

NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT

SCH NO. ~~2021080622~~ 2022010064

prepared for:
City of Paramount
16400 Colorado Avenue
Paramount, CA 90723

prepared with the assistance of:
EPD Solutions, Inc.
Irvine, CA 92612
(949) 794-1180
www.epdsolutions.com



March 2023

Final Environmental Impact Report

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SOLUTIONS, INC

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NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT

FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE #~~2021080622~~ 2022010064)

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EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612

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ACRONYMS AND ABBREVIATIONS

°C	degrees celsius
µg/m ³	micrograms per cubic meter
AB 52	California Assembly Bill 52
AF	acre-feet
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BACM	best available control measure
BACT	best available control technology
Basin	South Coast Air Quality Basin
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CERP	Community Emissions Reduction Plan
CEQA	California Environmental Quality Act
CGP	Construction General Permit
CH ₄	methane
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
CUP	Conditional Use Permit
dB	decibel
dBA	A-weighted decibels
DIF	Development Impact Fee
DPM	diesel particulate matter
EIR	Environmental Impact Report
EV	Electric Vehicle
FAH	Fraction of Time At Home
FAR	floor area ratio
gpm	gallons per minute
GHG	greenhouse gas
GWP	global warming potential
Handbook	Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005)
HAPs	hazardous air pollutants
HCA	Housing Crisis Act
HCP	Habitat Conservation Plan
HDT	Heavy Duty Trucks
HFCs	hydroflourocarbons
HMMP	Habitat Mitigation and Monitoring Plan
HP	horsepower
HVAC	heating, ventilating, and air conditioning
I	Interstate
LCFS	Low Carbon Fuel Standard
LEED	Leadership in Energy and Environmental Design

LID	low impact development
LOS	level of service
LSTs	localized significance thresholds
MACT	maximum available control technology
MBTA	Migratory Bird Treaty Act of 1918
MERV	Minimum Efficiency Reporting Value
mgd	million gallons per day
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MMT	million metric tons
MT	metric tons
MT CO _{2e}	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
N ₂ O	nitrous oxide
NAHC	Native American Heritage Commission
NHDS	Natural Hazard Disclosure Statement
NOP	Notice of Preparation
NO ₂	nitrogen dioxide
NO _x	nitrogen oxide
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
OEHHA	Office of Environmental Health Hazard Assessment
PA	Planning Area
Pb	lead
PDF	project design feature
PFCs	perfluorocarbons
PM _{2.5}	particulate matter less than 2.5 micrometers in aerodynamic diameter
PM ₁₀	particulate matter less than 10 micrometers in aerodynamic diameter
ppb	parts per billion
PRC	Public Resources Code
RAFSS	Riversidean Alluvial Fan Sage Scrub
ROG	reactive organic gas
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SARWS	Santa Ana River woollystar
SB	Senate Bill
SBKR	San Bernardino kangaroo rat
SC	Standard Condition
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SEIR	Subsequent Environmental Impact Report
SF	square feet
SF ₆	sulfur hexafluoride
SIP	state implementation plan
SO ₂	sulfur dioxide
SO ₃	sulfur trioxide
SO ₄	sulfates
SoCalGas	Southern California Gas Company
SO _x	sulfur oxides
SP	Specific Plan

SR	State Route
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	Storm Water Resources Control Board
TACs	toxic air contaminants
TMA	Transportation Management Association
USACE	U.S. Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	velocity levels expressed in decibel notation
VMT	vehicle miles travelled
VOC	volatile organic compounds
WDR	Waste Discharge Requirements
WQMP	Water Quality Management Plan

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1. Introduction

This Final Environmental Impact Report (FEIR; Final EIR) has been prepared in conformance with the State guidelines for the implementation of the California Environmental Quality Act (CEQA) to evaluate the environmental effects that may result from construction and operation of the proposed North Paramount Gateway Specific Plan Project (proposed Project).

According to CEQA Guidelines Section 15132, the FEIR shall consist of:

- (a) The Draft Environmental Impact Report (DEIR; Draft EIR) or a revision of the Draft EIR;
- (b) Comments and recommendations received on the Draft EIR, either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- (d) The responses of the lead agency to significant environmental points raised in the review and consultation process;
- (e) Any other information added by the lead agency.

This document contains responses to comments received on the Draft EIR during the public review period, which began December 22, 2022 and ended on February 6, 2023. This document also includes revisions to the Draft EIR, which are reflected in the Errata in Chapter 3. This document has been prepared in accordance with CEQA, the State CEQA Guidelines, the City's Local CEQA Guidelines, and represents the independent judgment of the lead agency, the City of Paramount. This document and the circulated Draft EIR comprise the Final EIR in accordance with CEQA Guidelines, Section 15132.

1.1 Format of the Final EIR

The following chapters are contained within this document:

Chapter 1, Introduction. This chapter describes CEQA requirements and the content of the Final EIR.

Chapter 2, Response to Comments. This chapter provides a list of agencies, organizations, and individuals who commented on the Draft EIR, as well as copies of their comment letters received during and following the public review period, and individual responses to their comments.

Chapter 3, Revisions to the Draft EIR. This chapter contains revisions made to the Draft EIR as a result of the comments received by agencies and organizations as described in Chapter 3, and/or errors and omissions discovered subsequent to release of the Draft EIR for public review.

The City of Paramount has determined that none of this material constitutes significant new information that requires recirculation of the Draft EIR for further public comment under CEQA Guidelines Section 15088.5. The additional material clarifies existing information prepared in the Draft EIR and does not present any new substantive information. None of this new material indicates that the project would result in a significant new environmental impact not previously disclosed in the Draft EIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that would not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

Chapter 4, Mitigation, Monitoring, and Reporting Program. This chapter includes the Mitigation Monitoring and Reporting Program (MMRP). CEQA requires lead agencies to "adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA Section 21081.6, CEQA

Guidelines Section 15097). The MMRP was prepared based on the mitigation measures included in this Final EIR and has been included as Chapter 4.0.

1.2 CEQA Requirements Regarding Comments and Responses

CEQA Guidelines Section 15204(a) outlines parameters for submitting comments and reminds persons and public agencies that the focus of review and comment of Draft EIRs should be *“on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible ... CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.”*

CEQA Guidelines Section 15204(c) further advises, *“Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.”* Section 15204 (d) also states, *“Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.”* Section 15204 (e) states, *“This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”*

In accordance with CEQA, Public Resources Code (PRC) Section 21092.5, copies of the written responses to public agencies are being forwarded to those agencies at least 10 days prior to certification of the Final EIR, with copies of this Final EIR document, which conforms to the legal standards established for response to comments on the Draft EIR pursuant to CEQA.

Chapter 2. Response to Comments

Section 15088 of the CEQA Guidelines requires the Lead Agency, the City of Paramount, to evaluate comments on environmental issues received from public agencies, organizations, companies, and individuals who reviewed the Draft EIR and prepare written responses. This section includes copies of all written comment letters received on the Draft EIR and the City of Paramount's responses to the comment letters. Comment letters and specific comments are numbered for reference purposes which correspond with the City's response. A summary of each numbered comment in the commenter's letter precedes the City's response.

PUBLIC COMMENTS

The following is a list of public agencies, organizations, and individuals or interested parties that submitted comments on the Draft EIR during the public review period. The comment letters received on the DEIR and responses to those comments are provided on the following pages.

Letter Number	Agency/Organization/Name	Comment Date Received
Agencies		
A1	South Coast Air Quality Management District	January 27, 2023
A2	Los Angeles County Sanitation Districts	January 30, 2023
A3	Paramount Unified School District	January 10, 2023

LETTER A1: South Coast Air Quality Management District (4 pages)

SENT VIA E-MAIL:

January 27, 2023

JKing@paramountcity.com

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

**Draft Environmental Impact Report (Draft EIR) for the Proposed
North Paramount Gateway Specific Plan Project (Proposed Project)
(SCH No. 2021080622)**

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The City of Paramount is the Lead Agency under the California Environmental Quality Act (CEQA) for the Proposed Project. The following comments recommended revisions to the air quality mitigation measures, health risk assessment, and health risk reduction strategies that the Lead Agency should include in the Final EIR.

