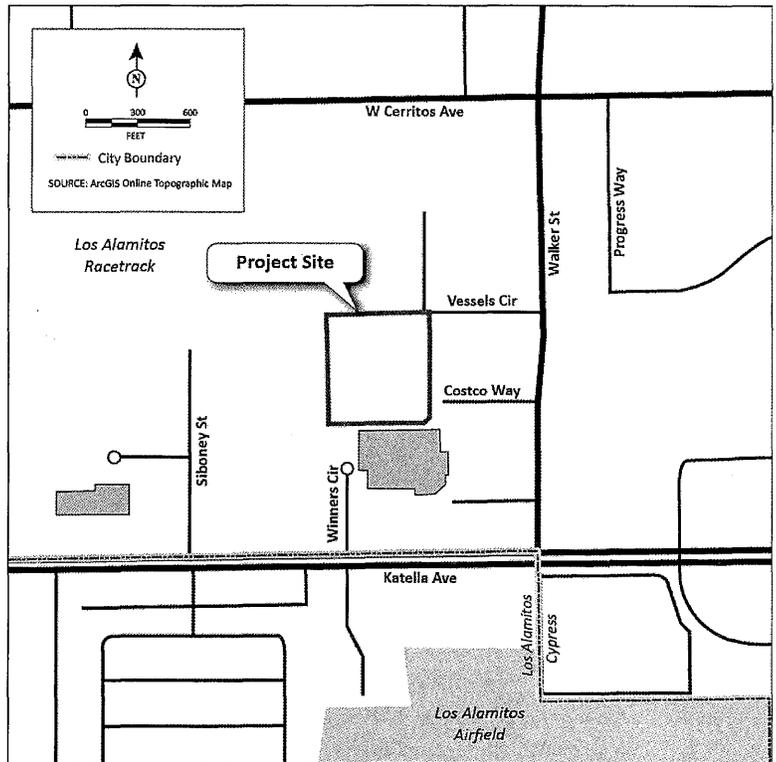




PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Cypress Town Center
Lead Agency: City of Cypress
Project Applicant: Melia Homes

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 Town Center Project (proposed project). The proposed project is located on an approximately 7-acre site (project site) south of Vessels Circle and west of Walker Street in the City of Cypress, California. In its existing condition, the project site is a parking lot with asphalt paving, six overhead light poles, and a 60-foot wide strip of ornamental trees, palm trees, and grass/shrubs on the north portion. The project site is bounded on the north by the Los Alamitos Race Track, on the west by surface parking lots, on the south by a Costco and a vacant parking lot approved for the Cypress City Center mixed-use development, and on the east by a two-story office building.



The proposed project includes the development of a portion of the Los Alamitos Race Course parking lot area into a residential multi-family community consisting of 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0 (Specific Plan). The 135 multi-family residential homes would include two types of multi-family units: 56 two-story condominiums in four buildings arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes located along the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. The proposed project also includes an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle. Access to the project site would be provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the proposed project includes an off-site, 200-foot-long bioswale to treat drainage from the proposed Vessels Circle extension.

Required discretionary actions associated with the proposed project include the following: certification of the EIR; approval of a Vesting Tentative Tract Map; 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, Biological Resources, Cultural Resources, 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 result in visual changes on the project site. The DEIR will analyze any visual impacts of the proposed project, and will include a consistency analysis with the City's zoning, Specific Plan, and General Plan regulations governing scenic quality. Project-related impacts with respect to light and glare will also be analyzed in the DEIR.

- **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 current Air Quality Management Plan (AQMP), violation of air quality standards, the increase of criteria pollutants, and the exposure of sensitive receptors to substantial pollutant concentrations will be analyzed further in the DEIR.
- **Biological Resources.** The construction of the proposed project would result in the removal of landscaping and trees on the project site. Project impacts to biological resources, including impacts to any species identified as a candidate, sensitive, or special-status species, sensitive natural communities, and conflicts with any local policies, ordinances, or approved habitat conservation plan protecting biological resources will be analyzed further in the DEIR.
- **Cultural Resources.** The proposed project would involve ground disturbance, which carries with it some potential for encountering cultural resources. Information provided through a record search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) will be incorporated in the DEIR analysis and will assist in identifying whether cultural resources have been identified on the project site, and the significance of any potential impacts to such resources.
- **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 DEIR, analyzing short-term and long-term impacts of the proposed 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. 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 DEIR.
- **Greenhouse Gas Emissions.** During construction of the project, equipment and vehicles would be used that would generate some greenhouse gases (GHGs). 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 DEIR.
- **Hazards and Hazardous Materials.** The proposed project would result in a residential development on the project site. 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 DEIR.
- **Hydrology and Water Quality.** The proposed project would involve construction and operation activities on the project site. The DEIR 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 uses that are allowed under the Specific Plan. The project's potential conflicts with applicable land use plans, policies, or regulations will be addressed in the DEIR.
- **Noise.** The construction and operation of the proposed project 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 DEIR.
- **Population and Housing.** The proposed project would include 135 dwelling units and would result in a 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 DEIR.
- **Public Services.** The proposed project would induce population growth in 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 DEIR.

- **Recreation.** The proposed project would result in an increase in the City's population, 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 DEIR.
- **Transportation.** Project construction and operation would generate vehicle trips. The proposed project's potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT) and the project's compliance with program plans, ordinances, and policies addressing the circulation system will be analyzed further in the DEIR.
- **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 DEIR 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 require utility and drainage system improvements. Potential impacts related to water, wastewater treatment, stormwater drainage, electric power, natural gas, telecommunications facilities, water supply, and solid waste disposal will be evaluated in the DEIR.

The DEIR 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, 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 **September 25, 2020**, and ends on **October 26, 2020**, 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: Consistent with the Governor's Stay at Home order, the City will conduct a virtual Public Scoping Meeting in order to present the proposed project and the EIR process and provide direction to the public on comments. The City encourages and invites all interested parties to participate in the following public scoping meeting in order to learn more about the project and ask questions:

Date/Time: Thursday October 8, 2020, 7:00 – 8:00 p.m.

Location: Instructions for participating in the virtual meeting will be published 72 hours prior to the Public Scoping Meeting at the following location on the City's website: <https://www.cypressca.org/government/departments/community-development/planning-division/development-information>

Address Comments to:
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