



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

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2020099025) for the Cypress Town Center project (proposed project) is available for public review during the public comment period (January 22, 2021, to March 8, 2021). 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 proposed project includes the development of a 7-acre portion of the Los Alamitos Race Course parking lot area into a multi-family residential community with 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0. The 135 multi-family residential homes would include two types of 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 three off-site bioswales and a modular wetland system to collect and treat drainage from the Vessels Circle extension. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The DEIR identifies potentially significant environmental effects generated by the proposed project in relation to the following categories: Cultural Resources and Geology Soils. The DEIR includes proposed mitigation measures to ensure that the proposed project will not result in any significant, adverse effects on the environment. The proposed project would not result in any significant and unavoidable impacts.

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 (January 22, 2021, to March 8, 2021). The DEIR is available on the City's website for the proposed project: (<https://www.cypressca.org/government/departments/community-development/planning-division/development-information>).

Additionally, a copy of the DEIR will be available for public review at the Cypress Civic Center by appointment only. Please contact Alicia Velasco at (714) 229-6720 or via email at avelasco@cypressca.org to schedule an appointment. **Written comments on the DEIR must be submitted no later than 5:00 p.m., Monday, March 8, 2021, to Alicia Velasco at the address below.**

ADDRESS COMMENTS TO:

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Please submit written comments by March 8, 2021

