

**DRAFT
INITIAL STUDY**

**2021–2029 CYPRESS HOUSING ELEMENT
IMPLEMENTATION PROJECT
CYPRESS, CALIFORNIA**

JANUARY 2024



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LIST OF ACRONYMS AND ABBREVIATIONS

1990 CBPC Specific Plan	Cypress Business and Professional Center Specific Plan
2012 CBPC Specific Plan	Amended and Restated Cypress Business and Professional Center Specific Plan
AB	Assembly Bill
ACS	American Community Survey
ADU	accessory dwelling unit
AELUP	Airport Environs Land Use Plan
ALUC	Airport Land Use Commission
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
ASBS	Areas of Special Biological Significance
AUHSD	Anaheim Union High School District
Basin 8-1	Coastal Plain of Orange County Basin
BMPs	Best Management Practices
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen Code	2019 California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAO	Cleanup and Abatement Orders
CBC	California Building Code
CBPC	Cypress Business and Professional Center
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CDO	Cease and Desist Orders
CEQA	California Environmental Quality Act
CGS	California Geological Survey
City	City of Cypress



CNEL	community noise equivalent level
Cortese List	Hazardous Waste and Substances Sites List
CPD	Cypress Police Department
County	County of Orange
CTCC Specific Plan	Cypress Town Center and Commons Specific Plan 2.0
CWA	Clean Water Act
DAMP	Drainage Area Management Plan
dBA	A-weighted decibel(s)
District	Cypress School District
DOC	Department of Conservation
DTSC	California Department of Toxic Substances Control
du/ac	dwelling units per acre
DWR	California Department of Water Resources
EI	expansion index
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FHSZ	fire hazard severity zones
FIRM	Federal Insurance Rate Maps
FRAP	Fire and Resources Assessment Program
GHG	greenhouse gas
GSWC	Golden State Water Company
I-405	Interstate 405
I-605	Interstate 605
IS	Initial Study
IS/MND	Initial Study/Negative Declaration
IS/ND	Initial Study/Mitigated Negative Declaration
JFTB	Joint Forces Training Base
LASP	Lincoln Avenue Specific Plan
LIP	Local Implementation Plan
LOS	levels of service



LRA	Local Responsibility Areas
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resource Zones
MS4	North Orange County Municipal Separate Storm Sewer System
MWD	Metropolitan Water District of Southern California
N/A	not applicable
NAHC	Native American Heritage Commission
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NEPA	National Environmental Policy Act
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resource Conservation Service
OCFA	Orange County Fire Authority
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
OCWR	Orange County Waste & Recycling
OPR	Office of Planning and Research
P.A.C.E.	Personnel & Training, Positive Actions thru Character Education
PBP	Planned Business Park
PCH	Pacific Coast Highway
PRC	Public Resources Code
proposed project	2021–2029 Cypress Housing Element Implementation Project
PS-1A	Public/Semi-Public
RCM	Regulatory Compliance Measure
RHNA	Regional Housing Needs Assessment
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SGMA	Sustainable Groundwater Management Act
SMARA	Surface Mining and Reclamation Act



SoCalGas	Southern California Gas Company
SR-1	State Route 1
SR-22	State Route 22
SR-39	State Route 39
SR-55	State Route 55
SR-91	State Route 91
SRAs	State Responsibility Areas
S.W.A.T.	Special Weapons and Tactics
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
USACE	United States Army Corps of Engineers
USACE LAD	United States Army Corps of Engineers, Los Angeles District
USFWS	United States Fish and Wildlife Service
UWMP	2020 Urban Water Management Plan
VHFHSZ	very high fire hazard severity zones
WQMP	water quality management plan



1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and its Guidelines, this Initial Study (IS) has been prepared for the proposed 2021–2029 Cypress Housing Element Implementation Project (proposed project). Consistent with *State CEQA Guidelines* Section 15063, this IS includes a description of the project and an identification of the environmental setting and potential environmental effects.

This IS evaluates the potential environmental impacts that may result from the proposed project. The City of Cypress (City) is the Lead Agency under CEQA. Implementation of this project would include approval of discretionary actions by the City. Therefore, the City Council is responsible for approval of the environmental documentation and for approval of the project.

1.1 CONTACT PERSON

Any questions or comments regarding the preparation of this IS, its assumptions, or its conclusions should be referred to:

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2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND EXISTING ENVIRONMENTAL SETTING

As illustrated by Figure 2-1, Regional Location, the City of Cypress (City) (also referred to as the “planning area”) includes approximately 6.6 square miles, in the northwestern portion of the County of Orange, California. The City is bordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood. Regional vehicular access to the City is provided via State Route 22 (SR-22), Beach Boulevard (State Route 39 [SR-39]), State Route 91 (SR-91), and Interstates 405 and 605 (I-405 and I-605, respectively).

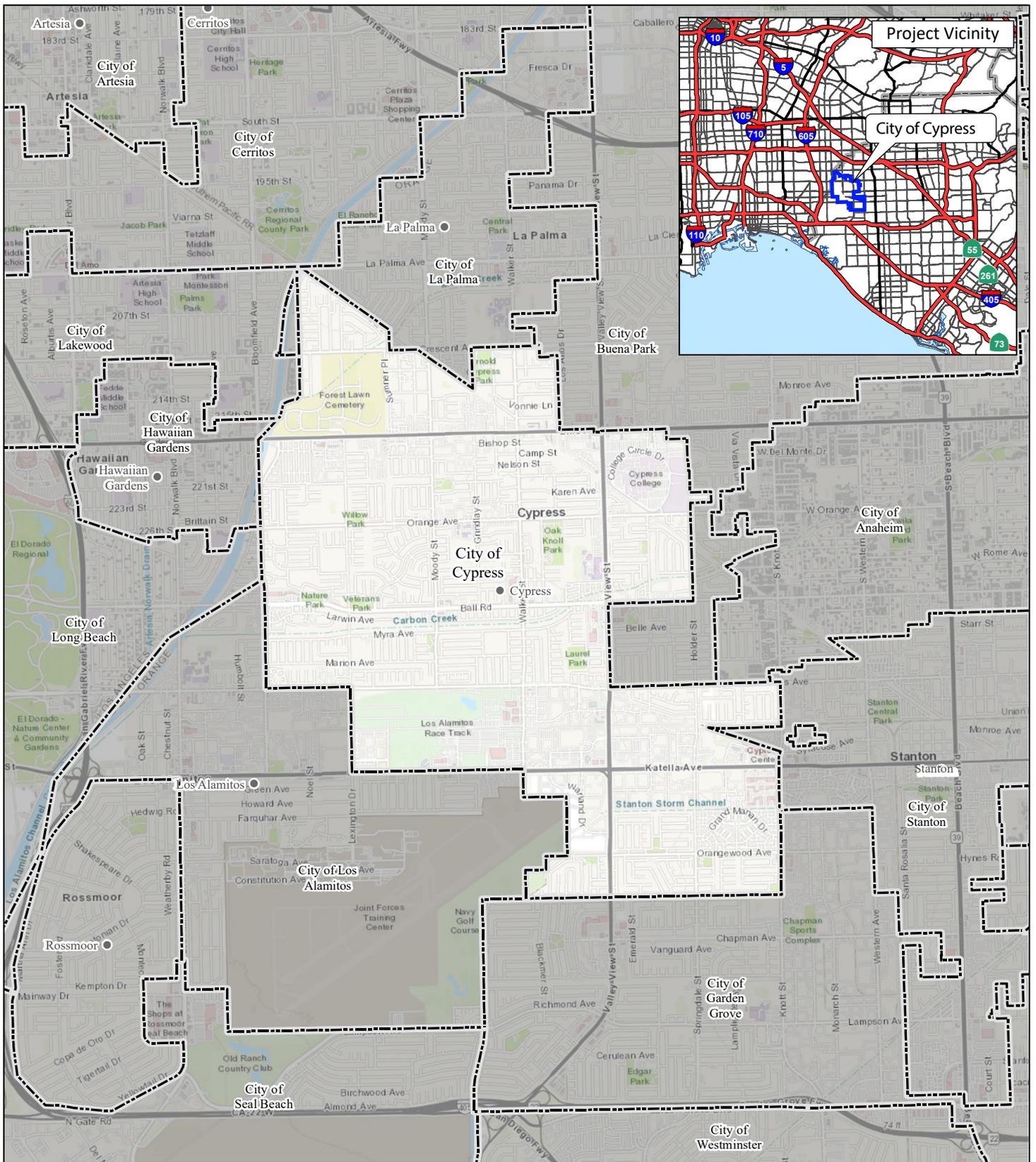
Cypress began as a small dairy community established along Pacific Electric's rail line between Los Angeles and Santa Ana in the early 1900s. The new town began to develop around the rail station at what is now the intersection of Lincoln Avenue and Walker Street. Soon after the City's incorporation in 1956, Cypress began a period of rapid development that primarily included the addition of single-family housing tracts. Lincoln Avenue emerged as the City's primary commercial corridor. The Los Alamitos Race Course was built on a 435-acre ranch in the southern portion of the City. Cypress College opened in 1966 on approximately 110 acres southeast of Valley View Street and Lincoln Avenue. The master-planned Cypress Business Park was developed in the mid-1970s and 1980s, providing employment opportunities for the City's residents as well as residents of neighboring communities in the region. An extensive parks and recreation system has been developed to serve City residents and workers. Since the closure of the Cypress Golf Course in the southern portion of the City in 2004, several areas adjacent to the Los Alamitos Race Course have undergone redevelopment, transforming into a Costco, the Cottonwood Church campus, senior housing, and a new sports park. A mixed-use development with 251 residential units, a hotel, and commercial space, which includes The Square retail center, was approved in May 2020 for a 13-acre property at the northeast corner of Siboney and Katella Avenue. Belmont, a 135-unit residential development was approved in May 2021 for a 7-acre property southwest of Vessels Circle, and Citrus Square, a 98-unit senior housing development was approved in October 2021 for the Cypress School District's former administrative and maintenance facility at the northeast corner of Moody Street and Orange Avenue. All three of these projects are currently under construction. As shown in Figure 2-2, Aerial Imagery, the City is now almost completely built out and contains very limited undeveloped land.

The City is situated within an area typified by a Mediterranean climate, which is characterized by mild winters and dry, warm summers. The interactions of topography and local atmospheric circulation cause this region of California to experience high quantities of photochemical smog.

The City receives its water from two major sources: the Metropolitan Water District (MWD) and the groundwater basin underlying the northern half of Orange County. Imported water comes mainly from the Colorado River, with a smaller amount being acquired from the State Water Project in northern California. Coyote Creek, Carbon Creek, Moody Creek, and the Stanton Storm Channel comprise the regional drainage systems for the area.



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LEGEND

--- City Boundary



SOURCE: ArcGIS Online Topographic Map (2020)
 I:\CCP2201.01\G\Regional_Location.ai (7/24/2023)

FIGURE 2-1



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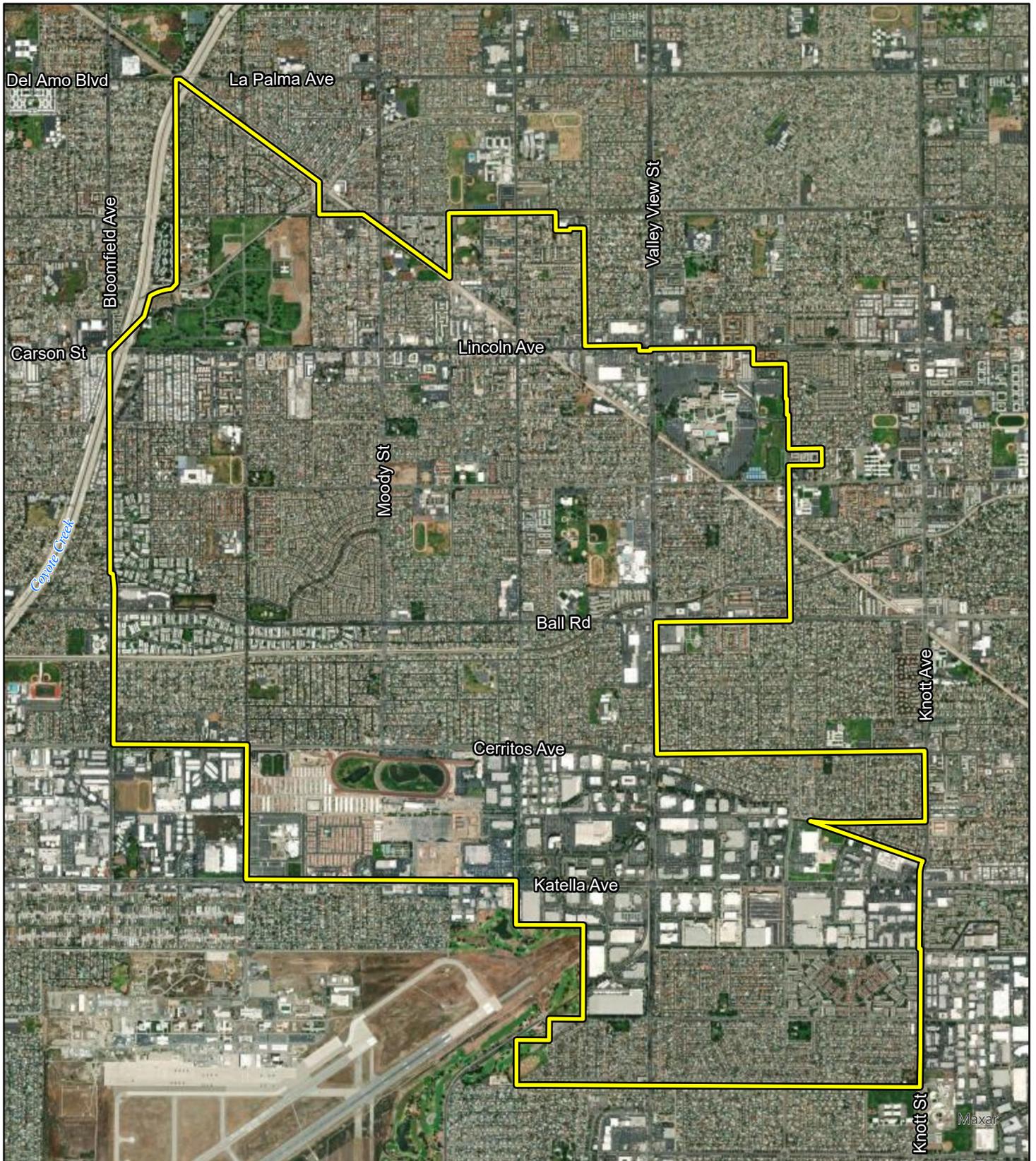


FIGURE 2-2

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 City Boundary



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Miles

SOURCE: Maxar Imagery (8/2021)

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2021–2029 Cypress Housing Element Implementation Project
Aerial Imagery



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Urbanization within the City has eliminated any sizeable expanses of undisturbed native vegetation. The City’s terrain is nearly flat, with a gradual downward slope from the northeast to the southwest.

2.2 CYPRESS GENERAL PLAN

The Cypress General Plan represents a comprehensive approach for managing the community’s future. The Cypress General Plan also reflects the City’s long-term strategy for directing physical, economic, and cultural development. The General Plan is a legally binding policy document intended to serve as a guide by City officials, developers, and the community when making decisions regarding future development and the management of land and natural resources.

In relation to development, the Cypress General Plan serves as a blueprint guiding the type of community the City desires for its future, and also provides the means by which that desired future can be obtained. The General Plan establishes goals, policies, and directions and uses text, maps, and graphic illustrations to express the organization of the physical, environmental, economic, and social environment sought by the community in order to achieve a healthful, functional, and desirable place in which to reside and work.

2.2.1 State General Plan Requirements

Government Code Section 65302 et seq. requires that every city and county in the State of California (State) prepare and adopt a “comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” As further mandated by the State, the General Plan must serve to:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to land use and development;
- Provide a framework within which the City Council can make land use decisions;
- Provide citizens the opportunity to participate in the planning and decision-making process affecting the City; and
- Inform citizens, developers, decision-makers, and other agencies, as appropriate, of the City’s basic rules that will guide both environmental protection and land development decisions within the City.

State law requires that the General Plan include the following seven mandatory elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. While these seven elements are required, State law also allows flexibility in how each local jurisdiction structures these elements. In addition to these seven elements, the existing Cypress General Plan includes a Growth Management Element and an Air Quality Element which address issues beyond those required by State law. While State law does not mandate discussion of these issues, once adopted, “optional” issues have the same force and effect as policies related to the General Plan elements required by the State.