South Coast AQMD Staff's Summary of Project Information in the Draft EIR

Based on the Draft EIR, the Lead Agency proposes the Proposed Project (North Paramount Gateway Specific Plan) to combine the Clearwater North Specific Plan and the Howe/Orizaba Specific Plan on the west and east of Paramount Boulevard,¹ respectively. The Proposed Project totals approximately 112.0 acres and proposes to slightly expand the planning area to incorporate additional key parcels along Paramount Boulevard and develop a contemporary “user-friendly” land use that provides for infill mixed-use redevelopment near the forthcoming West Santa Ana Branch light rail transit station at the Paramount Boulevard/Rosecrans Avenue intersection.² The infill redevelopment that was encouraged and regulated by the Proposed Project would provide new housing and new employment opportunities.³ The Proposed Project is located in the northern portion of the City of Paramount.⁴ Based on the aerial photographs, South Coast AQMD staff finds that the Proposed Project is within 170 feet south of Interstate I-105 and within 50 feet north and west of the Union Pacific Railroad. Due to the timing of the development and operation, the Proposed Project’s construction activities would occur sporadically over 25 years or longer.⁵ The maximum buildout of the Proposed Project is in 2045.⁶

A1.1

¹ Draft EIR, Page 3-1.

² *Ibid.*

³ *Ibid.*

⁴ *Ibid.* Page 3-2.

⁵ *Ibid.* Page 5.2-18.

⁶ *Ibid.* Page 1-2.

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South Coast AQMD Staff's Comments on the Draft EIR*Recommended Revision to Air Quality Mitigation Measures*

According to the Draft EIR, the Lead Agency utilizes California Emissions Estimator Model (CalEEMod) version 2020.4.0 to analyze the maximum daily emissions from Proposed Project's construction and operational activities. The overall construction and peak operational emissions are shown in Tables 5.2-7 and 5.2-8.⁷ The Lead Agency concludes that regional construction and operational emissions would be significant and unavoidable.

Regional Construction

As mentioned in Draft EIR, due to the uncertainty of the specific timing and methods of construction activities related to the Proposed Project, the maximum daily emissions are based on a very conservative scenario in which the construction could occur throughout the Proposed Project implementation, based on maximum equipment use, and multiple projects overlapping.⁸ As a result, the Lead Agency concludes that the Proposed Project's construction emissions would be significant and unavoidable. To reduce the construction emissions, the Lead Agency proposes mitigation measures MM AQ-1 through MM AQ-6, in which MM AQ-2 stated that the off-road diesel construction equipment complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards during all construction phases for construction equipment that are greater than 150 horsepower.⁹ With the Proposed Project buildout in the year 2045, it is reasonably foreseeable that Tier 3 will not be the cleanest technology when construction occurs later. In addition, according to the CARB Strategies for Reducing Emissions from Off-Road Construction Equipment, the implementation of off-road Tier 5 starting in 2027 or 2028 and the Governor's Executive Order in September 2020 requires CARB to develop and propose a full transition to Zero Emissions (ZE) by 2035, wherever feasible.¹⁰ Therefore, South Coast AQMD staff recommends that the Lead Agency revise the MM AQ-2 to commit to using the cleanest technology for construction during the construction period, if available and feasible, and includes the revision in the Final EIR. If the revisions are not included in the Final EIR, the Lead Agency should provide reasons for not having them supported by substantial evidence in the record.

A1.2

Health Risk Assessment (HRA) and Health Risk Reduction Strategies

Notwithstanding the court rulings, South Coast AQMD staff recognizes that the Lead Agency that approves CEQA documents retain the authority to include any additional information they deem relevant to assessing and mitigating the environmental impacts of a project. South Coast AQMD staff is concerned about the potential public health impacts of siting sensitive populations within proximity of sources of air pollution (e.g., freeway, railroad, etc.). According to the South Coast AQMD Multiple Air Toxics Exposure Study V¹¹ (MATES V), a monitoring and evaluation study

A1.3

⁷ *Ibid.* Page 5.2-19.

⁸ *Ibid.* Page 5.2-18.

⁹ *Ibid.* Page 5.2-25.

¹⁰ Presentation can be found at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2022-air-quality-management-plan/combined-construction-carb-amp-aqmp-presentations-01-27-21.pdf>

¹¹ South Coast AQMD Multiple Air Toxics Exposure Study V (MATES V). Access at: <http://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v>

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conducted in the South Coast Air Basin, the cancer risk backgrounds of the Proposed Project are from 540 to 553 in one million.¹² Therefore, it is recommended that, prior to approving future development projects, the Lead Agency consider the impacts of air pollutants on people who will live in a new project and provide mitigation where necessary. Additionally, South Coast AQMD staff suggests that the Lead Agency review the CARB Air Quality Land Use and Handbook: A Community Health Perspective¹³ as it is a reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process with additional guidance on strategies to reduce air pollution exposure near high-volume roadways available in CARB's technical advisory.¹⁴

HRA Analysis

Implementing the Proposed Project would result in the new development of sensitive land uses within 1,000 feet of pollution sources (e.g., freeways, railroads, etc.). South Coast AQMD staff recommends that the Lead Agency include a mobile source HRA analysis discussion in the Final EIR to provide guidance for subsequent project-level environmental analyses due to the pollution sources Interstate I-105 in the north and the UP railroad in the south of the Proposed Project Site. This discussion will demonstrate that the Lead Agency has adequately considered the potential health risk impacts of implementing the Proposed Project and that a subsequent, project-level HRA analysis will be completed to disclose health risk impacts at a later stage. Furthermore, the Lead Agency should include the following health risk reduction strategies in the Final EIR as guidance for future sensitive land use development projects that will be sited near sources of air pollution such as freeways, railroads, etc.

**A1.3
cont.**

Health Risk Reduction Strategies

Many strategies are available to reduce exposures, including, but not limited to, building filtration systems with Minimum Efficiency Reporting Values (MERV) 13 or better, or in some cases, MERV 15 or better is recommended, building design, orientation, location, vegetation barriers or landscaping screening. Enhanced filtration units are capable of reducing exposures. However, enhanced filtration systems have limitations. For example, in a study that South Coast AQMD conducted to investigate filters,¹⁵ a cost burden is expected to be within the range of \$120 to \$240 per year to replace each filter panel. The initial start-up cost could substantially increase if a Heating, Ventilation, and Air Conditioning (HVAC) system need to be installed and if standalone filter units are required. Installation costs may vary, including costs for conducting site assessments and obtaining permits and approvals before filters can be installed. Other costs may include filter life monitoring, annual maintenance, and training for conducting maintenance and reporting. In addition, because the filters would not be effective unless the HVAC system is running, there may be increased energy consumption. It is typically assumed that the filters operate 100 percent of the time while residents are indoors, and the environmental analysis does not generally account for

¹² South Coast AQMD Multiple Air Toxics Exposure Study V (MATES V) Data Visualization. Access at: <http://www.aqmd.gov/home/air-quality/air-quality-studies/health-studies/mates-v>

¹³ California Air Resources Board (CARB) Air Quality Land Use and Handbook: A Community Health Perspective. Access at: <https://www.arb.ca.gov/ch/handbook.pdf>

¹⁴ CARB's technical advisory can be found at: <https://www.arb.ca.gov/ch/landuse.htm>

¹⁵ South Coast AQMD, Pilot Study of High-Performance Air Filtration for Classrooms Applications, Draft Report: October 2009, <http://www.aqmd.gov/docs/default-source/ceqa/handbook/aqmdpilotstudyfinalreport.pdf>. Also see 2012 Peer Review Journal article by South Coast AQMD: <https://onlinelibrary.wiley.com/doi/10.1111/ina.12013>.

John King

January 27, 2023

the times when the residents have their windows or doors open or are in common space areas of the project. Additionally, these filters have no ability to filter out any toxic gases. Furthermore, when used filters are replaced, the replacement has the potential to result in emissions from the transportation of used filters at disposal sites and generate solid waste. Therefore, any filtration unit's presumed effectiveness and feasibility should be carefully evaluated in more detail before assuming they will sufficiently alleviate exposure to DPM emissions.

**A1.3
cont.**

Conclusion

Pursuant to California Public Resources Code Section 21092.5(a) and CEQA Guidelines Section 15088(b), South Coast AQMD staff requests that the Lead Agency provide South Coast AQMD staff with written responses to all comments contained herein, at least 10 days prior to the certification of the Final EIR.¹⁶ In addition, issues raised in the comments should be addressed in detail, giving reasons why specific comments and suggestions are not accepted. There should be good faith and reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision-makers and to the public who are interested in the Proposed Project.

A1.4

South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Danica Nguyen, Air Quality Specialist, at dnguyen1@aqmd.gov should you have any questions.

