



NOTICE OF PREPARATION

To: Interested Agencies and Organizations
(Refer to Attached Distribution List)

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

Lead Agency:

Agency Name: City of Cypress
Street Address: 5275 Orange Avenue
City/State/Zip: Cypress, California 90630
Contact: Douglas Hawkins, AICP, City Planner
Phone: (714) 229-6720

Consulting Firm:

Firm Name: LSA Associates, Inc.
Street Address: 20 Executive Park, Suite 200
City/State/Zip: Irvine, California 92614
Contact: Patrick Zabrocki
Phone: (949) 553-0666

The **CITY OF CYPRESS** will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached. Due to the time limits mandated by State law, your response must be sent at the earliest possible date **but not later than 30 days** after receipt of this notice. **The comment period begins on March 2, 2015 and ends on March 31, 2015.**

Please send your response to **Mr. Douglas Hawkins, AICP, City Planner** at the address shown above. We will need the name for a contact person in your agency.

Scoping Meeting: A public scoping meeting will be held on Monday, March 16, 2015, from 6:30 p.m. to 8:00 p.m. at the Courtyard by Marriott Hotel, located at 5865 Katella Avenue in the City of Cypress, CA 90630. The purpose of the meeting is to obtain information and solicit comments from the public regarding the environmental issues that should be studied in the EIR. No decisions regarding the proposed project will be made at the scoping meeting.

Project Title: Barton Place

Project Location: City of Cypress Orange
City (nearest) County

Project Location and Description (brief): The project site consists of approximately 33 acres within the southwestern portion of the City of Cypress in Orange County, California, and is located just north of the City of Los Alamitos boundary and approximately one mile northwest of the City of Garden Grove. The project site is located at 4921 Katella Avenue, at the northeast corner of Katella Avenue and Enterprise Drive. A portion of the Los Alamitos Race Course, including one-story horse barns and associated equipment, is located immediately north of the project site. A surface parking area for the Los Alamitos Race Course, a church, and a hotel are located immediately east of the project site, with commercial uses located further to the east beyond the hotel. To the west of the project site is Enterprise Drive and Cottonwood Church. The southern border of the project site is Katella Avenue, with commercial, single-family, and multi-family residential uses south of Katella Avenue. The project site was previously part of the Cypress Golf Club, which permanently closed in 2004. The project site is unimproved and is not currently utilized for any land use or activity.

The proposed mixed-use project includes two components, a senior residential community and commercial/retail improvements. The community would include approximately 244 senior residential units and the commercial/retail component would consist of approximately 50,000 square feet of commercial space. The attached Initial Study includes additional details regarding the proposed project and its location, a description of the entitlements required for the proposed project, and a discussion of the proposed project's probable environmental effects.