2.2.2 General Plan Consistency

In addition to providing a comprehensive strategy for directing future growth, State law mandates that the General Plan be internally consistent. Specifically, Government Code Section 65300.5 requires the various components of a General Plan to, “comprise an integrated, internally consistent and compatible statement of policies.” The three primary components required to maintain internal General Plan consistency are as follows:

1. **Equal Status among General Plan Elements.** All elements of a General Plan have equal status and no one General Plan element takes precedence over any other. As such, the General Plan elements must be consistent in order to avoid potential conflicts between or among the elements.
2. **Consistency between Elements and within Individual Elements.** All General Plan elements must be consistent with each other. For example, policies and implementation strategies outlined in one General Plan element must not require or encourage an action that would be prohibited or discouraged by policies and implementation strategies in another General Plan element. This includes consistency between Specific Plans and the jurisdiction’s General Plan.
3. **General Plan Text, Diagram, and Map Consistency.** Text, diagrams, and maps must be consistent with one another and with goals and policies outlined in all elements of the General Plan.

It is also important to note that the General Plan aims to balance competing objectives and community priorities. As such, in interpreting goals, policies, and implementation strategies in the General Plan, care must be given to determine the “best fit” for the action to be taken, aimed towards achieving the City’s short-term and long-term priorities.

2.2.3 Comprehensive Nature of the General Plan

The Cypress General Plan establishes goals, policies, and implementation strategies aimed at guiding the physical, social, environmental, and economic environments. In addition to addressing the State-mandated components of a General Plan, the Cypress General Plan also responds to current and future issues the City faces. In order to fully address these issues, the Cypress General Plan planning area encompasses the current City limits, while also keeping in mind the regional context of its planning efforts. For example, certain issues such as traffic, transit, air quality, and greenhouse gas (GHG) emissions have both a local and regional component. In such cases, the General Plan addresses the degree to which the City’s interests, values, and concerns are congruent or conflict with existing regional policies. Furthermore, it is also the role of the Cypress General Plan to define the extent to which the City can address local issues and those issues that require cooperative actions among several jurisdictions.

2.3 BACKGROUND AND PLANNING DOCUMENTS

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’ (SCAG) Regional Housing Needs Assessment (RHNA) allocation for the Planning Period. Per the RHNA, the City is allocated 3,936 dwelling units to accommodate the estimated growth needed at 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 (SB) 166. As required by State Housing law, including Assembly Bill (AB) 1397, the 2021–2029 Housing Element identified land in the City’s ability to accommodate this estimated growth through available sites and appropriate zoning.

Pursuant to State law, the City adopted an update to its Housing Element covering the 6th Cycle Planning Period from October 2021–October 2029. The 2021–2029 Housing Element addresses the needs of all income levels. It contains an analysis and update of housing and population data based on the most current conditions and sources of information. The revisions incorporate current population and housing projections based upon SCAG’s RHNA adopted in March 2021 for the 6th Cycle Planning Period.

The Housing Element calls for the continuation of existing policies and programs to enable the City to meet future housing demands for all economic segments of the community that address housing quality and quantity, housing affordability and access, equal housing opportunities and natural resources, and energy efficiency and conservation, and identifies new programs in conformance with recent housing legislation for implementation during the 2021–2029 Housing Element cycle.

The goals of the Housing Element are to promote housing that helps to create safe, livable, and sustainable neighborhoods, facilitate the construction and provision of quality housing to meet the City’s diverse needs, create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity, and promote equitable and accessible housing options and resources.

The 2021–2029 Housing Element does not propose or approve any specific development projects. The 2021–2029 Housing Element acknowledges and addresses recent State legislation regarding requirements for local density bonus programs, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs. The 2021–2029 Housing Element includes a policy that requires that a rezoning program be undertaken during the early portion of the 6th Cycle Planning Period to ensure internal consistency between the various elements of the City’s General Plan and its Zoning Ordinance. In addition, the 2021–2029 Housing Element contains several programs that require amendments to the City’s General Plan and Zoning Ordinance to ensure the provision of adequate and appropriate sites for future housing development to accommodate the City’s unmet housing needs. Future discretionary governmental approval of site-specific housing projects, including those proposing a density bonus component, will require review in accordance with the California Environmental Quality Act (CEQA) and, if applicable, the National Environmental Policy Act (NEPA).

The proposed project would include an update to the City’s General Plan, Specific Plans and Zoning Code and is necessary to provide consistency with the 2021–2029 Housing Element.



2.3.1.1 Land Use Element

The Land Use Element and the Land Use Policy Map establish the overall policy direction for land use planning decisions in the City. The General Plan Land Use Policy Map displays graphically the location and distribution of land use in Cypress, whereas the text of the Land Use Element describes the form these uses will take, as well as the programs the City will pursue to implement the land use goals.

Goals and policies set forth in the Land Use Element shape and reflect the policies and programs contained in the other General Plan elements. For example, the street system and circulation improvements described in the Circulation Element are designed to accommodate the intensity of uses allowed by land use policy. Housing Element programs focus on alleviating unmet housing needs, neighborhood stabilization, and the rehabilitation of housing units.

The Land Use Element is divided into seven sections: Introduction, Relationship to Other Plans and General Plan Elements, Relationship of Existing Plans and Programs to Citywide Economic Development Efforts, Summary of Existing Conditions, Key Land Uses, Description of the Land Use Plan, and Goals and Policies.

2.3.1.2 Lincoln Avenue Specific Plan

Specific Plans are designed to implement General Plan goals and policies by designating land uses, densities, development, and design standards in more specific detail. This is accomplished by designating specific locations and intensities for land uses and specific development standards and design guidelines. A specific plan is able to address smaller areas that have unique qualities and require focused planning attention. A specific plan may be designed to implement any of a general plan's elements.

The Lincoln Avenue Specific Plan (LASP) was approved by the Cypress City Council in 1998. Prior to its approval, an Initial Study/Negative Declaration (IS/ND) was prepared and adopted by the City Council in October 1998. The Lincoln Avenue Specific Plan has subsequently been amended numerous times, including in 2006 to eliminate the maximum front building setback within the Campus Village land use district, in 2009 to create a new Residential R30 District and to provide for transitional housing, supportive housing, and emergency shelters in conjunction with the 2009 Housing Element Update, and in 2016 to create a Commercial Preservation Overlay. An IS/ND was prepared for the 2006 amendment, while an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the 2009 update. An addendum to the 2009 IS/MND was prepared for the 2016 update.

The Lincoln Avenue Specific Plan area is situated in the northern portion of the City and extends east to west approximately 3.1 miles. Lincoln Avenue is the major east-west commercial corridor for the City. There are a wide variety of land uses within this specific plan, including, low intensity commercial, retail-commercial, service oriented, and residential uses.



The Lincoln Avenue Specific Plan serves as a comprehensive policy and regulatory document to guide the continued development and redevelopment of the Lincoln Avenue Specific Plan area. As shown in Figure 2-3, Lincoln Avenue Specific Plan Planned Land Uses, the Lincoln Avenue Specific Plan is divided into nine different land use districts, which allow a mix of residential, commercial, mobile home park, public and semi-public, quasi-public, and light industrial uses.

2.3.1.3 Cypress Town Center and Commons Specific Plan 2.0

In June 2018, the City's voters approved Measure A, which approved the Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan). Pursuant to *State CEQA Guidelines* Section 15378, the submittal of a proposal to a vote of the people of a particular community that does not involve a public agency sponsored initiative is not a project under CEQA. Therefore, the preparation of a CEQA compliance document (such as an IS/MND or an EIR) was not required for the CTCC Specific Plan.

The CTCC Specific Plan establishes a comprehensive master plan and regulatory framework for the use and development of approximately 154.4 acres of land in the City. The CTCC Specific Plan area includes the Los Alamitos Race Course property and is generally bounded by Cerritos Avenue to the north, Katella Avenue to the south, and Lexington Drive to the west.

As shown in Figure 2-4, Cypress Town Center and Commons Specific Plan 2.0 Planned Land Uses, this CTCC Specific Plan area is divided into six land use districts. One of the primary features of the CTCC Specific Plan is the town center district, which is intended to be the City's "main street" and a gathering place for the community, and will include a vibrant mix of entertainment, retail, restaurant, commercial and residential uses. The creation of the town center will enable future residents to live within walking distance of stores, restaurants, and recreational areas, while visitors will be able to walk and shop along the concourses and enjoy an assortment of public plazas. Additionally, the CTCC Specific Plan provides 20 acres of public park space that will be spread throughout the CTCC Specific Plan Area.

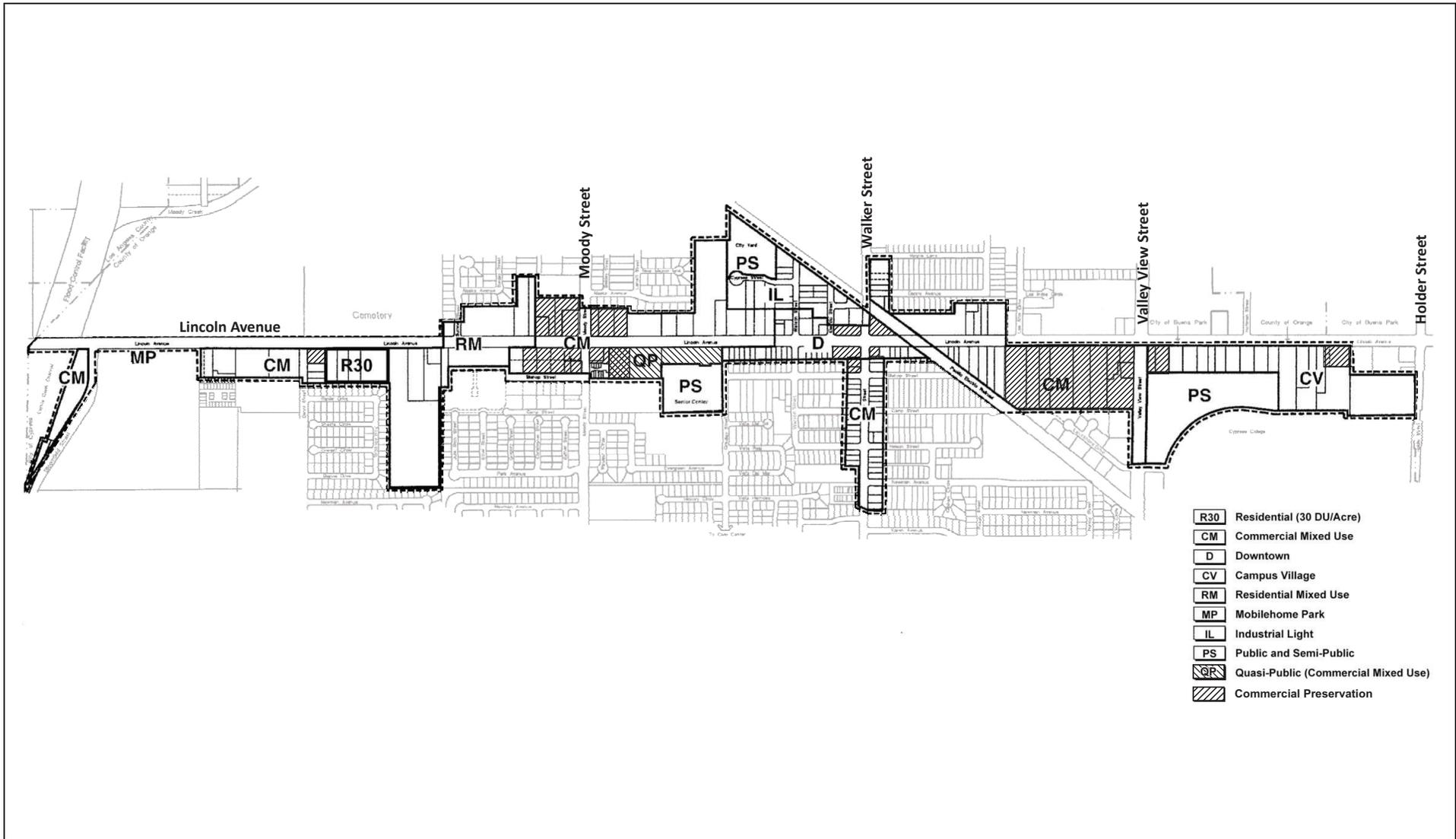
The CTCC Specific Plan's residential district is intended to accommodate a variety of residential opportunities and lifestyles. Residential units adjacent to Cerritos Avenue will generally match the densities of the existing neighborhood north of Cerritos Avenue. Further south, smaller-lot, single-family homes are permitted, as well as single-family attached units, including townhomes and condominiums. Trails and greenways are envisioned to connect the neighborhoods and provide pedestrian and bike routes to the public parks and town center. The senior housing/medium-density residential district allows age-restricted housing (with a qualified occupant of 55 or older), as well as multi-family housing, at a variety of densities.

2.3.1.4 Cypress Business and Professional Center Specific Plan

The Cypress Business and Professional Center Specific Plan (1990 CBPC Specific Plan), for which an EIR was prepared and certified, was approved by the Cypress City Council on April 17, 1990. The 1990 CBPC Specific Plan provided guidance and regulations for the development of the 298.2 gross acres within its planning area, which generally consisted of the area bound by Katella Avenue to the south, Cerritos Avenue to the north, Walker Street to the east, and Denni Street/Lexington Avenue to the west.



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- R30** Residential (30 DU/Acre)
- CM** Commercial Mixed Use
- D** Downtown
- CV** Campus Village
- RM** Residential Mixed Use
- MP** Mobilehome Park
- IL** Industrial Light
- PS** Public and Semi-Public
- QP** Quasi-Public (Commercial Mixed Use)
- Commercial Preservation

LSA

FIGURE 2-3



NO SCALE

SOURCE: Herdman Architecture + Design, Scott Peterson Landscape Design, Inc.
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2021–2029 Cypress Housing Element Implementation Project
 Lincoln Avenue Specific Plan Planned Land Uses



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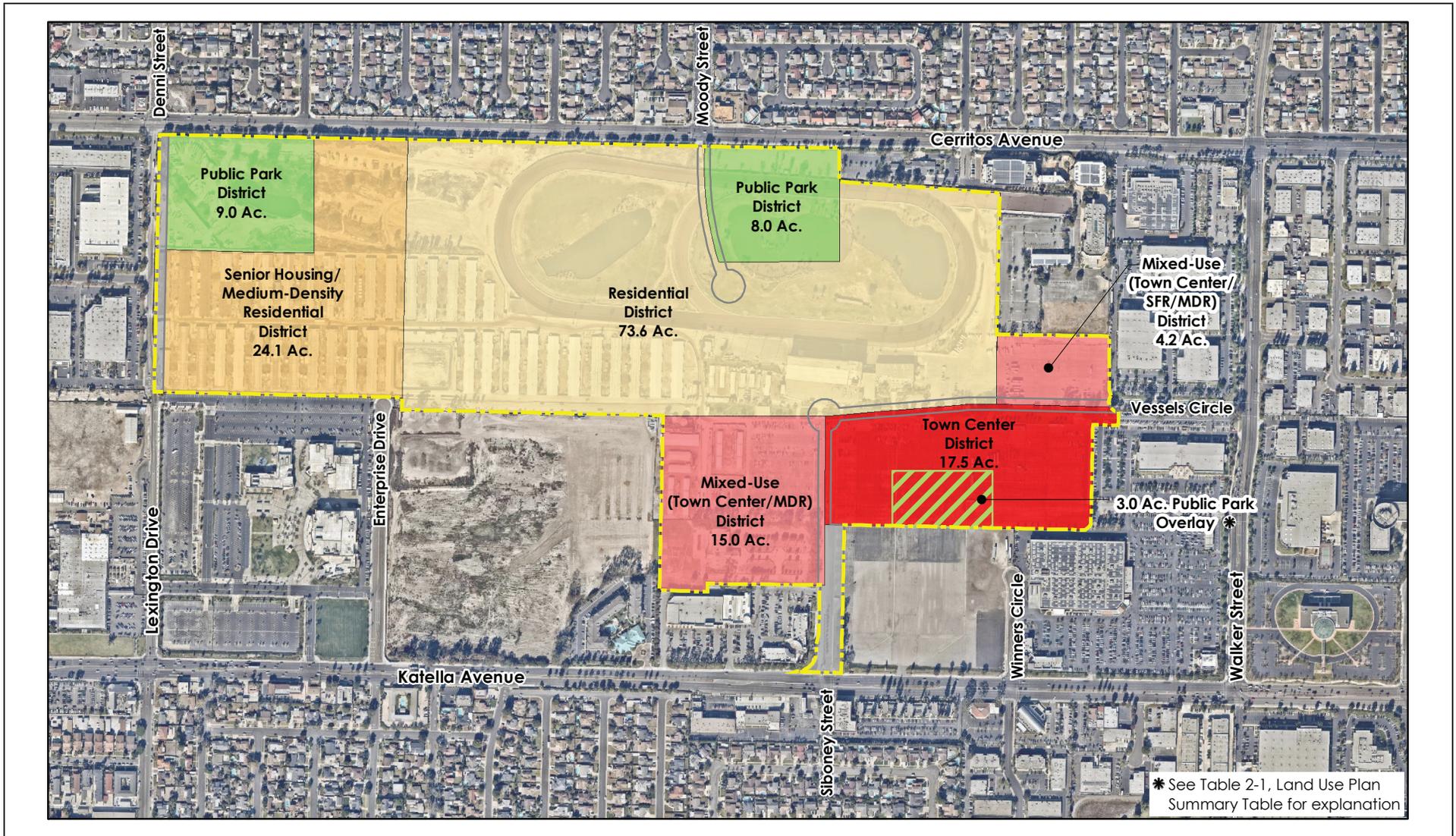


FIGURE 2-4

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LEGEND

- Recreation/Open Space
- Commercial/Mixed Use
- Residential Uses



SOURCE: Forma, 12/2017

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2021–2029 Cypress Housing Element Implementation Project

Cypress Town Center and Commons
Specific Plan 2.0 Planned Land Uses



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The 1990 CBPC Specific Plan included 11.8 acres of Mixed-Use Business Park, 33.4 acres of Professional Office, 21.2 acres of Professional Office and Hotel and Support Commercial uses, 8.2 acres of Mixed Use Business Park/General Retail Commercial, 93.6 acres of renovated golf course, and 130 acres of race track uses within its planning area by establishing policies and zoning designations.

