

CITY OF CYPRESS
5275 Orange Avenue
Cypress, California 90630

NOTICE OF INTENT TO FILE A MITIGATED NEGATIVE DECLARATION

This is to advise that the Director of Community Development of the City of Cypress, acting as the Responsible Official and in conformance with Resolution No. 4363 of the City of Cypress regarding the adoption of objectives, criteria and procedures implementing the California Environmental Quality Act as amended, hereby notifies his intention to file a Negative Declaration with respect to:

PROJECT TITLE/CASE NUMBER: **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**

APPLICANT NAME AND ADDRESS: **Mr. Hal Woods, Centerstone Communities, Inc.
3500-B Lake Center Drive, Santa Ana, CA 92704**

LEAD AGENCY: **City of Cypress**

CONTACT PERSON: **Doug Hawkins** PHONE NUMBER: **(714) 229-6720**

PROJECT DESCRIPTION: **A request to approve a Zone Change, General Plan Amendment, Conditional Use Permit, Tentative Tract Map, and the Harmony Specific Plan for the construction of sixteen (16) single-family homes on the property located at the southeast corner of Orange Avenue and Moody Street (5042 Orange Avenue) within the RS-6000 Residential Single-Family Zone.**

No significant effects on the environment are anticipated as a result of this project; therefore, a Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act.

The Initial Study and all documents referenced which support this determination along with a copy of the draft Mitigated Negative Declaration are on file at the Cypress Community Development Department located at 5275 Orange Avenue. The public is invited to comment on the Draft Mitigated Negative Declaration during the minimum twenty (20) day public review period beginning December 16, 2011, and ending January 6, 2011. The Cypress City Council will consider the proposed project and the environmental determination at its meeting of January 9, 2012, to be held at 7:00 p.m. in the City Council Chambers.

Respectfully submitted,



**Ted J. Commerdinger, AICP
Director of Community Development**

Dated: **December 16, 2011**