



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Specific Plan 3.0 Buildout Project
Lead Agency: City of Cypress
Project Applicant: Los Alamitos Race Course

PROJECT DESCRIPTION: The City of Cypress (City) is the Lead Agency responsible for preparing a Draft Environmental Impact Report (Draft EIR) addressing potential environmental impacts associated with the Specific Plan 3.0 Buildout Project (proposed project). As illustrated in **Figure 1: Regional Location**, the project site on which the proposed project would be developed (defined below as the Buildout Area) is situated in the southern portion of the City of Cypress, within Orange County. The project site is bounded to the north by Cerritos Avenue, to the east by institutional and commercial uses along and near Walker Street, including churches as well as office and retail uses, to the west by Lexington Drive, and to the south by Katella Avenue and commercial uses.

The proposed project consists of reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan), approximately 134 acres, as shown in **Figure 2: Buildout Area**, identified as the Buildout Area. The proposed project includes the approval of proposed Vesting Tentative Tract Map No. 19247 (VTTM 19274), as shown in **Figure 3: Vesting Tentative Tract Map No. 19247**. The land subject to VTTM 19247 is greater than the Buildout Area because VTTM 19247 includes Lots 8 and 9, which are part of the existing Grace Church property and include approximately 17.55 acres of land located outside the area governed by the Specific Plan. The environmental analyses in this Draft EIR do not consider future development of Lots 8 and 9, and as such are not included in the Buildout Area.

The development scenario evaluated in the Draft EIR will include 1,791 residential units and 480,000 square feet of non-residential uses within the Buildout Area, as allowed under the approved Specific Plan. Of the 14 numbered lots in VTTM 19247, the proposed project 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.

The proposed project includes an extension of Moody Street from Cerritos Avenue to Katella Avenue, and a westerly extension of Vessels Circle from its current western terminus to where from its current western terminus to intersect with the proposed Moody Street extension. Additional private driveways, accessways and/or streets connecting to these streets and the other surrounding arterial streets would be constructed within the various lots; however, the location and size of those collector roads is unknown at this time. Additionally, the proposed project would include the widening of Lexington Drive within Lot B and the construction of residential streets to provide access directly to Cerritos Avenue.

Required discretionary actions associated with the proposed project include the approval of VTTM 19247 and a Development Agreement pursuant to Section 65864 et seq. of the California Government Code.

POTENTIAL ENVIRONMENTAL IMPACTS: In accordance with CEQA Guidelines Section 15060, the City determined that the proposed project may have one or more significant effects on the environment, and an EIR is required to assess project-related impacts. As permitted under CEQA, the City has elected to begin work directly on the Draft EIR in lieu of further initial review, bypassing the preparation of an initial study.

The Draft EIR will contain a detailed project description, maps identifying the project's location and surrounding land uses, existing environmental setting, project-specific impacts, cumulative impacts, feasible mitigation measures to reduce or avoid potentially significant impacts, a mitigation monitoring plan, and an alternatives analysis.

The Draft EIR will examine potential environmental impacts generated by the proposed project in relation to the following environmental factors:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

PROJECT SCOPING PROCESS: Circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the EIR that begins on April 4, 2025, and ends on May 5 2025, at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the EIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the EIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the EIR.

SCOPING MEETING: The City will conduct a Public Scoping Meeting to present the proposed project and the EIR process and provide direction to the public on comments. The City encourages and invites all interested parties to participate in the following public scoping meeting to learn more about the project and ask questions:

Date/Time: April 16, 2025, 6:30 p.m.–7:30 p.m. *Meeting will conclude after 30 minutes if no attendees are present.*

Address Comments to:
City of Cypress:
Attn: Alicia Velasco, Planning Director
5275 Orange Avenue
Cypress, CA 90630
Phone: (714) 229-6720
Email: avelasco@cypressca.org

Location: This meeting will be held virtually. Please access the meeting via Microsoft Teams: <https://shorturl.at/vgjHC>

