. The predominant source of noise in the area is related to traffic traveling on Paramount Boulevard located adjacent to the site. **According to the IS/MND prepared for the senior living project by Envicom Corporation, the noise levels along the project site was recorded on average 68.2 dB.** The nearest sensitive receptors to the project site include single-family residences located approximately 25 feet west of the project site. The City of Paramount Municipal Code limits construction hours to 7 A.M. through 8 P.M. The City does not have a maximum limit for construction noise, only time periods where construction may occur.

Most construction noise would occur during the limited site preparation, grading, and building construction when noisier equipment would be operating. Noise levels during construction would be an accumulation of equipment operation at varying locations within the construction site. The construction equipment within the project site would be limited to smaller trucks, loaders, pavers, and forklifts (the existing parking area has been graded and is level. The Federal Transportation Administration (FTA) General Assessment for Construction Noise sets a maximum criteria for construction noise before the adverse community reaction. This threshold is 90dbA during the daytime for residential receptors. It is important to note that this equipment will be used intermittently during construction hours only. **The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The distance used between the construction activity and the nearest sensitive receptors was set at 25 feet.**

TABLE 6 CONSTRUCTION NOISE

Construction Phase	Noise Level at Nearest Receptor	Threshold
Site Preparation/Grading	89.5 dB	90 dB
Building Construction	73.6 dB	90 dB
Paving	87.0 dB	90 dB
Architectural Coating	80.0 dB	90 dB

Source: Blodgett Baylosis Environmental Planning

As shown below in Table 6, the proposed project would not violate any construction noise level standards. Although the thresholds would not be exceeded, high noise levels would still be considered as an annoyance to the nearby residents. Therefore, the mitigation measures presented within the original IS/MND would remain:

**Mitigation Measure NOI-1:** All capable diesel-powered construction vehicles shall be equipped with exhaust mufflers, aftermarket dampening system or other suitable noise reduction devices.

**Mitigation Measure NOI-2:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

**Mitigation Measure NOI-3:** On-site power shall be used instead of generators or air compressors, when feasible.

**Mitigation Measure NOI-4:** Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment, when feasible.

**Mitigation Measure NOI-5:** Temporary and impermeable noise barriers shall be placed at the west, north, and south property boundaries during construction of the project. The barriers shall be at least 12 feet in height and provide a transmission loss of at least 25 dB at 500 hertz (such as 3/4- inch plywood).

Upon completion of construction and occupancy of the proposed project, on-site operational noise would be generated mainly by car engines starting and vehicle traffic, which would not exceed the permitted noise level. **The cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater).** The proposed project is expected to gain 24 net daily trips, which is insignificant compared to the average daily traffic volume on Paramount Boulevard, approximately 23,400 trips according to the City of Long Beach, located just south of the project site (Paramount does not have updated traffic volumes for this segment). Adherence to the aforementioned mitigation will reduce potential impacts to levels that are less than significant with mitigation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels?**  
 • **No New Impact.**

Construction activities would produce varying degrees of ground vibration, depending on the equipment and methods employed. While ground vibrations from typical construction activities very rarely reach levels high enough to cause damage to structures, special consideration must be made when sensitive or historic land uses are near the construction site. **Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site.** A possible exception is in older buildings where special care must be taken to avoid damage. Table 7 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. **Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings.** The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second. The effects of vibration on buildings are summarized in Table 7.

TABLE 7 COMMON EFFECTS OF CONSTRUCTION VIBRATION

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls.
>3.0	Vibration is unpleasant	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (vibration decibels, or 0.5 inches per second [in/sec]) is considered safe and would not result in any construction vibration damage.

TABLE 8 VIBRATION SOURCE LEVELS FOR TYPICAL CONSTRUCTION EQUIPMENT

Construction Equipment	PPV @25 ft. (inches/sec.)	Vibration (VdB) @ 25 ft.
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Small Bulldozer	0.035	79

Source: Noise and Vibration During Construction

The project will be required to adhere to all pertinent City noise control regulations. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts. Therefore, project construction would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant. **As a result, the impacts would be less than significant. The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.**

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

The nearest public airports are the Long Beach Airport, located approximately 3.77 miles south of the project site and the Compton-Woodley Airport, located approximately 4.43 miles northwest of the project site. The project site is not located within two miles of a private airstrip.<sup>2</sup> As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip and no impacts will occur. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, and Zone Change No. 239.*

## PREVIOUS MITIGATION MEASURES FOR DRA NO. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239

The environmental analysis determined that there may be a potential for construction noise to be considered an annoyance for the nearby sensitive receptors. As a result, the following mitigation measures would remain:

**Mitigation Measure NOI-1:** All capable diesel-powered construction vehicles shall be equipped with exhaust mufflers, aftermarket dampening system or other suitable noise reduction devices.

**Mitigation Measure NOI-2:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with

<sup>2</sup> Google Earth. Website accessed June 23, 2025.

manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

**Mitigation Measure NOI-3:** On-site power shall be used instead of generators or air compressors, when feasible.

**Mitigation Measure NOI-4:** Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment, when feasible.

**Mitigation Measure NOI-5:** Temporary and impermeable noise barriers shall be placed at the west, north, and south property boundaries during construction of the project. The barriers shall be at least 12 feet in height and provide a transmission loss of at least 25 dB at 500 hertz (such as 3/4- inch plywood).



## 5.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? • No New Impact.**

The primary portion of the project site is currently vacant except for the parking and landscaping of the **now-demolished church facility**. The project site will encompass a total of three parcels, two of which are currently developed with commercial type uses. The project would require a General Plan Amendment to change the land use designation from Mixed-Use Commercial Residential and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple Family Residential. The project site is zoned *Planned Development-Performance Standards Mixed-Use Commercial and Senior Assisted/Independent Living Facility (PD-PS)*. As part of the proposed project, the zone would be changed to *Planned Development-Performance Standards Multifamily Residential (PD-PS)*, which aims to regulate the design of a development through the entitlement process rather than specific development standards set within the zoning code. **The proposed development would be required to undergo the design process with guidance from City staff, which would ensure the development would be compatible with the character of the existing neighborhood and would be well integrated within its setting.** 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 proposed project is an infill development that would not result in new infrastructure.
- *Extension of roadways and other transportation facilities.* No roadway extensions or other **transportation facilities are proposed by the project and none would occur as a result of the project's** implementations.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only. At present, there are water or sewer utility lines within the immediate area of the project site. The project's **potential utility impacts are analyzed in Section 3.19.**
- *Major off-site public projects (treatment plants, etc.).* **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 project's potential utility impacts are further analyzed in Section 3.19.

- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The proposed project would involve the development of 17 single-family homes. The units would be "for sale" units. Assuming an average household size of 3.54 persons per unit (this average household size applies to the project), a total of 60 new residents would potentially occupy the 17 single-family homes.
- *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 will utilize existing roadways and infrastructure. The existing roads and utility lines will serve the project site only and will not extend into undeveloped areas. According to the Growth Forecast Appendix prepared by SCAG for the 2024 Regional Transportation Plan (RTP), the number of households within the City is expected to grow by 400 new homes through 2035. The proposed project would involve the development of 17 single-family homes. Additionally, according to the City's 2021-2029 Housing Element, the City is required to have the capacity of 364 housing units by the Regional Housing Needs Assessment (RHNA) process. At the time of the adopted Housing Element, the City was deficient by 336 units. The addition of 17 units would help the City meet the required housing needs and therefore would not lead to unintended population growth. As a result, the potential impacts are expected to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, All of the relevant conditions and mitigation measures from the previously approved DRA No. 22:001, GPA 22-1, and ZC No. 239 would be applied to the modified project as deemed appropriate by the City Planning Commission.*

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

There are no residential units located within the project site. As a result, no impacts related to housing dislocation would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA No. 22:001, GPA 22-1, All of the relevant conditions and mitigation measures from the previously approved DRA No. 22:001, GPA 22-1, and ZC No. 239 would be applied to the modified project as deemed appropriate by the City Planning Commission.*

MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE NO. 239

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

## 5.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New Impact
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 any of the public services:				
i). Would the project result in substantial adverse physical impacts associated with Fire protection?				×
ii). Would the project result in substantial adverse physical impacts associated with Police protection?				×
iii). Would the project result in substantial adverse physical impacts associated with Schools?				×
iv). Would the project result in substantial adverse physical impacts associated with Parks?				×
v). Would the project result in substantial adverse physical impacts associated with other public facilities?				×

### ENVIRONMENTAL DETERMINATION

<p>A. Would the project result in substantial adverse physical impacts associated with the provision of new or <i>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 any of the public services:</i></p> <p>i). <i>Would the project result in substantial adverse physical impacts associated with fire protection? • No New Impact.</i></p>
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The City of Paramount is served by two fire stations. Station 31, located at 7521 East Somerset Boulevard, has two engines and one paramedic squad. Station 57 is located at 5720 Gardendale Street in South Gate and has one engine.<sup>3</sup> The nearest fire station is Station 31, located approximately 1 mile northwest of the project site. The proposed development would be subject to any conditions prescribed by the LACFD (including compliance with applicable codes and ordinances including those related to emergency access, lighting, and public safety). The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but

not limited to, building setbacks and emergency access. The proposed project would only result in incremental demand for fire services and would not require the construction or expansion of facilities as the project does not exceed the growth the City has accounted for. As a result, the potential impacts are expected to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**ii. Would the project result in substantial adverse physical impacts associated with police protection? • No New Impact.**

Law enforcement services in Paramount are contracted through the Los Angeles County Sheriff's Department. The City is served by the Lakewood Station at 5130 Clark Avenue in Lakewood and by a substation located near the intersection of Paramount and Somerset Boulevards in Paramount. Emergency response times are approximately three minutes throughout the City. The Sheriff's Department currently reviews all new development plans, and future development will be required to conform to all police protection and prevention requirements, including, but not limited to emergency access. The proposed project would only result in incremental demand for police services and would not require the construction or expansion of facilities as the project does not exceed the growth the City has accounted for. As a result, the potential impacts are expected to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**iii. Would the project result in substantial adverse physical impacts associated with schools? • No New Impact.**

The City is served by the Paramount Unified School District (PUSD), which serves kindergarten through twelfth grades and consists of nine elementary schools, two intermediate schools, one high school, a continuation school, and an adult education school. The site is also within the service boundaries of the Los Angeles County Community College District. **The proposed 17 single-family units would result in a limited increase in direct impact on school enrollments.** The developer will be required to pay any pertinent development fees to the local school districts. As a result, the potential impacts are expected to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**iv. Would the project result in substantial adverse physical impacts associated with parks? • No New Impact.**

The City of Paramount operates 12 public parks and recreation facilities devoted to active recreation. The nearest park to the project site is Progress Park located approximately 4,200 feet northeast of the project site. The scale of the proposed project would not result in a significant increase in demand for parks and recreation facilities. Additionally, the project would be required to pay impact fees which would address the project's impact on recreational facilities. **As a result, the potential impacts are expected to be less than significant.** *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**v. *Would the project result in substantial adverse physical impacts associated with other public facilities? • No New Impact.***

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. As a result, no impacts are anticipated. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1 AND ZONE CHANGE No. 239

The analysis of potential public services impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

## 5.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No New Impact.**

The City of Paramount operates 12 public parks and recreation facilities devoted to active recreation. The nearest park to the project site is Progress Park located approximately 4,200 feet northeast of the project site. The project would be required to pay impact fees which would address the project's impact on recreational facilities. As a result, the potential impacts are expected to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • No New Impact.**

The City of Paramount operates 12 public parks and recreation facilities devoted to active recreation. The nearest park to the project site is Progress Park located approximately 4,200 feet northeast of the project site. The scale of the proposed project would not result in a significant increase in demand for parks and recreation facilities. Additionally, the project would be required to pay impact fees which would address the project's impact on recreational facilities. Therefore, the potential impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

### PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

The analysis of potential public services impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

## 5.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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?				✗

### ENVIRONMENTAL DETERMINATION

**A. Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? • No New.**

The trip generation for the proposed project has been developed using the rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 210 – “Single-Family Residence Detached” and Land Use Code 560 – “Church/Synagogue.” The net project trip generation is summarized in Table 9.

TABLE 9 PROJECT TRIP GENERATION

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single-Family	ITE Code 210	0.19	0.56	0.74	0.62	0.37	0.99	9.44
Project	17 units	3	10	13	11	6	17	160
Church Facility	ITE Code 560	0.20	0.12	0.32	0.22	0.27	0.49	7.6
Existing	16,537 sq. ft.	3	2	5	4	4	8	136
Net Trips		0	8	9	7	1	13	-23

Source: ITE Trip Generation Manual (11<sup>th</sup> Edition)

As shown in Table 3, the project is anticipated to generate a net 24 daily trips, 9 more trip ends occurring during the AM (morning) peak hour, and 13 more trip ends occurring during the PM (evening) peak hour. The proposed project would remove the driveway aprons along Paramount Boulevard. Although the north driveway apron is located adjacent to the Paramount/Harrison bus stop for Metro Route 265, construction would not completely obstruct access to the bus stop. The proposed project would not interfere with the operations of any mass transit, bicycle, and pedestrian facility since the project would be limited to the



parcel. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project result in a conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No New Impact.**

The State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 and an accompanying technical advisory guidance was finalized in December 2018 (OPR Technical Advisory) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in Vehicles Miles Traveled (VMT). The City of Paramount has not adopted its own VMT standards yet, therefore the County of Los Angeles adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT) would be used. A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are listed below:

- Low Trip Generating Uses. The proposed project would not require a VMT analysis if it generates fewer than 110 trips per day. The proposed project is predicted to generate a net loss of 23 daily trips which is fewer than the 110 daily trip threshold. Therefore, the project meets this criteria.
- Locally Serving Uses. The proposed project would not require a VMT analysis if it is a locally serving retail - commercial development of 50,000 square feet or smaller. The proposed project does not meet this criteria because the project is residential and not retail. The proposed project does not meet this criteria.
- Transit Priority Area Proximity. Projects located within Transit Priority Areas (TPAs) may also be exempt from VMT analysis. TPAs are defined in the OPR Technical Advisory as a ½ mile radius around an existing or planned major transit stop, or an existing stop along a high-quality transit corridor (HQTC). HQTCs are defined in the technical advisory as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours. The project site is not located within ½ mile of a HQTC. The proposed project is not located within a Transit Priority Area and, as a result, the project does not meet this criteria.
- Affordable Housing Development. Affordable housing projects are exempt from a VMT analysis. The project does not meet this screening criteria since it is not an affordable housing project. The proposed project does not meet this criteria (the project would include 3 affordable units).
- Transportation facilities are exempt from VMT analysis. The project does not meet this screening criteria since it is not a transportation project. The proposed project does not meet this criteria.