Sincerely,

Sam Wang

Sam Wang
Program Supervisor, CEQA IGR
Planning, Rule Development & Implementation

SW:DN
LAC230103-05
Control Number

¹⁶ 2022 CEQA Statutes and Guidelines Section 21092.5(a): "At least 10 days prior to certifying an environmental impact report, the lead agency shall provide a written proposed response to a public agency on comments made by that agency which conform with the requirements of this division. Proposed responses shall conform with the legal standards established for responses to comments on draft environmental impact reports. Copies of responses or the environmental document in which they are contained, prepared in conformance with other requirements of this division and the guidelines adopted pursuant to Section 21083, may be used to meet the requirements imposed by this section."
Access at: https://www.califaep.org/docs/2022_CEQA_Statue_and_Guidelines.pdf

Response to Letter A1: South Coast Air Quality Management District

Comment A1.1: The comment states that the South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the EIR, and that the following comments include recommended mitigation measures and health risk reduction strategies. The comment also provides a summary of the Project Description.

Response A1.1: The comment is introductory in nature and does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

Comment A1.2: This comment provides a summary of the significant and unavoidable impacts related to construction due to the conservative scenario, because the timing of specific projects are unknown. The comment states that Mitigation Measure MM AQ-2 requires construction equipment that meets Tier 3 emissions standards for equipment that is greater than 150 horsepower; however, with the Project buildout in the year 2045, the comment states that it is reasonably foreseeable that Tier 3 will not be the cleanest technology when construction of future developments occurs. Also, the comment states that the CARB Strategies for Reducing Emissions from Off-Road Construction Equipment implements off-road Tier 5 starting in 2027 or 2028 and the Governor's Executive Order in September 2020 requires CARB to develop and propose a full transition to Zero Emissions (ZE) by 2035, wherever feasible. Therefore, the comment recommends that the Lead Agency revise the MM AQ-2 to commit to using the cleanest technology for construction during the construction period, if available and feasible.

Response A1.2: Draft EIR page 5.2-15 describes that potential impacts related to construction air quality may occur should multiple construction projects overlap, as the timing of future construction projects within the NPGSP area is unknown. Likewise, impacts may be less than significant from small infill projects. In response to the comment and because more efficient equipment is anticipated to become available throughout the Specific Plan buildout period through 2045, Mitigation Measure MM AQ-2 has been updated to require use of Tier 4 or greater construction equipment, as available, for equipment greater than 50 horsepower.

Comment A1.3: This comment states that the City should consider the impacts of air pollutants on people who live in a new project and provide mitigation where necessary. The comment states that implementation of the Project could result in new development of sensitive uses within 1,000 feet of train stations, the I-105, and warehouses and SCAQMD recommends that, in order to facilitate implementation of Mitigation Measure AQ-10, the City should include discussion of a mobile HRA analysis in the Final EIR. This comment also states that strategies to reduce exposures to toxic air contaminants include building filtration systems with MERV 13 or higher filters; building orientation and location; vegetation barriers or landscaping screening, among others. The comment states that there are multiple issues with filtration systems such as burden of cost, waste, and effectiveness.

Response A1.3: As discussed on page 5.2-22 of the Draft EIR, it is currently unknown what future development projects including a sensitive receptor would be proposed next to an existing toxic air contaminant source such as warehouses, industrial areas, freeways, roadways, and rail lines with traffic volumes over 10,000 vehicle per day. Therefore, consistent with CARB guidance, Mitigation Measure AQ-11 is included to require site specific evaluations be conducted prior to the siting of any sensitive land use in proximity to a land use that has the potential to emit TACs. In addition, Mitigation Measure AQ-11 includes measures to reduce potential cancer and non-cancer risks to a less than significant level.

Specifically, Mitigation Measure AQ-11 states that if an HRA conducted for a future development shows that the incremental cancer risk exceeds ten in one million (10E-06), PM10 concentrations exceed 2.5

microgram per cubic meter ($\mu\text{g}/\text{m}^3$), $\text{PM}_{2.5}$ concentrations exceed $2.5 \mu\text{g}/\text{m}^3$, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Future project-specific HRAs would be conducted pursuant to SCAQMD guidance using the latest version of EMFAC, as required by the City's Local CEQA Guidelines. As such, future developments pursuant to the NPGSP that are located near a source of toxic air contaminants would be required to conduct project-level HRAs, pursuant to Mitigation Measure AQ-11, to demonstrate that they do not result in a substantial health risk for project occupants.

Comment A1.4: The comment requests that the Lead Agency provide SCAQMD staff with written responses to all comments contained herein at least 10 days prior to the certification of the Final EIR. In addition, issues raised in the comments should be addressed in detail giving reasons why specific comments and suggestions are not accepted. The comment states that there should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice (CEQA Guidelines Section 15088(c)). Conclusory statements do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and to the public who are interested in the proposed Project. Further, the comment states that AQMD staff is available to work with the Lead Agency to address questions that may arise from the letter.

Response A1.4: The comment is conclusory in nature and does not raise a specific issue with the Draft EIR. The City will comply with the requirements imposed by Public Resources Code §21092.5 and CEQA Guidelines §15088(b), which require a Lead Agency to provide a written response to a public agency on comments made on environmental issues by that public agency at least ten days prior to certifying an EIR. The comment does not express any specific concern or question regarding the adequacy of the EIR. No further response is required or provided.

LETTER A2: Los Angeles County Sanitation Districts (3 pages)

**LOS ANGELES COUNTY
SANITATION DISTRICTS**
Converting Waste Into Resources

Robert C. Ferrante

Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

January 30, 2023

Ref. DOC 6789789

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

Dear Mr. King:

Draft Subsequent EIR Response to North Paramount Gateway Specific Plan

The Los Angeles County Sanitation Districts (Districts) received a Draft Subsequent Environmental Impact Report (EIR) for the subject project on December 23, 2022. The proposed project is located within the jurisdictional boundaries of District No. 2. Previous comments submitted by the Districts to your agency in correspondence dated January 26, 2022, (copy enclosed) still apply to the subject project with the following updated information:

- | | |
|--|------|
| <p>1. Section 3.9.5 Infrastructure Improvements, <i>page 3-35</i>, and Section 5.15.3.5 Wastewater Environmental Impacts, <i>page 5.15-8</i>: the Rose Street bullet points included discussions of upsizing an existing 8-inch vitrified clay pipes (VCP) to a minimum pipe size of 10-inch VCP. This sewer line currently connects to the Districts' 21-inch Arthur Avenue Trunk Sewer at the intersection of Rose Avenue and Arthur Avenue. Altering a direct connection to a Districts' trunk sewer requires approval by the Districts. For additional information, please contact the Districts' Engineering Counter at engineeringcounter@lacsd.org or (562) 908-4288, extension 1205.</p> | A2.1 |
| <p>2. Section 4.17 Utilities and Service Systems, Wastewater Environmental Setting, <i>page 4-16</i>, and Section 5.15.3.2 Wastewater Environmental Setting, Wastewater Environmental Setting, <i>page 5.15-7</i>: the Rose Street bullet points stated that "an 8-inch VCP line is located between Paramount Boulevard and Arthur Avenue that connects to the OCSD 21-inch VCP line and flows west." The Districts' record shows that the aforementioned Rose Street sewer line connects to the Districts' 21-inch Arthur Avenue Trunk Sewer at the intersection of Rose Avenue and Arthur Avenue. Please verify the ownership of the 21-inch VCP line in the statements and correct as necessary.</p> | A2.2 |
| <p>3. Section 5.15.3.2 Wastewater Environmental Setting, <i>page 5.15-8</i>, and Section 5.15.3.5 Wastewater Environmental Impacts, <i>page 5.15-9</i>: these sections stated that "the wastewater generated in Paramount is first conveyed to the Los Coyotes Water Reclamation Plant..." The wastewater generated in the City of Paramount is only conveyed to and treated at the Joint Water Pollution Control Plant (JWPCP).</p> | A2.3 |

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

Enclosure

cc: Engineering Counter

DOC 6819063.D02



Robert C. Ferrante
 Chief Engineer and General Manager
 1955 Workman Mill Road, Whittier, CA 90601-1400
 Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
 (562) 699-7411 • www.lacsd.org

January 26, 2022

Ref. DOC 6425103

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

Dear Mr. King:

NOP Response to North Paramount Gateway Specific Plan

The Los Angeles County Sanitation Districts (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report for the subject project on January 7, 2022. The proposed project is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

- 1. The expected average wastewater flow from the proposed project, described in the NOP as 5,044 residential units and 31,171 square feet retail and office space, is 989,814 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the [Table 1, Loadings for Each Class of Land Use](#) link. **A2.4**
- 2. The wastewater flow originating from the proposed project will discharge to local sewer lines, which are not maintained by the Districts, for conveyance to the Districts' Arthur Avenue Trunk Sewer, located in Arthur Avenue and Rosecrans Avenue. The Districts' 21-inch diameter trunk sewer in Arthur Avenue has a capacity of 3.7 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2016, and the Districts' 24-inch diameter trunk sewer in Rosecrans Avenue has a capacity of 6.6 million gallons per day (mgd) and conveyed a peak flow of 1.8 mgd when last measured in 2016. **A2.5**
- 3. The Districts should review individual developments within the proposed project to determine whether sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development.
- 4. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 249.8 mgd. **A2.6**
- 5. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is used by the Districts for its capital facilities. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go **A2.7**

DOC 6445126.D02

Mr. John King

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to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

**A2.7
cont.**

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

A2.8

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2743, or mandyhuffman@lacsd.org.

