



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Project: Cypress Housing Element Implementation Project

Lead Agency: City of Cypress

Project Applicant: City of Cypress

PROJECT DESCRIPTION: The City of Cypress (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the programmatic update to the City's General Plan, Lincoln Avenue Specific Plan (LASP), Cypress Town Center and Commons Specific Plan 2.0, (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), and Zoning Ordinance (proposed project). The City recently updated its Housing Element for the 6th Cycle Planning Period from 2021 to 2029. To comply with State Housing law, the City's Housing Element was updated to ensure the City's policies and programs can accommodate the estimated housing growth needs identified in the Southern California Association of Governments' Regional Housing Needs Assessment (RHNA) allocation for the 6th Cycle Planning Period. The RHNA allocated Cypress 3,936 dwelling units to accommodate the estimated housing needs of various income levels. The 2021–2029 Housing Element included a candidate site analysis to accommodate the 3,936-unit RHNA and any estimated "carryover" from the 5th Cycle Housing Element, and an additional analysis of candidate sites to address future "no net loss" provisions of Senate Bill 166. As required by State Housing law, including Assembly Bill 1397, the 2021–2029 Housing Element identified land in Cypress that would be able to accommodate the City's share of regional housing needs (either through available sites or amendments to the existing planning and zoning documents).

Although the 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 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 LASP, the CTCC Specific Plan, and the 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.

Proposed Project

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. Table A provides a summary of the proposed project. Figure 1, below, includes a map showing the locations of the Opportunity Sites under the proposed project and their densities.

Table A: Proposed Project Summary

Specific Plan	Proposed Increase in Housing Unit Capacity
Lincoln Avenue Specific Plan	1,317
Cypress Town Center and Commons Specific Plan 2.0	676
Cypress Business and Professional Center Specific Plan	321
TOTAL	2,314

Source: City of Cypress Planning Department (2023).

Alternative 2: Lincoln Avenue Specific Plan Mixed Density

The Alternative 2 rezoning scenario, as described in the 2021–2029 Housing Element, 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 B provides a summary of Alternative 2, and the map shown in Figure 2, below, illustrates the locations and proposed densities of the Opportunity Sites under this scenario.

Table B: Alternative 2 Summary

Specific Plan/Zoning	Proposed Increase in Housing Unit Capacity
Cypress Business and Professional Center Specific Plan	321
RM-20 (southeast corner of Orange Avenue and Grindlay Street)	30
Lincoln Avenue Specific Plan	2,052
TOTAL	2,403

Source: City of Cypress Planning Department (2023).

Table C, 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 C: 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