Since the proposed project meets the Low Trip Generating Screening Criteria, the proposed project can be screened from further VMT analysis and would be presumed to have a less than significant impact on VMT. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**C. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • No New Impact.**

The driveway aprons located along Paramount Boulevard would be removed as part of the project. Vehicular access would be through the alley located along the west side of the project site which aligns with the existing neighborhood design. As a result, no impacts would result. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

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

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. All construction will occur within the project site and equipment staging areas will be located within the project site. Paramount Boulevard and the adjacent alley would not be completely closed due to the construction of the proposed project. As a result, the project would not result in any impacts. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

The analysis of transportation impacts indicated that no significant impacts are anticipated. As a result, no mitigation is required.

## 5.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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:				×
i) Would the project have 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				×
ii). Would the project have 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.				×

### ENVIRONMENTAL DETERMINATION

A. <i>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:</i>
i). <i>Would the 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). • No New Impact</i>

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. The project site is not listed in the Register. As part of the AB 52 process of the previous project, the City sent out a notice dated July 29, 2022, inviting consultation to California Native American tribes traditionally and culturally affiliated with the geographic area of the project site. One tribal group, the Gabrieleño Band of Mission Indians-Kizh Nation, responded to request consultation pursuant to AB 52. Following consultation, the City determined that based upon the lack of evidence of project impacts of known tribal cultural resources occurring within the project site, impacts would be less than significant. ***The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.***

ii). *Would the project have 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 Tribe?* ● *No New Impacts.*

As discussed in subsection A, there is insufficient evidence to suggest the project site contains known tribal resources. Based on consultation with the Gabrieleño Band of Mission Indians-Kizh Nation, a mitigation measure was applied to the project since there is a potential for previously undiscovered cultural resources to be uncovered during ground-disturbing activities. This mitigation measure would remain:

**Mitigation Measure TCR-1: Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal Monitor/Consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The Tribal Monitor/Consultant will only be present on-site during ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the Project area. The Tribal Monitor/Consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. Work will be allowed to continue with monitoring provided by a qualified Kizh Nation Resource Management (KNRM) archaeologist if the Tribal Monitor/Consultant is unavailable and as approved by the Tribal Government. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and Monitor/Consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

**Unanticipated Discovery of Tribal Cultural or Archaeological Resources Procedures:** Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and Tribal Monitor/Consultant approved by the Gabrieleño Band of Mission Indians- Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

Adherence to the aforementioned mitigation will reduce potential impacts to levels that are less than significant with mitigation. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

## PREVIOUS MITIGATION MEASURES FOR DRA No. 22:001, GPA 22-1, AND ZONE CHANGE No. 239

The environmental analysis determined that there may be a potential for archaeological resources to be uncovered during the ground-disturbing phases of development. As a result, the following mitigation measure is required:

**Mitigation Measure TCR-1:** Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal Monitor/Consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The Tribal Monitor/Consultant will only be present on-site during ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the Project area. The Tribal Monitor/Consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. Work will be allowed to continue with monitoring provided by a qualified Kizh Nation Resource Management (KNRM) archaeologist if the Tribal Monitor/Consultant is unavailable and as approved by the Tribal Government. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and Monitor/Consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

Unanticipated Discovery of Tribal Cultural or Archaeological Resources Procedures: Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and Tribal Monitor/Consultant approved by the Gabrieleño Band of Mission Indians- Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

## 5.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New 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 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?				✗
D. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✗

## ENVIRONMENTAL DETERMINATION

### A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • No New Impact.*

The County Sanitation Districts of Los Angeles County (LACSD) also treats wastewater from the City of Paramount. 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, located at the northwest junction of the San Gabriel River and Artesia Freeway, provides primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. According to Table 10, the proposed project is expected to generate a net decrease of approximately 1,685 gallons of sewage per day.

TABLE 10 WASTEWATER (EFFLUENT) GENERATION (GALS/DAY)

Use	Unit	Factor	Generation
Single-Family Residential	17 units	260 gals./unit/day	4,420 gals./day
Senior Living Facility (Originally Proposed)			6,104.8 gals./day
Difference			1,684.8 gals./day

Source: Blodgett Baylosis Environmental Planning and City of L.A. Bureau of Engineering

The project's sewage generation will likely be lower since the new plumbing fixtures that will be installed will consist of water conservation fixtures as is required by the current City Code requirements. As a result,

the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • No New Impact.**

Paramount owns and operates a domestic water system that includes three 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). The City also purchases recycled water from CBMWD and has recycled water distribution piping, and appurtenant valves and equipment to serve recycled water to commercial/industrial water users. Paramount also has emergency mutual-aid domestic water connections with the City of Long Beach, the City of Downey, and the Golden State Water Company. The City currently does not have storage reservoirs though the groundwater basin provides groundwater storage. Water mains are located within the existing public streets located adjacent to the project site. The existing domestic water reservoirs that serve the area would continue to provide adequate supplies and pressure to serve the proposed project.

TABLE 11 WATER CONSUMPTION (GALS/DAY)

Use	Unit	Factor	Generation
Single-family Home	17 units	390 gals./dwelling unit	6,630 gals./day
Senior Living Facility (Originally Proposed)			7,325.9 gals./day
Difference			695.9 gals./day

Source: Blodgett Baylosis Environmental Planning and City of L.A. Bureau of Engineering

Water Conservation in Landscaping Ordinance No. 825 of the Paramount Municipal Code requires that contractors complete a water use audit, which includes the designation of low water use plants and water conserving sprinklers. If the development is located within 150 feet of a public reclaimed water distribution system, the contractor will be required to connect to it for landscape irrigation. According to the City's 2020 Urban Water Management Plan, the 2025 citywide demand was estimated to be 5,955 acre-feet per year while the 2035 demand citywide demand is projected to be 6,194 acre-feet per year. This translates into a net annual increase of 154 acre-feet per year. As indicated in Table 11, the proposed project will result in a net decreased consumption of approximately 696 gallons of water on a daily basis is well within the 154 acre-feet increase projected for the year 2025. As a result, the impacts would be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**C. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • No New Impact.**

Trash collection is provided by the Athens Services for disposal at the area MRF facilities and/or area



landfills. The proposed project is anticipated to generate approximately 208 pounds per day of solid waste (refer to Table 12). The projected quantity of solid waste is limited and can be accommodated by the existing capacity. As a result, the potential impacts are considered to be less than significant. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

TABLE 12 SOLID WASTE GENERATION (LBS./DAY)

Use	Unit	Factor	Generation
Single-Family Residential	17 units	12 lbs./unit/day	207.9 lbs./day
Senior Living Facility (Originally Proposed)			493 lbs./day
Difference			285.1 lbs./day

Source: Blodgett Baylosis Environmental Planning.