In June 2012, the City approved the Amended and Restated Cypress Business and Professional Center Specific Plan (2012 CBPC Specific Plan), which made minor adjustments to the permitted range of commercial uses and senior housing and related uses. Figure 2-5, Cypress Business and Professional Center Specific Plan Planned Land Uses, shows the planned land uses within the 2012 CBPC Specific Plan. As shown in Figure 2-5, a large portion of the CBPC Specific Plan area is now subject to the CTCC Specific Plan.

2.3.1.5 City of Cypress Zoning Ordinance

The Zoning Ordinance implements the policies of the Cypress General Plan by classifying and regulating the uses of land and structures within the City. The City's Zoning Ordinance has been adopted to promote and protect the public health, safety, and general welfare of residents while preserving and enhancing the City's aesthetic quality. The City is divided into zoning districts that directly correspond to the land use designations outlined in the Land Use Element of its General Plan. The City's Zoning Ordinance classifies, regulates, restricts, and separates the use of land and structures, regulates and limits the bulk, height, and type of structures in the various zoning districts, and regulates areas of yards and other open areas abutting and between structures, and regulates the density of population.

2.4 PROPOSED PROJECT

The proposed project is a programmatic update to the City's General Plan, Lincoln Avenue Specific Plan, 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 and would not directly result in physical development. 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. The proposed project would update the City's General Plan and Zoning Ordinance, and the Lincoln Avenue Specific Plan to be "internally consistent," meaning any and all conflicts must be acknowledged and resolved. In order 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.

The 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units (504 of which have already been entitled), but the City has a large unaccommodated housing need of 1,990 units in order to meet its RHNA allocation of 3,936 units. The City has identified several opportunity sites that are candidates for future housing development. The City identified two different potential rezoning scenarios in the 2021–



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2029 Housing Element, one of which was selected as the preferred scenario and has been identified as the proposed project in this Draft EIR.¹

Table 2.A, Proposed Project Opportunity Sites Summary, provides a summary of the proposed project and Figure 2-6, Opportunity Sites, shows the locations of the opportunity sites and their proposed densities under the proposed project.

As shown in Table 2.A, the proposed project divides the City's RHNA between the CTCC Specific Plan, CBPC Specific Plan area and LASP area. Located on the Los Alamitos Race Course site, the CTCC Specific Plan currently allows the development of residential units throughout seven districts which range in density from 8 dwelling units per acre (du/ac) to approximately 17 du/ac. As currently approved, the CTCC Specific Plan utilizes maximum density requirements in various districts as well as a maximum unit cap of 1,250 units in the CTCC Specific Plan area.² Under the proposed project, the majority of the zoning in the CTCC Specific Plan would remain unchanged, the allowable residential density within several parcels of the CTCC Specific Plan Area would increase to up to 30 dwelling units per acre to accommodate a maximum of 676 units.³ The existing unit cap of 1,250 units would also be removed to allow development within these districts up to the existing maximum allowable density regardless of the number of units already developed within the CTCC Specific Plan area. With these proposed changes, an estimated 1,803 units could be accommodated within the CTCC Specific Plan area.

The proposed project also includes one opportunity site on Katella Avenue adjacent to the CTCC Specific Plan area (Site #115, 4955 Katella) in the CBPC Specific Plan area. The CBPC Specific Plan area limits residential land uses to Senior Housing. The zoning on this parcel would be amended from a Professional Office/Hotel and Support Commercial zoning designation to allow residential densities of up to 60 du/ac, which would accommodate an estimated 321 units. The primary building on the site is a big box type structure which accommodates two tenants. One half of the building is occupied by a gym and the other half of the building is currently vacant (formerly an Office Depot).

Under the proposed project, the remaining RHNA sites would be accommodated within the LASP. The LASP currently allows for residential development at 30 du/ac within the RM-30 and Residential Mixed Use districts. The proposed project would expand the maximum allowable density of 30 du/ac to the majority of the Lincoln Avenue Specific Plan area. With these amendments, the Lincoln Avenue Specific Plan could accommodate approximately 1,317 units.

¹ The second rezoning scenario included in the 2021–2029 Housing Element will be evaluated as a project alternative in the EIR being prepared for the implementation of the 2021–2029 Housing Element.

² While the unit cap within the CTCC Specific Plan is 1,250 units, the City has approved the 135-unit Cypress Town Center project which has been included as an entitled project. Therefore, there are 1,115 remaining units that may be permitted within the CTCC Specific Plan as currently adopted.

³ Although the revised densities layout could facilitate the development of up to 731 units, the City would impose a unit cap and no more than 676 units would be permitted.



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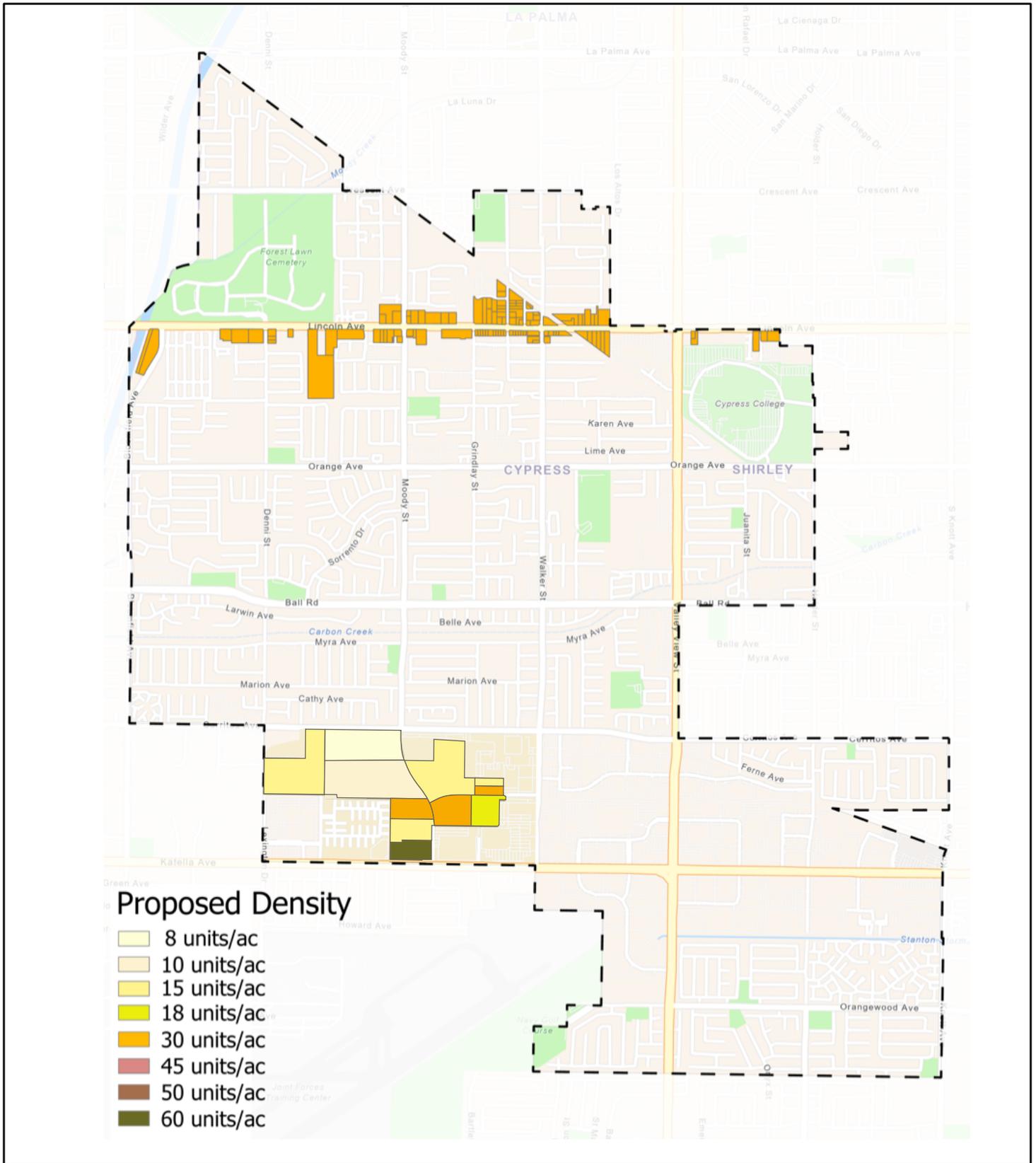


FIGURE 2-6

LSA

LEGEND

City Boundary



2021–2029 Cypress Housing Element Implementation Project

Opportunity Sites



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Overall, the proposed rezoning actions under the proposed project would increase the City’s development capacity to 4,260 units, or an increase of 2,314 units compared to the City’s existing planning and zoning documents. Table 2.A provides a summary of the proposed project scenario.

Table 2.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).

The City would be required to hold an election to implement changes to the CTCC Specific Plan. An in-depth evaluation of Alternative 2 is included in Chapter 5.0, Alternatives, of this Draft EIR. Changes to the Lincoln Avenue Specific Plan and the CBPC Specific Plan would be implemented through the City’s typical public hearing process.

The proposed project would update the current General Plan Land Use Element, Circulation Element, LASP, CTCC Specific Plan, CBPC Plan, and Zoning Ordinance to bring the General Plan and Zoning Ordinances into conformity with the City’s recently adopted 2021–2029 Housing Element. Descriptions of the General Plan elements, Specific Plans, and Zoning Ordinance are provided below.

2.4.1 Project Summary

The proposed project includes the approval of updates to the General Plan Land Use Element, Circulation Element, LASP, CTCC Specific Plan, 2012 CBPC Specific Plan, and Zoning Ordinance. Although the project proposes these updates, future project-specific design details facilitated by approval of these updates are unknown at this time. The proposed project involves the adoption of citywide programmatic policy documents; future project-specific actions would be subject to further environmental review and the regulations contained in the adopted General Plan. As such, the following individual development components would be finalized on a project-by-project basis following approval of the proposed project:

- Type of use and number of units/square footage
- Circulation plan and number of parking spaces
- Building design and finalized site plan
- Lighting and landscaping
- Project design features
- Conservation and sustainability features
- Phasing and construction information

Following approval of the proposed project, the future physical improvements associated with changes in the General Plan, LASP, CTCC Specific Plan, CBPC Specific Plan, and Zoning Ordinance would be subject to further review on a project-specific basis. In other words, each future



discretionary project would be subject to a project-level CEQA review at the time it is proposed for consideration by the City. Therefore, the impact analysis contained in this document addresses the potential environmental implications associated with the amendment of the City’s General Plan, the LASP, the CTCC Specific Plan, the CBPC Specific Plan, and the City’s Zoning Ordinance at a programmatic level, not for a project-specific development or for any specific proposal.

2.5 PROJECT OBJECTIVES

The City has established the following intended objectives, which would aid decision-makers in their review of the project and its associated environmental impacts:

1. Provide consistency between the 2021–2029 Housing Element, the City’s General Plan, the Lincoln Avenue Specific Plan, the CTCC Specific Plan, the CBPC Specific Plan, and the City’s Zoning Ordinance.
2. Meet the City’s housing needs as identified in the Regional Housing Needs Assessment Requirement (3,936 new dwelling units).
3. Implement sustainable planning and development practices by creating compact new developments and walkable neighborhoods to minimize the City’s contribution to greenhouse gas emissions (GHGs) and energy usage.
4. Promote changes in land use and development that reflect changes in the regional economy. Promote land uses that transform now-vacant or under-utilized sites.
5. Provide high-quality housing in a variety of forms, sizes, and densities to serve the diverse population of the City.

In addition to these objectives, the City’s Land Use and Circulation Elements contain numerous goals, implementation strategies, and policies to guide the use of land and circulation of the City. These citywide policies aim to provide a holistic and comprehensive guide for the City, whereas future projects facilitated by project approval would provide a refined direction for distinct areas within the City.

2.6 DISCRETIONARY ACTIONS, PERMITS, AND OTHER APPROVALS

This Draft EIR analyzes and documents the environmental impacts of the proposed project and all discretionary actions associated with the project. Refer to Chapter 2.0, Introduction, for further discussion of this document. In accordance with Sections 15050 and 15367 of the *State CEQA Guidelines*, the City is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions and project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are public agencies that have jurisdiction by law over natural resources affected by a proposed project.

The legislative and discretionary actions to be considered by the City as a part of the proposed project include:



- **General Plan Update/Amendment:** The proposed project includes updates to the existing General Plan Land Use Element.
- **Specific Plan Amendments:** The proposed project includes amendments to the Lincoln Avenue Specific Plan, the CTCC Specific Plan, and the 2012 CBPC Specific Plan.
- **Zoning Amendment:** The proposed project includes an amendment to the City's Zoning Ordinance and Zoning Map to resolve potential zoning inconsistencies resulting from adoption of the 2021–2029 Housing Element.



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3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist in Chapter 4.0.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

3.1 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

- I find that the proposed project **MAY** have a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **ENVIRONMENTAL IMPACT REPORT** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **ENVIRONMENTAL IMPACT REPORT** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date



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4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously



prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.



4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. Although the City of Cypress does not provide a definition of scenic vistas, potential scenic vistas include areas with views of the coastline, mountains, or other prominent scenic features that are considered significant visual resources for residents and businesses. The City is almost entirely developed and does not provide substantial views of any water bodies, mountains, hilltops, or any other significant visual resources. As such, the City has not designated any scenic corridors or scenic vistas within its boundaries.

The proposed project is a programmatic update to the City’s General Plan, the Lincoln Avenue Specific Plan, the Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan), and the City’s Zoning Code and would not directly result in physical development. Additionally, the proposed project would not include any changes to the General Plan, Specific Plans, or Zoning Code regarding scenic vistas or designate any scenic vistas in any elements of the General Plan. The proposed project would not result in any impacts, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?



No Impact. The California Department of Transportation (Caltrans) Scenic Highway Program protects the natural scenic beauty of the State’s highways and corridors through its designated scenic highways throughout the State. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Other considerations given to a scenic highway designation include how much of the natural landscape a traveler may see and the extent to which visual intrusions degrade the scenic corridor.

There are no designated State Scenic Highways within the City’s limits. According to the List of Eligible and Officially Designated State Scenic Highways published by Caltrans, the only State-designated Scenic Highway in the County is a 4-mile segment of State Route 91 (SR-91) from State Route 55 (SR-55) to east of the Anaheim city limits.⁴ The nearest State highway that is eligible for official designation as a State Scenic Highway is a portion of Pacific Coast Highway (PCH or State Route 1 [SR-1]), which is located approximately 4 miles southwest of the City boundary. Due to distance and intervening land uses, none of the opportunity sites are visible from the officially designated portion of SR-91 or the eligible portion of PCH. As such, the project would not result in impacts related to the substantial damage of scenic resources within a State Scenic Highway. Therefore, there would be no impact, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. According to the United States Census Bureau, the City of Cypress is located within the Los Angeles—Long Beach—Anaheim, CA Urbanized Area.⁵ As described in the *State CEQA Guidelines* Section 15387 and defined by the United States Census Bureau, an “urbanized area” is a central city or a group of contiguous cities with a population of 50,000 or more people, together with adjacent densely populated areas having a population density of at least 1,000 people per square mile.⁶ Because the City is located in an urbanized area, the opportunity sites are, therefore, located within an urbanized area. Further, surrounding land uses in the vicinity are representative of urban densities.

⁴ California Department of Transportation (Caltrans). 2015, last modified July 2019. List of Eligible and Officially Designated State Scenic Highways. Website: https://dot.ca.gov/-/media/dot-media/programs/design/documents/desig-and-eligible-aug2019_a11y.xlsx (accessed January 10, 2024).

⁵ United States Census Bureau. 2010a. Los Angeles—Long Beach—Anaheim, CA Urbanized Area No. 51445. Website: https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua51445_los_angeles--long_beach--anaheim_ca/DC10UA51445_000.pdf (accessed January 16, 2024).