Very truly yours,

Mandy Huffman

Mandy Huffman
Environmental Planner
Facilities Planning Department

MNH:mnh

DOC 6445126.D02

Response to Letter A2: Los Angeles County Sanitation Districts

Comment A2.1: The comment states that the proposed Project is located within the jurisdictional boundaries of District No. 2, and that previous comments submitted by the Los Angeles County Sanitation Districts (Districts) dated January 26, 2022, (copy enclosed) still apply. This comment refers to Draft EIR Section 3.9.5, *Infrastructure Improvements*, page 3-35, and Section 5.15.3.5, *Wastewater Environmental Impacts*, page 5.15-8 and states that the Rose Street bullet points included discussions of upsizing an existing 8-inch vitrified clay pipes (VCP) to a minimum pipe size of 10-inch VCP. This sewer line currently connects to the Districts' 21-inch Arthur Avenue Trunk Sewer at the intersection of Rose Avenue and Arthur Avenue. The comment states that altering a direct connection to a Districts' trunk sewer requires approval by the Districts.

Response A2.1: The comment is introductory in nature and does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. The need to upgrade the existing 8-inch vitrified clay pipe between McClure Avenue to Arthur Avenue to a 10-inch pipe would be based on the future infrastructure needs from infill development within the NPGSP area. Any future connection alterations would be coordinated with and approved by the Districts. As no comments related to the Draft EIR were raised, no further response is required or provided.

Comment A2.2: The comment refers to Draft EIR Section 4.17, *Utilities and Service Systems*, *Wastewater Environmental Setting*, page 4-16, and Section 5.15.3.2 *Wastewater Environmental Setting*, page 5.15-7, and states that the Rose Street bullet points stated that "an 8-inch VCP line is located between Paramount Boulevard and Arthur Avenue that connects to the OCSD 21-inch VCP line and flows west." The Districts' record shows that the aforementioned Rose Street sewer line connects to the Districts' 21-inch Arthur Avenue Trunk Sewer at the intersection of Rose Avenue and Arthur Avenue. Please verify the ownership of the 21-inch VCP line in the statements and correct as necessary.

Response A2.2: The comment is accurate, and the 21-inch sewer in Arthur Avenue is owned by the Districts. The typographical error has been corrected in Chapter 3, *Revisions to the Draft EIR*, herein, as shown below.

- **Rose Street.** An 8-inch VCP line is located between Paramount Boulevard and Arthur Avenue that connects to the Los Angeles County Sanitation Districts (LACSD) ~~OCSD~~ 21-inch VCP line and flows west. An 8-inch VCP line is located between Orizaba Avenue and Paramount Boulevard and flows to the west.

Comment A2.3: The comment refers to Draft EIR Section 5.15.3.2 *Wastewater Environmental Setting*, page 5.15-8, and Section 5.15.3.5 *Wastewater Environmental Impacts*, page 5.15-9 and describes that these sections stated that "the wastewater generated in Paramount is first conveyed to the Los Coyotes Water Reclamation Plant..." The wastewater generated in the City of Paramount is only conveyed to and treated at the Joint Water Pollution Control Plant (JWPCP).

Response A2.3: Pursuant to the comment the Draft EIR text has been revised in Chapter 3, *Revisions to the Draft EIR*, herein, to delete the text about wastewater from the City going to the Los Coyotes Water Reclamation Plant and to describe that wastewater from the City is treated by the JWPCP, as shown below.

The Los Angeles County Sanitation Districts (LACSD) treats wastewater generated in the City. The wastewater generated in Paramount is ~~first~~ conveyed by trunk sewers to the Joint Water Pollution Control Plant (JWPCP) ~~Los Coyotes Water Reclamation Plant (Los Coyotes WRP)~~, which is operated by the LACSD and provides ~~primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 mgd. Wastewater exceeding this capacity and all solids are diverted to the Joint Water Pollution Control Plant (JWPCP) for processing.~~ The JWPCP is the Sanitation Districts' largest wastewater treatment plant. Serving

a population of approximately 4.8 million residents, businesses, and industries, the JWPCP currently provides primary and secondary treatment, has a design capacity of 400 mgd, and currently processes an average flow of 249.8 mgd. After treatment, the effluent is chlorinated and discharged through two ocean outfalls a mile and a half offshore (LACSD 2022).

Comment A2.4: This comment is the first comment of the previous letter submitted by the Districts dated January 26, 2022, that is attached to the January 30, 2023 to the Draft EIR. The comment states that the Project is located within the boundaries of District 2 and that the Project would generate 989,814 gallons per day of wastewater and the comment provides a link to the Districts wastewater generation factors.

Response A2.4: The information provided by the comment is included in the Draft EIR on page 5.15-9. The comment does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

Comment A2.5: The comment states that wastewater flow originating from the Project will discharge to local sewer lines, which are not maintained by the Districts, for conveyance to the Districts' Arthur Avenue Trunk Sewer, located in Arthur Avenue and Rosecrans Avenue. The Districts' 21-inch diameter trunk sewer in Arthur Avenue has a capacity of 3.7 million gallons per day (mgd) and conveyed a peak flow of 1.1 mgd when last measured in 2016, and the Districts' 24-inch diameter trunk sewer in Rosecrans Avenue has a capacity of 6.6 mgd and conveyed a peak flow of 1.8 mgd when last measured in 2016. The comment also states that the Districts should review individual developments within the Project to determine whether sufficient trunk sewer capacity exists to serve each development and if Districts' facilities will be affected by the development.

Response A2.5: Consistent with the comment, the adequacy of sewer systems would be evaluated during future review of individual development projects. As detailed on Draft EIR page 5.15-9, future site-specific development projects would require installation of onsite sewer infrastructure, improvements to aged sewer pipelines, and new connections to the trunk sewer system. Under the City's development review procedures, pursuant to the Municipal Code, the City identifies any required sewer system improvements to accommodate new development and replace aged infrastructure. The sewer design specifications for each site-specific development project would be required to comply with City standards (per the California Building Code) as part of construction approval and operational permitting. In addition, the City would coordinate with the District's related to larger development projects that have the potential to effect the District's system. This comment does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

Comment A2.6: The comment states that wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 mgd and currently processes an average flow of 249.8 mgd.

Response A2.6: The information provided by the comment is included in the Draft EIR on page 5.15-8. The comment does not raise a specific issue with the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

Comment A2.7: The comment states that the connection fees are used by the Districts for its capital facilities, and that payment of a connection fee may be required before the project is permitted to discharge to the

Districts' Sewerage System. The comment provides additional details regarding connection fees.

Response A2.7: The development projects that occur pursuant to the NPGSP would be required to pay connection fees and all other required development fees prior to receipt of permits for Project connection to infrastructure and/or occupancy permits, as appropriate. This comment does not raise any issues with the adequacy of the Draft EIR or raise any other CEQA issues. Therefore, no further response is required or provided.

Comment A2.8: The comment states that the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast Air Quality Management District in order to improve air quality as mandated by the CAA. The comment states that all expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast and the available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, the Districts intend to provide service up to the levels that are legally permitted.

Response A2.7: As described on page 5.11-7 of the Draft EIR, the growth at buildout of the proposed NPGSP would be 1 percent of the County's projected population growth and 0.5 percent of the projected household growth in the County, as anticipated by SCAG. Therefore, the Project buildout would not exceed the regional growth forecast adopted by SCAG. The proposed NPGSP is not anticipated to result in expansions of Districts' facilities. However, as described previously, the City would coordinate with the Districts related to larger development projects that have the potential to effect the District's system. This comment does not raise any issues related to the adequacy of the Draft EIR or raise any other CEQA issue. Therefore, no further response is required or provided.

