

Notice of Intent to Adopt a Programmatic Negative Declaration



NOTICE OF INTENT TO ADOPT A PROGRAMMATIC 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 Programmatic Negative Declaration/Notice of Availability and Initial Study for an Industrial-Commercial General Plan Amendment (GPA) 2025-1 and Zoning Map Amendment (ZMA) 58.

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

PROJECT APPLICANT: City of La Mirada, 13700 La Mirada Boulevard, La Mirada, California, 90638.

PROJECT LOCATION: The project site is located in the southernmost portion of the City of La Mirada in southeastern Los Angeles County, California. The project consists of ten parcels on two development sites - three parcels are located north of I-5 and west of Valley View Avenue and seven parcels are located south of the freeway and Union Pacific Railroad tracks and north of Artesia Boulevard.

PROJECT DESCRIPTION: The City is proposing to prepare and process a Programmatic Negative Declaration (PND) for a Industrial-Commercial General Plan Amendment and Zone Change (“Zone Ordinance Map Amendment”) for 10 parcels on two separate sites totaling 36.9 acres that would rezone properties from commercial to industrial on one site and change industrial to commercial on the other site. This action would result in approximately 20.4 acres being changed from manufacturing to commercial and 16.5 acres being changed from commercial to manufacturing. The City of Buena Park is adjacent to the southern portion of the project site on the east and south.

FINDINGS: The environmental analysis prepared for the proposed project indicated that the project will not result in any significant adverse impacts with regulatory compliance and does not require mitigation measures. For this reason, the City of La Mirada has determined that a Programmatic Negative Declaration is the appropriate CEQA compliance 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.

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PUBLIC REVIEW: Copies of the Initial Study and Programmatic 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 Programmatic Negative Declaration and Initial Study may be viewed and/or obtained by visiting the City of La Mirada website: www.cityoflamirada.org

The 30-day review period concludes on November 19, 2025. Please send any comments to Mr. Manuel Munoz, Community Development Director, at the City of La Mirada Community Development Department at the above address.

NOTICE: The La Mirada Planning Commission will consider the Programmatic Negative Declaration and conduct a duly noticed public hearing to consider the Industrial-Commercial General Plan Amendment and Zone Change Project on Thursday, November 20, 2025 at 6:30 P.M. at the La Mirada City Hall, 13700 La Mirada Boulevard in La Mirada.

Date: October 20, 2025

Signature: _____