

## APPENDIX A: NOTICE OF PREPARATION (NOP)

# NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

**FROM:** City of Paramount Planning Department  
16400 Colorado Ave.  
Paramount, CA 90723

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**DATE:** January 6, 2022

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the North Paramount Gateway Specific Plan<sup>1</sup>

The City of Paramount (“City”) will be the Lead Agency and will prepare a Draft Environmental Impact Report (EIR) for the proposed North Paramount Gateway Specific Plan (“Project”) described below. We are interested in your agency’s views as to the appropriate scope and content of the Draft EIR’s environmental information pertaining to your agency’s statutory responsibilities related to the project. We will need the name of a contact person for your agency. For interested residents and other individuals, we would like to be informed of environmental topics of interest to you regarding the project.

Because the City has already determined that an EIR is required for the proposed Project, and as permitted by State CEQA Guidelines Section 15060(d) (Preliminary Review), the City will not prepare an Initial Study for the Project. Further, the proposed Project, its location, and its potential environmental effects are summarized for this Notice of Preparation (NOP). A copy of the NOP with figures is available on the City’s website or upon request with the project planner as detailed below. The City welcomes public input during the NOP review period.

**Project Title:** North Paramount Gateway Specific Plan

**Project Number:** General Plan Amendment No. 22-2; Zone Change No. 240; Zoning Ordinance Text Amendment No. 25

**Project Applicant:** City of Paramount

**Project Location:** The Project site contains approximately 279 acres in the northern portion of the City of Paramount, centered on Paramount Boulevard between Rosecrans Avenue and the City of South Gate. The site is generally bounded by Rosecrans Avenue and a Metropolitan Transportation Authority (Metro) rail right-of-way on the south; a Union Pacific rail right-of-way on the west; Interstate 105, the City of South Gate, and portions of Howe Street on the north; and Anderson Street on the east. Refer to Figure 1 for the site location on a USGS Quadrangle Map.

**Project Description:** The proposed Project is the North Paramount Gateway Specific Plan, which replaces two existing specific plans within the Project site—the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan, both adopted by the City of Paramount in 1987. The intent of the Project is to combine the two specific plan areas into a single specific plan, slightly expand the plan area to incorporate additional key parcels along Paramount Boulevard, and develop a plan that provides long-term reductions in greenhouse gas emissions and vehicle miles traveled, supports sustainability efforts, promotes community health and well-being, and strengthens the economic vitality of businesses and individuals.

The Project involves the rezoning of 279 acres from a mix of Multiple-Family Residential (R-M), General Commercial (C-3), Commercial-Manufacturing (C-M), and PD-PS (Planned Development with Performance Standards) to Multiple-Family Residential, Medium Density (R-M), Multiple-Family Residential, High Density (R-M-HD), Mixed-Use, Medium Density (MU-1), and Mixed-Use, High Density (MU-2). The maximum residential density will increase from the current 22 dwelling units/acre (du/acre) to 30 du/ac in the R-M and MU-1 zones and 40 du/ac in the R-M-HD and MU-2 zones. Maximum heights and floor area ratios will generally remain consistent with current standards, with a 45-foot height limit and 2.0 FAR maximum for most projects. The proposed land use map is shown in Figure 2.

The projected net change in development within the Specific Plan area is 5,044 residential units and 31,171 square feet of retail and office space, which would be in addition to the existing 1,707 residential units and 159,829 square feet of retail and office space.

**Environmental Issues:** An Initial Study has not been prepared for the Project as the City has determined that an EIR will clearly be required (State CEQA Guidelines Section 15063(a)). Impacts related to agriculture and forestry resources, mineral resources, and wildfire are not expected, and these topic areas will not be addressed in the EIR. Based on the anticipated impacts, the City intends to address the following environmental topic areas in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation

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Reference: Title 14, California Code of Regulations, California Environmental Quality Act (CEQA) Guidelines, Sections 15082(a), 15103, and 15375

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE

North Paramount Gateway Specific Plan - General Plan Amendment No. 22-2; Zone Change No. 240; Zoning Ordinance Text Amendment No. 25

- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Project Alternatives

**Public Review Period:** January 6, 2022, through February 5, 2022

**Responses and Comments:** Please send your responses and comments by February 5, 2022 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.  
Paramount, CA 90723