⁶ United States Census Bureau. 2010b. Census Urban Area FAQs. Website: <https://www.census.gov/programs-surveys/geography/about/faq/2010-urban-area-faq.html> (accessed January 16, 2024).



Implementation of the 2021–2029 Housing Element would potentially alter existing development patterns in the City by allowing higher density residential development on the opportunity sites; however, it should be noted that lower density development and/or non-residential development is already allowed on the opportunity sites. Any future residential development that is allowed under the rezoning program⁷ would be subject to project-specific environmental evaluations to address any conflicts with applicable zoning and other regulations governing scenic quality, and would be subject to comply with applicable development regulations. As detailed in Appendix I, Zoning, of the Cypress Municipal Code, future development must comply with residential zoning district requirements. Future projects would be required to adhere to applicable City design and development standards that have been, or are being, established under the rezoning program to regulate development to be consistent with the quality and character of the City.

New development on the opportunity sites would be required to be in scale with existing development and adjacent uses, which are primarily commercial, institutional, and residential uses. Although the aesthetic character of the opportunity sites may change with implementation of the 2021–2029 Housing Element, all future projects would be required to conform to all applicable development standards and design guidelines in the City’s Municipal Code, General Plan, and any applicable Specific Plans, that regulate scenic quality. Therefore, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. As described above, implementation of the 2021–2029 Housing Element and rezoning program would not approve any specific development projects. Instead, the proposed project would amend the City’s Zoning Code and the Lincoln Avenue Specific Plan and CTCC Specific Plan to allow for higher residential densities. As infill development/redevelopment occurs on the opportunity sites identified in the 2021–2029 Housing Element, there is potential for additional light sources to be added to the opportunity sites by new housing development. Any new housing development on the opportunity sites would be required to comply with all applicable requirements related to light and glare, including applicable regulations of the 2019 State Building Energy Efficiency Standards (Title 24) and all applicable lighting standards in the City’s Zoning Ordinance and/or the Lincoln Avenue Specific Plan and the CTCC Specific Plan. Future development facilitated by the proposed project would comply with the following City Zoning Ordinances:

- **Section 3.11.060.A (Exterior Fixtures):** Lighting fixtures shall be architecturally compatible with the character of the surrounding structure(s) and shall be energy efficient. Fixtures shall be appropriate in height, intensity, and scale to the use they are serving.

⁷ Rezoning Program: The act of rezoning the opportunity site parcels in order to allow for residential uses or higher density residential uses, as applicable.



- **Section 3.11.060.B (Intensity):** The level of parking lot light projected onto any ground or wall surface shall not be less than two (2) footcandles nor more than five (5) footcandles at the base of the light fixture. Building-mounted decorative lights shall not exceed five (5) footcandles measured five (5) feet from the light source.
- **Section 3.11.060.C (Security Lighting):** Security lighting shall provide a minimum of two (2) footcandles and a maximum of three (3) footcandles at the ground level of the entrance.
- **Section 3.11.060.D (Shielding of Light Source):** Where the light source is visible from outside the project boundary, shielding shall be required to reduce glare so that neither the light source nor its image from a reflective surface shall be directly visible from any point beyond the property line. This requirement shall not apply to traffic safety lighting or public street lighting.
- **Section 3.14.050.C.4 (Required Improvements for Off-Street Parking Areas):** Lighting as specified by the building official and police department, with special attention to directing light and glare away from adjacent properties. The level of parking lot light shall not exceed one footcandle at a site's property lines.

Individual development projects would be assessed for project-specific impacts due to light and glare. Therefore, compliance with the City's Zoning Ordinance would ensure implementation of the 2021–2029 Housing Element and rezoning program and would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



4.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The proposed project would impact a fully urbanized area that does not contain agricultural uses. The map of Important Farmland in California prepared by the California Department of Conservation (DOC) does not identify any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City.⁸ As of 2018, the entire City is located in an area designated “Urban and Built-Up Land.” Therefore, implementation of the proposed project would not convert designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. No impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

⁸ California Department of Conservation (DOC). 2018. Orange County Important Farmland 2018.



No Impact. As noted above in Response 4.2(a), the land within the City consists of Urban and Built-Up Land. No land within the City is enrolled in a Williamson Act contract or is mapped by the DOC's Farmland Mapping & Monitoring Program.⁹ The City of Cypress Zoning Ordinance permits the following uses in the Public/Semi-Public (PS-1A) zone: farms or ranches including the sale of agricultural products; raising of certain livestock; and commercial or accessory uses incidental to permitted or conditional uses. The proposed project would not alter the zoning on any parcels within the PS-1A zone. No land within the Lincoln Avenue Specific Plan or the CTCC Specific Plan is zoned for agricultural uses. Therefore, the proposed project would not conflict with the City's existing zoning for agricultural use or a Williamson Act contract. No impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. The opportunity sites are not currently used for timberland production, are not zoned as forest land or timberland, and do not contain forest land or timberland as defined by Public Resources Code (PRC) Section 1220(g), PRC Section 4526, or Government Code Section 51104(g). Therefore, no impacts to forest land or timberland would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project result in the loss of forest land or conversion of forestland to non-forest use?

No Impact. The opportunity sites are currently developed with commercial, residential, and industrial uses and do not contain forest land. The proposed project would not convert forest land to a non-forest use. Likewise, the proposed project would not contribute to environmental changes that would result in the conversion of forest land to a non-forest use. Therefore, no impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The opportunity sites are not used for agricultural production and do not contain any forest land. The opportunity sites and surrounding area are characterized by residential, commercial, and institutional uses. The proposed project would not convert farmland to a non-agriculture use. Likewise, because the opportunity sites are already developed and are not within

⁹ California DOC. 2016. Division of Land Resource Protection. State of California Williamson Act Contract Land.



the vicinity of any existing agricultural land or land zoned for agricultural uses, the proposed project would not contribute to environmental changes that could result in the conversion of farmland to non-agricultural use. Therefore, no impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



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4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**
or
- b) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?**
- c) **Would the project expose sensitive receptors to substantial pollutant concentrations?**

Potentially Significant Impact. Implementation of the proposed project has the potential to alter existing development patterns, increase residential density, and result in the potential demolition of structures, construction and site grading, as well as traffic generation. The City of Cypress (City) is located in the South Coast Air Basin, where air quality is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The EIR will analyze Air Quality Management Plan (AQMP) consistency, short-term construction-related impacts, and long-term operations-related impacts based upon the potential land use intensities included in the rezoning program. **These topics will be analyzed further in the EIR.**

- d) **Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

Less Than Significant Impact. During construction of potential development/redevelopment projects on the opportunity sites, diesel-operated machinery likely would be used in grading and building operations; this would result in short-term exposure of immediately adjacent areas to diesel odors. However, these odors would be transient and would not be anticipated to result in a



substantial nuisance. In addition, the new residential uses or higher density residential uses allowed by the rezoning program would be required to comply with SCAQMD Rule 402, which prohibits the discharge of air contaminants or other material which “cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public...” Examples of odor-generating projects are wastewater treatment plants, compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would rezone sites and/or amend the General Plan to accommodate the construction of up to 2,314 additional dwelling units on the opportunity sites; therefore, the proposed project would not include land uses that would be expected to generate odors.

Residential land uses could result in generation of odors such as exhaust from landscaping equipment. However, unlike the odor-generating land uses identified above, these are not considered potential generators of odor that could affect a substantial number of people. Therefore, impacts from potential odors generated from future housing development associated with the proposed project are considered less than significant.

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment and unlikely to affect a substantial number of people. In addition, by the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Therefore, impacts associated with construction-generated odors are considered to be less than significant. Therefore, impacts associated with other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less than significant. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?**

Less Than Significant Impact. The opportunity sites, where future land use changes may occur are situated in developed settings with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. Project proponents shall have a qualified biologist conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. However, structures and vegetation within and surrounding the opportunity sites could provide suitable nesting habitat for a variety of native resident and migratory bird species, including raptors such as Cooper’s hawk (*Accipiter cooperii*). Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Fish and Game Code. To ensure compliance with the federal MBTA and California Fish and



Game Code, preconstruction nesting bird surveys will be conducted prior to any vegetation clearing or initial ground disturbance activities planned to occur during the nesting bird season (February 15 through August 31). Therefore, if future project construction occurs between February 1 and August 31, a qualified biologist shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. With successful implementation of Regulatory Compliance Measure (RCM) BIO-1, as detailed below, impacts to nesting birds would be avoided. No other special-status or otherwise protected species would be impacted, and no mitigation measures are required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Regulatory Compliance Measures and Mitigation Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to biological resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure BIO-1 Nesting Bird Survey and Avoidance. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Cypress (City) Community Development Department, or designee, shall confirm that the future Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No Impact. The opportunity sites where future land use changes may occur are situated in developed settings with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The opportunity sites are currently developed and located in an urban area. There are no natural streams or riparian habitat present on the opportunity sites. The closest critical habitat in proximity to the opportunity sites is a minimum



of 5 miles to the northeast of the closest opportunity site. No riparian habitat or sensitive natural communities, as identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS), exist on the opportunity sites. Therefore, development of the proposed project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The opportunity sites where future land use changes may occur are situated in developed settings with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The opportunity sites are located within an urbanized area and do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. While an artificially constructed pond is present on a portion of one of the opportunity sites, the feature was excavated on dry land and does not have a nexus with any jurisdictional waters of the United States. Therefore, development of the opportunity sites would have no impacts on federally protected wetlands, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. The opportunity sites where future land use changes may occur are situated in developed settings with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The opportunity sites are currently developed and located in an urban area. Due to the surrounding urban development, the opportunity sites do not function as wildlife movement corridors. Wildlife movement and habitat fragmentation would not occur as a result of the Housing Element implementation and rezoning program since the opportunity sites are largely developed and surrounded by existing urban/ suburban development. Species that are found on site either fly onto the site or are able to navigate on the ground through long stretches of urban development. Therefore, the opportunity sites do not contain any native resident or migratory fish, wildlife species, or wildlife corridors. In addition, no portion of the opportunity sites or the immediately surrounding areas contains an open body of water that serves as natural habitat in which fish could exist. The lack of ground cover and suitable foraging habitat make the site undesirable for many local wildlife species. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The Landmark Tree Ordinance in the City’s Municipal Code protects designated landmark trees that are specifically identified in the City’s Inventory of Landmark Trees (July 1996). As shown in this inventory there are landmark trees located on the opportunity sites. Adherence to RCM BIO-2 would ensure that any removal of on-site trees as part of the proposed project would not conflict with the City’s Landmark Tree Ordinance.

Per Article IV of the Municipal Code, Street Trees, any tree within the public right-of-way belongs to the City of Cypress. Any work to street trees conducted as part of the proposed project would be done in accordance with the City Council’s adopted Parkway Tree Policy. The City has not adopted any other policies or ordinances protecting biological resources.

Therefore, compliance with RCM BIO-2 would ensure that the proposed project would comply with all local policies and ordinances relating to tree protection, it would not result in any conflicts with local policies or ordinances protecting biological resources. Less than significant impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Regulatory Compliance Measures and Mitigation Measures

Regulatory Compliance Measure BIO-2 Landmark Tree Removal. The Director of the City of Cypress Community Development Department, or designee, shall review and approve the removal of any trees required by future development associated with the Draft Housing Element implementation and rezoning program. As specified in the City Municipal Code Section 17-19, the property owner of a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least 30 days prior to said removal. Public notice of a proposed landmark tree removal shall be posted next to or on the subject landmark tree, at the local public library, and at the Cypress City Hall during the entire 30-day application-processing period. No trees on the proposed project site shall be removed prior to the approval of a landmark tree removal permit by the Director of the City of Cypress Community Development Department, or designee.



f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan in the City. However, the Orange County Transportation Authority's (OCTA) Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) includes a Plan Area that covers the entirety of Orange County. Only some portions of the Plan Area fall within a designated Permit Area, or the area in which OCTA would request authorization from CDFW and USFWS to issue permits due to potential project-related impacts to certain identified species. Because the opportunity sites do not fall within a Permit Area, the proposed project would not conflict with any local, regional, or State Habitat Conservation Plan. Therefore, the proposed project would result in no impacts related to conflict with a Habitat Conservation Plan, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



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4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially Significant Impact. Several of the opportunity sites identified in the City of Cypress’ (City) General Plan 2021–2029 Housing Element contain structures that are of historic age (built in 1972 or earlier; 50 years of age). Because the rezoning program would allow additional housing units on many properties with historic-age structures, the potential exists for the proposed project to cause a substantial adverse change to one or more historical resources in the City. A historic resources analysis is being prepared for the proposed project, the results of which will be summarized in the EIR. **This topic will be analyzed further in the EIR.**

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. The opportunity sites associated with the City’s General Plan 2021–2029 Housing Element are either presently developed or heavily disturbed, and according to the City of Cypress General Plan Conservation, Open Space and Recreation Element, there are no known archaeological resources located at the opportunity sites. The project has been previously disturbed to construct various structures as well as material stockpiling and storage purposes. Future development would likely include demolition, site preparation/grading activities, during which there is the potential to encounter unknown cultural resources. In the event that historical or archaeological resources are encountered during grading and construction, operations shall cease and Regulatory Compliance Measure (RCM) CUL-1 will be implemented. With the implementation of RCM CUL-1, project impacts to archaeological resources would be less than significant with mitigation incorporated. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



Regulatory Compliance Measures and Mitigation Measures

Regulatory Compliance Measure CUL-1

Unknown Archaeological Resources. In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code (PRC). The Applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2. Prior to commencement of grading activities, the Director of the City of Cypress (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. No known human remains are present on the project site, and there are no facts or evidence to support the idea that Native Americans or people of European descent are buried on the project site. However, as described previously, buried and undiscovered archaeological remains, including human remains, may be present below the ground surface in portions of the opportunity sites. Disturbing human remains could violate the State’s Health and Safety Code, as well as destroy the resource. In the unlikely event that human remains are encountered during future construction, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities would be adhered to. Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), Public Resources Code (PRC) Section 5097, and Section 7050.5 of the State’s Health and Safety Code. To ensure proper treatment of burials in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find. The contractor, the Applicant,



and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State’s Health and Safety Code. Compliance with these provisions (specified in RCM CUL-2), would ensure that any potential impacts to unknown buried human remains would be less than significant by ensuring appropriate examination, treatment, and protection of human remains as required by State law. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Regulatory Compliance Measures and Mitigation Measures

Regulatory Compliance Measure CUL-2

Human Remains. In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Cypress shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Cypress Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.



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4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Potentially Significant Impact. The proposed project includes the implementation of the City of Cypress' (City) General Plan 2021–2029 Housing Element and rezoning program, which would allow increased residential densities in portions of the City and allow residential uses in areas of Cypress where they are not currently allowed. While the redevelopment of several of the opportunity sites along Lincoln Avenue with residential uses may reduce the demand for energy as many types of commercial uses demand higher amounts of energy than lower-density residential uses, the increased residential densities that would be allowed in certain parts of the City under the proposed project could increase its overall energy consumption. Consumption of energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the project. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be evaluated further in the EIR.**

- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Potentially Significant Impact. As noted above, the increased residential densities that would be allowed under the proposed project could increase energy consumption in the City. Future development on the opportunity sites has the potential to result in significant short-term construction-related and long-term operational energy impacts. A consistency analysis will be conducted to determine if the project conflicts with or obstructs a State or local plan for renewable energy or energy efficiency. As such, impacts to energy resources will be evaluated as part of the EIR, analyzing short-term and long-term impacts of the project, as well as project consistency with State and local plans related to energy. The EIR will also identify appropriate and feasible mitigation measures, if necessary. **This topic will be evaluated further in the EIR.**



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4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? (Refer to Division of Mines and Geology Special Publication 42.)**

Less Than Significant Impact. The proposed project is a programmatic update to the City of Cypress' (City) General Plan, the Lincoln Avenue Specific Plan, the Cypress Town Center and Commons Specific Plan 2.0, and the City's Zoning Ordinances and would not directly result in physical development. The Housing Element update and rezoning program would make possible new residential development that could potentially directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault. As subsequent infill and redevelopment residential projects occur, potential project-specific impacts would be assessed, and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA*



Guidelines. Some of the infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. Future projects would be required to adhere to applicable City safety and development standards that have been, or are being, established with the 2021–2029 Housing Element to regulate development.

According to the California Department of Conservation (DOC), there are no known active or potentially active faults or fault traces crossing the City or any of the opportunity sites identified for the proposed project, nor is the site located within a currently designated Alquist-Priolo Earthquake Fault Zone (DOC 2022). The closest mapped active fault to the project site is the Reservoir Hill Fault within the Newport-Inglewood-Rose Canyon Fault Zone, which is located approximately 6 miles southwest of the site.

