

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 # 2025040377

Project Title: 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: Cypress

Cross Streets: Katella Avenue/Lexington Drive/Cerritos Avenue/Walker Street Zip Code: 90720

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 25.7 " N / 118 ° 02 ' 37.9 " W Total Acres: 134

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

Within 2 Miles: State Hwy #: I-405, I-605, SR-22 Waterways: Coyote Creek, Stanton Channel, Bolsa Chica Channel, Carbon Creek

Airports: JFTB Los Alamitos Railways: N/A Schools: See attachment

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input checked="" type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Development Agreement</u> |

Development Type:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>1,791</u> Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>440,000 sq. ft. of non-residential uses</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

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 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 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:

Los Alamitos Race Course; Cypress Town Center and Commons Specific Plan 3.0

Project Description: *(please use a separate page if necessary)*

See attachment.

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 type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" 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 March 16, 2026 Ending Date April 30, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Los Alamitos Race Course</u>
Address: <u>3210 El Camino Real, Suite 100</u>	Address: <u>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: <u>(714) 820-2800</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: _____

Alicia Velasco
2026.03.12 14:26:03 -0700'

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

**ATTACHMENT TO NOTICE OF COMPLETION FOR THE
SPECIFIC PLAN 3.0 BUILDOUT PROJECT**

Parcel Numbers: 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, 241-221-29, 241-221-30, 241-091-50, 241-091-51, 241-091-37, 241-081-22, 241-081-08, 241-221-32, 241-221-33, 241-221-24, 241-232-20, 241-232-22, 241-221-19, 241-232-21

Schools: A.E. Arnold Elementary School, Clara J. King Elementary School, Margaret Landell Elementary School, Steve Luther Elementary School, Juliet Morris Elementary School, Cerritos Elementary School, Hansen Elementary School, Carver Elementary School, Rancho Alamitos High School, Saint Polycarp Catholic School, Frank Vessels Elementary School, Morris Elementary School, Cypress High School, Lexington Junior High School, Ella P. Melbourne Elementary School, Fedde Middle School, Martin B Tetzlaff Junior High School, John F. Kennedy High School, Walker Junior High School, Buena Terra Elementary School, San Marino Elementary School, Orangeview Junior High School, Holder Elementary School, McAuliffe Middle School, Los Alamitos Elementary School, Los Alamitos High School, Oak Middle School, Hawaiian Elementary School.

Project Description: 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 of Cypress (City). 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 DEIR do not consider future development on Lots 8 and 9 of VTTM 19247.

In addition, the proposed project does not include 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 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.

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 DEIR 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.

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 DEIR 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 DEIR 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 project site is not listed on the Hazardous Waste and Substances Sites List (Cortese List) pursuant to California Government Code Section 65962.5.