



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

## Notice of Availability of a Draft Environmental Impact Report

**Date:** December 22, 2022  
**To:** Public Agencies and Interested Parties  
**Subject:** Notice of Availability of a Draft Environmental Impact Report  
**Project Title:** North Paramount Gateway Specific Plan

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The City of Paramount, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2021080622) for the North Paramount Gateway Specific Plan (hereinafter “proposed Project”).

In accordance with Section 15087 of the CEQA Guidelines, the City has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The Draft EIR and its technical appendices are available for review online at the following website and in the Planning Department at Paramount City Hall, 16400 Colorado Avenue:

<https://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>

Please send your responses and comments by Monday, February 6, 2023 to John King, Assistant Planning Director, at [JKing@paramountcity.com](mailto:JKing@paramountcity.com) or at the following address:

John King, Assistant Planning Director  
City of Paramount Planning Department  
16400 Colorado Ave.  
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### Project Name

North Paramount Gateway Specific Plan

### Project Location

The NPGSP area is located in the northern portion of the City of Paramount and bisected by Paramount Boulevard. The NPGSP area is generally bounded by the City of South Gate (Century Boulevard) to the north, the Union Pacific Railroad (UPRR) to the west, Rosecrans Avenue and Pacific Electric railroad (Los Angeles County Metropolitan Transportation Authority/Metro) right-of-way to the south, and Anderson Street to the east.

### Project Description

The proposed Project replaces two existing specific plans - the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan - into a single specific plan, slightly expands the planning area to incorporate additional key parcels along Paramount Boulevard and provides a land use plan to support reducing vehicle miles traveled (VMT), sustainability efforts, and economic vitality near the planned West Santa Ana Branch (WSAB) light rail transit station at the Paramount Boulevard/Rosecrans Avenue intersection.

## Proposed General Plan Amendment

The proposed NPGSP would be implemented through a General Plan Amendment that would include identification of the NPGSP and change of General Plan Land Use designations along Paramount Boulevard from Commercial and Multiple-Family Residential to Area Plan.

## Proposed Zone Changes

The proposed NPGSP would replace the current zoning standards with customized standards for mixed-use infill development and comprehensive design standards for the built environment. The NPGSP would revise the existing zoning designations and boundaries of Multiple-Family Residential (R-M); General Commercial (C-3); Commercial-Manufacturing (C-M); and PD-PS (Planned Development with Performance Standards) to proposed the NPGSP zoning designations of Multiple-Family Residential, Medium Density (R-M) (distinguished from R-M-HD); Multiple-Family Residential, High Density (R-M-HD) (a new zoning designation per the proposed NPGSP); Mixed-Use, Medium Density (MU-1); and Mixed-Use, High Density (MU-2).

The maximum residential density would increase from 22 du/ac to 30 du/ac in the Multiple-Family Residential (R-M) and Mixed-Use, Medium Density (MU-1) zones, and to 40 du/ac in the Multiple-Family Residential High Density (R-M-HD) and Mixed-Use, High Density (MU-2) zones. Maximum building heights and floor area ratio (FAR) would generally remain consistent with current standards, with a 30 to 45-foot height limit and 1.5 to 2.0 FAR maximum for applicable zoning designations. The General Plan Land Use Map designation "Area Plan" would be expanded to encompass the entire NPGSP area.

The maximum buildout, which is anticipated to occur in 2045, of the proposed NPGSP zoning would result in 5,044 residential units and 31,171 square feet of retail and office space.

## Environmental Effects

Implementation at maximum buildout of the proposed NPGSP would result in significant and unavoidable adverse impacts related to Air Quality, Greenhouse Gas Emissions, and Noise. All other environmental effects evaluated in the Draft EIR are determined to be less than significant or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures. Additionally, the NPGSP area does not include any hazardous waste sites, including those under Government Code Section 65962.5.

## Opportunity for Public Review and Comment

The City of Paramount invites written comments regarding the proposed Project and/or adequacy of the Draft EIR. In accordance with the time limits established by CEQA, your response should be sent at the earliest possible date, but no later than 45 days after commencement of public review, which is starting on December 22, 2022, and ending on February 6, 2023. Please submit your comments by 6:00 p.m. on Monday, February 6, 2023 to:

John King, Assistant Planning Director  
City of Paramount Planning Department  
16400 Colorado Avenue, Paramount, CA 90723

Phone: (562) 220-2049  
Email: [jking@paramountcity.com](mailto:jking@paramountcity.com)

Please include the name, phone number, email, and address of a contact person in your comment.