



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF AVAILABILITY

FROM: City of La Mirada
Community Development Department
13700 La Mirada Boulevard
La Mirada, California 90638

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration/Notice of Availability and Initial Study for a 56-Unit Townhome Project.

LEAD AGENCY: City of La Mirada Community Development Department, 13700 La Mirada Boulevard, La Mirada, California, 90638.

PROJECT APPLICANT: The Olson Company, located at 3010 Old Ranch Parkway, Suite 100, Seal Beach, California 90740.

PROJECT LOCATION: The project site is located in the City of La Mirada in Los Angeles County. La Mirada is located in the easternmost portion of Los Angeles County. La Mirada is located approximately 16 miles southeast of downtown Los Angeles and 12 miles northwest of Santa Ana. La Mirada is bounded by unincorporated areas of Los Angeles County on the north, La Habra and Fullerton on the east, Buena Park and Cerritos on the south, and Santa Fe Springs on the west. The project site is located at 13811 Valley View Avenue, which is between Rosecrans Avenue (on the south) and Bora Drive (on the north).

PROJECT DESCRIPTION: The City of La Mirada (referred to hereinafter as the Lead Agency) is considering the approval of a 56-unit townhome project within a 2.32 net acre site located on the west side of Valley View Avenue between Rosecrans Avenue (on the south) and Bora Drive (on the north). The proposed project will involve the construction of 56 townhomes, including 6 two-bedroom units, 20 three-bedroom units and 30 four-bedroom units. Primary access will be provided by a single entry/exit at Valley View Avenue. The proposed 56-unit townhome project is considered to be a project pursuant to the California Environmental Quality Act (CEQA).

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse impacts that cannot be mitigated. For this reason, the City of La Mirada has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

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

Notice of Intent to Adopt a Mitigated Negative Declaration



PUBLIC REVIEW: Copies of the Initial Study and the Mitigated Negative Declaration are available for public review at the following location:

City of La Mirada Community Development Department
13700 La Mirada Boulevard
La Mirada, California 90638

A digital copy of the Mitigated Negative Declaration and Initial Study may be viewed and/or obtained by visiting the City of La Mirada website:
www.cityoflamirada.org

The 20-day review period concludes on September 13, 2019. Please send any comments to Mr. Arturo Cervantes, Administrative Analysis II at the City of La Mirada Community Development Department at the above address.

NOTICE: The La Mirada Planning Commission will consider a Mitigated Negative Declaration and will conduct a duly noticed public hearing to consider the 56-Unit Townhome Project on September 19, 2019, at 6:30 P.M., at La Mirada City Hall, 13700 La Mirada Boulevard, La Mirada.

Date: August 20, 2019

Signature: _____