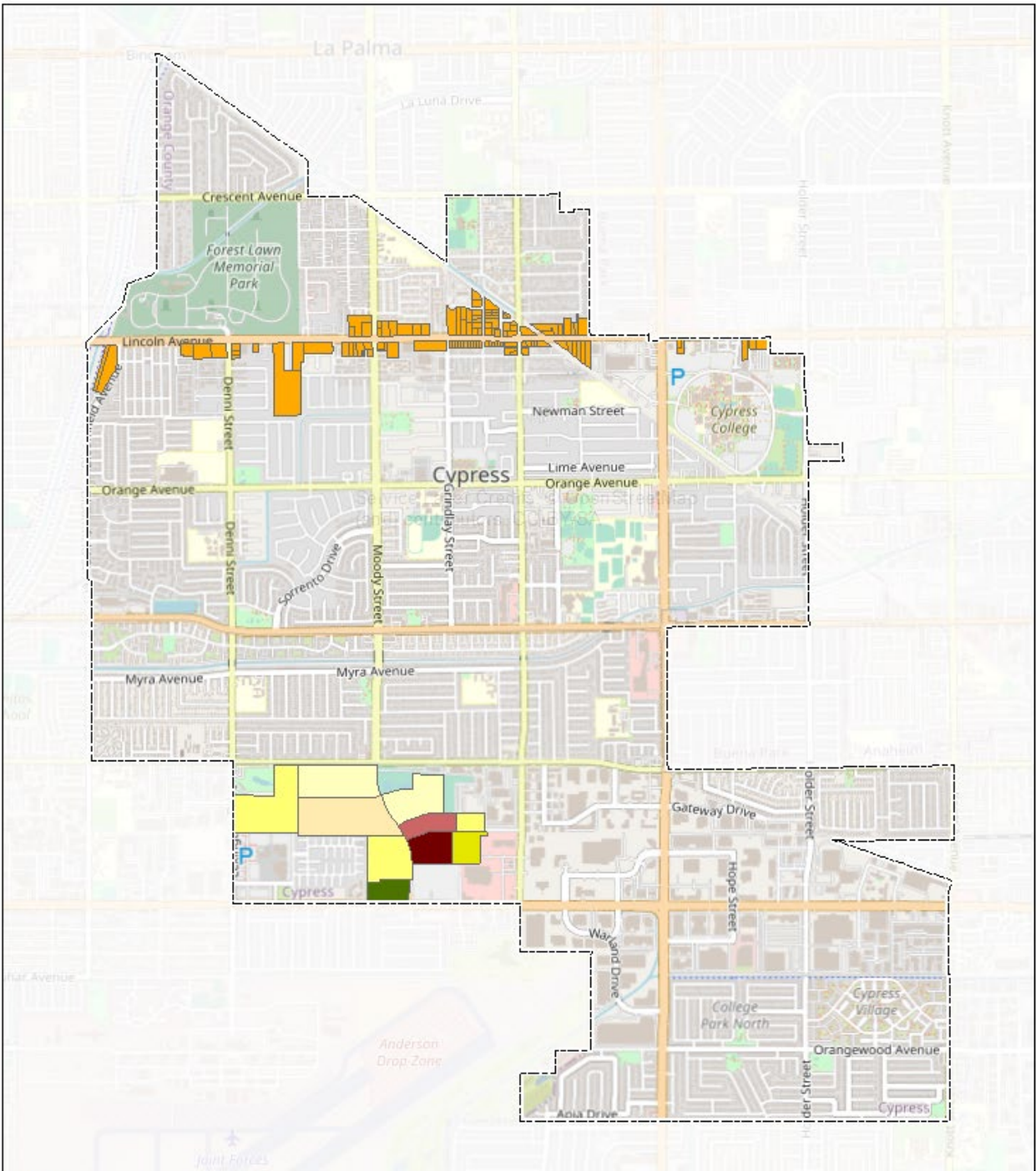


FIGURE 1

LSA

LEGEND

- City Boundary
- Proposed Project**
- Proposed Density**
- 8 units/acre
- 10 units/acre
- 15 units/acre
- 18 units/acre
- 30 units/acre
- 45 units/acre
- 50 units/acre
- 60 units/acre

0 1250 2500
FEET

SOURCE: Esri Basemap (2022)

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City of Cypress Housing Element Implementation
Proposed Project Opportunity Sites

