



## Notice of Intent to Adopt a Mitigated Negative Declaration for the Citrus Square 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 Citrus Square Project (proposed project) located at the northeast corner of Moody Street and Orange Avenue in the City of Cypress, California. 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.

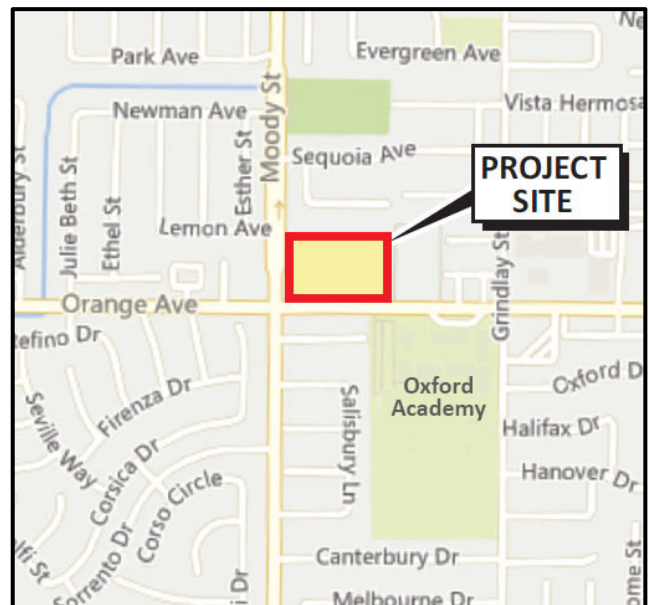
Notice is hereby given that a Draft MND for the proposed project is available for public review during the public comment period (August 18, 2021, through September 16, 2021). The City has prepared the MND to analyze environmental impacts associated with implementation of the proposed project and to 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:** Citrus Square Project

**Project Location:** The northeast corner of Moody Street and Orange Avenue in the City of Cypress, California.

**Project Description:** Melia Homes (the Applicant/Developer) proposes to construct the proposed project on an approximately 6.3-acre site located at the northeast corner of Moody Street and Orange Avenue in the City of Cypress. The proposed project includes the development of 50 affordable condominium units and 48 market-rate condominium units on a project site that is currently used by the Cypress School District (District) for its administrative and maintenance operations. Occupancy of all units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a Conditional Use Permit for Senior Housing – Affordable by the City of Cypress. As part of a separate project, the District's administrative office and maintenance facilities would be relocated. According to the City's General Plan, the project site is designated Community Services and Facilities (Education Facilities), and is currently zoned Public and Semi-Public (PS-1A). Allowable land uses within the Community Services and Facilities designation include public parks, educational facilities, public buildings, and other key community facilities. As part of the project approval, the approval of a Conditional Use Permit would be required to allow for the construction of the residential units within the PS-1A Zone.



**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, Energy, 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, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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 (August 18, 2021, through September 16, 2021). This MND is available on the City's website for the proposed project: (<https://www.cypressca.org/government/departments/community-development/planning-division/development-information>). Additionally, a copy of the MND will be available for public review at the Planning Counter at the Cypress Civic Center address listed below. Please contact Alicia Velasco at (714) 229-6720 or via email at [avelasco@cypressca.org](mailto:avelasco@cypressca.org) to schedule an appointment. **Written comments on the MND must be submitted no later than 5:00 pm, Thursday, September 16, 2021, to the address below.**

**Address Comments to:**

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