2026 023871

FILED
Feb 02 2026

Dean C. Logan, Registrar–Recorder/County Clerk

Notice of Determination

Form C

To:

☐ Office of Planning and Research

For U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St.
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles County Recorder/Clerk
Address: 12400 Imperial Highway
Norwalk, CA 90650

From: Electronically signed by MARY JOANNE PURINA
Public Agency: City of La Mirada
Address: 13700 La Mirada Boulevard
La Mirada, California, 90638
Contact: Manuel Muñoz, Comm. Devel. Director
Phone: (562) 943-0131

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025100906

Project Title: Industrial-Commercial General Plan Amendment (GPA) 2025-1 and Zoning Map Amendment (ZMA) 58

Project Location (include county): Both sides of I-5 Freeway west of Valley View Ave., Los Angeles County

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 ("Zoning 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.

This is to advise that the City of La Mirada Planning Commission has approved the above described project on
☒ Lead Agency or ☐ Responsible Agency

January 27, 2026 (Date) and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☒ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.
4. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
5. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of La Mirada Community Development Department, Planning Counter

Signature (Public Agency) _____ Title Community Development Director

Date January 28, 2026 Date Received for filing at OPR _____

THIS NOTICE WAS POSTED

ON February 02 2026

UNTIL March 04 2026

REGISTRAR – RECORDER/COUNTY CLERK

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2005

State of California—Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 02/02/2026 — 202602021220002

STATE CLEARING HOUSE # *(If applicable)*: 2025100906

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF LA MIRADA		02/02/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
LA/CA	2026023871

PROJECT TITLE

INDUSTRIAL-COMMERCIAL GENERAL PLAN AMENDMENT (GPA) 2025-1 AND ZONING MAP AMENDMENT (ZMA) 58

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MANUEL MUNOZ		(562)943-0131

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
13700 LA MIRADA BOULEVARD	LA MIRADA	CA	90638

PROJECT APPLICANT *(Check appropriate box)*:

☑ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$ 0.00
☑ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$ 3,043.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$ 0.00
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$ 0.00
☑ County documentary handling fee		$ 25.00
☐ Other		$ 0.00

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 3,068.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	MARY JOANNE PUAINA, ITC

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01/01/2025)

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: M. PUAINA

202602021220002

Monday, February 2, 2026 8:57 AM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2026023871	1	$25.00
NoD - Negative Declaratio 2026023871	1	$3,043.75
Total		**$3,068.75**

Total Documents: 1

Customer payment(s):

Credit Card $3,068.75

02/02/2026 08:58 AM PST

LOS ANGELES CO RR/CC NORWALK
BUSINESS FILINGS
12400 IMPERIAL HIGHWAY
NORWALK, CA 90650

TERMINAL NAME: E3469307

ORDER# 215114190

PAYMENT

BUSINESS FILINGS 202602021220002	$3068.75
AGENCY SUBTOTAL:	$3068.75
LEXISNEXIS SERVICE FEE:	$1.75
TOTAL USD:	$3070.50

CARD #: 2308	MASTERCARD
PAYMENT: CREDITCHIP READ-CONTACT	
MODE:	ISSUER
AUTH CODE:	053482
APP LABEL:	Mastercard
CVM:	NO SIG REQUIRED
AID:	A0000000041010
ARQC:	142DDD2A5C4CB8CD
AMOUNT:	$3070.50

*** CARD APPROVED ***

****

AMOUNT PAID: $3070.50

****

CUSTOMER COPY