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

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**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 39-Unit Condominium Project.

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

**PROJECT APPLICANT:** Warmington Residential, located at 3090 Pullman Street, Costa Mesa, California 92626.

**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 12841 Valley View Avenue, which is between Adoree Street (on the south) and Imperial Highway Drive (on the north).

**PROJECT DESCRIPTION:** The City of La Mirada (referred to hereinafter as the Lead Agency) is considering the approval of a 39-unit condominium project within a 1.98 net acre site located on the west side of Valley View Avenue between Adoree Street (on the south) and Imperial Highway (on the north). The proposed project will involve the construction of 39 condominiums, including 21 three-bedroom units and 18 three-bedroom units and an optional den, or a fourth bedroom. Primary access will be provided by a single entry/exit at Valley View Avenue. The proposed 39-unit condominium 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.



**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](http://www.cityoflamirada.org)

The 20-day review period concludes on September 13, 2019. Please send any comments to Mr. Eric Garcia, Senior Planner 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 39-Unit Condominium 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:** \_\_\_\_\_