



Notice of Availability of a Draft Environmental Impact Report for the Specific Plan 3.0 Buildout Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (EIR) (SCH No. 2025040377) for the Specific Plan 3.0 Buildout Project (proposed project) is available for public review during the public comment period (March 16, 2026 to April 30, 2026). The City of Cypress prepared the Specific Plan 3.0 Buildout Project Draft EIR to analyze environmental impacts associated with proposed project implementation, to assess alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The proposed project consists of the 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. Figure 1 depicts the project location. The proposed project includes the approval of Vesting Tentative Tract Map No. 19247 (VTTM 19274). 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 Draft EIR do not consider future development on Lots 8 and 9 of VTTM 19247. Figure 2 depicts the proposed VTTM 19247.

In addition, the proposed project does not consider the development of two discrete portions of the land subject to the Specific Plan, which include (1) seven acres of land within the area governed by the Specific Plan (Melia Property) that Melia Homes has previously developed as the Belmont residential project (State Clearinghouse [SCH] 2020099025), and (2) nine acres of land on which the City has previously developed Lexington Park. The Specific Plan also included 20 acres of public park space spread throughout the Specific Plan Area. The City previously constructed Lexington Park on nine acres of that land, which land was donated to the City by Cypress GC, LLC.

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

Residential Development: The Specific Plan allows for a maximum of 1,926 residential units, including the units allowed on the seven-acre Melia Property. Melia Homes previously developed the Belmont residential project with 135 units on the Melia Property. Therefore, an additional 1,791 residential units (1,926 - 135) may be developed within the Buildout Area.

Non-Residential Development: The Specific Plan permits an aggregate maximum of 879,170 square feet of non-residential floor area within the Buildout Area. However, it is anticipated that, based on current and reasonably foreseeable future market conditions, the buildout of the Buildout Area will include substantially less than 879,170 square feet of non-residential development. Therefore, the environmental analyses in the Draft EIR are based in part on the assumption that only 440,000 square feet of non-residential development will occur within the Buildout Area. This represents approximately 50 percent of the maximum amount of permitted non-residential development. If non-residential development that cumulatively exceeds 440,000 square feet is later proposed within the Buildout Area, additional environmental review in accordance with the provisions of CEQA and the *State CEQA Guidelines* may be required if and to the extent such non-residential development requires any discretionary action by the City.

Development of Lot 14: Melia Homes has proposed a project (Lot 14 Project) on the entirety of Lot 14 in proposed VTTM 19247, which includes approximately 7.33 acres of land. The Lot 14 Project includes the subdivision of proposed Lot 14 into 8 lots (Lots 1–6, A and B) for condominium purposes for the construction and sale of 112 attached townhomes, with common areas for landscaping, recreation center, parking, drive aisles, and easements. The Lot 14 site is located in the Mixed-Use (Town Center/MDR) District established in the Specific Plan and the 112 townhomes proposed for the Lot 14 site represent 112 of the 1,791 residential units allowed within the Buildout Area.

As shown in Figure 2, proposed VTTM 19247 would divide the Buildout Area and other land currently owned by Grace Church into 14 numbered lots. The numbered lots would accommodate the development of residential, non-residential and park and recreational uses. VTTM 19247 also includes existing Siboney Street, land that would be used to expand a

portion of Lexington Drive adjacent to Lot 1 and Lexington Park, the further extension of Vessels Circle between Lots 7 and 12, and the extension of Moody Street to connect to Siboney Street, with Siboney Street becoming part of Moody Street.

In accordance with the approved Specific Plan, the proposed project evaluated in the Draft EIR 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 (as well as two additional acres within the Specific Plan that will be specified in the future).

Development on Lots 1, 5, and 6 is limited to park and recreational uses. The Public Park District includes 18.2 acres of specifically identified land, which includes the nine acres of land that the City has previously developed as Lexington Park following its approval as the Cypress Sports Park Project (SCH No. 2019089093).

The proposed project evaluated in the Draft EIR does not assume any development on Lots 8 and 9. Grace Church owns Lot 9 where its existing church facilities are located. It is anticipated that Grace Church would acquire Lot 8 from LARC in exchange for transferring ownership of Lots 5 and 10 to LARC. Following this anticipated land swap, Grace Church would own Lots 8 and 9, which collectively include approximately 17.55 acres of land and are not located within the Buildout Area. Lots 8 and 9 have been included in VTTM 19247 solely in connection with the contemplated land swap, and no development is presently contemplated on those lots by Grace Church.

The maximum residential buildout and reasonably foreseeable non-residential buildout of the Buildout Area pursuant to the Specific Plan reflects the land swap described above and therefore includes Lots 5 and 10, and excludes Lots 8 and 9.