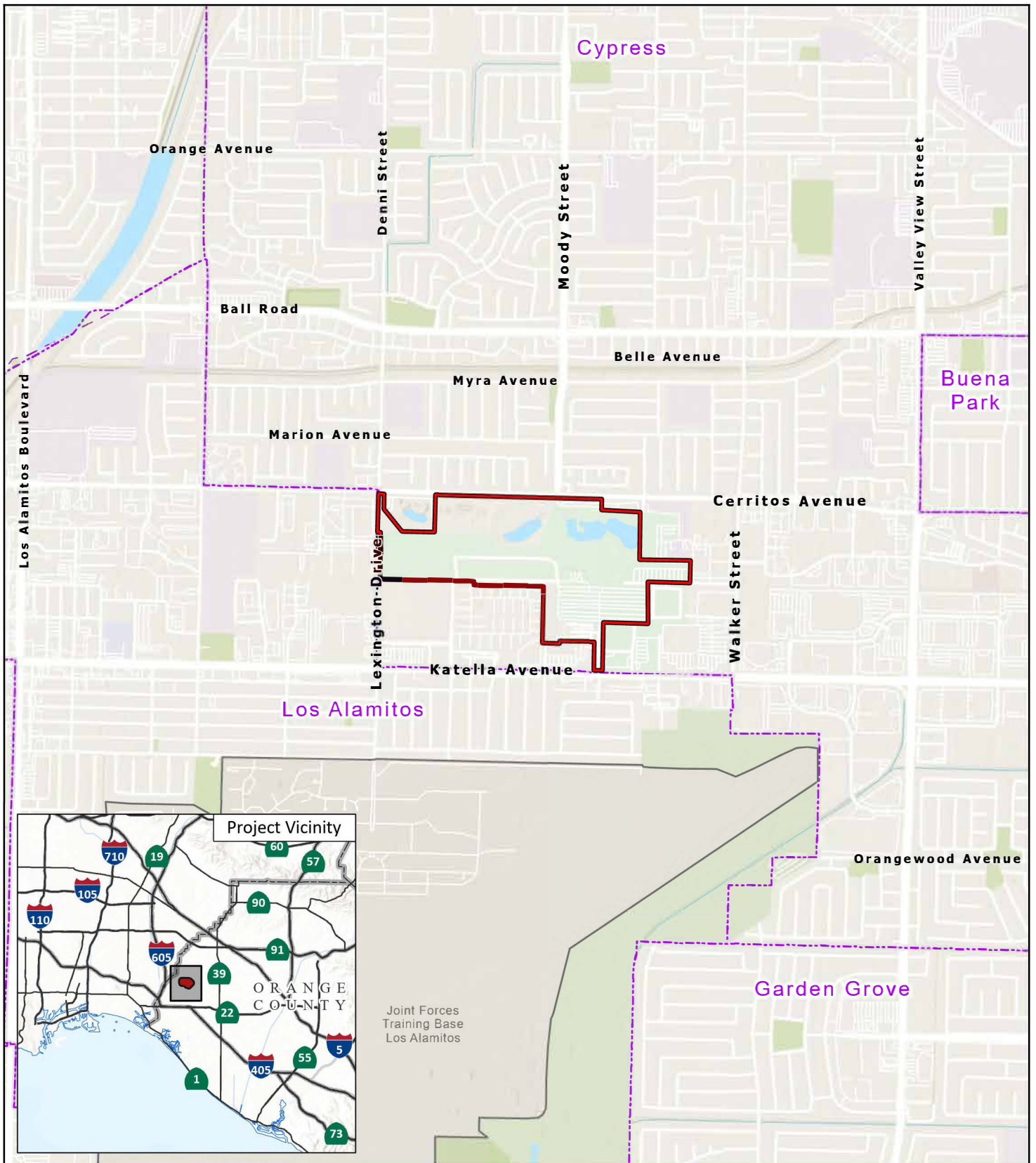
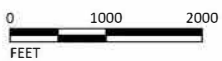


FIGURE 1

LSA

- Buildout Area
- City Boundaries



SOURCE: Esri World Topographic Map (2024)

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Specific Plan 3.0 Buildout Project
Regional Location



