

**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 # 2019110458****Project Title:** Cypress City CenterLead Agency: City of CypressContact Person: Jeff ZwackMailing Address: 5275 Orange AvenuePhone: (714) 229-6720City: CypressZip: 90630County: Orange**Project Location:** County: Orange City/Nearest Community: CypressCross Streets: Katella Avenue and Winners Circle Zip Code: 90720Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 17 " N / 118 ° 02 ' 31 " W Total Acres: 13Assessor's Parcel No.: See attachment.

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-605, I-405, SR-22Waterways: Coyote Creek, San Gabriel RiverAirports: Los Alamitos JFTBRailways: \_\_\_\_\_ Schools: See attachment**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☒ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) \_\_\_\_\_ ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec Other: \_\_\_\_\_ ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☒ Specific Plan ☐ Rezone Governor's Office ☐ Annexation & Research  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit **FEB 01 2020**  
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: \_\_\_\_\_

**STATE CLEARINGHOUSE****Development Type:**

☒ Residential: Units 251 Acres 7.2  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ 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:**

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

**Present Land Use/Zoning/General Plan Designation:**Parking Lot/PBP-25A Planned Business Park/Specific Plan Area**Project Description:** (please use a separate page if necessary)See attached page

## Reviewing Agencies Checklist

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

<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 checked="" type="checkbox"/> Caltrans District #12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<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 checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 11, 2020 Ending Date March 27, 2020

### 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: Jeff Zwack Date: 2/4/2020

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 a 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.