

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cypress City Center

Lead Agency: City of Cypress Contact Person: John P. Ramirez, AICP
Mailing Address: 5275 Orange Avenue Phone: (714) 229-6727
City: Cypress Zip: 90630 County: Orange

Project Location: County: Orange City/Nearest Community: Cypress
Cross Streets: Katella Avenue and Winners Circle Zip Code: 90720
Longitude/Latitude (degrees, minutes and seconds): 33 048 '17 "N / 118 02 '31 "W Total Acres: 13
Assessor's Parcel No.: See attachment Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-605, I-405, SR-22 Waterways: Coyote Creek, San Gabriel River
Airports: Los Alamitos JFTB Railways: Schools: See attachment

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [X] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS Other:
[] Mit Neg Dec Other:
NOV 22 2019

Local Action Type:

[] General Plan Update [X] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 251 Acres 7.2
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 160,775 Acres 3.7 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Energy Use

Present Land Use/Zoning/General Plan Designation:

Undeveloped Parking Lot/PBP-25A Planned Business Park/Specific Plan Area

Project Description: (please use a separate page if necessary)
See attached page

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 22, 2019 Ending Date December 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Shea Properties</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>130 Vantis Street, Suite 200</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Aliso Viejo, CA 92656</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>949-389-7286</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  **Date:** 11/19/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment to Notice of Completion for the Cypress City Center Project

Assessor's Parcel No.: 241-091-22, 241-091-23, 241-091-24, 241-091-25, and 241-091-26

Schools: Arnold Elementary, Landell Elementary, Frank Vessels Elementary, Juliet Morris Elementary, Los Alamitos Elementary, McAuliffe Middle School, Cypress High School, Laurel High School, Alton School, Lexington Junior High School, Oxford Academy, Holder Elementary School, Wisdom Mission School

Project Description: 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. 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 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.