

**NOTICE OF EXEMPTION**

TO: \_\_\_\_\_ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

FROM: City of Cypress  
 5275 Orange Avenue  
 Cypress, CA 90630

X  County Clerk-Recorder  
 Public Services Division  
 P.O. Box 238  
 Santa Ana, CA 92702

Filing Fee Exempt per Govt. Code Section 6103

<b>Project Title</b> Conditional Use Permit No. 2024-01; Amendment to Conditional Use Permit No. 86-11; and Tentative Parcel Map No. 2023-134 (AKA Sycamore Creek Charter School Project)		
<b>Project Location - Specific</b> 4321 Cerritos Avenue, Cypress Ca 90630		
<b>Project Location - City</b> Cypress	<b>Project Location - County</b> Orange	
<b>Description of Nature, Purpose, and Beneficiaries of Project</b> A request to reconfigure the two-parcel site to allow separate ownership of an existing church facility on the west parcel and a TK – 12 public charter school within existing buildings and eight new modular buildings on the east parcel. The beneficiaries are the Holy Cross Lutheran Church and the Sycamore Creek Charter School, respectively.		
<b>Name of Public Agency Approving Project</b> City of Cypress		
<b>Name of Person or Agency Carrying Out Project (Applicant's Name and Address)</b> Hugo Garcia, Red Hook Capital Partners IV, 2120 East Grand Avenue, Suite 135, El Segundo, CA 90245		
<b>Exempt Status: (Check One)</b> <input type="checkbox"/> Ministerial (Sec. 21080(b)(1);15268); <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3);15269(a)); <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); <input checked="" type="checkbox"/> Categorical Exemption. 15332 (In-Fill Development) <input type="checkbox"/> General Rule (Sec. 15061 [b] [3])		
<b>Reasons why project is exempt:</b> Pursuant to California Environmental Quality Act Guidelines (CEQA), Section 15332 (In-Fill Development), the project is categorically exempt from further environmental analysis because it is an infill project on a site less than five acres in size located in an urbanized area. Although not required, a traffic study and a noise study were conducted and confirmed no project related impacts in this regard.		
<b>Lead Agency Contact Person</b> Alicia Velasco, Planning Director	<b>Area Code</b> (714)	<b>Telephone Number</b> 229-6720

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  
 Yes  X  No \_\_\_\_\_

\_\_\_\_\_  
 Date Received for Filing at OPR

  
 \_\_\_\_\_  
 Signature

6/24/2024  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Planning Director  
 Title

Signed by Lead Agency