All of the solid waste will be transported to materials recovery facility located in the City. Given the proposed residential use, the majority of the waste would consist of domestic waste, including recyclables. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

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

The majority of the proposed project's waste would consist of domestic waste, including recyclables. The proposed project, like all other development in Paramount, would be required to adhere to City and County ordinances with respect to waste reduction and recycling including Chapter 13.20 (Refuse, garbage and weeds) and Chapter 13.09 (Mandatory Organic Waste Disposal Reduction) of the Paramount Municipal Code. As a result, no impacts related to State and local statutes governing solid waste are anticipated. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

## PREVIOUS MITIGATION MEASURES FOR DRA 22:001, GPA 22-1, AND ZONE CHANGE NO. 239

The analysis determined that the proposed project would not result in any significant utilities impacts. As a result, no mitigation is required.

## 5.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No New Impact
A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✗
B. 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. 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. 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?				✗

### ENVIRONMENTAL DETERMINATION

**A.** *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No New Impact.*

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. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts would occur. *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**B.** *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 New Impact.*

The project site is located in the midst of an urbanized zoned area. 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, no impacts would occur.** *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**C.** *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 New Impact.*

The project site is not located in an area that is classified as a very high fire risk severity within a Local Responsibility Area (LRA), and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. **As a result, no impacts would occur.** *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

**D.** *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 New Impact.*

The proposed project site is located within an area classified as urban and is not within a very high fire risk and local responsibility area. Therefore, the project will not expose future residents to flooding or landslides facilitated by runoff flowing down barren and charred slopes. **As a result, no impacts would occur.** *The proposed development contemplated as part of the proposed Addendum would not introduce any new impacts not already contemplated or identified in the Mitigated Negative Declaration prepared for the original DRA 22:001, GPA 22-1, and Zone Change No. 239.*

### **PREVIOUS MITIGATION MEASURES FOR DRA 22:001, GPA 22-1, AND ZONE CHANGE NO. 239**

The analysis determined that the proposed project would not result in any significant adverse wildfire impacts. **As a result, no mitigation is required.**

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## SECTION 6. CONCLUSIONS

### 6.1 FINDINGS

This Addendum determined that the proposed project is not expected to have significant adverse environmental impacts, with the implementation of the mitigation measures. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The proposed project *will not* have the potential to achieve short term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Paramount can make the following additional findings:

- *A Mitigation Reporting and Monitoring Program will continue to be required; and,*
- *An accountable enforcement agency or monitoring agency does need to be identified for the Mitigation Measures adopted as part of the decision-maker's final determination.*



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## 7. REFERENCES

### 7.1 PREPARERS

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(626) 336-0033

Marc Blodgett, Principal  
Raymond Wen, Project Manager & GIS Technician

### 7.2 REFERENCES

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# MITIGATION MONITORING PROGRAM

## 1 MITIGATION MEASURES

The following mitigation measures have been identified in the Initial Study/Mitigated Negative Declaration to ensure that the Project's environmental impacts would be less than significant:

### BIOLOGICAL RESOURCES

#### MM BIO-1: Nesting Birds

Removal of the mature street tree, or demolition of the subject property, should take place outside of the nesting bird season, which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the nesting bird season, beginning thirty days prior to the disturbance of the street tree, the applicant shall:

1. Arrange for weekly bird surveys to detect any protected native birds in the tree to be removed. The surveys shall be conducted by a qualified biologist with experience in conducting nesting bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/construction work.
2. If a nesting bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.
3. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests), or as determined by the Qualified Biological Monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Construction personnel shall be instructed on the sensitivity of the area.
4. The Qualified Biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of nesting birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

## **CULTURAL RESOURCES**

### **MM CR-1: Archaeological Monitoring**

An archaeological monitor that meets the Secretary of Interior qualifications will be on site during grading of the project site from surface to the end of subsurface excavation. The purpose of having an archaeologist on site is to assess if any significant cultural resources are encountered during grading or trenching. If such features or artifact concentrations are identified, then the project “discovery” protocol will be followed:

1. The archaeological monitor will collect any diagnostic older historical material uncovered through grading that is within a disturbed context, and can halt construction within 30-feet of a potentially significant cultural resource if necessary. Artifacts collected from a disturbed context or that do not warrant additional assessment can be collected without the need to halt grading. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the monitor's daily logs. However, if foundations, privies, or other older historical features are encountered, the project “discovery” protocol should be followed. A final Monitoring Report will be produced for the project that discusses all monitoring activities and all artifacts recovered and features identified through monitoring of the project site. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the final Monitoring Report.

2. All artifacts recovered that are important, with diagnostic or location information that may be of importance to California history, will be cleaned, analyzed, and described within the Monitoring Report. All materials determined important will be curated at an appropriate depository or returned to the landowner for public display. If important materials are found during monitoring, a Curation Plan may be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report. The costs of the Monitoring Report, the Curation Plan, and the processing, analysis, and curation of all artifacts will be the responsibility of the applicant, within the cost parameters outlined under CEQA.

## **GEOLOGY AND SOILS**

### **Mitigation Measure GEO-1 (Paleontological Resources)**

If any paleontological materials are encountered during the course of project development, all further development activities within 30-feet of the discovery shall halt until a qualified senior paleontologist can evaluate the nature and/or significance of the find(s). If the senior paleontologist determines that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior paleontologist, the owner's project manager, or the Lead Agency takes place and reaches a conclusion approved by the Lead Agency. The Lead Agency may also require the site to be monitored during the rest of the project excavation.

## **HAZARDS AND HAZARDOUS MATERIALS**

### **Mitigation Measure HAZ-1 – Polychlorinated Biphenyls (PCBs)**

Prior to demolition, concurrent with regulatory-required surveys for asbestos, the applicant shall have each premises evaluated for the presence of PCBs by a qualified consultant. If material testing is necessary materials targeted should be those installed or manufactured prior to 1979, such as fluorescent light ballasts, caulks and sealants, insulating materials, adhesives and mastics, rubber window seals and gaskets, ceiling tiles, and acoustic boards. If PCBs are found in concentrations of 50 ppm or greater handling and disposal of the material will be subject to both federal and state laws. This may include reporting to U.S. Environmental Protection Agency (USEPA), and/or the California Department of Toxic Substances Control (DTSC). The disposal of PCBs waste is regulated under the TSCA. Building materials containing PCBs at or above 50 ppm that were manufactured with PCBs fall under the category of PCBs bulk product wastes. Building materials such as concrete, brick, metal contaminated with PCBs are PCBs remediation wastes (e.g., concrete contaminated with PCBs from caulk that contains PCBs). Disposal is also regulated under CCR Title 22, Section Division 4.5, Chapter 12, Standards Applicable to Hazardous Waste Generators. Compliance with federal and state PCB disposal requirements shall be demonstrated to the City prior to and during demolition activities.

## **NOISE**

**MM-NOI 1:** All capable diesel-powered construction vehicles shall be equipped with exhaust mufflers, aftermarket dampening system or other suitable noise reduction devices.

