



## Notice of Availability of a Draft Environmental Impact Report for the Cypress City Center Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2019110458) for the Cypress City Center project (Proposed Project) is available for public review during the public comment period (February 11, 2020, to March 27, 2020). The City of Cypress has prepared the DEIR to analyze environmental impacts associated with implementation of the Proposed Project to discuss alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The project site consists of approximately 13 acres at the northwest corner of Katella Avenue and Winners Circle in the City of Cypress, located in Orange County, California. The Proposed Project includes the development of a 43,200 square-foot (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 private fitness center, clubhouse, and leasing/lounge area, and a recreation courtyard and dog park, open to the public. Proposed off-site 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 project site within an existing storm drain easement are also included as part of the Proposed Project. The Proposed Project may also reconstruct the portion of Siboney Street along the western side of the project site to public standards. The project site is currently a paved parking lot and is not located on any of the lists of hazardous materials release sites enumerated under Section 65962.5 of the Government Code.

The DEIR identifies potential significant effects generated by the Proposed Project in relation to the following Environmental Analysis Checklist Categories: Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Public Services, and Tribal Cultural Resources. The DEIR includes proposed mitigation measures that will ensure that the Proposed Project will not result in any significant, adverse effects on the environment, except for greenhouse gas impacts. Implementation of mitigation measures would reduce operational emissions to the extent feasible. However, greenhouse gas emissions impacts associated with the Proposed Project would remain significant and unavoidable.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (February 11, 2020, to March 27, 2020) at the locations provided below. **Written comments on the DEIR must be submitted no later than 5:00 pm, Friday March 27, 2020, to Jeff Zwack at the address below.**

### DEIR REVIEWING LOCATIONS

Please submit written comments by March 27, 2020

**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

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

**Address Comments to:**  
Jeff Zwack, Project Planner  
City of Cypress  
Community Development Department, Planning Division  
5275 Orange Avenue  
Cypress, California 90630  
**Email:** projectplanner@cypressca.org

