

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

SCH #

Project Title: The Specific Plan 3.0 Buildout 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: West Cerritos Avenue, Lexington Drive, Katella Avenue, Enterprise Drive, Vessels Circle Zip Code: 90720

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 25.7 " N / 118 ° 02 ' 37.9 " W Total Acres: 151

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

Within 2 Miles: State Hwy #: I-404,I-605, SR-22 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: _____

Development Type:

Residential: Units 1,791 Acres 116
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 480,000 Acres 26 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Public Park Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy/GHG</u>

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Land Use: Specific Plan Area/ Zoning: PC

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.

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 checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 4, 2025 Ending Date May 5 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Frank Sherren</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>Los Alamitos Race Course 4961 Katella Avenue</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Cypress, California 90720</u>
Contact: <u>Ryan Bensley</u>	Phone: _____
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: April 4, 2025

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

Assessor Parcel Numbers

APNs 241-081-02, 241-081-12, 241-221-22, 241-221-27, 241-221-26, 241-221-25, 241-232-37, 241-091-21, 241-081-23, 241-221-28, 241-221-30, 241-091-50, 241-091-51, 241-091-37, 241-081-22, 241-081-08, 241-221-33, 241-221-24, 241-232-20, 241-232-22, 241-221-19, 241-232-21

Schools:

Elementary Schools: Cerritos Elementary School, Enders Elementary School, Furgeson Elementary School, Hawaiian Elementary School, Holder Elementary School, Jack L. Weaver Elementary School, King Elementary School, Lee Elementary School, Los Coyotes Elementary School, Loyal Barker Elementary School, Margaret Landell Elementary School, Melbourne (Ella P.) Elementary School, Morris Elementary School, Patton Elementary School, Rank Vessels Elementary School, San Marino Elementary School.

Middle Schools:

Hilton D. Bell Intermediate School, Lexington Junior High School, McAuliffe Middle School, Oak Middle School, Orangeview Junior High School, Walker Junior High School

High Schools:

Cypress High School, John F. Kennedy High School, Los Alamitos High School, Oxford Academy, Pacifica High School (6851 Lampson Ave)

Alternative Education:

Linden Oaks, Development of Education Academy

Community College:

Cypress College

Project Description

The City of Cypress (City) is the Lead Agency responsible for preparing a Draft Environmental Impact Report (Draft EIR) addressing potential environmental impacts associated with the Specific Plan 3.0 Buildout Project (proposed project). The project site on which the proposed project would be developed (defined below as the Buildout Area) is situated in the southern portion of the City of Cypress, within Orange County. The project site is bounded to the north by Cerritos Avenue, to the east by institutional and commercial uses along and near Walker Street, including churches as well as office and retail uses, to the west by Lexington Drive, and to the south by Katella Avenue and commercial uses.

The proposed project consists of reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan), approximately 134 acres. The proposed project includes the approval of proposed Vesting Tentative Tract Map No. The land subject to VTTM 19247 is greater than the Buildout Area because VTTM 19247 includes Lots 8 and 9, which are part of the existing Grace Church property and include approximately 17.55 acres of land located outside the area governed by the Specific Plan. The environmental analyses in this

Draft EIR do not consider future development of Lots 8 and 9, and as such are not included in the Buildout Area.

The development scenario evaluated in the Draft EIR will include 1,791 residential units and 480,000 square feet of non-residential uses within the Buildout Area, as allowed under the approved Specific Plan. Of the 14 numbered lots in VTTM 19247, the proposed project includes residential development on Lots 2 through 4, 7, and 10 through 14, non-residential development on Lots 10 through 14, and the development of park and recreational improvements on Lots 1, 5 and 6.

The proposed project includes an extension of Moody Street from Cerritos Avenue to Katella Avenue, and a westerly extension of Vessels Circle from its current western terminus to where from its current western terminus to intersect with the proposed Moody Street extension. Additional private driveways, accessways and/or streets connecting to these streets and the other surrounding arterial streets would be constructed within the various lots; however, the location and size of those collector roads is unknown at this time. Additionally, the proposed project would include the widening of Lexington Drive within Lot B and the construction of residential streets to provide access directly to Cerritos Avenue.

Required discretionary actions associated with the proposed project include the approval of VTTM 19247 and a Development Agreement pursuant to Section 65864 et seq. of the California Government Code.