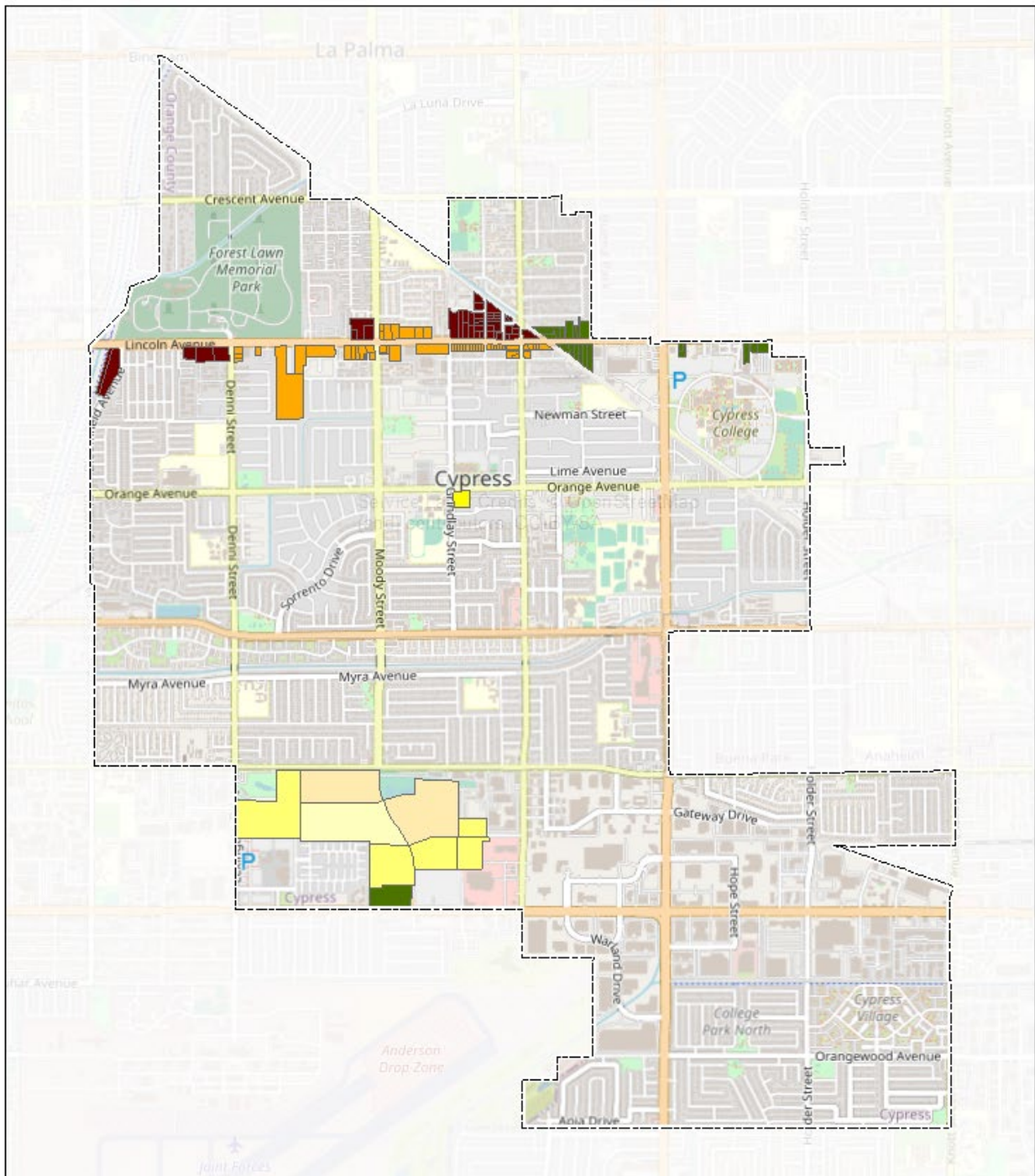


FIGURE 2

LSA



0 1250 2500
FEET

SOURCE: Esri Basemap (2022)

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LEGEND

[Dashed Line]	City Boundary	[Light Yellow]	20 units/acre
[Dark Yellow]	Alternative 2	[Orange]	30 units/acre
[Light Yellow]	Proposed Density	[Red]	45 units/acre
[Light Orange]	8 units/acre	[Dark Red]	50 units/acre
[Orange]	10 units/acre	[Dark Green]	60 units/acre
[Yellow]	15 units/acre		

City of Cypress Housing Element Implementation
Alternative 2 Opportunity Sites

Required discretionary actions associated with the proposed project include the following: approval of updates/ amendments to the existing General Plan Land Use and Circulation Elements; approval of amendments to the LASP, CTCC Specific Plan, and CBPC Specific Plan; approval of amendments to the City's Zoning Ordinance and Zoning Map to resolve potential zoning inconsistencies resulting from adoption of the 2021–2029 Housing Element; and certification of the EIR.

POTENTIAL ENVIRONMENTAL IMPACTS: City staff examined potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Agriculture and Forestry Resources, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire. The remaining categories would be evaluated further in the EIR prepared for the proposed project.