The Draft EIR identifies potentially significant effects generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources. The Draft EIR includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment, except for certain impacts related to Cultural Resources and Transportation. Even with implementation of feasible mitigation measures, the project's potential impacts related to Cultural Resources (substantial adverse change of a historic resource [the Los Alamitos Race Course]) and Transportation (residential vehicle miles traveled [VMT]) would remain significant and unavoidable. The project site is not listed on the Hazardous Waste and Substances Sites List (Cortese List) pursuant to California Government Code Section 65962.5.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the Draft EIR during the public comment period (March 16, 2026 to April 30, 2026). The Draft EIR is available on the City's website for the proposed project: (<https://www.cypressca.org/departments/community-development/planning-division/development-information>) Additionally, a copy of the Draft EIR and all documents incorporated by reference in the Draft EIR will be available for public review at the Cypress Civic Center by appointment only. Please contact Alicia Velasco at (714) 229-6720 or via email at avelasco@cypressca.org to schedule an appointment. **Written comments on the Draft EIR must be submitted no later than 5:00 p.m., April 30, 2026, to Alicia Velasco at the address below.**

ADDRESS COMMENTS TO:

Alicia Velasco, Planning Director
City of Cypress
Community Development Department, Planning Division
5275 Orange Avenue
Cypress, California 90630
Email: avelasco@cypressca.org

Please submit written comments by April 30, 2026

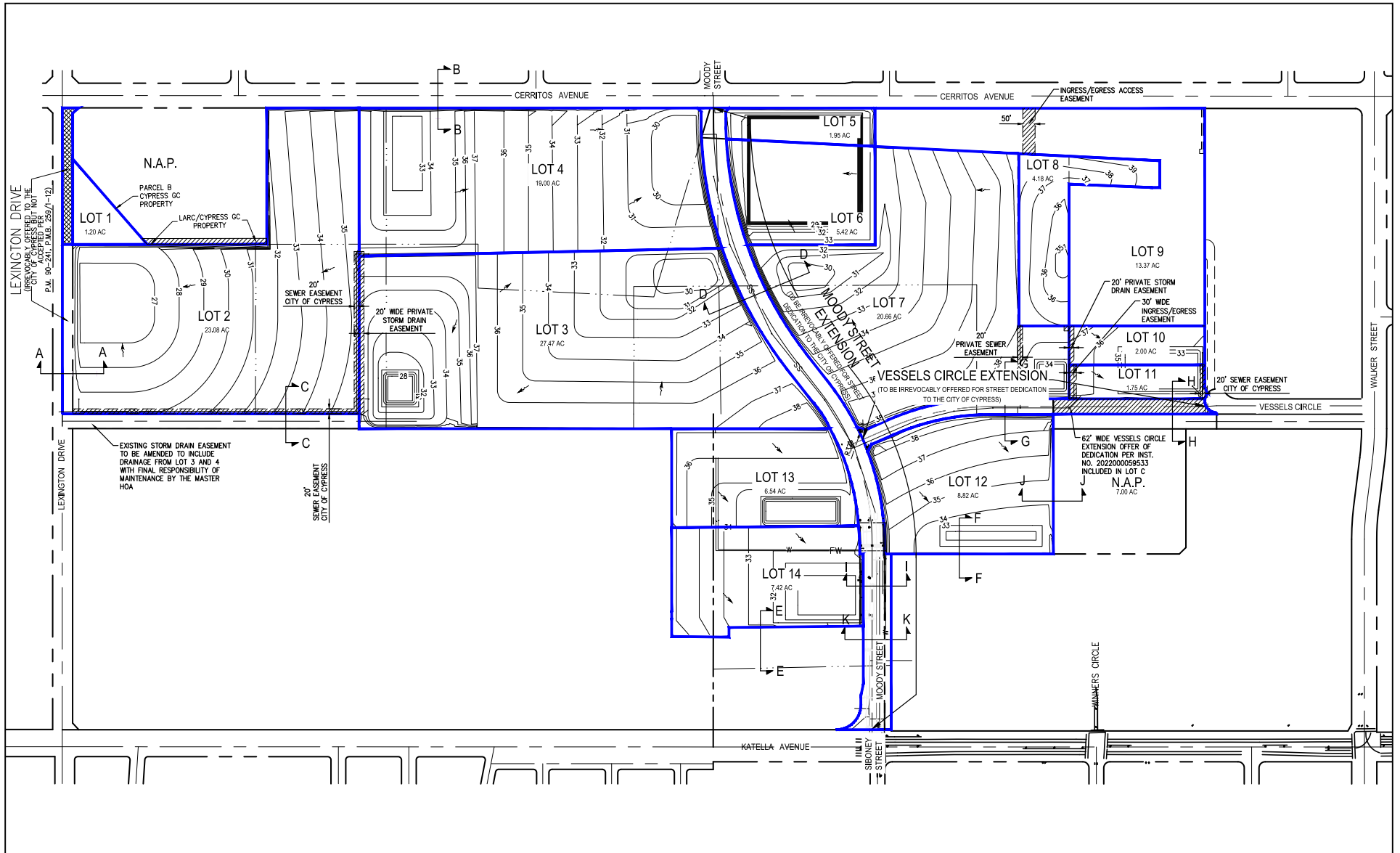
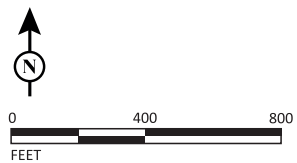






FIGURE 2

LSA



LEGEND:

-  CENTERLINE
-  RIGHT OF WAY/PROPERTY LINE
-  PROPOSED LOT LINE
-  PROPOSED DETENTION BASIN

Specific Plan 3.0 Buildout Project
Vesting Tentative Tract No. 19247

SOURCE: TAIT & Associates

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