

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:

Project Title:

Lead Agency:

Contact Name:

Email: Phone Number:

Project Location:
City *County*

Project Description (Proposed actions, location, and/or consequences).

Reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan) that includes approximately 134 acres of land (Buildout Area) in the City of Cypress. The proposed project includes the approval of Vesting Tentative Tract Map (VTTM) No. 19247. VTTM 19247 includes lots with a total land area of approximately 151.6 acres. The land subject to VTTM 19247 is greater than the Buildout Area as VTTM 19247 includes Lots 8 and 9 (17.55 acres), which are, or will be, part of the Grace Church property, which is located outside the area governed by the Specific Plan. The environmental analyses in the DEIR do not consider future development on Lots 8 and 9 of VTTM 19247.

The proposed project evaluated in the DEIR includes 1,791 residential units and 440,000 square feet of non-residential uses that could occur within the Buildout Area, as summarized below.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in significant and unavoidable impacts related to air quality (operational emissions), cultural (historic) resources, and transportation (VMT), even with implementation of Mitigation Measures AIR-1 (emission reduction measures), CUL-1 (photographs and memorabilia of historical resource) and CUL-2 (historical marker), and TRA-1 (TDM strategies).

The proposed project would result in potentially significant impacts related to air quality (sensitive receptors), biological resources (jurisdictional waters), cultural resources (human remains), geology and soils (liquefaction and paleontological resources), GHG emissions, hazards and hazardous materials, hydrology and water quality (wetland/riparian resources), and tribal cultural resources; however, impacts would be reduced to less than significant with implementation of Mitigation Measures AIR-2 (Tier 4 construction equipment), BIO-1 (jurisdictional delineation), GEO-1 (implementation of geotechnical recommendations), GEO-2 (unexpected paleontological find), GEO-3 (worker sensitivity training), GHG-1 (GHG reduction strategies), HAZ-1 (implement Phase I ESA recommendations), and TCR-1 through TCR-4.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board
California Department of Transportation, District 12
California Department of Fish and Wildlife, Region 5
Native American Heritage Commission
Office of Historic Preservation
Santa Ana Regional Water Quality Control Board, Region 8
California Department of Toxic Substances Control