

**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

**20#20099025**

**Project Title:** Cypress Town 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: Vessels Circle and Walker Street Zip Code: 90630  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 21 " N / 118 ° 2 ' 25 " W Total Acres: 7  
 Assessor's Parcel No.: 241-091-36 and 241-091-40 Section: 21 and 28 Twp.: 4S Range: 11W Base:  
 Within 2 Miles: State Hwy #: N/A Waterways: Coyote Creek  
 Airports: Los Alamitos JFTB Railways: N/A Schools: See attachment

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

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

**Development Type:**  
 Residential: Units 135 Acres 7  
 Office: Sq.ft. Acres Employees  
 Commercial: Sq.ft. Acres Employees  
 Industrial: Sq.ft. Acres Employees  
 Educational:  
 Recreational:  
 Water Facilities: Type MGD  
 Transportation: Type  
 Mining: Mineral  
 Power: Type  
 Waste Treatment: Type  
 Hazardous Waste: Type  
 Other:

Governor's Office of Planning & Research

SEP 25 2020

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**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:**  
 Public and Semi-public Zone/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.

## **Attachment to Notice of Completion for the Cypress Town Center Project**

**Schools within 2 miles:** Cerritos Elementary School, Hansen Elementary School, Grace Christian School, Frank Vessels Elementary School, Little School of the West, Del Sol School, Morris Elementary School, Cypress High School, Margaret Landell Elementary School

**Project Description:** 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, 6 overhead light poles, and a 60 inch 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 Racecourse 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 that would be arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes that would be 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.

**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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 12
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 9
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_


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

Starting Date September 25, 2020 Ending Date October 26, 2020

**Lead Agency (Complete if applicable):**

Consulting Firm: LSA Associates, Inc.  
 Address: 20 Executive Park, Suite 200  
 City/State/Zip: Irvine, CA 92614  
 Contact: Nicole West  
 Phone: (949) 553-0666

Applicant: Melia Homes  
 Address: 8951 Research Drive  
 City/State/Zip: Irvine, CA 92618  
 Phone: (949) 759-4367, Ext. 264

Signature of Lead Agency Representative: 

Date: 9-25-20

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