The State of California establishes minimum standards for building design and construction through the California Building Code (CBC) (California Code of Regulations, Title 24). The CBC is based on the Uniform Building Code, which is used widely throughout the United States (generally adopted on a state-by-state or district-by-district basis) and has been modified for conditions in California. State regulations and engineering standards related to geology, soils, and seismic activity in the Uniform Building Code are reflected in the CBC requirements.

The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. Although no active faults traverse any of the opportunity sites, all future projects would be required to comply with the requirements of the Alquist-Priolo Fault Zoning Act and the CBC. CBC requirements address structural seismic safety and include design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members, building supports, and materials and provide calculation methods to assist in the design process. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and measures such as anchoring to the foundation and structural frame design. Furthermore, all future projects would be required to prepare a Final Geotechnical Report that would provide site-specific geotechnical recommendations for proposed residential buildings, including pad compaction levels, foundation requirements, wall footing design parameters, and myriad other recommendations to ensure all buildings are constructed to appropriate engineering requirements. Following these requirements would further minimize or reduce potential safety risks.

Because of the distance to the nearest fault, the proposed project would neither negate nor supersede the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, nor would the proposed project expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the current Alquist-Priolo Earthquake Fault Zoning Map. The proposed project would not result in any significant impacts, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



ii. Strong seismic ground shaking?

Less Than Significant Impact. According to the California Department of Conservation,¹⁰ there are no active faults or Alquist-Priolo Fault Zones near any of the opportunity sites or within the City of Cypress. However, the City as well as the various opportunity sites are located in a seismically active region that could experience ground shaking associated with an earthquake along faults in the region, including the Newport-Inglewood Fault Zone. The degree of seismic ground shaking would depend on several factors, including the fault location, its distance from the City, and the earthquake magnitude. Regardless of seismic activity anticipated to occur on site, all future projects implemented in accordance with the updated General Plan and Zoning code amendments would be designed in accordance with CBC requirements that address structural seismic safety.

All future projects would be required to comply with the CBC, which includes design criteria for seismic loading and other geologic hazards. These measures include design criteria for geologically induced loading that govern sizing of structural members and provide calculation methods to assist in the design process. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and measures such as anchoring to the foundation and structural frame design. Project conformance with the CBC and local requirements relative to grading and construction would ensure that the proposed project does not result in the exposure of people or structures to potentially substantial adverse effects involving strong seismic ground shaking. Therefore, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Soil liquefaction is a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless and low plastic soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fine content under low confining pressures and some low plastic silts and clays.

¹⁰ California Department of Conservation. 2022. Earthquake Zones of Required Investigation Map Web Viewer. Website: <https://maps.conservation.ca.gov/cgs/EQZApp/> (accessed January 9, 2024).



According to the National Resource Conservation Service Web Soil Survey,¹¹ the soil and the underlying geologic structure under the City of Cypress include discontinuous human-transported material over mixed alluvium deposits that may become unstable during intense ground shaking. In addition, according to the California Department of Conservation and the City's General Plan, the project site is within an area prone to liquefaction.¹² All future projects implemented in accordance with the updated General Plan and Zoning code amendments would be designed in accordance with engineering design standards and recommendations of the future project's geotechnical reports in order to reduce the risk of liquefaction. Therefore, impacts would be less than significant, and no mitigation is necessary. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

iv. Landslides?

No Impact. According to the City's General Plan Safety Element, landslides have not been recorded within the City boundaries and are not anticipated based on the lack of any significant topographic features. The opportunity sites and the land surrounding them is flat with no unusual geographic features, and therefore, neither the site nor the surrounding area has the potential for impacts related to landslides. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion occurs when topsoil is carried away by the physical forces of water and is relocated to an area where it builds up over time. Although the proposed project does not involve physical development, during the construction activities of any future project implemented in accordance with the general plan and zoning updates, bare soil could be exposed, and there could be an increased potential for soil erosion compared to existing conditions. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). If applicable, a SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. If a future project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2019 California Green Building Standards Code (CALGreen Code), which requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion control. With compliance with the requirements of the Construction General Permit or 2019 California Green Building Standards Code and with implementation of the construction BMPs, construction impacts related to soil erosion or the loss of topsoil would be less than significant, and no mitigation would be necessary. **This topic will not be**

¹¹ United States Department of Agriculture Natural Resources Conservation Service. 2021. Web Soil Survey. Website: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> (accessed January 9, 2024).

¹² California Department of Conservation. 2022. Earthquake Zones of Required Investigation Map Web Viewer. Website: <https://maps.conservation.ca.gov/cgs/EQZApp/> (accessed January 9, 2024).



analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.

- c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse?**

Less Than Significant Impact. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the opportunity sites are located in relatively flat areas, landslides or other forms of natural slope instability do not represent a significant hazard to the opportunity sites or the surrounding area. Moreover, the proposed project does not include any physical improvements that would increase risks associated with landslides on the site. In addition, as discussed in Response 4.7(a)(iv), the site is not within an area susceptible to landslides. All excavations required for construction of any future projects implemented in accordance with the City’s General Plan and Zoning code amendments must be performed in accordance with City and State Building Codes, and the State Division of Occupational Safety and Health requirements.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). As discussed in Response 4.7(a)(iii), although the opportunity sites are within an area susceptible to liquefaction, all future projects implemented in accordance with the updated General Plan and Zoning code amendments would be designed in accordance with engineering design standards and recommendations of the future project’s geotechnical reports in order to reduce the risk of liquefaction. Therefore, any future projects that are implemented on any of the opportunity sites would not be susceptible to lateral spreading.

Subsidence refers to broad-scale changes in the elevation of land. Common causes of land subsidence are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction). Subsidence is also caused by heavy loads generated by large earthmoving equipment. All future projects implemented in accordance with the updated General Plan and Zoning code amendments of the proposed project would comply with City and State Building Codes, and geotechnical evaluations would be prepared to evaluate the potential for subsidence.

As discussed in Response 4.7(a)(iii), the site is within an area susceptible to liquefaction. All future projects implemented in accordance with the updated General Plan and Zoning code amendments would be designed in accordance with engineering design standards and recommendations of the future project’s geotechnical reports in order to reduce the risk of liquefaction. Impacts related to liquefaction would be less than significant, and no mitigation is necessary. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?

Less Than Significant Impact. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Volume changes associated with changes in the moisture content of near-surface expansive soils can cause uplift or heave of the ground when they become wet or, less commonly, cause settlement when they dry out. Soils with an expansion index (EI) of greater than 20 are classified as expansive for building purposes and, therefore, have a potentially significant impact. All future projects implemented in accordance with the updated General Plan and Zoning code amendments of the proposed project would comply with City and State Building Codes, and geotechnical evaluations would be prepared to determine if the future projects are located on expansive soil. Therefore, impacts from the proposed project would be less than significant, and no mitigation is necessary. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed project does not consist of physical development, and therefore, would not include the use of septic tanks or alternative wastewater disposal systems. The City of Cypress operates and maintains the local sewer collection system, which then transmits the wastewater to the Orange County Sanitation District for treatment. Development associated with the opportunity sites would be connected to the City's sewer collection system. Septic tanks or alternative wastewater disposal systems would not be utilized. Therefore, the project would have no impact with respect to septic tanks or alternative wastewater disposal systems. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. Adoption of the proposed project would not have an impact on any unique paleontological resources or unique geologic features, as it does not require the construction of new development or rehabilitation of existing development. All future development implemented in accordance with the updated General Plan and Zoning code amendments of the proposed project may require subsequent project-specific environmental evaluation to determine whether they could result in any potentially significant impacts. Potential impacts to paleontological resources are location- and project-specific (e.g., the project may require excavation) and although the opportunity sites are identified, determinations regarding the presence of paleontological resources cannot be assessed in a meaningful way until the specific details of a project are known and a paleontological assessment is prepared. Therefore, the project would have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site or unique geologic feature, and no mitigation is necessary. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. Implementation of the City of Cypress’ (City) General Plan 2021–2029 Housing Element and the rezoning program has the potential to alter existing development patterns in the City by allowing increased residential densities in portions of the City and allowing residential uses in areas of Cypress where they are not currently allowed. Development projects in the areas affected by the rezoning program could result in the potential demolition of structures (many of the opportunity sites are currently developed), construction and site grading, and could increase the number of vehicle trips in the City. These activities have the potential to generate greenhouse gas emissions and will require analysis. The analysis of the global climate change impacts due to the proposed project will be completed to meet the standards and requirements of the City and available guidance provided by relevant federal, State (Assembly Bill [AB] 32 and Senate Bill [SB] 375), and local agencies. **These topics will be evaluated further in the EIR.**



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4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Generally, hazardous materials are chemicals that could potentially cause harm during an accidental release or mishap, and are defined as being toxic, corrosive, flammable, reactive, and an irritant, or strong sensitizer.¹³ Hazardous substances include all chemicals regulated under the United States Department of Transportation’s “hazardous materials” regulations and the United States Environmental Protection Agency (EPA) “hazardous waste” regulations. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. The probable frequency and severity of consequences from the routine transport, use, or disposal of hazardous materials is affected by the type of substance, the quantity used or managed, and the nature of the activities and operations.

¹³ A “sensitizer” is a chemical that can cause a substantial proportion of people or animals to develop an allergic reaction in normal tissue after repeated exposure to a chemical.



Construction of future development projects associated with implementation of the City of Cypress (City) General Plan 2021–2029 Housing Element and rezoning program would potentially temporarily increase the regional transport, use, and disposal of construction-related hazardous materials and petroleum products (e.g., diesel fuel, lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals). These materials are commonly used at construction sites, and the construction activities would be required to comply with applicable State and federal regulations for proper transport, use, storage, and disposal of excess hazardous materials and hazardous construction waste. During the time that grading permits are issued, impacts related to the routine transport, use, or disposal of hazardous materials during construction would be less than significant.

The proposed project includes the implementation of the City’s General Plan 2021–2029 Housing Element and rezoning program. The proposed project would allow increased residential densities in parts of the City and would allow residential uses in areas where they are not currently allowed. Residential uses typically do not present a hazard associated with the accidental release of hazardous substances into the environment because residents are not anticipated to use, store, dispose or transport large volumes of hazardous materials. Hazardous substances associated with residential uses are typically limited in both amount and use such that they can be contained without impacting the environment.

Long-term operations activities typical of residential uses involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, fertilizers, and pesticides. For example, maintenance activities related to landscaping include the use of fertilizers and light equipment (e.g., lawn mowers and edgers) that may require fuel. As stated previously, these types of activities do not involve the use of a large or substantial amount of hazardous materials. Further, such materials would be contained, stored, and used in accordance with manufacturers’ instructions and handled in compliance with applicable federal, State, and local regulations. In addition, operation of future development associated with the proposed project would not store, transport, generate, or dispose of large quantities of hazardous substances. Therefore, potential impacts from the routine transport, use of disposal of hazardous materials resulting from operation of the proposed project would be less than significant, and no mitigation would be required.

The Orange County Fire Authority (OCFA) Hazardous Material Division and the Orange County Environmental Health Department both identify types and amounts of waste generated in Orange County and establish programs for managing waste. The OCFA maintains a Hazardous Material Management Plan, which assures that adequate treatment and disposal capacity is available to manage the hazardous waste generated within the County and address issues related to the disposal, handling, processing, storage, and treatment of local hazardous materials and waste products.

All development applications in the City are reviewed by the OCFA for hazardous material use, safe handling, and storage of materials prior to the issuance of project specific grading permits. If necessary, the OCFA requires conditions of approval to reduce hazardous material impacts and ensure that any hazardous waste that is generated on site would be transported to an appropriate disposal facility by a licensed hauler in accordance with State and federal law. The proposed project



would not affect the City’s review process. Therefore, implementation of the proposed project would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials; no mitigation is required.

Therefore, implementation of the proposed project would result in less than significant impacts related to the routine transport, use, or disposal of hazardous materials; would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The proposed project includes the implementation of the City’s General Plan 2021–2029 Housing Element and rezoning program. The proposed project itself is programmatic and does not propose any physical development, but future development associated with the proposed project would include residential land uses. As subsequent infill and redevelopment residential projects occur under the 2021–2029 Housing Element Update and rezoning program, projects would be evaluated for site-specific impacts associated with hazards and hazardous materials. Future development is required to prepare a project specific Phase I Environmental Site Assessment (ESA) and subsequent documentation to determine if future development would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The proposed project conducted preliminary screening of the opportunity sites based on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List (Cortese List) has been compiled by the California Environmental Protection Agency (CalEPA) Hazardous Materials Data Management Program. The California Department of Toxic Substances Control (DTSC) compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database (formerly known as ASPIS):

Assessor’s Parcel Number (APN) 244-361-04 was identified as a hazardous waste and substance site in 1994 for the previously on-site Hyatt Die Cast and Engineering corporation and in 1995 for the previously on-site Lincoln Avenue self-storage facility. Two programs, one historical and one tiered permit were filed against the Hyatt Die Cast & Engineering Corp. The Tiered permit is considered inactive and the historical permit was referred to another agency. The program filed against the Lincoln Avenue Self Storage facility was a historical program and has been referred to another agency.



2. The California State Water Resources Control Board (SWRCB) listing of leaking underground storage tanks:

APN 244-361-04 was identified as a currently active Leaking Underground Storage Tanks (LUST) cleanup site. Nine APNs (244-071-01, 244-361-04, 262-424-09, 262-412-01, 244-341-02, 262-357-15, 244-461-06, 244-051-29, 262-423-08, and 262-424-01) associated with opportunity sites were previously LUST cleanup sites but have since been completed.

3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now Assembly Bill 3750):

The proposed project is not located on a site that is included on a list of hazardous-materials sites compiled pursuant to Government Code Section 65962.5 nor is the project located within one-quarter mile of any LUST cleanup sites (SWRCB GeoTracker 2020).

4. Sites with active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO):¹⁴

One opportunity site has an “active” CDO/CAO for the Los Alamitos Racecourse located at 4961 Katella Avenue.

Future development would be required to prepare a project specific Phase I ESA and subsequent documentation, as necessary, to determine if future development would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Project specific impacts would be assessed and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some future infill and redevelopment projects associated with the proposed project may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. The proposed project includes the implementation of the 2021–2029 Housing Element and rezoning program. The proposed project itself is programmatic and does not propose any physical development, and therefore impacts involving the release of hazardous materials into the environment would be less than significant, no mitigation required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact. As described above, adoption of the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. All opportunity sites are greater than a

¹⁴ State Water Resources Board (SWRCB). List of “active” Cease and Desist Orders and Cleanup and Abatement Orders that do not concern the discharge of wastes that are hazardous materials. Website: <https://calepa.ca.gov/sitecleanup/corteselist/> (accessed January 16, 2024).



quarter mile of an existing or proposed school. The closest school to an opportunity site is King Elementary located approximately 0.3 mile north of the Lincoln Avenue opportunity sites at 8710 Moody Street. As subsequent infill and redevelopment residential projects occur under the 2021–2029 Housing Element Update and rezoning program, project specific impacts would be assessed and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some future infill and redevelopment projects associated with the proposed project may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. As discussed in Response 4.9(b) the proposed project conducted preliminary screening of the opportunity sites based on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List (Cortese List) has been compiled by the California Environmental Protection Agency (CalEPA) Hazardous Materials Data Management Program. The California Department of Toxic Substances Control (DTSC) compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database (formerly known as ASPIS)

APN 244-361-04 was identified as a hazardous waste and substance site in 1994 for the previously on-site Hyatt Die Cast and Engineering corporation and in 1995 for the previously on-site Lincoln Avenue self-storage facility. Two programs, one historical and one tiered permit were filed against the Hyatt Die Cast & Engineering Corp. The tiered permit is considered inactive, and the historical permit was referred to another agency. The program filed against the Lincoln Avenue Self Storage facility was a historical program and has been referred to another agency.
2. The California SWRCB listing of leaking underground storage tanks:

APN 244-361-04 was identified as a currently active Leaking Underground Storage Tanks (LUST) cleanup site. Nine APNs (244-071-01, 244-361-04, 262-424-09, 262-412-01, 244-341-02, 262-357-15, 244-461-06, 244-051-29, 262-423-08, and 262-424-01) associated with opportunity sites were previously LUST cleanup sites but have since been completed.
3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now Assembly Bill 3750):



The proposed project is not located on a site that is included on a list of hazardous-materials sites compiled pursuant to Government Code Section 65962.5 nor is the project located within one-quarter mile of any LUST cleanup sites (SWRCB GeoTracker 2020).

4. Sites with active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO):¹⁵

One opportunity site has an “active” CDO/CAO for the Los Alamitos Racecourse located at 4961 Katella Avenue.