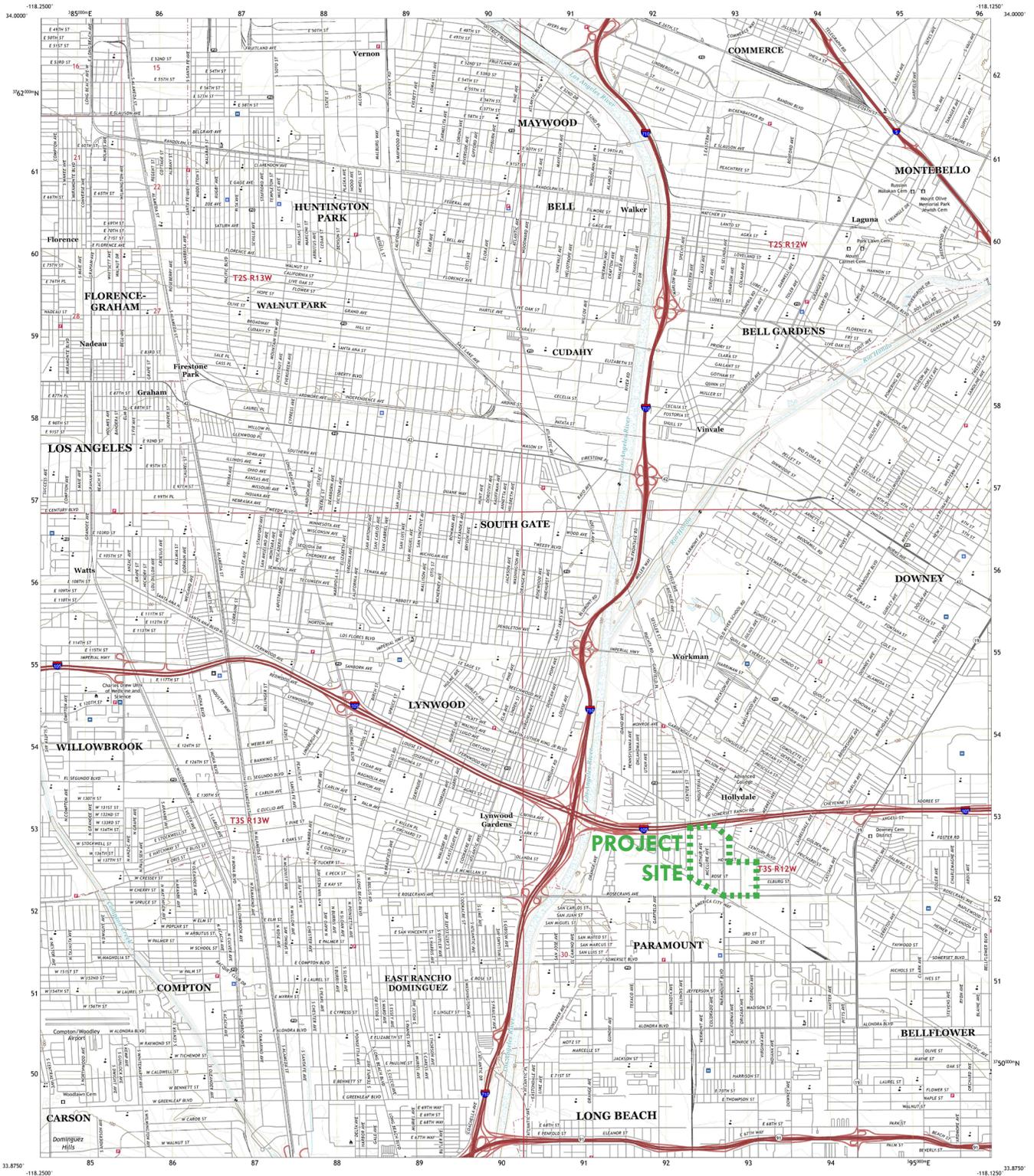
**Notice of Scoping Meeting:**

The Project is considered a project of statewide, regional, or areawide significance, and, therefore, the County will conduct a scoping meeting for the Project pursuant to State CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft EIR. The Project will have an in-person scoping meeting with details on location and time outlined below. The date and meeting details are as follows:

**Date:** Thursday, January 20, 2022  
**Time:** 6:00 PM  
**Place:** Council Chambers, Paramount City Hall, 16400 Colorado Ave., Paramount

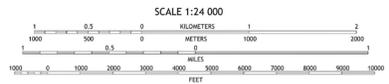
**Document Availability: *Notice of Preparation***

This NOP and attached figures can be viewed on the City's website at <https://www.paramountcity.com/government/planning-department/planning-division/environmental-documents> and in the Planning Department at Paramount City Hall, 16400 Colorado Avenue. If you require additional information please contact John King, Assistant Planning Director, at (562) 220-2049.