- **Air Quality.** The proposed project would cause the emissions of certain air pollutants. Potential air quality impacts, including consistency with the current Air Quality Management Plan (AQMP), violation of air quality standards, the increase of criteria pollutants, and the exposure of sensitive receptors to substantial pollutant concentrations will be analyzed further in the EIR.
- **Cultural Resources.** Information provided through a record search at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) will be incorporated in the EIR analysis and will assist in identifying whether cultural resources have been identified on the project site, and the significance of any potential impacts to such resources. The project could potentially cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State of California Environmental Quality Act (CEQA) *CEQA Guidelines*.
- **Energy.** Future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments would involve the use of energy. Project impacts to energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the proposed project, as well as project consistency with State and local plans related to energy.
- **Greenhouse Gas Emissions.** For future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments, equipment and vehicles could be used that would generate some greenhouse gases (GHGs). In addition, the future projects' uses of energy during long-term operations would contribute to the emissions of GHGs. Potential GHG impacts will be analyzed further in the EIR.
- **Land Use and Planning.** The proposed project includes Opportunity Sites that would be rezoned to allow for residential uses. The project's potential conflicts with applicable land use plans, policies, or regulations will be addressed in the EIR.
- **Noise.** The construction and operation of future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments could result in the generation of a substantial temporary or permanent increase in ambient noise levels. Potential impacts related to noise exceeding established thresholds and vibration and ground-borne noise impacts will be analyzed further in the EIR.
- **Population and Housing.** The proposed project would increase the City's development capacity by 2,314 dwelling units compared to its existing planning and zoning documents. Alternative 2 would increase the City's development capacity by 2,403 units. The project's potential to induce substantial population growth, either directly or indirectly, will be assessed in the EIR.
- **Public Services.** The proposed project would induce population growth in the City, which may increase the need for public services. Potentially adverse physical impacts associated with new or physically altered governmental facilities related to police, fire, schools, parks, and libraries will be analyzed in the EIR.
- **Transportation.** Future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments would generate vehicle trips. The proposed project's potential short- and long-term traffic impacts with respect to regional vehicle miles

traveled (VMT) and the project's compliance with program plans, ordinances, and policies addressing the circulation system will be analyzed further in the EIR.

- **Tribal Cultural Resources.** Future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments would involve ground disturbance, which carries with it some potential for encountering tribal cultural resources. Information provided through tribal consultation will be incorporated in the EIR analysis and will assist in identifying whether tribal cultural resources are present, and the significance of any potential impacts to such resources.
- **Utilities and Service Systems.** Future projects implemented in accordance with the proposed amendments to the General Plan, LASP, CBPC Specific Plan, and CTCC Specific Plan and associated Zoning code amendments would require utility and drainage system improvements. Potential impacts related to water, wastewater treatment, stormwater drainage, electric power, natural gas, telecommunications facilities, and water supply will be evaluated in the EIR.

The EIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. Although the proposed project is not anticipated to result in impacts related to Aesthetics, Agriculture, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Recreation, and Wildfire, these topics will be discussed briefly in the Initial Study being prepared for the proposed project (the Initial Study will be included as an appendix to the Draft EIR).

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 21, 2023**, and ends on **May 22, 2023**, 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 in order 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 in order to learn more about the project and ask questions:

Date/Time: May 2, 2023, 6:00 p.m.–7:00 p.m.

Location: This meeting will be held virtually. Please access the meeting via Microsoft Teams:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2UxMzkyODAtNmJkNi00M2NkLWI5ODMtMThhMDVjODM0M0M0DBj%40thread.v2/0?context=%7b%22Tid%22%3a%22a8687fd0-48b5-4429-b2a5-671188150a45%22%2c%22Oid%22%3a%222880ef7f2-81c6-4902-9ba3-c1223d7efe89%22%7d Meeting ID: 297 359 010 423; Passcode: dBdGzC. Or call in at +1 469-998-7975, Phone Conference ID: 562 815 855#

Address Comments to:
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