



PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Cypress City Center

Lead Agency: City of Cypress

Project Applicant: Shea Properties

PROJECT DESCRIPTION: The City of Cypress (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the Cypress City Center Project (proposed project). The proposed project is located on an approximately 13-acre site (project site) at the northwest corner of Katella Avenue and Winners Circle in Cypress, California. The project is currently an undeveloped paved parking lot. Temporary existing uses on the project site include vehicle parking during events at the nearby Los Alamitos Race Course and periodic temporary truck parking two to three times per year. The project site is bounded by vacant land and surface parking lots associated with the Los Alamitos Race Course to the north, Katella Avenue to the south, Winners Circle to the east, and Siboney Street to the west. Surrounding land uses include the Los Alamitos Race Course to the north; commercial and retail uses to the east; commercial, office, and business park uses to the south; and religious facilities and a commercial center to the west. The project site is within the boundaries of the Cypress Business and Professional Center Specific Plan (Specific Plan), and specifically occupies a portion of Planning Area 5, which is designated for Professional Office uses. The project site currently has a zoning designation of PBP-25A, Planned Business Park (PBP). The Specific Plan is the regulatory plan that constitutes the zoning for the project site. The project would require a Specific Plan Amendment to allow the proposed residential and hotel land uses on the project site.

The proposed project involves the construction and operation of a mixed-use development on the project site. The proposed project includes a 43,200 sf theater with approximately 840 seats, a five-story hotel with up to 120 rooms, approximately 20,800 sf of retail and restaurant uses, and a four-story residential component with up to 251 apartment units and a variety of amenities, including a fitness center, clubhouse, leasing/lounge area, main recreation courtyard, and a dog park. Proposed offsite improvements include curb, sidewalk, and landscaped parkway improvements along Katella Avenue, Winners Circle, and Siboney Street. Off-site storm drain improvements along the north edge of the property within an existing storm drain easement are also included as part of assumed capital improvements for Assessment District 1.

Required discretionary actions associated with the project include the following: certification of the EIR; approval of a Development Agreement between SP Acquisition, LLC and the City of Cypress; approval of a Specific Plan Amendment to create a new mixed-use land use district for the project site to allow residential and hotel uses; approval of a Tentative Parcel Map required for the subdivision of the project site; approval of Conditional Use Permits for the hotel, theater, commercial, and restaurant/alcohol uses; and approval of a Design Review Permit.

POTENTIAL ENVIRONMENTAL IMPACTS: The Draft EIR (DEIR) will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. These categories reflect the probable environmental effects of the proposed project.

- **Aesthetics.** The proposed project would introduce new structures on the site. The EIR will analyze any impacts of the height and massing of the proposed structures, and will include a consistency analysis with the City's zoning and General Plan regulations governing scenic quality. Project-related impacts with respect to light and glare will also be analyzed in the EIR.
- **Air Quality.** The construction and operation of the proposed project would cause the emission of certain air pollutants. Potential air quality impacts, including consistency with the AQMP, violation of air quality standards, the

increase of criteria pollutants, and exposure of sensitive receptors to substantial pollutant concentrations will be analyzed further in the EIR.

- **Energy.** The construction and operation of the proposed project would involve the use of energy. Project impacts to energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the project, as well as project consistency with state and local plans related to energy.
- **Geology and Soils.** The proposed project would involve grading and soil disturbance, and would involve the construction of new structures. Potential impacts associated with strong seismic ground shaking, seismic-related ground failure, soil erosion, unsuitable soils, and paleontological resources will be analyzed further in the EIR.
- **Greenhouse Gas Emissions.** During construction of the project, equipment and vehicles would be used that would generate some greenhouse gases (GHG). In addition, the project's use of energy during long-term operations would contribute to the emission of GHGs. Potential GHG impacts will be analyzed further in the EIR.
- **Hazards and Hazardous Materials.** Potential impacts related to the release of hazardous materials into the environment as a result of project construction and operation will be analyzed further in the EIR.
- **Hydrology and Water Quality.** The proposed project would alter the drainage of the subject site, and would introduce construction and operation activities on the site. The EIR will evaluate any potentially significant adverse project impacts related to waste discharge requirements and surface and groundwater water quality, on- or off-site erosion and siltation, changes in the rate or amount of surface runoff, and other hydrology and water quality concerns.
- **Land Use and Planning.** The proposed project includes residential and hotel land uses that are not expressly allowed by the Specific Plan, and includes an amendment to the Specific Plan. The project's potential conflicts with applicable land use plans, policies, or regulations will be addressed in the EIR.
- **Noise.** The construction and operation of the proposed would generate certain levels of noise. Potential impacts related to noise exceeding established thresholds and vibration and ground-borne noise impacts will be analyzed further in the EIR.
- **Population and Housing.** The proposed project would include a maximum of 251 apartment units and the corresponding increase in the City's population. The project's potential to induce substantial population growth, either directly or indirectly, will be assessed in the EIR.
- **Public Services.** The proposed project would bring additional residents and visitors to the City, which may increase the need for public services. Potentially adverse physical impacts associated with new or physically altered governmental facilities related to police, fire, schools, parks, and libraries will be analyzed in the EIR.
- **Recreation.** The proposed project would bring additional residents and visitors to the City, which may increase the demand for recreational facilities. Potential impacts related to the physical deterioration of park facilities, and the construction or expansion of recreational facilities will be evaluated in the EIR.
- **Transportation.** The project construction would generate construction traffic. The operation of the project would bring approximately 164 additional morning peak hour trips and approximately 323 additional afternoon peak hour trips. The project's potential short- and long-term traffic impacts with respect to the exceedance of adopted LOS standards and the project's compliance with program plans, ordinances, and policies addressing the circulation system will be analyzed further in the EIR.
- **Tribal Cultural Resources.** The proposed project would involve ground disturbance, which carries with it some potential for encountering tribal cultural resources. Information provided through tribal consultation will be

incorporated in the EIR analysis and will assist in identifying whether tribal cultural resources are present, and the significance of any potential impacts to such resources.

- **Utilities and Service Systems.** The proposed project would introduce land uses that require utility and drainage services and systems. Potential impacts related to water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, water supply, and solid waste disposal will be analyzed further in the EIR, and mitigation proposed if necessary.

The EIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. Although the proposed project is not anticipated to result in impacts related to Agriculture and Forestry Resources, Biological Resources, Cultural Resources, Mineral Resources, and Wildfire, these topics will be briefly discussed in the DEIR. An Initial Study has not been prepared for the proposed project. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT SCOPING PROCESS: Circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the DEIR that begins on **November 22, 2019**, and ends on **December 23, 2019** at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the DEIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

SCOPING MEETING: The City will conduct a Public Scoping Meeting in order to present the proposed project and the EIR process and to receive public comments. The City invites interested parties to the following public scoping meeting in order to learn more about the project, ask questions, and submit comments:

Date/Time:

December 11, 2019, 6:00 – 8:00 p.m.

Location:

**Cypress Community Center, Arts and Crafts
Room, 5700 Orange Avenue, Cypress CA 90630**

Address Comments to:

City of Cypress:
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