Future development is required to prepare a project-specific Phase I ESA and subsequent documentation to determine if future development would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Project-specific impacts would be assessed and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some future infill and redevelopment projects associated with the proposed project may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. The proposed project includes the implementation of the 2021–2029 Housing Element and rezoning program. The proposed project itself is programmatic and does not propose any physical development. Therefore, the proposed project’s impacts related to the project site’s status on the list of hazardous materials sites would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

Less Than Significant Impact. As shown in Figure 2-6, Opportunity Sites, the opportunity sites are divided between Katella Avenue and Lincoln Avenue. The Katella Avenue opportunity sites are located approximately 1 mile north of the Joint Forces Training Base (JFTB) Los Alamitos. However, according to the Airport Land Use Commission’s (ALUC) 2017 Airport Environs Land Use Plan (AELUP) for JFTB Los Alamitos, these opportunity sites are not located within an impact zone.¹⁶ However, the Katella Avenue opportunity sites are located in an AELUP height restriction zone for JFTB Los Alamitos. Height limitations are imposed on projects within a height restriction zone so that structures or trees (1) do not obstruct the airspace required for take-off, flight, or landing of aircraft at an airport, or (2) are not otherwise hazardous to the landing or taking off of aircrafts. Structures

¹⁵ State Water Resources Board. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders that do not concern the discharge of wastes that are hazardous materials. Website: https://geotracker.waterboards.ca.gov/search?CMD=search&case_number=&business_name=&main_street_name=&city=&zip=&county=&SITE_TYPE=LUFT&oilfield=&STATUS=&BRANCH=&MASTER_BASE=&Search=Search (accessed January 16, 2024).

¹⁶ Orange County Airport Land Use Commission (ALUC). 2017. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. Amended August 17, 2017. Website: <https://files.ocair.com/media/2021-02/JFTB,LosAlamitos-AELUP2017.pdf> (accessed January 10, 2024).



on these opportunity sites are restricted to 350 feet in height. Future development associated with the proposed project may not exceed the AELUP height limitations. As discussed above the proposed project itself is programmatic and does not propose any physical development. Some future infill and redevelopment projects associated with the proposed project may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300–15332. Therefore, the proposed project would not result in a significant impact to flight patterns or pose a hazard to air traffic and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Although the proposed project would facilitate the development of in additional residencies within the City, the opportunity sites are not located along an emergency evacuation route according to emergency evacuation route maps associated with the City’s General Plan Safety Element.¹⁷ Therefore, the proposed project would not interfere with emergency operations and evacuations, and there would be no impact on emergency response. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The City is located within a fully urbanized area. There are no wildlands adjacent or in the vicinity of the opportunity sites, and the City is not designated as a Fire Hazard Severity Zone on the statewide California Department of Forestry and Fire Protection (CAL FIRE) Map.¹⁸ Therefore, there would be no risk of loss, injury, or death involving wildland fires. No impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

¹⁷ City of Cypress General Plan. 2001. Safety Element, Emergency Evacuation Routes map (Exhibit SAF-5). Website: <https://www.cypressca.org/home/showpublisheddocument/714/636123119830170000> (accessed January 16, 2024).

¹⁸ California Department of Forestry and Fire Protection (CAL FIRE). 2011. Very High Fire Hazard Severity Zones in LRA. Website: https://osfm.fire.ca.gov/media/6739/fhszl_map30.pdf (accessed January 9, 2024).



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4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n) Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



p) Be tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q) Be tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r) Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
s) Have a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
t) Cause or contribute to an exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
u) Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Would the project include new or retrofitted stormwater treatment control Best Management Practices (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project violate any water quality standards or waste discharge requirements?**
- f) **Would the project otherwise substantially degrade water quality?**
- k) **Would the project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?**
- l) **Would the project result in significant alteration of receiving water quality during or following construction?**

Less Than Significant Impact. As a policy level document, the implementation of the City of Cypress (City) General Plan 2021–2029 Housing Element Update and the rezoning program would not directly propose any physical development and therefore would not result in impacts related to hydrology and water quality. Future projects associated with the 2021–2029 Housing Element and rezoning program would generally be required to comply with applicable construction permits and regulations associated with water quality, as detailed in Regulatory Compliance Measure (RCM) HYD-1. If construction of future projects associated with the 2021–2029 Housing Element would disturb greater than one acre of soil, those projects would be required to comply with the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) (NPDES No. CAS000002, Order No. 2022-0057-DWQ). Compliance with the Construction General Permit would require preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction Best Management Practices (BMPs), including, but not be limited to, Erosion Control and Sediment Control BMPs designed to



minimize erosion and retain sediment on-site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.

Future projects that disturb less than one acre of soil and that are not a part of a larger common plan, would be required to comply with Section 4.106 of the 2019 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site. The CALGreen Code also requires compliance with Section 13-23 of the Cypress Municipal Code. Chapter 13-23 of the Cypress Municipal Code requires projects that qualify as new development or significant redevelopment as outlined in the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff, Orange County (Orange County MS4 Permit)(Order No. R8-2009-0030, NPDES No. CAS618030 as amended by Order No. R8-2010-0062) comply with the Orange County Drainage Area Management Plan (DAMP) and the City of Cypress Local Implementation Plan (LIP), including the preparation of a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff (RCM HYD-2). Any groundwater dewatering during construction activities would be required to comply with the appropriate National Pollutant Discharge Elimination System (NPDES) waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department.

Furthermore, the implementation of the 2021–2029 Housing Element and rezoning program is a programmatic document and is intended to guide development of future residential projects within the City and does not directly authorize any physical development or improvements. Any future physical improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Some of the future infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300–15332. In addition, individual projects contemplated under the proposed project would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements or degradation of water quality. Therefore, adoption of the 2021–2029 Housing Element and rezoning program would result in a less than significant impact related to the violation of water quality standards or waste discharge requirements, degradation of water quality, increase pollutant discharges, or alter receiving water quality, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

RCM HYD-1

If construction of future projects associated with the 2021–2029 Housing Element would disturb greater than 1 acre of soil, prior to commencement of construction activities at proposed opportunity sites, the Construction Contractor shall obtain coverage under the National Pollutant Discharge



Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2022-0057-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a SWPPP, a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the Project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination (NOT) shall be submitted via SMARTS.

If construction of future projects associated with the 2021–2029 Housing Element would disturb less than 1 acre of soil, prior to commencement of construction activities at proposed opportunity sites, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2019 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).

RCM HYD-2

Orange County MS4 Permit/City Municipal Code. Prior to issuance of a grading permit for future projects associated with the 2021–2029 Housing Element, the future project applicant shall prepare and submit a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Orange County MS4 Permit, Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal



Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the 2021–2029 Housing Element.

RCM HYD-3

Groundwater Discharge Permit. If groundwater dewatering activities are required for future project construction associated with the 2021–2029 Housing Element, at least 45 days prior to dewatering activities, the Construction Contractor shall submit an NOI to the Santa Ana RWQCB to obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters That Pose an Insignificant (*De Minimis*) Threat to Water Quality (Groundwater Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, an NOT shall be submitted to the Santa Ana RWQCB.

- b) **Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? or**
- s) **Would the project have a potentially significant adverse impact on groundwater quality? or**
- t) **Would the project cause or contribute to an exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?**

Less Than Significant Impact. As described above, if any future development associated with the proposed project requires groundwater dewatering during construction activities, the project would be required to comply with the appropriate NPDES Groundwater Discharge Permit (RCM HYD-3), which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. The SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. By adopting Groundwater Sustainability Plans to manage the sustainability of the groundwater basins. The City is located within the Coastal Plain of Orange County Basin (Basin 8-1).¹⁹ Basin 8-1 is designated as a medium priority basin due to the heavy reliance on the Basin 8-1's groundwater as a source of water supply. As required by the SGMA, the agencies within

¹⁹ California Department of Water Resources (DWR). (2020). Groundwater Basin Boundary Assessment Tool. Website: <https://gis.water.ca.gov/app/bbat/> (accessed January 16, 2024)



the Basin 8-1 have agreed to collaborate in order to ensure that Basin 8-1 is sustainably managed. The Orange County Water District (OCWD) manages, replenishes, and protects the Orange County Groundwater Basin located in the Coastal Plain of Orange County Basin. The basin is Orange County’s largest source of drinking water. The 270-square-mile basin provides approximately 77 percent of the water supply to more than 2.5 million residents in north and central Orange County. The City of Cypress is located in OCWD District 4. OCWD operates the world’s largest water purification system for indirect potable reuse, which is used to replenish and maintain groundwater levels within the Orange County Groundwater Basin. The system takes highly treated wastewater that would have previously discharged into the Pacific Ocean and purifies it using a three-step advanced treatment process consisting of microfiltration, reverse osmosis, and ultraviolet light with hydrogen peroxide. This process produces high-quality water that meets or exceeds all State and federal drinking water standards. OCWD was formed in 1933 by the California Legislature with the responsibility to guard the regions groundwater basin, ensure water reliability, quality and prevent seawater intrusion. The California Department of Water Resources (DWR) approved an alternative to a Groundwater Sustainability Plan for the Orange County Groundwater Basin. The alternative plan was submitted to DWR to meet the requirements of the SGMA. Alternative plans can be submitted in lieu of Groundwater Sustainability Plans and must demonstrate how water managers have already achieved or will receive sustainable groundwater management. The DWR approved the plan on July 17, 2019.

Implementation of the 2021–2029 Housing Element and rezoning program is a programmatic document and is intended to guide development of future residential projects within the City and does not directly authorize any physical development or improvements. Any future physical improvements would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Some of the future infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300–15332. In addition, individual projects contemplated under the proposed project would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements or degradation of water quality and would include appropriate mitigation as necessary to address impacts related to surface or groundwater quality or the depletion of groundwater supplies or interference with groundwater recharge. Therefore, adoption of the 2021–2029 Housing Element and rezoning program would result in a less than significant impact related to the depletion of groundwater supplies, create an adverse impact on groundwater quality, depletion of groundwater supplies or interference with groundwater recharge, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?**



- e) **Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
- m) **Could the proposed project result in increased erosion downstream?**
- n) **Would the project result in increased impervious surfaces and associated increased runoff?**

Less Than Significant Impact. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a SWPPP (RCM HYD-1) If applicable, a SWPPP would detail Erosion Control and Sediment Control BMPs to be implemented during project construction to minimize erosion and retain sediment on site. If a project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2019 California Green Building Standards Code (CALGreen Code) requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion and sediment control and good housekeeping BMPs to prevent pollution of stormwater runoff during construction activities (RCM HYD-1). The opportunity sites are comprised of parcels with existing development or previously graded; there are no streams or rivers traversing any of the opportunity site parcels. The opportunity sites are currently developed and located in urban areas. As discussed in Section 4.4, Biological Resources, no natural streams, federally protected wetlands, or riparian habitat are located on the project site. The proposed project is required to comply with existing NPDES requirements. These measures would prevent substantial additional sources of polluted runoff being discharged to the storm drain system through implementation of construction BMPs that target pollutants of concern in runoff from the project site as well as testing and treatment (if required) of groundwater prior to its discharge to surface waters (RCMs HYD-1 and HYD-2). As specified in the City Municipal Code and the Construction General Permit or the 2019 CALGreen Code and with implementation of the construction BMPs, impacts related to increased runoff, on-site, off-site, downstream erosion or siltation, or capacity of stormwater drainage systems, would be less than significant, and no mitigation is required.

Significant redevelopment projects are subject to specific hydromodification²⁰ requirements of the Orange County MS4 Permit and must implement measures for site design, source control, runoff reduction, stormwater treatment, and baseline hydromodification management (RCM HYD-2). Projects may be deemed exempt from these requirements if they drain into hardened channels, the rate and volume of storm water runoff does not significantly exceed those of the predevelopment condition for a two-year frequency storm event, or if the site infiltrates at least the runoff from a two-year storm event. Compliance with RCM HYD-2 would ensure impacts related to hydromodification would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

²⁰ Hydromodification is defined as hydrologic changes resulting from increased runoff from increases in impervious surfaces. Hydromodification impacts can included changes in downstream erosion and sedimentation.



- d) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**
- o) **Would the project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?**

Less Than Significant Impact. As discussed above, future development associated with the proposed project which would disturb more than 1 acre of soil, would comply with the requirements of the Construction General Permit and would include the preparation and implementation of a SWPPP, as detailed in RCM HYD-1. The SWPPP would include construction BMPs to control and direct on-site surface runoff and would include detention facilities, if required, to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage systems. With implementation of construction BMPs as specified in RCM HYD-1, potential construction impacts related to a substantial increase in the rate or amount of surface runoff, flow, and volume that would result in flooding would be less than significant, and no mitigation is required.

Future physical improvements associated with the proposed project would be required to demonstrate that proposed drainage improvements would be sized appropriately to accommodate any potential increase in flow so that on-site flooding would not occur. Future development projects would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Some of the future infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332.

In addition, individual projects contemplated under the proposed project would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements or degradation of water quality. Furthermore, the opportunity sites are comprised of parcels with existing development or previously graded there are no streams or rivers traversing any of the opportunity site parcels. The opportunity sites are currently developed and located in urban areas. As discussed in Section 4.4, Biological Resources, no natural streams, federally protected wetlands, or riparian habitat are located on the project site. Therefore, adoption of the 2021–2029 Housing Element and rezoning program would result in a less than significant impact related to the depletion of groundwater supplies, create an adverse impact on groundwater quality, depletion of groundwater supplies or interference with groundwater recharge, and no mitigation is required. or exceed applicable surface or groundwater receiving water quality objectives, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- g) **Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
- h) **Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**



No Impact. According to the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM) No. 06059C0108J and No. 06059C0116J (December 3, 2009), the opportunity sites are located within Zone X, which comprises areas of 0.2 percent annual chance flood (500-year flood) or are areas with reduced flood risk due to existence of a levee. As the Katella Avenue and Lincoln Avenue opportunity sites are not located within a 100-year floodplain, the proposed project would not facilitate the development of housing or structures within a 100-year flood hazard area. No impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- i) **Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? or**
- j) **Would the project be subject to inundation by seiche, tsunami, or mudflow?**

Less Than Significant Impact. According to the Safety Element of the City of Cypress General Plan, the Katella Avenue opportunity sites are located within the inundation zone of Carbon Canyon Dam and the Lincoln Avenue opportunity sites are located within the inundation zone of either Prado Dam or Whittier Narrows Dam.²¹

Prado Dam was designed in the 1930s but increased its functioning capability due to Seven Oaks Dam, which was completed in November 1999, and is approximately 40 miles upstream on the Santa Ana River. During a flood, Seven Oaks Dam stores water destined for Prado Dam for as long as the reservoir pool at Prado Dam is rising. When the flood threat at Prado Dam has passed, Seven Oaks Dam begins to release its stored flood water at a rate that does not exceed the downstream channel capacity. Working in tandem, the Prado and Seven Oaks Dams provide increased flood protection to Orange County.

Prado Dam is maintained and inspected to ensure its integrity and to ensure that risks are minimized. In addition, construction of the Santa Ana River Mainstem Project was initiated in 1989, and The Santa Ana River Mainstem Project will increase levels of flood protection to more than 3.35 million people in Orange, San Bernardino, and Riverside Counties. Improvements to 23 miles of the Lower Santa Ana River channel, from Prado Dam to the Pacific Ocean, are 95 percent complete, with the remaining bank protection improvements in Yorba Linda currently nearing completion. Improvements to the Santa Ana River channel include construction of new levees and dikes. The Prado Dam embankment has been raised and the outlet works have been reconstructed to convey additional discharges.

Carbon Canyon Dam is located near the northern edge of Orange County. The dam is approximately 4 miles east of the city of Brea. The dam and reservoir were constructed and is owned and operated by the United States Army Corps of Engineers, Los Angeles District (USACE, LAD). Construction of the dam was completed in May 1961. In conjunction with the Brea and Fullerton Dams, Carbon Canyon

²¹ City of Cypress. 2001. City of Cypress General Plan Safety Element. Website: <https://www.cypressca.org/home/showpublisheddocument/714/636123119830170000> (accessed January 9, 2024).



Dam is vital for the flood control protection of portions of the coastal plains in Orange County. The current water control manual for Carbon Canyon Dam was approved in December 1990.

Whittier Narrows Dam and Reservoir is a flood control and water conservation project constructed and operated by the USACE, LAD, at the Whittier Narrows in Montebello. The dam is a central element of the Los Angeles County Drainage Area flood control system. Construction of the dam was completed in 1957. Flood releases from the dam may be reduced as necessary so as not to exceed the flow conveyance capacity of downstream flood risk management channels. An extensive system of the USACE and County telemetered rain gages and stream gages monitor precipitation and streamflow throughout the watershed on a continuous basis to aid in management of water releases.

Although development associated with the proposed project would be constructed in an inundation zone, the proposed project would not increase the chance of inundation from failure of Carbon Canyon Dam, Whittier Narrows Dam, or Prado Dam. Additionally, the entire City of Cypress is within a dam inundation zone. The potential for dam failure is remote and the City's emergency evacuation plans would be implemented if these dams were susceptible to rupture during heavy rains or other events. Therefore, impacts of the proposed project related to the exposure of people and structures to significant risk associated with flooding as a result of dam failure would be less than significant.

