

SEP 02 2016

City of Cypress
City Clerk's Office**Rebuttal Ballot Argument in Support of Measure GG**

The Specific Plan incorporates significant input from residents, business owners and community leaders at a series of community meetings. The size of the community park was doubled to 20 acres, the residential density was significantly reduced and the proponent agreed that the Specific Plan can't be amended without a further vote of the people.

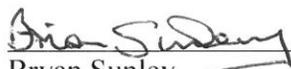
There are no surprises here:

- All permitted uses are clearly listed in the Specific Plan for public review.
- The average density of the residential units is quite low – about 8.5 units/acre.
- The current zoning already allows a 99-foot building, yet no such building exists in Cypress.

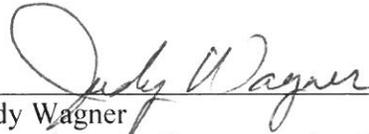
The Specific Plan doesn't "guarantee" any precise development project – it simply establishes new zoning for the property. Any subsequent project will require full environmental review and public input and hearings. Residents can ensure that the vision of the Specific Plan to create a town center is carried out, and we have no doubt it will be. We trust our elected officials and staff to protect the community.

We all know that the Race Course and surrounding property will inevitably be redeveloped. Voters will decide if they want a master plan in place to develop the property with uses that the community has expressed a strong desire for – new shopping, dining and entertainment venues, more open space and recreational facilities, and new homes and neighborhoods – not the current and very limited permitted uses – hospitals, churches and schools.

Let's look responsibly to the future and do what's best for the Cypress community!



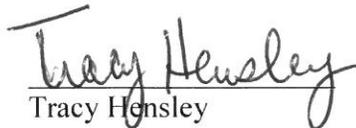
Bryan Sunley
President, Friends of
Cypress Recreation & Parks



Judy Wagner
Commissioner, Cypress Senior Citizens
Commission, and President, Cypress
Senior Sunshine Club



Penny Dash
Retired Business Owner



Tracy Hensley
President, Cypress Youth
Baseball



Sandy Purtle
Former Recreation &
Community Services
Commissioner