

CITY OF CYPRESS
5275 Orange Avenue
Cypress, California 90630

NOTICE OF INTENT TO FILE A MITIGATED NEGATIVE DECLARATION

This is to advise that the Planning Manager 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 (CEQA) as amended, hereby notifies his intention to file a Mitigated Negative Declaration with respect to:

PROJECT TITLE: 2014-2021 Housing Element Update of the Cypress General Plan and Focused Amendments to the Land Use and Safety Elements Related to Flooding

LEAD AGENCY: City of Cypress

CONTACT PERSON: Kori Nevarez, Assoc. Planner PHONE NUMBER: (714) 229-6724

PROJECT DESCRIPTION: The 2014-2021 Housing Element is a state mandated update of the 2008 Housing Element of the Cypress General Plan. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs. The Element's goals focus on:

- 1) Conserving and improving housing stock (maintenance and preservation of housing);
- 2) Development of affordable housing (housing opportunities);
- 3) Provision of adequate housing sites;
- 4) Addressing governmental constraints; and
- 5) Equal housing opportunity (accessibility of housing).

As described in the draft Housing Element, the Southern California Association of Governments (SCAG) has assigned to the City of Cypress a regional housing growth need (RHNA) of 308 new residential units for the 2014-2021 planning period. The law does not require the City to construct the identified housing need, known as the Regional Housing Needs Assessment or RHNA; rather, the law requires that the City have land zoned or planned—or that the City plan to add polices, programs and regulations—sufficient to accommodate new housing growth. Cypress plans on fulfilling its RHNA allocation using a combination of methods:

- 1) Vacant residentially zoned sites;
- 2) Vacant non-residentially zoned sites that allow residential uses (such as mixed-use);
- 3) Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and
- 4) Non-residential zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions).

Analysis in the Initial Study/Environmental Checklist document is limited to the review of potential environmental impacts resulting from the adoption of the Housing Element Update. No specific rezoning, or development proposal is included in the Housing Element Update and the environmental effects of any future land use designation changes, rezoning or development projects would need to undergo separate and specific CEQA review beyond this current document. The project consists of: 1) a General Plan Amendment to adopt and implement the City of Cypress 2014-2021 Housing Element, which represents an update of the City's existing Housing Element, and 2) amendments to the Land Use and Safety Elements to update flood information as required by law.

The Initial Study found that the project's potential environmental effects would be less than significant with the incorporation of mitigation measures; 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 Negative Declaration during the minimum thirty (30) day public review period beginning Friday, August 30, 2013. The Cypress City Council will consider the proposed project and the environmental determination at its meeting of Monday, October 14, 2013, to be held at 7:00 p.m. in the City Council Chambers.

Respectfully submitted,



Douglas Hawkins, AICP
Planning Manager
Community Development Department

Dated: August 30, 2013