There are no open bodies of water in the vicinity of the City; therefore, it is not located within an inundation zone of a seiche. The City is also relatively flat and not at risk from mudflow. The City is located approximately 5 miles northeast of the Pacific Ocean. No opportunity sites are not located within a tsunami inundation zone, according to the Orange County Tsunami Inundation Maps.²² Therefore, no impact from inundation by seiche, tsunami, or mudflow would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

p) Would the project be tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?

Less Than Significant Impact. As discussed above, the proposed project is a policy level document, the implementation of the 2021–2029 Housing Element Update and the rezoning program would not include any physical development or directly result in an increase of pollutants to any receiving waters. As specified in RCM HYD-2, preparation of a WQMP would ensure BMPs would be implemented and maintained during future project operation to target and reduce pollutants in stormwater runoff from the project site during operation. Preparation of a WQMP specify how a future project would target and reduce pollutants of concern in stormwater runoff from the project site, including those contributing to downstream water quality impairments. Therefore, with implementation of RCM HYD-2, impacts related to an increase in pollutants for which the receiving waterbody is already impaired as listed on the Clean Water Act (CWA) Section 303(d) list would be

²² California Department of Conservation (DOC). 2021. Orange County Tsunami Inundation Maps. Website: <https://www.conservation.ca.gov/cgs/tsunami/maps/orange> (accessed January 16, 2024).



less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- q) **Would the project be tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?**
- r) **Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?**

No Impact. According to the Orange County MS4 Permit, Environmentally Sensitive Areas are areas such as those designated as Areas of Special Biological Significance (ASBS) or waterbodies listed on the CWA Section 303(d) list of impaired waters. The opportunity sites are not tributary to an ASBS.²³ As discussed above, the proposed project is a policy level document, the implementation of the 2021–2029 Housing Element Update and rezoning program would not include any physical development. Future development associated with the proposed project would be evaluated for impacts to any CWA Section 303(d) impaired waterbodies. As discussed above, the proposed project is a policy level document, the implementation of the 2021–2029 Housing Element Update and the rezoning program would not include any physical development or directly result in an increase of pollutants to any receiving waters. Therefore, implementation of the proposed project would not result in any impacts to environmentally sensitive areas. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- u) **Would the project impact aquatic, wetland, or riparian habitat?**

Less Than Significant Impact. The opportunity sites are currently developed and located in urban areas. As discussed in Section 4.4, Biological Resources, no natural streams, federally protected wetlands, or riparian habitat are located on the project site. Future development associated with the proposed project would implement construction and operational BMPs, as specified in RCM HYD-1 and HYD-2. Consequently, development of the proposed project would have a less than significant impact on aquatic, wetland, or riparian habitat. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- v) **Would the project include new or retrofitted stormwater treatment control Best Management Practices (e.g., water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors)?**

Less Than Significant Impact. As discussed above, the proposed project is a policy level document, the implementation of the 2021–2029 Housing Element Update and the rezoning program would

²³ State Water Resources Control Board (SWRCB). 2017 California’s Areas of Special Biological Significance. Website: https://www.Waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml (accessed January 9, 2024).



not directly propose any physical development and therefore would not result in impacts related to hydrology and water quality. Future physical improvements associated with the proposed project would be required to demonstrate that new or retrofitted stormwater treatment BMPs would not cause significant environmental impacts occur. Future development projects would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Some of the future infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. Additionally, a project-specific WQMP would be required to detail BMP maintenance and inspection plans which would minimize potential odors and vectors. Therefore, impacts related to BMPs would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Would the project physically divide an established community?

Less Than Significant Impact. Implementation of the City of Cypress’ (City) General Plan 2019–2029 Housing Element update and rezoning program would result in changes in land use in some cases, as described in Chapter 2.0, Project Description. These changes would occur on the Lincoln Avenue and Katella Avenue opportunity sites described in the Draft Housing Element. As these areas are currently urbanized, the proposed project would not physically divide an established community. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Implementation of the 2019–2029 Housing Element update and rezoning program would result in changes in land use in some cases, as described in Chapter 2.0, Project Description. These changes would occur on the Lincoln Avenue and Katella Avenue opportunity sites described in the Draft Housing Element. Implementation of the proposed project would result in potentially significant land use changes. **This topic will be evaluated further in the EIR.**



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4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Surface Mining and Reclamation Act (SMARA) enacted by California Legislature in 1975 provides guidelines to assist with classification and designation of mineral lands. These areas were designated under the basis of several geologic factors, but do not give regard to existing land uses and ownership. These Mineral Resource Zones (MRZs) are divided into the following four categories:

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** An area containing mineral deposits of which their significance cannot be properly evaluated.
- **MRZ-4:** An area where information is not adequate enough to be able to assign to any other MRZ zone.

Of these four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being “regionally significant.” Such designations require that a lead agency’s land use decisions involving designated areas are to be made in accordance with its mineral resource management policies and that it consider the importance of the mineral resource to the region or the State as a whole, not just to the lead agency’s jurisdiction.

The opportunity sites have been classified by the California Division of Mines and Geology (CDMG) as MRZ-1 and MRZ-4, indicating that the project site is in an area where either (1) adequate information indicates that no significant mineral deposits are present or where it is judged that little



likelihood exists for their presence, or (2) information is inadequate for assignment to any other mineral resource zone.²⁴ The City of Cypress (City) is not within the proximity of any MRZ-2 zones, and is surrounded by an MRZ-1 zone, indicating the absence of significant mineral deposits in the area.²⁵ Furthermore, according to the City’s General Plan Conservation/Open Space/Recreation Element,²⁶ there are no mineral resources as defined by the CDMG within the City. Therefore, no significant impacts related to the loss of availability of a known mineral resource that would be of value to the region and to the residents of the State would result from project implementation, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated in Response 4.12(a), the project site is clearly shown to not be a part of a mineral resource zone containing any known valuable mineral resources, which would suggest a high unlikelihood of minerals being extracted at the project site. Therefore, no impact would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

²⁴ California Department of Conservation (DOC). Division of Mines and Geology. 1981. Mineral Land Classification Map. Los Alamitos Quadrangle. Special Report 143, Plate 3.17.

²⁵ Ibid.

²⁶ City of Cypress. 2001. General Plan Conservation/Open Space/Recreation Element. Website: <https://www.cypressca.org/home/showpublisheddocument/686/636123123792970000> (accessed January 9, 2024).



4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. Implementation of the City of Cypress’ (City) 2021–2029 Housing Element update and rezoning program would alter existing development patterns and increase residential density. These activities could result in the potential demolition of structures, construction, and site grading, the location of residential uses near stationary noise sources, as well as increased traffic generation. All these activities have the potential to increase ambient noise and vibration levels within the City of Cypress and to exceed acceptable noise standards. **This topic will be further examined in the EIR.**

- b) **Would the project result in generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. As discussed in Response 4.13(a), the proposed project may expose persons to excessive groundborne noise or vibration. **This topic will be further examined in the EIR.**

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

Less Than Significant Impact. As shown in Chapter 2.0, Project Description, in Figure 2-6, Opportunity Sites, the opportunity sites are divided between Katella Avenue and Lincoln Avenue. The Katella Avenue opportunity sites are located approximately 1 mile north of the Joint Forces Training Base (JFTB) Los Alamitos. According to the Land Use Plan for Joint Forces Training Base Los



Alamitos (Orange County Airport Land Use Commission 2017)²⁷, the project site is not within the 60 A-weighted decibel community noise equivalent level (dBA CNEL) or 65 dBA CNEL noise contours for JFTB Los Alamitos and therefore, less than significant noise impacts related to airports are anticipated, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

²⁷ Orange County Airport Land Use Commission (ALUC). 2017. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. Amended August 17, 2017.



4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a) **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Potentially Significant Impact. The City of Cypress’ (City) 2016–2020 American Community Survey (ACS)²⁸ documents 15,833 households in Cypress, with an average household size of 3.09 persons. As summarized in Chapter 2.0, Project Description, the rezoning of the opportunity sites could result in a net increase of up to approximately 2,314 dwelling units under the 2021–2029 Housing Element with a corresponding net increase of approximately 4,605 persons.²⁹ This increase could exceed General Plan population projections and currently adopted Southern California Association of Governments growth forecasts. **This topic will be addressed further in the EIR.**

- b) **Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. In its existing condition, no housing currently exists on the opportunity sites, and implementation of the proposed project would not displace any housing or associated populations. Instead, the proposed project intends to provide the City with an up to an additional 2,314 housing units, which, as discussed in Response 4.14(a), would add approximately 4,605 residents to the City’s population. Therefore, there would be no impact related to the displacement of substantial numbers of existing people or housing. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

²⁸ United States Census Bureau. 2021. 2016–2020 American Community Survey Quick Facts Cypress City. Website <https://www.census.gov/quickfacts/fact/table/cypresscitycalifornia#> (accessed January 9, 2024).

²⁹ 2,314 households x 1.99 persons per household (average household size based upon the American Housing Survey in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area).



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4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for *fire protection*?**

Potentially Significant Impact. The Orange County Fire Authority (OCFA) is a Joint Powers Authority that serves the City of Cypress (City) and is responsible for reducing the loss of lives and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that provides fire suppression, emergency medical services, hazardous materials response, wildland firefighting, technical rescue, and airport rescue firefighting services, and a variety of other public services to its service area of 1,891,414 residents that includes 23 cities in Orange County (County) and all unincorporated areas in the County. Currently, OCFA has a total of 79 stations located throughout Orange County.³⁰

The City of Cypress is located within Operations Division 7, which also serves the cities of Buena Park, La Palma, and Stanton along with portions of several unincorporated communities.³¹ As discussed in further detail in Section 4.20, Wildfire, the project site is not located within a Very High Fire Hazard Severity Zone (VHFHSZ). Further, the City’s Safety Element (2001) states that separation

³⁰ Orange County Fire Authority (OCFA). 2021. Fiscal Year 2021–2022 Adopted Budget. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%202021-2022%20Adopted%20Budget.pdf> (accessed January 10, 2024).

³¹ OCFA. 2020. Operations Division 7. Website: <https://ocfa.org/AboutUs/Departments/OperationsDirectory/Division7.aspx> (accessed January 10, 2024).



and setback requirements, adopted in the City’s Municipal Code, assist in minimizing the risk of urban fire spread.

However, as stated in Section 4.14, Population and Housing, the proposed project has the potential to induce substantial population growth in the City and therefore could result in significant impacts to fire protection resources. **This topic will be addressed further in the EIR.**

b) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for *police protection*?

Potentially Significant Impact. The Cypress Police Department (CPD) provides police protection services throughout the City. The CPD has one station located within the Cypress Civic Center at 5275 Orange Avenue. Management and supervision of the CPD is provided by 1 chief, 3 captains, 2 lieutenants, 10 sergeants, and 1 civilian supervisor. Of the CPD's 55 sworn personnel, 41 are dedicated to the delivery of patrol services. In addition to the 55 officers, the department is supported 23 civilian employees and numerous volunteers.³²

The services provided by the department include a detective bureau, canine teams, narcotics team, vice and intelligence, motorcycle officers, Personnel & Training, Positive Actions thru Character Education (P.A.C.E.) program, Special Weapons and Tactics (S.W.A.T.) and a Lead Patrol Officer program. In addition, the CPD has established Community Policing, or Cypress Policing, as the philosophy for providing public safety services.

Police dispatch services for the City of Cypress are provided by the West Cities Police Communications Center, also known as West-Comm. West-Comm is a consolidated police dispatch center, formed by a Joint Powers Authority between the cities of Cypress, Los Alamitos and Seal Beach. Located at the Seal Beach Police Department, West-Comm serves a combined population of approximately 90,000. In 2021, the CPD responded to 28,495 calls for service, including 13,256 emergency calls and 15,240 officer-initiated calls.³³ This volume of calls for 2021 represents an overall 14 percent increase in calls for service throughout the City compared to 2020.

As discussed in Response 4.14(a) in Section 4.14, Population and Housing, the proposed project has the potential to induce substantial population growth in the City and therefore could result in significant impacts to police protection resources. **This topic will be addressed further in the EIR.**

³² City of Cypress. Cypress Police Department Overview. Website: <https://www.cypressca.org/departments/police/the-community-we-serve> (accessed January 16, 2024).

³³ City of Cypress. Cypress 10-Year Calls for Service Trend. 2021. Website: <https://www.cypressca.org/home/showpublisheddocument/10903/637801861992255174> (accessed January 16, 2024).



c) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

Potentially Significant Impact. The majority of the Lincoln Avenue opportunity sites are located within the Cypress School District, which serves the majority of the City’s kindergarten through sixth-grade students. A few of the Lincoln Avenue opportunity sites, those east of Valley View Street, are within the Centralia Elementary School District (K-6). The Lincoln Avenue opportunity sites are within the Anaheim Union High School District (AUHSD), which serves the majority of the City’s junior high and high school students (grades 7 through 12).

The majority of the Katella Avenue opportunity sites are also located within the Cypress School District and the AUHSD, with a small portion of the Katella Avenue opportunity sites located within the Los Alamitos Unified School District, which serves grades K through 12.

The Cypress School District currently operates six elementary schools; five of these elementary schools are located within the City of Cypress and one is located in the City of La Palma. The Cypress School District’s 2021–2022 enrollment was 3,414.³⁴ Additionally, all of the Cypress School District’s schools offer on-site privately owned and operated childcare and preschool services.

The Centralia School District is comprised of eight elementary schools. This district’s enrollment is approximately 4,200 students. The Lincoln Avenue opportunity sites within the Centralia School District are within the San Marino Elementary school attendance area. The school is located at 6215 San Rolando Way in Buena Park. The AUHSD encompasses 46 square miles and has schools in the cities of Anaheim, Cypress, Buena Park, La Palma, and Stanton. AUHSD is composed of eight high schools, eight junior high schools, and four specialized campuses. The AUHSD’s 2021–2022 enrollment was 28,404.³⁵

The Los Alamitos Unified School District currently operates six elementary schools, one middle school, and one high school. The Los Alamitos Unified School District’s 2021–2022 enrollment was 9,133.³⁶

The opportunity sites are located within the attendance boundaries of the following schools: Frank Vessels Elementary, Clara J. King Elementary, A.E Arnold Elementary, Margaret Landell Elementary, Juliette Morris Elementary, Los Alamitos Elementary School, San Marino Elementary School

³⁴ California Department of Education. DataQuest. Enrollment Data 2021–2022. Website: <https://dq.cde.ca.gov/dataquest/> (accessed January 16, 2024).

³⁵ Ibid.

³⁶ Ibid.



Lexington Junior High, Walker Junior High, McAuliffe Middle School Cypress High School Kennedy High School, Hope School, Oxford Academy, and Los Alamitos High School.^{37,38,39}

Student generation from the opportunity sites could potentially impact available capacity. School district capacity and opportunity sites student generation will be evaluated in the EIR. As discussed in Response 4.14(a) in Section 4.14, Population and Housing, the proposed project has the potential to induce substantial population growth in the City and therefore could result in significant impacts to school resources. **This topic will be addressed further in the EIR.**

d) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

Less Than Significant Impact. Please refer to Section 4.16, Recreation, of this IS for a detailed discussion related to the proposed project’s potential impacts to parks and recreational facilities. As discussed previously in Section 4.14, Population and Housing, the proposed project could add up to 4,605 new residents to the City’s population, which could increase usage of City parks and recreational facilities. As described in Section 4.16, impacts to recreational facilities remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational facilities (see Regulatory Compliance Measure REC-1). All future projects implemented in accordance with the updated General Plan and Zoning code amendments would be required to comply with the City of Cypress General Plan. Therefore, because the proposed project does not require the construction or expansion of public recreation facilities and because in-lieu park fees would be paid, as described in Regulatory Compliance Measure REC-1, impacts to parks and recreation facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

e) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

³⁷ Los Alamitos Unified School District. My School Locator. Website: <https://locator.decisioninsite.com/?StudyID=212051> (accessed January 10, 2024).

³⁸ Anaheim Union High School District (AUHSD). School Boundaries. Website: <https://www.auhsd.us/District/Department/14207-ANAHEIM-UHSD/80474-Schools-Boundaries.html> (accessed January 10, 2024).

³⁹ Cypress School District. My School Locator. Website: <https://locator.decisioninsite.com/?StudyID=205017> (accessed January 10, 2024).



Less Than Significant Impact. The Cypress Community Center, which provides regular classes and programming for local residents, is also located at 5700 Orange Avenue. The Cypress Senior Center is located at 9031 Grindlay Street. The proposed project could increase the city's population by up to 4,605 residents which would increase demand for use of the public facilities. The project-related population increase and accompanying demand for community services and programs at the Cypress Senior Center and the Cypress Community Center. However, the proposed project is not expected to trigger the need for new or physically altered community facilities because those facilities were designed to accommodate community classes and social events throughout the year. Therefore, it is reasonable to assume that the proposed project would not result in adverse physical impacts to these facilities. Impacts to other public facilities would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



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4.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Less Than Significant Impact. The proposed project is a programmatic update to the City of Cypress’ (City) General Plan, the Lincoln Avenue Specific Plan, the Cypress Town Center and Commons Specific Plan 2.0, and the City’s Zoning Ordinances and would not directly result in physical development. The Housing Element update and rezoning program would make possible new residential development that could potentially result in significant impacts. As shown in Table 2.A earlier in this IS, the proposed project divides the City’s Regional Housing Needs Assessment (RHNA) between the Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan area and Lincoln Avenue Specific Plan area. The opportunity sites could accommodate up to 2,314 additional units for all income levels in the City.