LETTER A3: Paramount Unified School District (1 page)

From: Isela Preciado <IPreciado@paramount.k12.ca.us>
Sent: Tuesday, January 10, 2023 11:57 AM
To: John King <JKing@paramountcity.com>
Cc: Adriana Hermosillo <AHermosillo@paramountcity.com>; Ruben Frutos <RFrutos@paramount.k12.ca.us>; Viviana Venegas <VVenegas@paramount.k12.ca.us>
Subject: Letter for Superintendent - Paramount USD

Good morning Mr. King,

We received a certified letter regarding the Notice of Availability of a Draft Subsequent Environmental Impact Report and it was addressed to our previous Superintendent Dr. Ruth Perez. Please note that Dr. Perez left the district in 2021 and our current Superintendent is Mr. Ruben Frutos.

Would you please address any future mailings for the Superintendent to Mr. Ruben Frutos.

Thank you.
Isela

Isela Preciado
Senior Executive Assistant
Superintendent's Office/Board of Education
Paramount Unified School District
[✉ ipreciado@paramount.k12.ca.us](mailto:ipreciado@paramount.k12.ca.us)
☎ (562) 602-6011 – office
(562) 602-8123 – fax

A3-1

Response to Letter A3: Paramount Unified School District

Comment A3.1: The comment states that the Notice of Availability of a Draft Subsequent Environmental Impact Report was addressed to the previous Superintendent Dr. Ruth Perez. Please note that Dr. Perez left the district in 2021 and our current Superintendent is Mr. Ruben Frutos. The comment requests future mailings be addressed to Superintendent Mr. Ruben Frutos.

Response A3.1: The mailing list for the proposed Project, and other projects within the City, will be updated to identify the new Superintendent Mr. Ruben Frutos. This comment does not raise any issues with the adequacy of the Draft EIR or raise any other CEQA issues. Therefore, no further response is required or provided.

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Chapter 3. Revisions to the Draft EIR

This section contains revisions to the Draft EIR based upon: (1) clarifications required to prepare a response to a specific comment; and/or (2) typographical errors. The provision of these revisions does not alter any impact significance conclusions as disclosed in the Draft EIR. Changes made to the Draft EIR are identified here in ~~strikeout~~ text to indicate deletions and in underlined text to signify additions.

3.1 Revisions in Response to Written Comments and City Changes to Text

The following text has been revised in response to comments received on the Draft EIR and corrections identified by the City.

Section 1, Executive Summary

MM AQ-2 on page 1-7 is revised as follows:

MM AQ-2 Tier ~~3~~ 4 Construction Equipment. Construction plans and specifications and construction permitting shall include the requirement that for construction equipment greater than 450 horsepower (>450 HP), the construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier ~~3~~ 4 emissions standards or greater during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications. If Tier 4 construction equipment is not available, the next highest Tier equipment (e.g., Tier 3) shall be used.

MM AQ-6 on page 1-7 is revised as follows:

MM AQ-6 Construction Equipment Maintenance. Construction plans and specifications and construction permitting shall require that construction equipment be maintained in good operating ~~ion~~ condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.

Section 4, Environmental Setting

The last bullet point on page 4-16 is revised as follows:

- **Rose Street.** An 8-inch VCP line is located between Paramount Boulevard and Arthur Avenue that connects to the Los Angeles County Sanitation Districts (LACSD) ~~OCSD~~ 21-inch VCP line and flows west. An 8-inch VCP line is located between Orizaba Avenue and Paramount Boulevard and flows to the west.

The first two paragraphs on page 4-17 are revised as follows:

The County Sanitation Districts of Los Angeles County (LACSD) treats wastewater generated in the City. The wastewater generated in Paramount is ~~first~~ conveyed to the Joint Water Pollution Control Plant (JWPCP) ~~Los Coyotes Water Reclamation Plant (Los Coyotes WRP)~~, which is operated by the LACSD ~~and provides~~ primary, secondary, and tertiary treatment. ~~The Los Coyotes WRP has a design capacity of 37.5 mgd.~~

~~Wastewater exceeding this capacity and all solids are diverted to the Joint Water Pollution Control Plant (JWPCP) for processing.~~

The JWPCP is the Sanitation Districts' largest wastewater treatment plant, provides primary and secondary treatment, and has a design capacity of 400 mgd. ~~In 2021, the JWPCP treated~~ an average of 249.8 ~~242~~ mgd. After treatment, the effluent is chlorinated and discharged through two ocean outfalls a mile and a half offshore (LACSD 2022).

Section 5.2, Air Quality

The 3rd sentence of the last paragraph on page 5.2-18 is revised as follows:

Also, Mitigation Measures AQ-1 through AQ-7 are included to require the construction activities to utilize "Super-Compliant" low VOC paints that have be no more than 10 g/L of VOC, which exceeds the regulatory VOC limits put forth by SCAQMD's Rule 1113, to require all construction equipment greater than 150 horsepower (>150 HP) to be CARB certified tier ~~3~~ 4 or higher, to use electrical and alternative fueled equipment, and other similar measures.

MM AQ-2 on page 5.2-25 is revised as follows:

MM AQ-2 Tier ~~3~~ 4 Construction Equipment. Construction plans and specifications and construction permitting shall include the requirement that for construction equipment greater than 150 horsepower (>150 HP), the construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier ~~3~~ 4 emissions standards or greater during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications. If Tier 4 construction equipment is not available, the next highest Tier equipment (e.g., Tier 3) shall be used.

MM AQ-6 on page 5.2-26 is revised as follows:

MM AQ-6 Construction Equipment Maintenance. Construction plans and specifications and construction permitting shall require that construction equipment be maintained in good operating ~~ion~~ condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.

Section 5.15, Utilities and Service Systems

The 6th bullet point on page 5.15-7 is revised as follows:

- **Rose Street.** An 8-inch VCP line is located between Paramount Boulevard and Arthur Avenue that connects to the Los Angeles County Sanitation Districts (LACSD) OCSD 21-inch VCP line and flows west. An 8-inch VCP line is located between Orizaba Avenue and Paramount Boulevard and flows to the west.

The first two paragraphs on page 5.15-8 are revised as follows:

The Los Angeles County Sanitation Districts (LACSD) treats wastewater generated in the City. The wastewater generated in Paramount is ~~first~~ conveyed by trunk sewers to the Joint Water Pollution Control Plant (JWPCP) ~~Los Coyotes Water Reclamation Plant (Los Coyotes WRP)~~, which is operated by the LACSD ~~and provides~~

~~primary, secondary, and tertiary treatment. The Los Coyotes WRP has a design capacity of 37.5 mgd. Wastewater exceeding this capacity and all solids are diverted to the Joint Water Pollution Control Plant (JWPCP) for processing. The JWPCP is the Sanitation Districts' largest wastewater treatment plant. Serving a population of approximately 4.8 million residents, businesses, and industries, the JWPCP currently provides primary and secondary treatment, has a design capacity of 400 mgd, and currently processes an average flow of 249.8 mgd. After treatment, the effluent is chlorinated and discharged through two ocean outfalls a mile and a half offshore (LACSD 2022).~~

The fourth paragraph on page 5.15-9 is revised as follows:

As described previously, the wastewater generated in Paramount is first conveyed to the Los Coyotes WRP that has a design capacity of 37.5 mgd. Wastewater exceeding this capacity and all solids are diverted to the JWPCP for processing that has a design capacity of 400 mgd and currently processes an average flow of 249.8 mgd. Thus, the JWPCP has additional capacity to accommodate approximately 150.2 mgd.

