

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 #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input 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 type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ 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 type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: _____

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

ATTACHMENT TO NOTICE OF COMPLETION FOR CYPRESS HOUSING ELEMENT IMPLEMENTATION PROJECT

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 City of Cypress (City) recently updated its General Plan Housing Element for the 6th Cycle Planning Period from 2021 to 2029. Although the City's 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units, Cypress has a large unaccommodated housing need of 1,990 units to meet its Regional Housing Needs Assessment (RHNA) allocation of 3,936 units. The 2021–2029 Housing Element outlined several sites that are candidates for future housing development (Opportunity Sites) and identified two potential rezoning scenarios, which are described below. However, the 2021–2029 Housing Element did not actually amend the City's planning and zoning documents. Instead, the 2021–2029 Housing Element includes a program that requires that the City rezone identified parcels in the sites inventory within 18 months of the 2021–2029 Housing Element's adoption date to ensure the provision of adequate and appropriate sites for future housing development (Housing Program 12).

The proposed project is the implementation of Housing Program 12, based upon one of the two rezoning scenarios in the City's 2021–2029 Housing Element. The proposed project includes amendments to the City's Zoning Ordinance and an update of the City's General Plan to reflect the 2021–2029 Housing Element adopted on June 27, 2022, and would not directly result in physical development. The proposed project would include amendments to the Lincoln Avenue Specific Plan (LASP), the Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan), and the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan). The proposed project would update the City's General Plan and Zoning Ordinance and any relevant planning documents to be "internally consistent," meaning any and all conflicts must be acknowledged and resolved. For the 2021–2029 Housing Element to be internally consistent with the Zoning Ordinance and Specific Plans, the proposed project would rezone sites and/or amend the General Plan to accommodate the City's housing needs, as set forth in the 2021–2029 Housing Element.

Under the proposed project rezoning scenario, the LASP and the CTCC Specific Plan would be amended to accommodate most of the additional dwelling units required to meet the City's RHNA. The CBPC Specific Plan along Katella Avenue would also be amended to accommodate additional dwelling units. The CTCC Specific Plan would be amended to allow up to 1,791 dwelling units (it currently allows up to 1,250 dwelling units). The majority of the zoning in the CTCC Specific Plan would remain unchanged, with 109.9 acres allowing densities ranging from 8 to 15 dwelling units per acre. Densities within the other approximately 14.5 acres would increase to 45 to 50 dwelling units per acre. Any changes to the CTCC Specific Plan would require voter approval. Under the proposed

project, several properties within the LASP would be zoned for 30 dwelling units per acre. One parcel within the CBPC Specific Plan would be zoned for 60 dwelling units per acre.

Cypress currently has capacity to accommodate the development of up to 1,946 new housing units, which includes 484 housing units that are already entitled (approved or currently under construction). Therefore, the proposed rezoning action under the proposed project would increase the City’s development capacity to 3,756 units or an increase of 2,314 units compared to the City’s existing planning and zoning documents.

The EIR will also evaluate an alternative rezoning scenario identified as Alternative 2 in the 2021–2029 Housing Element. The Alternative 2 rezoning scenario includes densities between 30 and 60 dwelling units per acre within the LASP and allows up to 60 dwelling units per acre at one property within the CBPC Specific Plan. In total, 21 parcels at the east end of the Lincoln Avenue corridor, closest to Cypress College, would be zoned for 60 dwelling units per acre. Other areas of the Lincoln Avenue corridor would be zoned for 30 or 50 dwelling units per acre. This scenario would not affect any of the existing zoning for the Los Alamitos Race Course, which was established by the voter-approved CTCC Specific Plan.

The proposed rezoning action under Alternative 2 would increase the City’s development capacity to 3,845 units, or an increase of 2,403 units compared to the 1,946 new housing units allowed under the City’s existing planning and zoning documents.

Table A below provides an overview of the existing unbuilt residential development capacity for the four housing opportunity locations and the proposed increase in residential development capacity and resulting unbuilt residential development capacity for the proposed project and Alternative 2.

Table A: Residential Development Capacity Summary

Specific Plan/ Development Area	Existing Unbuilt Residential Development Capacity*	Proposed Increase in Residential Development Capacity		Resulting Unbuilt Residential Development Capacity	
		Proposed Project	Alternative 2	Proposed Project	Alternative 2
Lincoln Avenue	327	1,317	2,052	1,644	2,379
Cypress Town Center and Commons	1,115	676	0	1,791	1,115
Cypress Business and Professional Center	0	321	321	321	321
Orange/Grindlay	0	0	30	0	30
TOTAL	1,442	2,314	2,403	3,756	3,845

* Includes units currently under construction