

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
County Clerk
County of: Orange
Address: 601 N. Ross St. Santa Ana, CA 92701

From:
Public Agency: City of Cypress
Address: 5275 Orange Avenue Cypress, CA 90630
Contact: Jeff Zwack
Phone: (714) 229-6720
Lead Agency (if different from above): Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019110458

Project Title: Cypress City Center

Project Applicant: SP Acquisitions, LLC

Project Location (include county): NW corner of Katella Ave and Winners Cir, Cypress, Orange County

Project Description:

The Cypress City Center Project (project) involves the construction and operation of a mixed-use development, including a five-story hotel with up to 120 rooms, a four-story residential component with up to 251 apartment units and a variety of amenities, and a shopping center with uses such as a 43,200 sf theater with approximately 840 seats or a grocery store and approximately 20,800 sf of retail and restaurant uses, on an approximately 13-acre site at the northwest corner of Katella Avenue and Winners Circle. The City Council approved resolutions related to the Final Environmental Impact Report, Tentative Parcel Map, Conditional Use Permit, and Site Plan for the project and held the first reading of the ordinances related to the amendment for the Cypress Business & Professional Center Specific Plan and the Development Agreement with the project.

This is to advise that the City of Cypress has approved the above (Lead Agency or Responsible Agency)

described project on May 26, 2020 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Cypress, Planning Division, 5275 Orange Avenue, Cypress, CA

Signature (Public Agency): Jeff Zwack Title: City Planner

Date: 5/27/2020 Date Received for filing at OPR: Governor's Office of Planning & Research

**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 Center

Lead Agency: City of Cypress Contact Person: Jeff Zwack  
 Mailing Address: 5275 Orange Avenue Phone: (714) 229-6720  
 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 ° 48 ' 17 " N / 118 ° 02 ' 31 " W Total Acres: 13  
 Assessor's Parcel No.: See attachment. Section: 28 Twp.: 4 S Range: 11 W Base: SB  
 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: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: <u>NOD</u>	<input type="checkbox"/> FONSI	

Governor's Office of Planning & Research

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexion
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

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STATE CLEARINGHOUSE

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>251</u> Acres <u>7.2</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>160,775</u> Acres <u>3.7</u> Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

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

**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 attachment

## 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".

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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         |  |

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### 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>	

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Signature of Lead Agency Representative: \_\_\_\_\_  \_\_\_\_\_ Date: 5/29/20

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.