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Chapter 4. Mitigation Monitoring and Reporting Program

4.1 Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Environmental Impact Report has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the North Paramount Gateway Specific Plan (NPGSP) Project (Project). The City of Paramount is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

4.2 Mitigation Monitoring and Reporting Program

This MMRP is for implementation during each development project within the NPGSP area. The measures listed in Table 4-1 will be active through all phases of each development, including design, construction, and operation. The table identifies the mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the Project, the monitoring process, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed for each development. As individual mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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**TABLE 4-1: MITIGATION MONITORING AND REPORTING PROGRAM
NORTH PARAMOUNT GATEWAY SPECIFIC PLAN PROJECT EIR**

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
AIR QUALITY				
<p>MM AQ-1: Dust Control. The construction plans and specifications and construction permitting shall ensure that the following dust suppression measures in the SCAQMD CEQA Air Quality Handbook will be implemented by the construction contractor to reduce the Project’s emissions:</p> <ul style="list-style-type: none"> • Revegetate disturbed areas. • Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. • Sweep all streets once per day if visible soil materials are carried to adjacent street (recommend water sweepers with reclaimed water). • Install “shaker plates” prior to construction activity where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment prior to leaving the site. • Pave, water, or chemically stabilize all onsite roads. • Minimize at all times the area disturbed by clearing, grading, earthmoving, or excavation operations. 	<p>In grading plans, construction plans, and related permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of demolition, grading, and building permits.</p> <p>Site inspection during demolition, grading, and construction.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM AQ-2: Tier 4 Construction Equipment. Construction plans and specifications and construction permitting shall include the requirement that for construction equipment greater than 50 horsepower (>50 HP), the construction contractor shall use off-road diesel construction equipment that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 4 emissions standards during all construction phases and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer’s specifications. If Tier 4 construction equipment is not available, the next highest Tier equipment (e.g., Tier 3) shall be used.</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of a demolition, grading, or building permit.</p> <p>Site inspection during demolition, grading, and construction.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM AQ-3: Low VOC Paints. Construction plans and specifications and construction permitting shall include the requirement that “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10 grams per liter (g/L) of VOC. Alternatively,</p>	<p>In construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction</p>	<p>Prior to issuance of building permits.</p> <p>Site inspection during construction.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
the applicant may utilize tilt-up concrete buildings that do not require the use of architectural coatings.	Contractor.			
MM AQ-4: Electric Construction Equipment. Construction plans and specifications and construction permitting shall state that the construction contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available rather than electrical generators powered by internal combustion engines.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-5: Alternative Fueled Construction Equipment. Construction plans and specifications and construction permitting shall require that the construction contractor use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become available, including all off-road and portable diesel-powered equipment.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-6: Construction Equipment Maintenance. Construction plans and specifications and construction permitting shall require that construction equipment be maintained in good operating condition to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer’s specification. Maintenance records shall be available at the construction site for City verification.	In construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM AQ-7: Construction Vehicle Maintenance Plan. Prior to the issuance of any grading permits, the applicant and/or building operators shall submit construction plans and a construction vehicle management plan to the City of Paramount denoting the proposed schedule and projected equipment use. The construction vehicle management plan shall include such things as: idling time requirements; requiring hour meters on equipment; documenting the serial number, horsepower, age, and fuel of all onsite equipment. The plan shall include that California state law requires equipment fleets to limit idling to no more than 5 minutes. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized, or that their use was investigated and found to be infeasible for the project as determined	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>by the City. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning Staff.</p>				
<p>MM AQ-8: Enhanced Energy Efficiency. Prior to the issuance of building permits, the Project applicant shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 5 percent (%) efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; • Limit air leakage through the structure and/or within the heating and cooling distribution system; • Use of energy-efficient space heating and cooling equipment; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards; • Installation of automatic devices to turn off lights where they are not needed; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; • Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; • Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products. 	<p>Energy usage calculations in building plans and specifications.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permits or certificates of occupancy.</p> <p>Site inspection during construction or building permitting.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM AQ-9: Enhanced Water Conservation. To reduce water demands and associated energy use, subsequent development proposals within the NPGSP area shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Development proposals within the NPGSP area shall also implement the following:</p> <ul style="list-style-type: none"> • Landscaping palette emphasizing drought tolerant plants; • Use of water-efficient irrigation techniques; • U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. 	<p>In development proposals, project plans, specifications, and permits.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permits or certificates of occupancy.</p> <p>Site inspection during construction or building permitting.</p>	<p>City of Paramount Building and Safety Division</p> <p>City of Paramount Planning Division (landscaping and irrigation)</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM AQ-10: Localized Emissions. During the City’s review process for applications under the NPGSP, the applicant shall conduct or shall have conducted modeling of the regional and the localized emissions (nitrogen oxides [NOX], carbon monoxide [CO], Particulate Matter 10 microns in diameter or less [PM10], and Particulate Matter 2.5 microns in diameter or less [PM2.5]) associated with the maximum daily grading activities estimated for the proposed individual developments. If the modeling shows that emissions would exceed the SCAQMD’s significance thresholds for those emissions, the maximum daily grading activities of the proposed development shall be limited to the extent that could occur without resulting in emissions in excess of SCAQMD’s significance thresholds for those emissions. For implementing projects within the NPGSP, the applicant shall be responsible for submitting a focused project-level air quality assessment that includes the modeling of localized on-site emissions associated with daily grading activities anticipated for the proposed development.</p>	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM AQ-11: Toxic Air Contaminants. Applicants for residential and other sensitive land use projects (e.g., hospitals, nursing homes, day care centers) in the NPGSP area within 1,000 feet of a major sources of TACs (e.g., warehouses, industrial areas, freeways, roadways, and rail lines with traffic volumes over 10,000 vehicle per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the City of Paramount prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of CEQA and the SCAQMD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), PM10 concentrations exceed 2.5 microgram per cubic meter ($\mu\text{g}/\text{m}^3$), PM2.5 concentrations exceed 2.5 $\mu\text{g}/\text{m}^3$, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> • Air intakes located away from high volume roadways and/or truck loading zones; • Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters (e.g., MERV 13 or better). 	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
CULTURAL RESOURCES				
<p>PPP CUL-1: This code requires that if human remains are discovered on a project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and recognizes or has reason to believe the human remains are those of a Native American, the coroner shall contact, by telephone within 24 hours, the Native American Heritage Commission.</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM CUL-1: Historical Properties. Prior to issuance of a permit for a development project within the NPGSP area that could directly or indirectly impact a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity. Preferred mitigation for historic buildings or structures shall be to avoid significant impacts to the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. A historical resource assessment report shall be prepared by a qualified architectural historian meeting the U.S. Secretary of the Interior standards for each project to document the methods used to determine the presence or absence of historical resources, to identify potential impacts from a project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to a historical resource are identified, the report will also recommend appropriate mitigation to reduce the impacts to below a significant degree, where possible. If mitigation is required, mitigation programs can also be included in the report. Depending upon project impacts, measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • Preparing a historic resource management plan; • Adding new construction that is compatible in size, scale, materials, color, and workmanship to the historical resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric); • Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation; • Screening incompatible new construction from view through the use of berms, walls, and landscaping in keeping with the historic period and character of the resource; and • Shielding historic properties from noise generators through the use of sound walls, double glazing, and air conditioning. 	<p>Development application requirements. Project Applicant.</p>	<p>During City project application review process for sites with buildings in excess of 50 years old. Prior to project demolition permits.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM CUL-2: Phase I Archaeological Resources Assessments. For specific development proposals that are initiated under the NPGSP that require excavation (e.g., clearing/grubbing, grading, trenching, or boring) or demolition activities, the City shall require preparation of a Phase I Archaeological Resources Assessment on a project-by-project basis within the Specific Plan area to identify any archeological resources within the footprint or immediate vicinity. The Phase I Archaeological Resources Assessment shall include a Sacred Lands File search through the Native American Heritage Commission (NAHC), a records search through the South Central Coast Information Center (SCCIC) at the California State University, Fullerton, and a pedestrian survey of the project site. In addition, the assessment shall include a review of available geotechnical studies, project site plans, and drilling/grading plans to determine the nature and depth of the construction activities to assist in determining the depths of fill versus native soils across the improvement footprint. If no resources are identified as a result of the pedestrian survey or records search, it does not preclude the existence of buried resources within the improvement footprint. If this is the case, a qualified archaeologist shall determine the potential for the Project to encounter buried resources during construction based on the results of the record searches, depth of native versus fill soils, and proposed excavation parameters.</p> <p>The following scenarios shall be followed depending on the results of the Phase I Assessment:</p> <ul style="list-style-type: none"> • If resources are identified during the Phase I assessment, then a Phase II evaluation shall be required, as described in MM CUL-3. • If no resources are identified as part of the assessment, no further analyses or mitigation shall be warranted, unless it can be determined that the Project has a moderate to high potential to encounter buried archaeological resources. • If it is determined that there is a moderate to high potential to encounter buried archaeological resources, appropriate mitigation such as archaeological and/or Native American construction monitoring shall be required as described in MM CUL-5, MM CUL-6, and MM CUL-7. 	<p>Development application requirements.</p> <p>Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permit issuance.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>MM CUL-3: Phase II Archaeological Resources Evaluation. If resources are identified during the Phase I assessment, a Phase II Archaeological Resources Evaluation may be warranted if impacts from the proposed improvements cannot be avoided. The Phase II assessment shall evaluate the resource(s) for listing in the California Register and to determine whether the resource qualifies as a “unique archaeological resource” pursuant to CEQA. If enough data is obtained from the Phase I assessment to conduct a proper evaluation, a Phase II evaluation may not be necessary. Methodologies for evaluating a resource can include but are not limited to: subsurface archaeological test excavations, additional background research, property history research, and coordination with Native American tribes and other interested individual in the community.</p>	<p>Development application requirements. Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permit issuance.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____ Date: _____</p>
<p>MM CUL-4: Phase III Assessment. If, as a result of the Phase II evaluation, resources are determined to be eligible for listing in the California Register or area considered “unique archaeological resources” pursuant to Section 21083.2 of the Public Resources Code, potential impacts to the resources shall be analyzed and if impacts are significant (i.e., the improvement will cause a “substantial adverse change” to the resource) and cannot be avoided, mitigation measures shall be developed and implemented, such as archaeological data recovery excavations to reduce impacts to resources to a level that is less than significant.</p>	<p>Development application requirements. Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permit issuance.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____ Date: _____</p>
<p>MM CUL-5: Archaeological Monitoring. If it is determined by the qualified archaeologist preparing the Phase I Archaeological Resources Assessment that: 1) there is a moderate or high potential to encounter buried archaeological resources; and 2) that construction monitoring is required during construction activities such as clearing/grubbing, grading, trenching, and any other construction excavation activity associated with the proposed improvements, then the City shall require future development/project applicants on a project-by-project basis within the Specific Plan area to retain a qualified archaeological monitor and Native American tribal monitor, pursuant to MM TCR-1, who shall be present during ground disturbing activities.</p> <p>The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials</p>	<p>In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of a grading permit.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
being excavated (native versus fill soils), and the depth of excavation and, if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the archaeological monitor, in conjunction with the tribal monitor.				
MM CUL-6: Incidental Discoveries. In the event that archaeological resources are unearthened during ground-disturbing activities, the archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of the find so that the find can be evaluated. Work shall be allowed to continue outside of the vicinity of the find. All archaeological resources unearthened by Project construction activities shall be evaluated by the archaeologist. The Applicant and City shall coordinate with the archaeologist and Native American monitor (if the resources are prehistoric in age) to develop an appropriate treatment plan for the resources. Treatment may include implementation of archaeological data recovery excavations to remove the resource or preserve it in place. The Applicant, in consultation with the archaeologist and Native American monitor (if the resources are prehistoric in age), shall designate repositories in the event that archaeological material is recovered.	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to issuance of grading permits.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM CUL-8: Archaeological Monitoring Report. The archaeological monitor shall prepare a final report at the conclusion of archaeological monitoring. The report shall be submitted to the City and the consulting Tribe(s), and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthened, if any, evaluation of the resources with respect to the California Register of Historical Resources and CEQA, and treatment of the resources.	In grading and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	After completion of grading activities. Report submittal to the City Paramount Planning Division.	City of Paramount Planning Division	Initials: _____ Date: _____
GEOLOGY AND SOILS				
Mitigation Measure GEO-1: Paleontological Resources Management Program (PRMP). If a project proposes subsurface disturbance within native non-disturbed alluvial deposits at 5 feet below the ground surface or deeper, a paleontological resource management program (PRMP) is required prior to the issuance of a grading permit unless a qualified paleontologist retained	In grading and construction plans,	Prior to issuance of grading permits, and final paleontological report prior to issuance of final project permitting.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>by a Project Proponent provides a letter to the City verifying that a PRMP is not warranted based on the results of a project-specific assessment.</p> <p>The PRMP shall implement the following standard procedures:</p> <ol style="list-style-type: none"> 1. The applicant shall retain a qualified paleontologist (Project Paleontologist) approved by the City to create and implement a project-specific plan for monitoring site grading/earthmoving activities. 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring requirements as appropriate. These requirements shall be documented by the project paleontologist in a paleontological resource management program (PRMP). This PRMP shall be submitted to the City for approval prior to issuance of a grading permit. Information to be contained in the PRMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: <ol style="list-style-type: none"> a. The Project Paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any monitoring measures required during construction, as applicable. b. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level. c. If the Project Paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated, documented, and recovered. Earthmoving will be allowed to proceed through the site when the Project Paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary. d. If fossil remains are encountered by earthmoving activities when the Project Paleontologist is not onsite, these activities will be diverted 	<p>specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>			