**MM-NOI-2:** Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.

**MM-NOI-3:** On-site power shall be used instead of generators or air compressors, when feasible.

**MM-NOI-4:** Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment, when feasible.

**MM-NOI-5:** Temporary and impermeable noise barriers shall be placed at the west, north, and south property boundaries during construction of the project. The barriers shall be at least 12 feet in height and provide a transmission loss of at least 25 dB at 500 hertz (such as 3/4- inch plywood).

## **Tribal Cultural Resources**

### **MM TCR-1: Tribal Cultural Resource Monitoring**

1. Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal Monitor/Consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government

and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The Tribal Monitor/Consultant will only be present on-site during ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the Project area. The Tribal Monitor/Consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. Work will be allowed to continue with monitoring provided by a qualified Kizh Nation Resource Management (KNRM) archaeologist if the Tribal Monitor/Consultant is unavailable and as approved by the Tribal Government. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and Monitor/Consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

2. Unanticipated Discovery of Tribal Cultural or Archaeological Resources Procedures: Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and Tribal Monitor/Consultant approved by the Gabrieleño Band of Mission Indians. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.

## **2 MITIGATION MONITORING**

The monitoring and reporting on the implementation of the mitigation measures identified above, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 1.

**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><b>Tribal Cultural Resources</b></p> <p><b>MM TCR-1: Tribal Cultural Resource Monitoring</b></p> <p>1. Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal Monitor/Consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The Tribal Monitor/Consultant will only be present on-site during ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching within the Project area. The Tribal Monitor/Consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. Work will be allowed to continue with monitoring provided by a qualified Kizh Nation Resource Management (KNRM) archaeologist if the Tribal Monitor/Consultant is unavailable and as approved by the Tribal Government. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and Monitor/Consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.</p> <p>2. Unanticipated Discovery of Tribal Cultural or Archaeological Resources Procedures: Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by Project construction activities shall be evaluated by the qualified archaeologist and Tribal Monitor/Consultant approved by the</p>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>Construction, during the Project's ground-disturbing activities.</p>	<p>Date:</p> <p>Name &amp; Title:</p>

**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>Gabrieleño Band of Mission Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Project while evaluation and, if necessary, additional protective mitigation takes place (CEQA Guidelines Section 15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources.</p> <p><b>BIOLOGICAL RESOURCES</b></p> <p><b>MM BIO-1: Nesting Birds</b></p> <p>Removal of the mature street tree, or demolition of the subject property, should take place outside of the nesting bird season, which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86). If project activities cannot feasibly avoid the nesting bird season, beginning thirty days prior to the disturbance of the street tree, the applicant shall:</p> <ol style="list-style-type: none"> <li>1. Arrange for weekly bird surveys to detect any protected native birds in the tree to be removed. The surveys shall be conducted by a qualified biologist with experience in conducting nesting bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of clearance/construction work.</li> <li>2. If a nesting bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable</li> </ol>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>Outside of the bird nesting season.</p>	<p>Date:</p> <p>Name &amp; Title:</p>



**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.</p> <p>3. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests), or as determined by the Qualified Biological Monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. Construction personnel shall be instructed on the sensitivity of the area.</p> <p>4. The Qualified Biologist shall record the results of the recommended protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of nesting birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.</p> <p><b>CULTURAL RESOURCES</b></p> <p><b>MM CR-1: Archaeological Monitoring</b></p> <p>An archaeological monitor that meets the Secretary of Interior qualifications will be on site during grading of the project site from surface to the end of subsurface excavation. The purpose of having an archaeologist on site is to assess if any significant cultural resources are encountered during grading or trenching. If such features or artifact concentrations are identified, then the project "discovery" protocol will be followed:</p> <p>1. The archaeological monitor will collect any diagnostic older historical material uncovered through grading that is within a disturbed context, and can halt construction within 30-feet of a potentially significant cultural resource if necessary. Artifacts collected from a disturbed context or that do not warrant additional assessment can be collected without the need to halt grading. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the monitor's daily logs. However, if foundations, privies, or other older</p>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>During grading.</p>	<p>Date:</p> <p>Name &amp; Title:</p>

**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p>historical features are encountered, the project "discovery" protocol should be followed. A final Monitoring Report will be produced for the project that discusses all monitoring activities and all artifacts recovered and features identified through monitoring of the project site. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the final Monitoring Report.</p> <p>2. All artifacts recovered that are important, with diagnostic or location information that may be of importance to California history, will be cleaned, analyzed, and described within the Monitoring Report. All materials determined important will be curated at an appropriate depository or returned to the landowner for public display. If important materials are found during monitoring, a Curation Plan may be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report. The costs of the Monitoring Report, the Curation Plan, and the processing, analysis, and curation of all artifacts will be the responsibility of the applicant, within the cost parameters outlined under CEQA.</p>			
<p><b>GEOLOGY AND SOILS</b></p> <p><b>Mitigation Measure GEO-1 (Paleontological Resources)</b></p> <p>If any paleontological materials are encountered during the course of project development, all further development activities within 30-feet of the discovery shall halt until a qualified senior paleontologist can evaluate the nature and/or significance of the find(s). If the senior paleontologist determines that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the discovery until consultation between the senior paleontologist, the owner's project manager, or the Lead Agency takes place and reaches a conclusion approved by the Lead Agency. The Lead Agency may also require the site to be monitored during the rest of the project excavation.</p>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>During construction.</p>	<p>Date:</p> <p>Name &amp; Title:</p>

**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><b>HAZARDS AND HAZARDOUS MATERIALS</b></p> <p><b>Mitigation Measure HAZ-1 – Polychlorinated Biphenyls (PCBs)</b></p> <p>Prior to demolition, concurrent with regulatory-required surveys for asbestos, the applicant shall have each premises evaluated for the presence of PCBs by a qualified consultant. If material testing is necessary materials targeted should be those installed or manufactured prior to 1979, such as fluorescent light ballasts, caulks and sealants, insulating materials, adhesives and mastics, rubber window seals and gaskets, ceiling tiles, and acoustic boards. If PCBs are found in concentrations of 50 ppm or greater handling and disposal of the material will be subject to both federal and state laws. This may include reporting to U.S. Environmental Protection Agency (USEPA), and/or the California Department of Toxic Substances Control (DTSC). The disposal of PCBs waste is regulated under the TSCA. Building materials containing PCBs at or above 50 ppm that were manufactured with PCBs fall under the category of PCBs bulk product wastes. Building materials such as concrete, brick, metal contaminated with PCBs are PCBs remediation wastes (e.g., concrete contaminated with PCBs from caulk that contains PCBs). Disposal is also regulated under CCR Title 22, Section Division 4.5, Chapter 12, Standards Applicable to Hazardous Waste Generators. Compliance with federal and state PCB disposal requirements shall be demonstrated to the City prior to and during demolition activities.</p>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>Construction, during the Project's ground-disturbing activities.</p>	<p>Date:</p> <p>Name &amp; Title:</p>
<p><b>NOISE</b></p> <p><b>MM-NOI 1:</b> All capable diesel-powered construction vehicles shall be equipped with exhaust mufflers, aftermarket dampening system or other suitable noise reduction devices.</p> <p><b>MM-NOI-2:</b> Power construction equipment (including combustion engines), fixed or mobile, shall be equipped with state-of-the-art noise shielding and muffling devices (consistent with manufacturers' standards). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p>	<p>Planning Department</p> <p><i>(Applicant is responsible for implementation.)</i></p>	<p>During construction.</p>	<p>Date:</p> <p>Name &amp; Title:</p>

