



**NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

**Sausalito Street Condominiums - 50 Units
3311 Sausalito Street, Los Alamitos**

NOTICE IS HEREBY GIVEN that the City of Los Alamitos has prepared an Initial Study for the Sausalito Street Condominiums and has determined that a Mitigated Negative Declaration (MND) is necessary to provide CEQA (California Environmental Quality Act) clearance for the project. Pursuant to Public Resources Code Section 21165 and CEQA Guidelines Section 15050, the City of Los Alamitos is the Lead Agency for the project. The purpose of this notice is (1) to serve as a Notice of Intent (NOI) to adopt a MND pursuant to CEQA Guidelines Section 15072, and (2) to notice the public meeting. Copies of the Initial Study and all appendices are available for review at the following locations:

City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90720

Los Alamitos/Rossmoor Library
12700 Montecito
Seal Beach, CA 90740

The document can also be accessed online at:

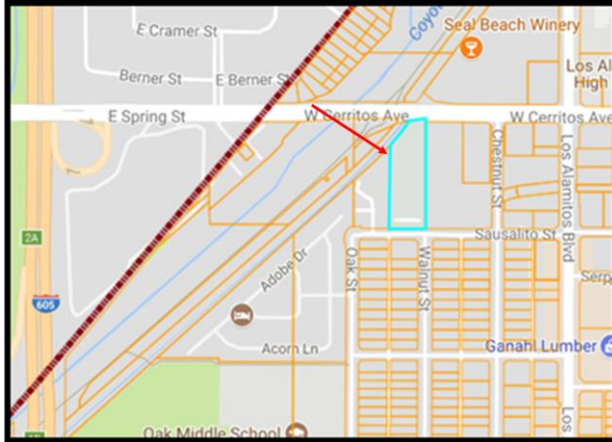
<http://cityoflosalamitos.org/your-government/planning/planning-division/>

Public Review and Comments: Pursuant to Public Resources Code Section 21091 and CEQA Guidelines Sections 15073 and 15105, the Initial Study will be available for a 30-day public review from Wednesday, August 2, 2017, through Friday, September 1, 2017. The City, as Lead Agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines.

All comments and responses to this NOI should be submitted in writing to Steven Mendoza at the City address above or via email at Smendoza@cityoflosalamitos.org by **5:00 p.m., Friday, September 1, 2017.**

Public Hearing: At **7:00 p.m. on Wednesday, September 27, 2017**, the Planning Commission of the City of Los Alamitos will conduct a Public Hearing in the City Council Chamber located at 3191 Katella Avenue, Los Alamitos, CA to consider this item. This is a Public Hearing and you are invited to attend and comment on the proposed actions described above. If you challenge any action related to the proposed actions above in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Development Services Department at (562) 431-3538, Ext. 301. Notification by noon on the date of the Public Hearing will enable the City to make arrangements to assure accessibility to this meeting.



Project Location: The project site is in the City of Los Alamitos, which is in the northwestern boundary of Orange County. The project site, which has an address of 3311 Sausalito Street (APN 242-222-13), is generally bounded by Cerritos Avenue to the north; Sausalito Street to the south; Chestnut Street to the east; and Coyote Creek Channel to the west.

Project Description: Project development includes demolition of the existing church building and associated parking lot and hardscape improvements, as well as removal of all landscape improvements. Upon clearing, the 2.44-acre project site would be redeveloped from its existing church use to a residential use. Specifically, project development includes 50 residential condominiums in 11 three-story buildings; vehicular and pedestrian circulation improvements; parking and utility improvements; common landscape/open space areas; and various hardscape and landscape improvements. Project development requires City approval of a tentative tract map and site plan review.

Environmental Review and Determination: The City of Los Alamitos has completed an Initial Study for the project in accordance with the CEQA Guidelines. The Initial Study was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, the City has concluded that the project will not have a significant effect on the environment subject to implementation of mitigation measures, and has therefore prepared an Initial Study to support the adoption of an MND pursuant to CEQA Guidelines Sections 15063 and 15070. The Initial Study reflects the independent judgement of the City. **Please Note:** The site was listed on the California Geotracker Spills Leaks, Investigation, and Cleanups (SLIC) database, and on the No Further Remedial Action Planned Site of the Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS NFRAP).

Project Sponsor: The Olson Company

Consulting Firm: PlaceWorks

Signature:  _____

Date: August 2, 2017

Steven Mendoza
Community Development Director