



CIVIC CENTER • 18125 BLOOMFIELD AVENUE  
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**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
DEVELOPMENT CODE AMENDMENT 2025-2  
DEVELOPMENT MAP AMENDMENT 2025-2  
GENERAL PLAN AMENDMENT 2025-2**

**DATE:** September 12, 2025

**TO:** Interested Agencies, Organizations, and Individuals

**Notice is hereby given** that the City of Cerritos has prepared an Initial Study/Mitigated Negative Declaration in accordance with the State California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 seq.), for the Project described below.

**PROJECT APPLICANT/LEAD AGENCY:** City of Cerritos

**PROJECT TITLE:** Development Code Amendment 2025-2, Development Map Amendment 2025-2, and General Plan Amendment 2025-2.

**PROJECT LOCATION:** The ±5.34-acre Project Site is located at the southwest corner of Bloomfield Avenue and South Street in the City of Cerritos, within Los Angeles County. The Site consists of eight (8) parcels with the following assessor parcel numbers (APNs): 7054-015-094; 7054-015-095; 7054-015-096; 7054-015-097; 7054-015-098; 7054-015-099; 7054-015-100; and 7054-015-075.

**PROJECT DESCRIPTION:** The Project involves administrative actions to rezone the Project Site. Specifically, the Project would involve a Development Code Amendment to establish a new zoning designation, Area Development Plan Twenty (ADP-20) to establish specific development standards for commercial uses and/or potential development of residential uses on the Project Site. The Project would also include a General Plan Amendment to change the land use designation of the Project Site from Community Commercial to ADP-20, and a Development Map Amendment to change the zoning designation of the Project Site from Neighborhood Commercial (CN) to ADP-20. Approval of the Project would allow for commercial uses to remain at the Project Site, as well as residential uses up to 21 dwelling units per acre (up to 107 units).

**ENVIRONMENTAL DETERMINATION:** An Initial Study/Mitigated Negative Declaration has been prepared for the Project, which has found that with the implementation of the identified mitigation measures, any potential impacts would be avoided or reduced to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared.

**HAZARDOUS WASTE SITE:** The Project Site is not included on a list enumerated in Government Code Section 65962.5.

Notice of Intent to Adopt a Mitigated Negative Declaration

**PUBLIC REVIEW PERIOD:** September 12, 2025, through October 3, 2025

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of at least 20 days. Responsible agencies should limit their comments to those Project activities that are within their area of expertise or which will be required to be carried out or approved by that agency. Any person may submit written comments on the Initial Study/Mitigated Negative Declaration to the Community Development Department before the end of the public review period. Written comments should be submitted no later than 5:00 PM on October 3, 2025. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department prior to the end of the public hearing. Written comments may be sent by mail, e-mail, or delivered in-person to:

City of Cerritos  
Community Development Department  
Attn: Amanda Acuna, Current Planning Manager  
18125 Bloomfield Avenue, Cerritos, CA 90703-3130  
Email: [planning@cerritos.gov](mailto:planning@cerritos.gov)

**DOCUMENT AVAILABILITY:** Copies of the Initial Study/Mitigated Negative Declaration document may be reviewed:

**Online at:** <https://www.cerritos.gov/rezone>

**In-person** at the following location during normal business hours:

City of Cerritos Community Development Department,  
18125 Bloomfield Avenue, Cerritos, CA 90703-3130

**PUBLIC HEARING DATE/TIME/LOCATION:**

November 5, 2025, 7:00 P.M.  
Cerritos Planning Commission  
Cerritos City Council Chamber  
18125 Bloomfield Avenue, Cerritos, California, 90703

September 12, 2025

Date

  
Amanda Acuna