**Table 1**  
**Mitigation Monitoring Program**

Measure	Enforcement Agency	Monitoring Phase	Verification
<p><b>MM-NOI-3:</b> On-site power shall be used instead of generators or air compressors, when feasible.</p> <p><b>MM-NOI-4:</b> Grading and construction contractors shall use rubber-tired equipment rather than metal-tracked equipment, when feasible.</p> <p><b>MM-NOI-5:</b> Temporary and impermeable noise barriers shall be placed at the west, north, and south property boundaries during construction of the project. The barriers shall be at least 12 feet in height and provide a transmission loss of at least 25 dB at 500 hertz (such as 3/4- inch plywood).</p>			

AUGUST 6, 2025

PUBLIC HEARING

GENERAL PLAN AMENDMENT NO. 25-2

B. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:018, A REQUEST BY GOLD KEY DEVELOPMENT, INC. TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO MIXED-USE COMMERCIAL AND MULTIPLE-FAMILY RESIDENTIAL AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD.

MOTION:

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

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

☐ APPROVED

☐ DENIED

ROLL CALL VOTE:

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

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

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

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

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:018**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDINGS OF FACT AND DECISION RELATIVE TO GENERAL PLAN AMENDMENT NO. 25-2, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST BY GOLD KEY DEVELOPMENT, INC. TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO MIXED-USE COMMERCIAL AND MULTIPLE-FAMILY RESIDENTIAL FOR THE PROPERTIES LOCATED AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD IN THE MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY ZONE IN THE CITY OF PARAMOUNT

WHEREAS, the Planning Commission of the City of Paramount has received an application from Gold Key Development, Inc. to change the General Plan Land Use Designation from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential at 16635, 16675, and 16683 Paramount Boulevard in the Mixed-Use Commercial and Senior Assisted/Independent Living Facility zone in the City of Paramount; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an Environmental Impact Report/EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration (2023) has been prepared. None of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached to the addendum listing the mitigation measures to be monitored during project implementation. The Addendum to the certified Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

WHEREAS, concurrently with its adoption of this Resolution, the Planning Commission also considered adopted Resolution No. 25:021 recommending that the City Council adopt an Addendum to a certified Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the project.

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

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission 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 Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission 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 a need for the proposed land use designation exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said land use designation within such area and suitable in terms of access and size of parcels.
4. That placement of the proposed land use designation at such location will be in the interest of public health, safety, and general welfare.
5. 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 on the foregoing findings the Planning Commission recommends that the City Council adopt a Resolution following public hearings to be conducted as required by law.



PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 6th day of August 2025.

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Chair

ATTEST:

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Biana Salgado, Administrative Assistant

AUGUST 6, 2025

PUBLIC HEARING

ZONE CHANGE NO. 252

C. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:019, A REQUEST BY GOLD KEY DEVELOPMENT, INC. TO CHANGE THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO PD-PS/MIXED-USE COMMERCIAL AND MULTIPLE-FAMILY RESIDENTIAL AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD.

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

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:019**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT, AND RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE NO. 252, CHANGING THE OFFICIAL ZONING MAP FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO PD-PS/MULTIPLE-FAMILY RESIDENTIAL FOR THE PROPERTIES 16635, 16675, AND 16683 PARAMOUNT BOULEVARD FOR CONSISTENCY WITH THE GENERAL PLAN LAND USE DESIGNATION

WHEREAS, the Planning Commission of the City of Paramount recommends that the City Council approve Zone Change No. 252, changing the official Zoning Map from PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple-Family Residential for the properties 16635, 16675, and 16683 Paramount Boulevard for consistency with the General Plan Land Use Designation; and

WHEREAS, Paramount Municipal Code Section 17.48.030 et seq., a portion of the Zoning Ordinance of the City of Paramount, requires the Planning Commission to duly notice a public hearing, receive a report from staff, conduct the hearing and consider all evidence before it, and thereafter announce its findings and decisions in zoning matters; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an Environmental Impact Report/EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration (2023) has been prepared. None of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached to the addendum listing the mitigation measures to be monitored during project implementation. The Addendum to the certified Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

WHEREAS, concurrently with its adoption of this Resolution, the Planning Commission also considered adopted Resolution No. 25:021, recommending that the City Council adopt an Addendum to a certified Mitigated Negative Declaration and the associated Mitigation Monitoring and Reporting Program for the project.

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

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission 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 Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** The Planning Commission 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 Zoning Map as it pertains to the area under consideration.
2. That a need for the proposed zone classification exists within such area and that the proposed change is necessary and proper and is not likely to be detrimental to adjacent properties.
3. That the particular properties under consideration are proper locations for the said zone classification within such area and is suitable for uses permitted in the zone in terms of access and size of parcel.
4. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare.
5. That the proposed classification will be consistent with the comprehensive General Plan as adopted by the City Council in 2007.

**SECTION 5.** Based on the foregoing findings the Planning Commission recommends that the City Council adopt an ordinance following public hearings to be conducted as required by law.

**SECTION 6.** The Planning Commission determines that upon applying the principles and practices of land use planning, the amendment to the Zoning Map should be made to encourage activity that will produce a desirable pattern of growth, encourage the most appropriate use of land, enhance the value of property, and promote the health, safety, and general welfare of the public in the best interests of the City.

**SECTION 7.** The Planning Commission hereby recommends that the City Council approve Zone Change No. 252, changing the official Zoning Map from PD-PS (Planned Development with Performance Standards)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multiple-Family Residential on the west side of Paramount Boulevard for the properties 16635, 16675 and 16683 Paramount Boulevard for consistency with the General Plan Land Use Designation.

**SECTION 8.** That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 9.** This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 6th day of August 2025.

---

Chair

Attest:

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Biana Salgado, Administrative Assistant

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**ORDINANCE NO. \_\_\_\_**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT AMENDING ORDINANCE NO. 178, THE COMPREHENSIVE ZONING ORDINANCE, APPROVING ZONE CHANGE NO. 252, CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF PARAMOUNT FROM PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY TO PD-PS/MULTIPLE-FAMILY RESIDENTIAL TO ALLOW FOR THE DEVELOPMENT OF 17 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD IN 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:

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, concurrently with the introduction of this ordinance, the City Council adopted Resolution No. \_\_\_\_ approving General Plan Amendment No. 25-2, changing the General Plan Land Use Designation to Mixed-Use Commercial and Multiple-Family Residential for a total of three properties located at 16635, 16675, and 16683 Paramount Boulevard; and

WHEREAS, Zone Change No. 252 would amend the City of Paramount's official Zoning Map to modify the zoning of three properties located at 16635, 16675, and 16683 Paramount Boulevard; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 6, 2025 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 25:019, recommending that the City Council adopt this Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing on this Ordinance on \_\_\_\_\_, 2025, 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 2.** 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)/ Multiple-Family Residential. Said change shall be made on the official Zoning Map of the City of Paramount.