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>around the fossil site and the Project Paleontologist called to the site immediately to evaluate, document, and recover the remains.</p> <p>e. If fossil remains are encountered, fossiliferous rock and soil will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the geologic unit if appropriate.</p> <p>f. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.</p> <p>g. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Development Services Department for review and approval prior to building final inspection as described elsewhere in these conditions.</p> <p>A. Pregrading Conference The Project Paleontologist and/or designee shall participate in a pre-grading conference with development staff and construction operations, to ensure an understanding of the monitoring requirements and implementation procedures to be utilized during construction. This meeting shall take place before the initiation of major ground-disturbing activities. Training at this meeting shall inform all construction personnel of the procedures to be followed upon the discovery of paleontological resources, general paleontological items, including the paleontology and geology of the area, as well as pictures of typical fossils that can be found during construction. This training should stress applicable state, federal, and local laws, and include information on what to do in case an unanticipated discovery is made by a worker. All construction personnel should be instructed to stop work within a 100-foot radius of the find and immediately inform their field supervisor upon any discovery in the</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>project area. The Project Paleontologist shall be called to assess the find to determine if monitors should be mobilized to the project area to examine and evaluate the fossils.</p> <p>B. Paleontological Monitoring Paleontological monitoring of earthmoving activities below five feet in depth within older Quaternary alluvial deposits will be conducted during earthmoving activities. The Project Paleontologist may reevaluate the necessity for paleontological monitoring after initial examination of the affected sediments during excavation, which may result in part-time or spot-checking the remainder of excavations, or cessation of monitoring. Paleontological monitoring of construction excavations involves field inspection of trenches, spoils piles, scraped or graded surfaces. Monitors shall maintain close communication with the onsite construction personnel to maintain a safe working environment and to be fully appraised of the upcoming Project activity areas and any schedule changes. All monitors shall complete daily documentation of all construction activities requiring monitoring, including the location of monitoring activities throughout the day, observations of sediment type and distribution, observations regarding paleontological resources, collection of resources and other information. This documentation will be prepared by each monitor on each shift, in a Daily Field Monitoring Summary and Daily Paleontological Locality Collection log, as relevant to the discoveries each day. The monitor shall photograph ground disturbing activities, sediment, and resources for documentation purposes and will fill out a Photograph Log each day. The Daily Field Monitoring Summary, Daily Paleontological Locality Collection Log and/or Photograph Log shall comprise the field notes. These notes shall be filed weekly with the Project Paleontologist and be made available to the Proponent and City upon request.</p> <p>C. Monitor’s Authority to Temporarily Halt Project Activities Paleontological monitors have authority to initiate a temporary work stoppage of construction activities to assess and/or recover paleontological discoveries. It is important that all earthmoving contractor personnel recognize the authority of the paleontological monitor(s) to redirect project construction activities. The monitor(s) will attempt to minimize schedule impacts, however, in cases of large discoveries, this process can be quite lengthy, and recent</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>discoveries in the region have shown the area to be highly sensitive for paleontological materials. The monitor(s) will stay with the discovery and notify the construction foreman and the Project Paleontologist. The monitor will demarcate a 100-foot buffer zone around the specimen using flagging or other high-visibility methods until the find is assessed and potential impacts to paleontological resources are avoided, minimized, or mitigated.</p> <p>D. Data Recovery Plan for Paleontological Resources If fossils are discovered, the qualified paleontological monitor shall recover them. In the instance of an extended salvage period, the Project Paleontologist shall work with the construction manager to temporarily direct, divert, or halt earthwork to allow recovery of fossil remains in a timely manner. If the find is too large to be managed by one monitor, additional assistance will be called upon to expedite the process. Because of the potential for the recovery of small fossil remains, it may be necessary to collect bulk samples (up to 6,000 pounds) of sedimentary rock matrix. Screen-washing will only occur in the event of a significant discovery. The Project Paleontologist will consult with the Project Applicant/Proponent prior to collecting any bulk samples. The locations of any significant discoveries should be sampled and later screen-washed and picked in the paleontological laboratory to fully document the microfaunal or microfloral diversity of the locality.</p> <p>Construction activities shall continue outside of a 100-foot buffer to the discovery site based on the size of the fossil and in consultation with the foreperson and other construction leads. All scientifically important fossils shall be salvaged and fully documented within a detailed stratigraphic framework as construction conditions and safety considerations permit. Fossils will only be retrieved from within the project boundaries. Once the fossils have been partially prepared in the laboratory, non-significant resources such as bone fragments lacking identifiable features (processes or definable skeletal structures) shall be discarded or used only for educational or public outreach purposes.</p> <p>E. Monitoring Compliance Report The Project Paleontologist shall prepare a final paleontological report prior to issuance of final building inspection, or other City milestone, to verify</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>compliance with project conditions and mitigation measures. The report shall follow industry standard guidelines and City of Paramount requirements and shall include at a minimum: a discussion of monitoring methods and techniques used, the results of the monitoring program including any fossils recovered, an inventory of any resources recovered, locality forms, if any, final disposition of the resources, and any additional recommendations.</p> <p>F. Curation of Paleontological Resources Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and catalogued as part of the monitoring program. When potentially scientifically significant fossil discoveries are made by paleontological monitors, they should be quickly and professionally explored, assessed, and evaluated to minimize construction delays; the City Planning Division and Project Paleontologist will be notified immediately. Additional paleontologists will be brought in to assist with the salvage as needed. Salvages may consist of the relatively rapid removal of small isolated fossils from an active cut, to hand-quarrying of larger fossils over several hours, to excavations of large fossils or large numbers of smaller fossils from a bone bed over several days or weeks.</p> <p>At each paleontological locality, the Project Paleontologist or paleontological monitor will record the field number, date of discovery and date of collection, geographic coordinates, elevation, formation, stratigraphic provenance, lithologic description of sediment that produced the fossil(s), type(s) of fossils and type(s) of element(s), taphonomic and paleoenvironmental interpretations, associations with other fossils, photograph(s), and collector(s). All fossils and matrix samples must be properly labeled prior to removal from the locality where they were discovered and taken to a secure laboratory for preparation to the point of identification and curation.</p>				
NOISE				
<p>MM NOI-1: Construction Equipment. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that construction contractors equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all</p>	<p>In Construction Plans and Specifications.</p>	<p>Prior to the issuance of a demolition, grading, or building permit.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____ Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity.	Project Applicant/Construction Contractor.	Site inspection during construction.		
MM NOI-2: Construction Staging. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall require that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity.	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM NOI-3: Construction Noise Levels. Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP, the project plans and specifications shall demonstrate that all construction activity within the NPGSP will satisfy the exterior construction noise level of 80 dBA Leq at a sensitive receiver (e.g., residential).	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____
MM NOI-4: Construction Noise Barriers: Prior to the issuance of a demolition, grading, or construction permit for new development within the NPGSP that could exceed the exterior construction noise level of 80 dBA Leq at a sensitive receiver (e.g. residential), the project plans and specifications shall detail the installation of temporary construction noise barriers for occupied noise-sensitive uses for the duration of construction activities that could exceed the NPGSP construction noise level thresholds. The noise control barrier(s) must provide a solid face from top to bottom and shall: <ul style="list-style-type: none"> • Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts; • Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and 	Construction, demolition, grading, and construction plans, specifications, and permitting. Project Applicant/Construction Contractor.	Prior to the issuance of a demolition, grading, or building permit. Site inspection during demolition, grading, and/or construction.	City of Paramount Building and Safety Division	Initials: _____ Date: _____

