

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 City Planner of the City of Cypress, acting as the Responsible Official, has prepared the following Mitigated Negative Declaration.

1. **Project Title and Description:** **Conditional Use Permit No. 3091, and General Plan Amendment No. 3103**

A request to construct a new 111,834 square foot self-storage building at 9141 Valley View Street. The building will be three stories in height and will be occupied by Simply Self-Storage. The project includes the demolition of existing structures including a single-story single-family residence, a two-car garage, and miscellaneous accessory buildings. A General Plan Amendment is being requested to allow an increase in the allowable floor area ratio from 0.5 to 1.8. The 1.43 acre project site is currently owned by SS Valley View, LLC.

The General Plan Land Use Policy Map designates the project site as General Neighborhood Commercial. The Zoning Map designates the project site as (CG) Commercial General.

2. **Findings:**

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

- A. This project will not create a substantially adverse physical change within the affected area, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.
- B. Mitigation measures will be incorporated into the conditions of approval for the project that will eliminate potential negative impacts to surrounding properties in the areas of Cultural Resources, Geology and Soils, Hydrology and Water Quality, and Noise.
- C. The project is consistent with the goals and policies in the Cypress General Plan.

Respectfully submitted,



Douglas Hawkins, AICP
City Planner

DATED: July 21, 2017