Said zone change shall be subject to the following conditions:

Permitted Uses:

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

1. One single-family dwelling. Lots shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any lot other than a detached single-family dwelling. No part of the properties shall ever be used or caused, allowed, or authorized to be used in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such nonresidential purpose other than those authorized under Home Occupation regulations.
2. Accessory dwelling unit (ADU) and/or junior accessory dwelling unit (JADU). An ADU and/or JADU shall be permitted pursuant to Chapter 17.104 (Accessory Dwelling Units) of the Paramount Municipal Code and State law.
3. Attached accessory buildings and structures, including private garages.
4. Animals. Dogs and cats as household pets, provided that the total number is any combination thereof shall not exceed three. Livestock, including cattle, sheep, goats, horses, rabbits, rodents, poultry, fowl, and pigeons are prohibited. Fish and invertebrates contained within an aquarium shall be permitted.



5. Family daycare homes. A family daycare home shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.
6. Home garden. A home garden is permitted as a complement or accessory to a completed development project.
7. Home occupation. A Home Occupation Permit may be granted pursuant to Section 17.08.020(E) of the Paramount Municipal Code.
8. Small licensed residential care facilities. A small licensed residential care facility shall comply with all relevant regulations from all relevant State of California, Los Angeles County, and City of Paramount codes and regulations and maintain an active City of Paramount business license.

Prohibited uses:

1. Short-term rentals. A short-term rental means a residential building or a portion of a residential building that is rented to a person or person for 30 consecutive days or less.

Performance Standards:

1. Vehicle repair. The repair or dismantling of any vehicle within the PD-PS (Planned Development with Performance Standards/Multiple-Family Residential) zone shall be prohibited.
2. Commercial trucks/trailers. The parking or storage of trailers or commercial trucks shall not be allowed.
3. Vehicle parking. The parking of any vehicle in any area of any lot, other than the garage or driveway, is prohibited.
4. Recreational vehicles. The outdoor parking or outdoor storage of any recreational vehicle shall not be allowed. Such recreational vehicles shall include, but are not limited to motorhomes, boats, travel trailers, and transport trailers.
5. Satellite dish. The installation of a satellite dish shall be at a location at the rear of the house or garage and shall not project above the peak of the roof so as not to be visible from the Paramount Boulevard or Eureka Avenue.

6. 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 on or within any lot. No other than that originally installed by the developer and any replacements thereof, shall be constructed, erected or maintained on any lot.
7. Clotheslines. Clotheslines shall not be visible from the public right-of-way.
8. Trash/recyclables. Trash, recyclables, garbage, organic waste, or other waste shall be kept only in sanitary containers that shall be stored in a location approved by the Planning and Building Department. The trash/recycling containers shall not to be visible from the public right-of-way. No owner of a lot shall permit or cause any trash or refuse to be kept in the alley other than for scheduled trash pick-up days nor on any portion of the properties other than in receptacles customarily used therefore.
9. Storage. The storage or accumulation of junk, trash, manure, and other offensive or noxious materials on any lot is specifically prohibited. No burning on any lot shall be permitted except in fireplaces or barbecues, if any. No lumber, metals, machinery, equipment, or building materials shall be kept, stored, or allowed to accumulate on any lot.
10. Modifications. No owner shall make any alterations or modifications to the exterior of the buildings, fences, railings, walls or other improvements constructed on a property, or change the grade or drainage pattern of a property, without the prior consent of the Planning and Building Director.
11. Home gardens, front yard. With the exception of fruit trees, edible landscaping in the front yard shall be restricted to raised garden beds. Raised garden beds shall be constructed of wood (free of rot), brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber. With the exception of fruit trees, edible landscaping in the front yard shall not exceed a maximum height of 42 inches measured from the top of soil. 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. Parking shall be provided at a minimum rate of two garage spaces per unit and two driveway parking spaces per unit.
3. Roofing. Decorative roofing, which includes built-up roofing shall be installed. A lifetime manufacturer warranty shall be maintained. 30-year and three-tab composition shingle are not considered decorative roofing material and are not permissible as reroofing material. Reroofing requires separate Planning and Building Department review and approval of the material and color.
4. Signage. Each lot or parcel of land in this PD-PS zone may have the following signs:
  - a. Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
  - b. Address numbers not exceeding six inches in height.
5. Mailboxes. Mailboxes shall be provided at a rate of one per unit. Said boxes shall be installed by the developer.
6. Fences, etc. No fence or hedge exceeding 48 inches in height shall be erected or permitted in the front setback areas on any lot. Chainlink fences are prohibited.
7. Security bars. No wrought iron, metal, steel, etc. burglar bars shall be installed on the exterior of any window. All exterior doors must be able to open without special knowledge or tools.
8. Garbage and recyclable barrels. Each home shall store garbage, recyclable, and organic waste barrels within garages, behind private area fencing, or as approved by the Planning and Building Department.
9. Tarps. The use of tarps is prohibited in front setbacks, side setbacks, rear yard areas, over driveways, and in parking and circulation areas.
10. Landscaping/irrigation. Landscaping and irrigation shall comply with Chapter 17.96 (Water-Efficient Landscape Provisions) of Title 17 (Zoning) of the Paramount Municipal Code.
11. Automobile maintenance. The minor maintenance of vehicles (oil change, etc.) shall be screened from public view.

12. Security wire. No barbed wire, concertina wire, razor wire, or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear, or front yard.

Compliance with Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code.

This zone change case shall comply with all conditions set forth in Chapter 17.72 (PD-PS, Planned Development with Performance Standards Zone) of the Paramount Municipal Code, Section 17.72.010 to 17.72.210, inclusive.

**SECTION 3. California Environmental Quality Act (CEQA).** In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an Environmental Impact Report/EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration (2023) has been prepared. None of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared and is attached to the addendum listing the mitigation measures to be monitored during project implementation. The Addendum to the certified Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were prepared and circulated in accordance with CEQA and CEQA's implementing guidelines.

**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 as required by law, 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 \_\_ day of \_\_\_\_2025.

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

Attest:

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

AUGUST 6, 2025

PUBLIC HEARING

TENTATIVE TRACT MAP NO. 084854

D. MOTION IN ORDER:

READ BY TITLE ONLY, WAIVE FURTHER READING, AND ADOPT PLANNING COMMISSION RESOLUTION NO. PC 25:020, A REQUEST BY GOLD KEY DEVELOPMENT, INC. TO SUBDIVIDE EXISTING LOTS TOTALING 45,302 SQUARE FEET (1.04 ACRES) INTO 17 SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD IN THE PD-PS (PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS)/MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY ZONE.