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<ul style="list-style-type: none"> Be removed and the site appropriately restored upon the conclusion of the construction activity. 				
<p>MM NOI-5: Traffic Noise at Residential. Prior to the issuance of building permits, exterior areas of proposed single-family and multiple-family residential uses that are projected to be exposed to existing with project roadway noise levels and cumulative with project roadway noise levels exceeding the City’s exterior noise standards (i.e., 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple-family residential) shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass noise barriers, and landscaping so that exterior areas meet the City’s exterior noise standards. To ensure that the City’s exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.</p>	<p>Construction, demolition, grading, and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permit.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM NOI-6: Rail Noise at Residential. Prior to the issuance of building permits, proposed residential developments adjacent to the West Santa Ana Branch rail line (within approximately 75 feet) that are exposed to rail noise of greater than 62 dBA daytime and 57 dBA nighttime for single-family residential and 67 dBA daytime and 62 dBA nighttime for multiple-family residential shall include noise attenuation features including, but not limited to, setbacks, soundwalls, glass noise barriers, and landscaping so that exterior areas meet the City’s exterior noise standards. To ensure that the City’s exterior noise standards are met, the project applicant shall demonstrate compliance through the preparation of an acoustical evaluation.</p>	<p>Construction, demolition, grading, and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to building permit.</p>	<p>City of Paramount Planning Division</p>	<p>Initials: _____</p> <p>Date: _____</p>
<p>MM NOI-7: Construction Vibration. Prior to approval of a demolition permit, grading plans, and/or issuance of building permits for construction activities within 100 feet of existing residential structures or occupied noise-sensitive uses that require the use of large bulldozers, large loaded trucks, jackhammers, pile drivers, and/or caisson drills, the City of Paramount Building and Safety Division shall ensure that construction plans and specifications state that the use of such vibratory equipment shall be prohibited within 100 feet of existing residential structures or occupied noise-sensitive uses. Instead, small rubber-tired bulldozers shall be used within this area during demolition and/or grading operations to reduce vibration effects. If the use of large bulldozers, loaded trucks, jackhammers, pile</p>	<p>Construction, demolition, grading, and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to the issuance of a demolition, grading, or building permit.</p> <p>Site inspection during demolition, grading, and/or construction.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>drivers, and/or caisson drills is necessary within 100 feet of existing residential structures or occupied noise-sensitive uses, the project applicant/developer shall demonstrate the construction will not exceed the FTA vibration perception threshold of 0.035 inches per second (in/sec) PPV.</p>				
TRIBAL CULTURAL RESOURCES				
<p>Mitigation Measure TRC-1: Tribal Consultation. Prior to issuance of a grading permit for a development project within the NPGSP area that includes ground disturbance, the City shall contact the Gabrieleno Band of Mission Indians – Kizh Nation (Tribe) and invite them to consult with the City regarding the potential of the subject development to impact tribal cultural resources during ground disturbance activities.</p> <p>If substantial evidence is presented by the Tribe of the potential presence of a previously unknown tribal cultural resource, a qualified Native American Monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the development (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.</p> <p>Any monitoring shall require a copy of the executed monitoring agreement to be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American</p>	<p>Construction, demolition, grading, and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>(ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.</p> <p>Tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Tribe from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Tribe to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact tribal cultural resources.</p> <ul style="list-style-type: none"> Upon discovery of any tribal cultural resources, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered tribal cultural resource has been fully assessed by the Tribal monitor and/or Tribal archaeologist. The monitoring Tribe will recover and retain all discovered tribal cultural resources in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes. 				
<p>MM TRC-2: Unanticipated Discovery of Human Remains and Associated Funerary Objects</p> <p>A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.</p> <p>C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).</p> <p>D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, if the monitoring Tribe that resuming construction activities at that distance is acceptable and provides the project manager express consent of that determination (along with any other mitigation measures the Tribal monitor and/or archaeologist deems necessary). (CEQA Guidelines Section 15064.5(f).)</p> <p>E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p> <p>F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.</p>				
<p>MM TCR-3: Procedures for Burials and Funerary Remains</p> <p>A. As the Most Likely Descendant (“MLD”), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term “human remains” encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.</p>	<p>In grading and construction plans, specifications, and permitting.</p> <p>Project Applicant/Construction Contractor.</p>	<p>Prior to issuance of grading permits.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____</p> <p>Date: _____</p>

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.</p> <p>C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.</p> <p>D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials will be removed.</p> <p>E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.</p> <p>F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>				

Mitigation Measure	Implementation Responsibility	Timing/Reporting Action	Responsible for Ensuring Compliance / Verification	Monitoring Compliance Record Name/Date
<p>G. The Tribe will work closely with the project’s qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does not authorize any scientific study or the utilization of any invasive and/or destructive diagnostics on human remains.</p>				
<p>Utilities and Service Systems</p>				
<p>MM W-1: Water Supply. Prior to development approval and/or construction permit approval, each development project shall submit documentation of long-term water availability through a will-serve letter provided by the City’s Water Division of the Public Works Department or a Water Supply Assessment that has been approved by the City to the City of Paramount Building and Safety Division.</p>	<p>Development application requirements. Project Applicant.</p>	<p>During City project application review process. Prior to project approval or permitting.</p>	<p>City of Paramount Building and Safety Division</p>	<p>Initials: _____ Date: _____</p>

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