



## Notice of Intent to Adopt a Mitigated Negative Declaration for the Oxford Place Project

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, the City of Cypress (City) is the Lead Agency for the Oxford Place Project (proposed project) located at 5081 Orange Avenue, at the northeast corner of Moody Street and Orange Avenue. Based on the Initial Study prepared for the proposed project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent to Adopt (NOI) to agencies that have permit authority over the proposed project, interested groups, and organizations in accordance with CEQA.

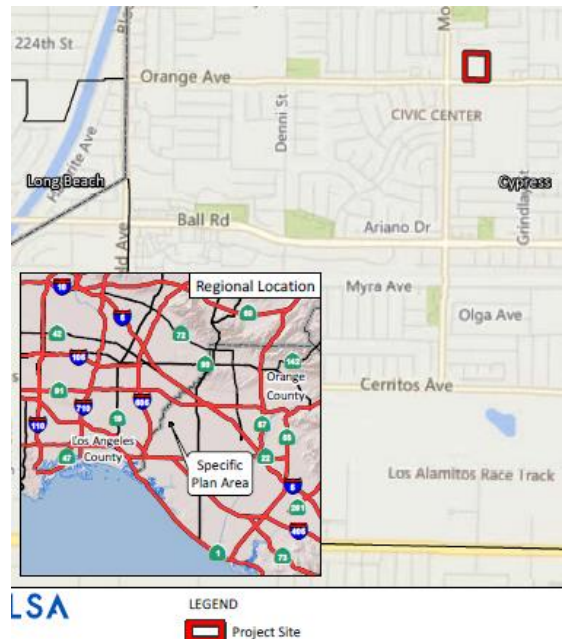
Notice is hereby given that a Draft MND for the proposed project is available for public review during the public comment period (April 20, 2018, through May 21, 2018). The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to propose mitigation measures for identified potentially significant impacts that will eliminate or mitigate impacts to less than significant levels.

**Lead Agency:** City of Cypress

**Project Title:** Oxford Place Project

**Project Location:** 5081 Orange Avenue, Cypress, California, 90630. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, as described in Section 4.8, Hazards and Hazardous Materials, of the MND, the project site has been remediated.

**Project Description:** The Applicant (Melia Homes) proposes to construct a 45-unit residential development on an approximately 3.9-acre site at the northeast corner of the intersection of Moody Street and Orange Avenue in the City of Cypress that is currently used by the Cypress School District as a maintenance and storage facility. A Specific Plan is being prepared for the project, which will require a General Plan Amendment to change the site's land use designation from Community Services and Facilities to Specific Plan Area and a Zone Change to change the site's zoning from PS-1A to Planned Community (PC). A conditional use permit (CUP) and tentative tract map would also be required for the project. Under the Cypress Greenbelt Preservation and Open Spaces Initiative (Measure D), rezoning of Public and Semi-Public (PS-1A) land requires a ballot initiative for approval by voters in Cypress.



**MND:** The MND examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the MND during the public comment period (April 20, 2018, through May 21, 2018). **Written comments on the MND must be submitted no later than Monday, May 21, 2018, to the address below.**

**Address Comments to:**

Douglas Hawkins, City Planner  
City of Cypress  
Planning Division  
5275 Orange Avenue  
Cypress, California 90630

Phone: (714) 229-6727

Email: dhawkins@cypressca.org

**MND REVIEWING LOCATIONS**

**Online**

<http://www.cypressca.org/government/departments/community-development/planning-division/development-information>

**City of Cypress**

Community Development Department, Planning Division  
5275 Orange Avenue  
Cypress, California 90630  
Phone: (714) 229-6720

**Cypress Library**

5331 Orange Avenue  
Cypress, California 90630