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

CITY OF PARAMOUNT  
LOS ANGELES COUNTY, CALIFORNIA

**PLANNING COMMISSION  
RESOLUTION NO. PC 25:020**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PARAMOUNT SETTING FORTH ITS FINDING OF FACT AND DECISION RELATIVE TO TENTATIVE TRACT MAP NO. 084854, A REQUEST BY GOLD KEY DEVELOPMENT, INC. TO CREATE 17 PARCELS FROM THREE EXISTING LOTS FOR THE CONSTRUCTION OF 17 DETACHED SINGLE-FAMILY DWELLING UNITS AT 16635, 16675, AND 16683 PARAMOUNT BOULEVARD IN THE MIXED-USE COMMERCIAL AND SENIOR ASSISTED/INDEPENDENT LIVING FACILITY ZONE

WHEREAS, the Planning Commission of the City of Paramount has received an application from Gold Key Development, Inc. for a tentative tract map to allow the creation of 17 parcels from three existing lots for the construction of 17 detached single-family dwelling units at 16635, 16675, and 16683 Paramount Boulevard in the Mixed-Use Commercial and Senior Assisted/Independent Living Facility zone in the City of Paramount; and

WHEREAS, Ordinance No. 268, the Subdivision Ordinance of the City of Paramount, as implemented in Chapter 39 of the Municipal Code, requires the Planning Commission to announce its findings and decisions in subdivisions and other divisions of land; and

WHEREAS, the public hearing to consider the proposed tentative tract map has been properly noticed pursuant to State Law and the Paramount Municipal Code; and

WHEREAS, public testimony has been taken and considered, and responses to comments have been prepared and considered.

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

**SECTION 1.** The above recitations are true and correct.

**SECTION 2.** The Planning Commission 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 Planning Commission finds that all requirements of notice have been complied with pursuant to State Law and the Municipal Code.

**SECTION 4.** That pursuant to Resolution No. 82:043 of the City Council, the time limit to seek judicial review pursuant to California Code of Civil Procedure is ninety (90) days from the date hereof.

**SECTION 5.** The Planning Commission finds that the evidence presented does justify the granting of this application and the Planning Commission hereby approves the applied for tentative tract map, subject to the following conditions:

General

1. This tentative tract map shall not be effective for any purposes until the owner of the properties involved or duly authorized representative has filed at the office of the Planning Commission an affidavit stating awareness and acceptance of all conditions of this approval. The affidavit shall be submitted by Friday, August 22, 2025.
2. A final tract map shall be prepared by or under the direction of a registered Civil Engineer or licensed land surveyor. The map shall be filed with the City of Paramount and recorded pursuant to the Paramount Municipal Code and the Subdivision Map Act of the State of California.
3. Prior to submitting the final tract map to the City Engineer for approval by the City Council, pursuant to Section 66442 of the Government Code, the applicant must obtain clearances from all departments, divisions, and utility companies which have set conditions of approval on this subdivision.
4. A preliminary title report/tract map guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the name of the trustees and all easements holders. The account for the title report should remain open until the final map is filed with the county recorder.
5. Easements shall not be granted or recorded within right-of-way proposed to be deeded or dedicated for public streets until after the tract is recorded, unless such easements are subordinated to the road easement by certification on the title sheet of the final map.
6. Documentation of tract map boundaries, street centerlines, and lot boundaries is required.
7. The applicant shall comply with City Engineer requirements regarding street and drainage improvements and easements needed for street drainage or slopes.
8. All applicable fees shall be paid to the City of Paramount. Fees shall be determined on the basis of the prevailing fee schedule at the time of permit issuance.
9. The applicant shall submit a tentative tract map to and notify all utility companies of proposed development.



10. Prior to filing of a final map, the applicant shall submit a soils engineering report on all building sites in the subdivision.
11. A preliminary soil report is required before grading plan approval.
12. The grading plan must be approved prior to filing of a final map.
13. The applicant shall submit plans and specifications for the water system facilities for approval of the water company serving the land division.
14. Each unit of this subdivision shall be served by a separate building sewer.
15. All applicable water capital improvements and sewer reconstruction fees shall be paid prior to submitting the final map to the City Engineer for approval by City Council.
16. Details shown on the tentative tract map which are inconsistent with requirements of ordinances, general conditions of approval, or City Engineer's policies must be specifically approved by the City Engineer.
17. Any broken or damaged sidewalk panels, driveways, curbs, and gutters shall be repaired by the applicant.
18. Documentation of tract map boundaries, street centerlines, and lot boundaries is required.
19. Fire Department. The plans are subject to Los Angeles County Fire Department approval.
20. BMP. The contractor shall ensure that Best Management Practices (BMPs) will be implemented during construction to prevent storm water runoff.
21. NPDES. The applicant shall comply with all National Pollutant Discharge Elimination System (NPDES) regulations.
22. All grading shall be completed in accordance with the NPDES regulations.
23. A State of California NPDES construction permit shall be obtained prior to construction.
24. During construction, tires scrubs shall be utilized at every entry/exit point to the subject property.
25. This application is subject to all conditions and performance standards of Zone Change No. 252 and Development Review Application No. 25:004.

Final Approval

26. Digital Plans. An electronic copy (PDF format) of the plans shall be submitted to the Planning and Building Department prior to permit issuance.
27. Prior to the issuance of any building permits for any dwelling unit within the subdivision, the property owner of each newly created parcel shall enter into a landscape and maintenance agreement, in a form approved by the City Attorney, requiring the homeowner and their successors in interest to maintain the front portion of their lot within the four-foot encroachment and setback area of the parcel to be fully landscaped. The agreement shall require that all landscaping in the front yard, including plantings, groundcover, and irrigation systems, be regularly maintained in good condition, free of debris, weeds, or dead vegetation, for the duration of ownership. This obligation shall be disclosed to all future purchasers and recorded against the property to ensure ongoing compliance. The said agreement shall be reviewed and approved by the City Attorney and shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of building permits.
28. Should the applicant elect to build the project in more than one phase, then a phasing plan shall be submitted to the Planning and Building Department prior to issuance of any building permits. The phasing plan shall include, but not be limited to, a site plan showing the phasing areas, protection of finished units, and protection for related safety issues concerning pedestrians and non-construction vehicles. The perimeter improvements including landscaping, walls, street improvements, and underground utilities, shall be completed in the first phase. The phasing plan shall be approved by the Planning and Building Department, Los Angeles County Fire Department, and Public Works Department prior to issuance of building permits.
29. The applicant shall install decorative stamped concrete or decorative pavers at the entrance of the alley. The design and pattern of the stamped concrete or pavers must be approved by the Planning and Building Department prior to installation.
30. The applicant shall be required to repair the portion of the alley that abuts the residential project and sidewalk along Paramount Boulevard. This includes, but is not limited to, resurfacing, filling potholes, utility trench repairs and ensuring proper drainage. All repair work must meet the standards set forth by the Public Works Department and be completed prior to the issuance of a Certificate of Occupancy for the residential project.
31. The precise grading plan for Tentative Tract Map No. 084854 shall address any drainage issues, if they become trapped by any wall separating the proposed parcels.

32. The trash containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.
33. The applicant shall comply with all environmental regulations related to the abandonment, removal, disposal and site remediation of underground tanks to ensure public health and environmental safety.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Paramount this 6th day of August 2025.

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Chair

Attest:

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Biana Salgado, Administrative Assistant

AUGUST 6, 2025

ORAL REPORT

CITY COUNCIL ACTIONS

AUGUST 6, 2025

PLANNING COMMISSION

COMMENTS FROM CITY ATTORNEY, COMMISSIONERS, AND STAFF