

## 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

<b>SCH #</b>
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**Project Title:** Cypress Business Parks Modernization and Integration Project

Lead Agency: City of Cypress Contact Person: Alicia Velasco, Planning Director  
 Mailing Address: 5275 Orange Avenue Phone: (714) 229-6720  
 City: Cypress Zip: 90630 County: Orange

**Project Location:** County: Orange City/Nearest Community: City of Cypress  
 Cross Streets: Valley View Street and Katella Avenue Zip Code: 90630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 19.75 " N / 118 ° 02 ' 4.19 " W Total Acres: 439

Assessor's Parcel No.: Various Section: 21/28 Twp.: 4 S Range: 11 W Base: SB

Within 2 Miles: State Hwy #: SR-39, I-605 Waterways: Coyote Creek

Airports: JFTB Los Alamitos Railways: n/a Schools: See attachment

**Document Type:**

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

**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: Zoning Ordinance Amendment

**Development Type:**

Residential: Units 321 Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: Mandatory Findings of Significance

**Present Land Use/Zoning/General Plan Designation:**

See attachment

**Project Description:** (please use a separate page if necessary)

See attachment.

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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 14, 2025 Ending Date April 2, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>City of Cypress</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>5275 Orange Avenue</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Cypress, CA 90630</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(714) 229-6720</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Alicia Velasco  
2025.03.12 16:39:28 -0700 Date: \_\_\_\_\_

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

## **Attachment to Notice of Completion for the Cypress Business Park Specific Plan**

### **Project Description:**

The City of Cypress is proposing the Cypress Business Parks Modernization and Integration Project to consolidate and modernize five existing Specific Plans into a single comprehensive Specific Plan for the Cypress Business Parks. Covering approximately 439 acres in southern Cypress, the project integrates the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan (including Amendment 19-1). The project aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes. While most land uses will remain unchanged, a small portion of the Specific Plan area will be amended to allow for high-density residential development (up to 60 dwelling units per acre) to support the City's Regional Housing Needs Assessment as required in the 2021-2029 Housing Element. The project requires approvals for a General Plan Amendment, Zoning Ordinance Amendment, and Specific Plan Amendment. If adopted, the Cypress Business Park Specific Plan will serve as the governing document for all future development within the area.

### **Schools:**

**Elementary Schools:** AE Arnold Elementary School, Bryant Elementary School, Cerritos Elementary School, Enders Elementary School, Frank Vessels Elementary School, Garden Park Elementary School, Hansen Elementary School, Hawaiian Elementary School, Holder Elementary School, Los Alamitos Elementary School, Loyal Barker Elementary School, Margaret Landell Elementary School, Patton Elementary School, Robert M. Pyles STEM Academy, Rossmoor Elementary School, and Wakeham Elementary School.

**Junior High/Middle Schools:** Hilton D. Bell Intermediate School, Lexington Junior High School, McAuliffe Middle School, Oak Middle School, and Orangeview Junior High School.

**High Schools:** Cypress High School, Los Alamitos High School, Oxford Academy, Pacifica High School, and Rancho Alamitos High School.

**Private Schools:** Chapman Hettinga Education Center, Del Sol School, Inc., Grace Christian School, Orange County Christian School, and Wisdom Mission School.

**College:** Cypress College.

**Present Land Use/Zoning/General Plan Designation:** Lusk/Cypress Industrial Park Specific Plan/Planned Community Zone PC-1, Cypress Corporate Center Original and Amended Specific Plan/Planned Community Zone PC-2, McDonnell Center Amended Specific Plan/Planned Community Zone PC-3, Cypress View Limited Specific Plan/Planned Community Zone PC-5, Cypress Business and Professional Center Specific Plan/Planned Business Park.