 Buildout Area

FIGURE 2

LSA



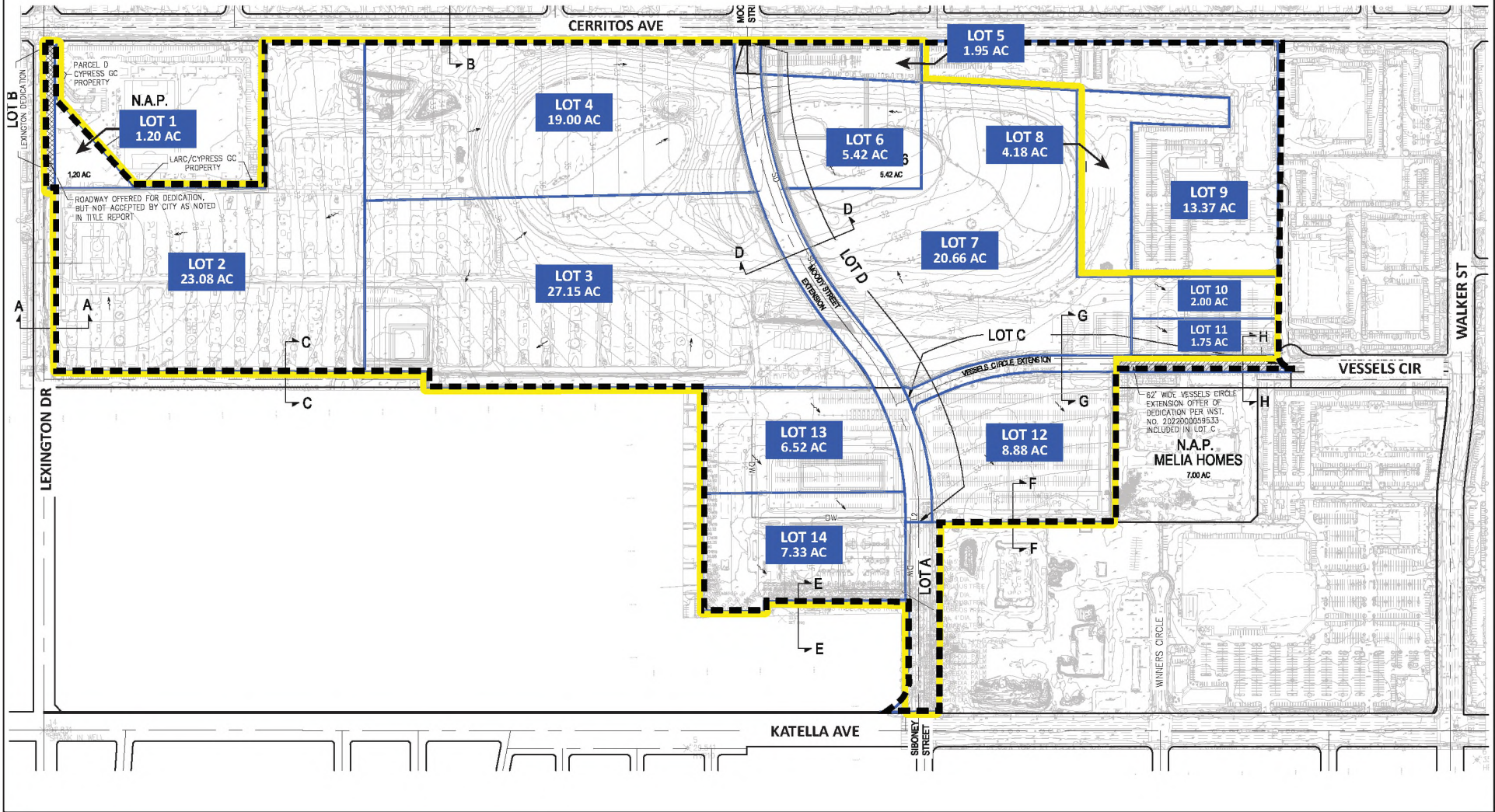
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SOURCE: Google Maps (2024)

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Specific Plan 3.0 Buildout Project
Buildout Area

VESTING TENTATIVE TRACT NO. 19247



LSA

LEGEND

- VTTM 19247
- Buildout Area
- Proposed Lot Line

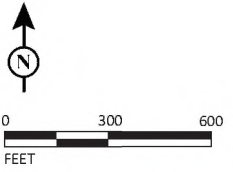


FIGURE 3

Specific Plan 3.0 Buildout Project
Vesting Tentative Tract Map No. 19247