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1 000-meter grid Universal Transverse Mercator, Zone 11S  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
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Images: **MAP** July 2014 October 2014  
Roads: **U.S. Census Bureau** 2014  
Hydrography: **National Hydrography Dataset**, 2001  
Contours: **National Elevation Dataset**, 2001  
Boundaries: **Multiple sources; see metadata file** 2016, 2017  
Public Land Survey System: **B.L.M.**, 2018  
Wetlands: **FWS National Wetlands Inventory** 2002, 2005



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

CONTOUR INTERVAL, 5 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 8.18

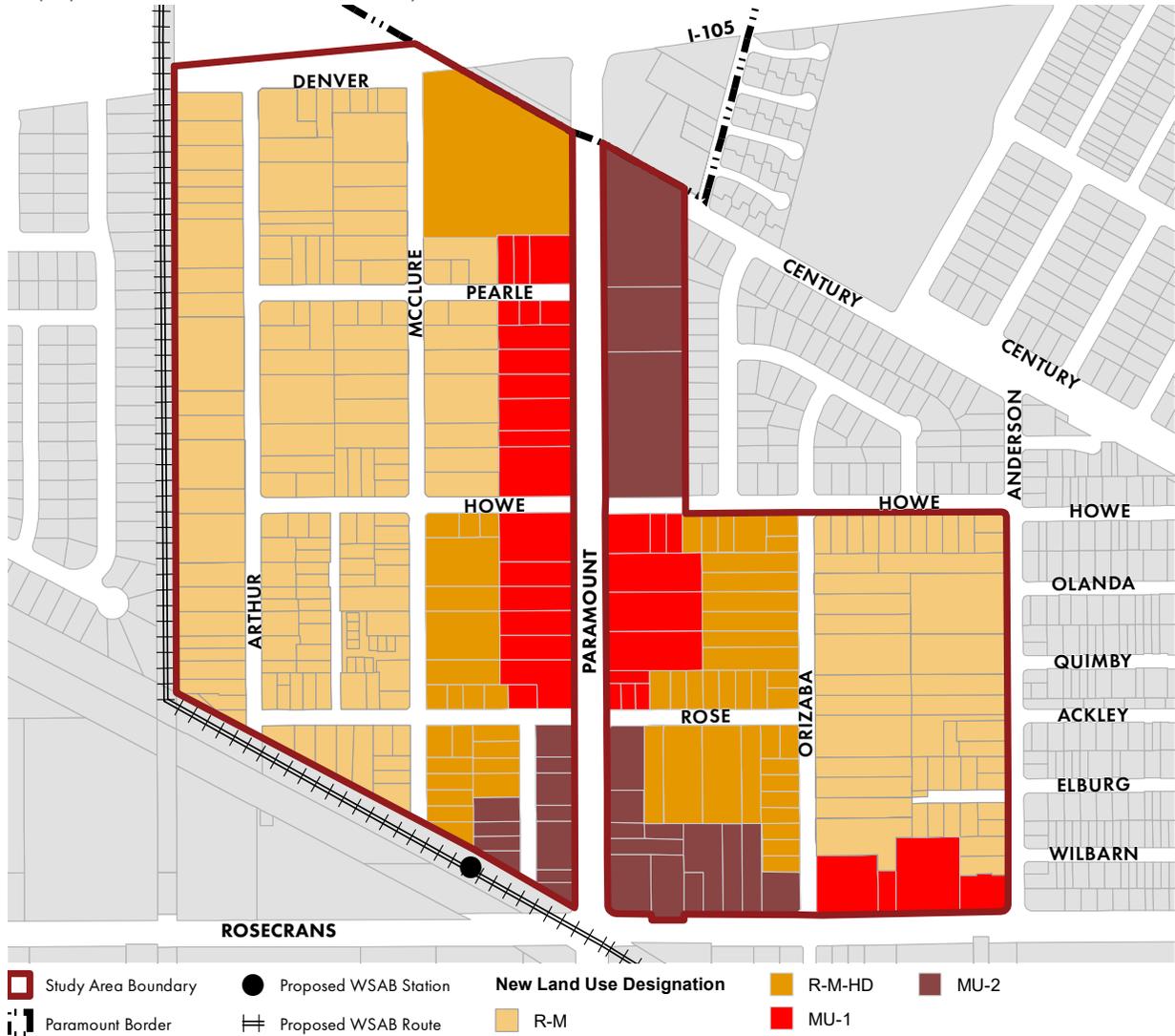
**SOUTH GATE, CA**  
2018

**FIGURE 1. USGS Quadrangle Map**

# North Paramount Gateway Specific Plan

**FIGURE 3.3 - PROPOSED SPECIFIC PLAN LAND USE DESIGNATIONS MAP**

Map By: Gruen Associates, Data Sources: City of Paramount



**Table 3.3 - Proposed Specific Plan Designations**

Zone	Description	Maximum Density	Maximum Height	Maximum FAR
R-M	Multiple family residential, medium-density	30 du/ac	30 ft	n/a
R-M-HD	Multiple family residential, high-density	40 du/ac	40 ft	n/a
MU-1	Mixed-use, medium-density	30 du/ac	30 ft	1.5
MU-2	Mixed-use, high-density	40 du/ac	45 ft	2.0

**FIGURE 2. Proposed Specific Plan Land Use Map**