

CITY OF CYPRESS
5275 Orange Avenue
Cypress, California 90630

MITIGATED NEGATIVE DECLARATION

In accordance with the requirements of Resolution No. 4363 of the City of Cypress regarding the adoption of objectives, criteria and procedures implementing the California Environmental Quality Act as amended, the Director of Community Development of the City of Cypress, acting as the Responsible Official, has prepared the following Negative Declaration:

1. **Project Title and Description: Zone Change No. 2011-01, General Plan Amendment No. 2011-02, Conditional Use Permit No. 2011-07, Tentative Tract Map No. 17421, and Specific Plan PC-12.**

Centerstone Communities is proposing the construction of sixteen (16) single-family detached homes on an approximately 3.3 acre parcel located at the southeast corner of Orange Avenue and Moody Street (5042 Orange Avenue). The project site is located within the RS-6000 Residential Single-Family Zone and is currently unimproved. The project includes a request to change the General Plan designation of the property from Low Density Residential to Specific Plan and to change the zoning of the properties from RS-6000 Residential Single-Family to PC Planned Community. A tentative tract map has also been filed for the project to subdivide the project into twenty (20) separate lots consisting of sixteen (16) residential lots and four (4) lots for street, landscaping, and drainage purposes. The project also includes the adoption of the Harmony Specific Plan which will establish the development criteria for the proposed project.

2. **Findings**

This project will not have a significant effect on the environment since:

- A. This project will not have a significant impact on the environment in the areas of: agricultural, biological, or cultural resources, hazards and hazardous materials, land use, minerals, population and housing, public services, recreation, transportation/circulation, and utilities/service systems.
- B. Mitigation measures have been incorporated into the conditions of approval which will eliminate potential negative impacts to surrounding properties in the areas of Aesthetics, Air Quality, Geology and Soils, Greenhouse Gases, Hydrology and Water Quality, and Noise.
- C. The project complies with the development criteria of the Harmony Specific Plan and would be consistent with the City's General Plan and Zoning designations of the property as amended.
- D. The project will be compatible with the surrounding developments and sufficient parking for the project will be provided onsite.

Respectfully submitted,


Ted J. Commerdinger, AICP
Director of Community Development

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Dated: December 16, 2011