The proposed project has the potential to develop approximately 2,314 housing units on the opportunity sites, which could add approximately 4,605 residents to the City’s population.⁴⁰ The City’s Municipal Code states a goal of providing 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for purposes that are made available at K-12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. The City currently has 82 acres of parkland available for its 50,151 residents, and it currently provides approximately 1.6 acres of parkland per 1,000 residents. The additional 4,605 residents would change this ration to 1.5 acres of parkland per 1,000 residents. As specified in the City of Cypress Municipal Code Section 25-43, Relation of land required to population density, the City collects park dedication and in-lieu fees which are applicable to new residential construction that qualify as dwelling units as defined by section 6.31.020(D) of the Cypress Zoning Ordinance and section 205(D) of the 2001 California Building Code as they currently exist. Impacts to recreational facilities remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational

⁴⁰ 2,314 households x 1.99 persons per household = 4,605 persons



facilities (see Regulatory Compliance Measure REC-1 provided below). All future projects implemented in accordance with the updated General Plan and Zoning code amendments would be required to comply with the City of Cypress General Plan. Therefore, impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Regulatory Compliance Measure REC-1 Dedication of Parkland and/or Payment of Park Fees.
Prior to issuance of any building permits, the Applicant shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress (City) Municipal Code, or other fees as determined by the City, to the Director of the City Community Development Department, or designee.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. As discussed above under Response 4.16(a), although the proposed project would not directly result in physical development, the Housing Element update and rezoning program would make possible new residential development that could potentially result in significant impacts. The proposed project would not include any recreational facilities that would be open to the general public. As discussed above under Response 4.16(a), the proposed project would not cause or accelerate the substantial physical deterioration of existing recreational facilities, so it would not require the construction or expansion of off-site recreational facilities.

The City of Cypress Municipal Code, Section 25-43, establishes a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for purposes that are made available at K–12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. This arrangement results in a total of 4.5 acres of land per 1,000 residents. Any future projects implemented in accordance with the updated General Plan and Zoning code amendments would comply with the applicable provisions in Chapter 25, Article 6, Park and Recreational Facilities, of the City’s Municipal Code (refer to Regulatory Compliance Measure REC-1), which requires the payment of an in-lieu park fee, the dedication of land for park and recreational purposes, or both, based on a standard of 3.0 acres of land for park and recreational purposes for each 1,000 residents.

The proposed project could allow for the development of additional housing in the Cypress, which could result in the potential addition of approximately 4,605 residents. This increase in population could incrementally increase usage of City parks and recreational facilities.

For all future projects developed in accordance with the updated General Plan and Zoning code amendments, the City will require the Applicant to pay fees and/or dedicate parkland as identified in Regulatory Compliance Measure REC-1. Therefore, with the payment of in-lieu park fees and/or the dedication of parkland, impacts to recreation requirements would be less than significant.



In addition to providing on-site recreational amenities, the Applicant would pay applicable park fees as described in Regulatory Compliance Measure REC-1. Therefore, any future projects implemented in accordance with the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment. Potential impacts would be less than significant, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



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4.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) **Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

b) **Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?**

Potentially Significant Impact. Implementation of the 2021–2029 Housing Element and rezoning program would result in an increase in both AM and PM peak-hour trips, as well as average daily trips. An increase in AM and PM peak-hour trips could result in conflicts with City of Cypress (City) applicable plans, ordinances, or policies that establish measures of effectiveness for the performance of the circulation system such as level-of-service standards being exceeded. **This topic will be addressed further in the EIR.**

c) **Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Less Than Significant Impact. While implementation of the 2021–2029 Housing Element and rezoning program would allow infill development/redevelopment, there is no immediate physical development associated with the project as it is defined. Subsequent development of the rezoned sites would be analyzed on a project-by-project basis as design and layout of the projects are determined. Site-specific traffic analysis assessing potential hazard would be required for any subsequent infill development/redevelopment in accordance with City standards to reduce impacts to less than significant. As subsequent infill and redevelopment residential projects occur, potential project specific impacts would be assessed, and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some of the infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300–15332. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



d) Would the project result in inadequate emergency access?

Less Than Significant Impact. While implementation of the 2021–2029 Housing Element and rezoning program would allow infill development/redevelopment, there is no immediate physical development associated with the project as it is defined. Subsequent development of the rezone sites would be analyzed on a project-by-project basis as design and layout of the projects are determined. Site-specific traffic analysis assessing emergency access would be required for any subsequent infill development/redevelopment in accordance with City standards to reduce impacts to less than significant. As subsequent infill and redevelopment residential projects occur, potential project specific impacts would be assessed, and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some of the infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
- i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
 - ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register of



Historical Resources or included in a local register of historical resources (Public Resources Code [PRC] Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a “tribal cultural resource.”

Also, per AB 52 (specifically PRC Section 21080.3.1), as Lead Agency, the City of Cypress (City) must consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the project site and have previously requested that the Lead Agency provide the tribe with notice of such projects.

In compliance with AB 52, letters have been distributed to local Native American tribes that have previously requested to be notified of future projects proposed by the City. Letters have also been sent to Native American tribal contacts provided by the Native American Heritage Commission (NAHC). The letters have provided each tribe with an opportunity to request consultation with the City regarding the proposed project. In compliance with AB 52, tribes have 30 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the AB 52 tribal consultation process will inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources.

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill 18 [SB 18]) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a General or Specific Plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction and are identified, upon request, by the NAHC. As noted in the Governor’s Office of Planning and Research’s *Tribal Consultation Guidelines, Supplement to General Plan Guidelines* (2005)⁴¹, “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.”

In compliance with SB 18, letters have been distributed to local Native American tribal contacts provided by the NAHC. The letters have provided each tribe with an opportunity to request consultation with the City regarding the proposed project. In compliance with SB 18, tribes have 90 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the SB 18 tribal consultation process will also inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. **This topic will be addressed further in the EIR.**

⁴¹ Governor’s Office of Planning and Research (OPR). 2005. *Tribal Consultation Guidelines, Supplement to General Plan Guidelines*. April 15, 2005. Website: https://www.parks.ca.gov/pages/22491/files/tribal_consultation_guidelines_vol-4.pdf (accessed January 16, 2024).



4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Potentially Significant Impact. The City of Cypress (City) is served by the Golden State Water Company West Orange (GSWC West Orange), a private water service provider. GSWC's West Orange System service area includes Cypress, Los Alamitos, and Stanton. Additionally, small portions of Buena Park, Garden Grove, La Palma, Seal Beach, and the unincorporated community of Rossmoor are included in the West Orange System. There are approximately 27,200 customers within GSWC's West Orange System service area.⁴² Water provided in the West Orange County System is a blend of groundwater from the Orange County Groundwater Basin and imported water. According to GSWC's 2020 Urban Water Management Plan (UWMP) for the West Orange County System, the company delivered 14,173 acre-feet of water to the service area in 2020. The total service demand was expected to increase to 15,759 acre-feet by 2045 in a normal year scenario. The City's Public Works Department's Maintenance Division is responsible for maintaining the City's sanitary sewer system.

⁴² Golden State Water Company (GSWC). 2021. West Orange Service Area, 2020 Urban Water Management Plan. Website: https://wuedata.water.ca.gov/public/uwmp_attachments/1441205680/GSWC-West%20Orange%202020%20UWMP%20Final.pdf (accessed January 16, 2024).



The City operates and maintains a sanitary sewer collection and conveyance system that includes a network of gravity sewers, one pump station, and one sewer force main. Approximately 108 miles of sewers are included within the City’s gravity system.⁴³ The project site is in the sewer service area of the Orange County Sanitation District (OCSD). The OCSD is responsible for the provision of wastewater treatment facilities that serve the project site. The OCSD has a capacity of treating 180 million gallons of wastewater per day from residential, commercial, and industrial sources at two plants: Reclamation Plant No. 1 in Fountain Valley and Treatment Plan No. 2 in Huntington Beach. Additionally, natural gas and electricity are supplied to the City through Southern California Gas (SoCalGas) and Southern California Edison (SCE), respectively. The proposed project has the potential to develop housing units on the opportunity sites, which could increase demand on utilities due to the development of the approximately 2,314 units. Although the potential development of 2,314 units would replace existing urban uses that consume water, natural gas, and electricity, generate wastewater, and utilize stormwater drainage infrastructure, the increase in intensity of uses may lead to potentially significant impacts to these facilities. **This topic will be addressed further in the EIR.**

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. As indicated above, the City of Cypress is served by the GSWC West Orange. The proposed project has the potential to develop housing units on the opportunity sites, which could increase demand on water supplies due to the development of the approximately 2,314 units. According to the GSWC West Orange UWMP, the supply availability as paired against the increased demand conditions demonstrate that GSWC West Orange has sufficient supplies to meet five consecutive dry year conditions through 2045. To estimate future demand, GSWC West Orange assumes that dry year demand conditions would remain unconstrained during the dry conditions causing a 10 percent increase in the actual customer demand. This characterization of water demands does not consider the proposed project or the additional potential construction of 2,314 units. **This topic will be addressed further in the EIR.**

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?

Potentially Significant Impact. As indicated above, the City’s Public Works Department’s Maintenance Division is responsible for maintaining the City’s sanitary sewer system. The project site is in the sewer service area of the Orange County Sanitation District (OCSD). The OCSD is responsible for the provision of wastewater treatment facilities that serve the project site. The OCSD has a capacity of treating 180 million gallons of wastewater per day from residential, commercial, and industrial sources at two plants: Reclamation Plant No. 1 in Fountain Valley and Treatment Plan No. 2 in Huntington Beach. The proposed project has the potential to develop housing units on the

⁴³ City of Cypress. Maintenance. Website: <http://www.cypressca.org/government/departments/public-works/maintenance> (accessed January 9, 2024).



opportunity sites, which could increase the demand for wastewater facilities due to the development of the approximately 2,314 units. **This topic will be addressed further in the EIR.**

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. The City currently contracts with Valley Vista Waste and Recycling Services, a private solid waste hauler, to collect and dispose of the solid waste generated throughout the City. Solid waste collected in the City by Valley Vista would be transported to one of the Class III landfills operated and maintained by OCWR. OCWR owns and operates three active landfills (i.e., the Olinda Alpha Landfill in Brea, the Frank R. Bowerman Landfill in Irvine, and the Prima Deshecha Landfill in San Juan Capistrano). All three landfills are permitted as Class III landfills, which only accept non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. County residents are able to dispose of their household hazardous waste items at any of OCWR's four household hazardous waste collection centers, located in the Cities of Anaheim, Huntington Beach, Irvine, and San Juan Capistrano.⁴⁴ The proposed project has the potential to develop housing units on the opportunity sites, which could increase the demand for solid waste services due to the development of the approximately 2,314 units. **This topic will be addressed further in the EIR.**

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. As previously stated in the Response 4.19(d) above, the City currently contracts with Valley Vista Waste and Recycling Services, a private solid waste hauler, to collect and dispose of the solid waste generated throughout the City. The proposed project has the potential to develop up to 2,314 units in an area with existing urban uses, the demolition of which would generate large amount of solid waste. The California Integrated Waste Management Act (Assembly Bill [AB] 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995, 50 percent by 2000, and 75 percent by 2020. The City provides curbside recycling for both residential and commercial uses, as well as curbside residential green waste, which both count toward the City's solid waste diversion rate. The California Department of Resources Recycling and Recovery (CalRecycle) tracks and monitors solid waste disposal on a per capita basis. Table 4.19.A, below, shows solid waste disposal volumes for the City of Cypress between 2016 and 2020.

⁴⁴ OC Waste & Recycling (OCWR). Household Hazardous Waste. Website: <http://www.oilandfills.com/hazardous> (accessed January 9, 2024).



Table 4.19.A: Solid Waste Disposal in the City of Cypress

Year	Total Disposal Tonnage (tons/year)
2016	50,412
2017	51,542
2018	47,305
2019	47,516
2020	43,147

Source: CalRecycle Jurisdiction Disposal Tonnage Trend (2022).
CalRecycle = California Department of Resources Recycling and Recovery

Although implementation of the proposed project does not involve any physical development, there is a potential for demolition of existing structures in the City and potential construction of 2,314 units. Demolition and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes. The proposed project would comply with the City’s Construction and Demolition Ordinance (Regulatory Compliance Measure UTIL-1). The applicants for future development would also be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. As stipulated by City Ordinance No. 1166 and the 2019 California Green Building Standards, the proposed project would be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.⁴⁵ Additionally, Valley Vista Services certifies 75 percent diversion for all construction and demolition material, which would contribute to an increased waste diversion rate within the City.⁴⁶

The proposed project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. Therefore, the proposed project would not result in an impact related to federal, State, and local statutes and regulations related to solid wastes, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

Regulatory Compliance Measures and Mitigation Measures

The following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to utilities and service systems. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

⁴⁵ City of Cypress. 2021. C&D Recycling Requirement. Website: C&D Recycling Requirement, City of Cypress (cypressca.org) (accessed January 9, 2024).

⁴⁶ Ibid.



Regulatory Compliance Measure UTIL-1

Construction and Demolition Ordinance. The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2019 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.



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4.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a) **Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

The following response addresses Thresholds 4.20(a), (b), (c), and (d), as outlined above.

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in the State through its Fire and Resources Assessment Program (FRAP). These maps place areas of California into different fire hazard severity zones (FHSZ), based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing densities, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, CAL FIRE is responsible for wildland fire



protection for land areas that are generally unincorporated, and they are classified as State Responsibility Areas (SRAs). In areas where local fire protection agencies (e.g., Orange County Fire Authority [OCFA]) are responsible for wildfire protection, the lands are classified as Local Responsibility Areas (LRAs). CAL FIRE currently identifies the proposed project site as an LRA. In addition to establishing local or State responsibility for wildfire protection in a specific area, CAL FIRE designates areas as very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ.

According to the CAL FIRE Very High Fire Hazard Severity Zone Maps for the Orange County region, the entire City of Cypress is designated as a non-VHFHSZ,⁴⁷ and the City does not include an SRA. The nearest VHFHSZ to the opportunity sites is approximately 6 miles to the northeast in Coyote Hills on the western side of Fullerton.⁴⁸ The nearest SRA is in Puente Hills, approximately 10 miles northeast of the project site. Because the City of Cypress is not located in or near an SRA or VHFHSZ, the proposed project would not result in any impacts related to wildfire. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

⁴⁷ California Department of Forestry and Fire Protection (CAL FIRE). 2011. Very High Fire Hazard Severity Zones in LRA. Website: https://osfm.fire.ca.gov/media/6739/fhszl_map30.pdf (accessed January 16, 2024).

⁴⁸ Ibid.



4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

- a) **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. Based on the discussion in Section 4.4, Biological Resources, the proposed project is anticipated to result in less than significant impacts related to habitat, wildlife species, and/or plant and animal communities. The proposed project would not eliminate a plant or animal community, nor would it substantially reduce the number or restrict the range of a rare or endangered plant or animal.

The proposed project would avoid impacts on nesting resident and/or migratory birds either by avoiding vegetation removal during the avian nesting season (February 15 through August 31) or by implementing Regulatory Compliance Measure BIO-1. This measure would address any impacts to nesting resident and/or migratory birds should it be necessary to conduct vegetation removal during the nesting season and nests are present.

As discussed in Section 4.5, Cultural Resources, Response 4.5(a), several of the opportunity sites identified in the 2021–2029 Housing Element contain structures that are of historic age (built in 1972 or earlier; 50 years of age). Because the rezoning program would allow additional housing units on many properties with historic-age structures, the potential exists for the proposed project



to cause a substantial adverse change to one or more historical resources in the City. An historic resources analysis is being prepared for the proposed project, the results of which will be summarized in the EIR. In addition, Regulatory Compliance Measures CUL-1 and CUL-2 have been incorporated to address the discovery of archaeological resources should any be unearthed during construction. With the application of Regulatory Compliance Measures CUL-1 and CUL-2, potential impacts to previously undiscovered archaeological resources would be reduced to less than significant.

As discussed in Section 4.18, Tribal Cultural Resources, in compliance with Senate Bill (SB) 18, letters have been distributed to local Native American tribal contacts provided by the Native American Heritage Commission (NAHC). The letters have provided each tribe with an opportunity to request consultation with the City regarding the proposed project. In compliance with SB 18, tribes have 90 days from the date of receipt of notification to request consultation on the proposed project. Information provided through the SB 18 tribal consultation process will also inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. This topic will be discussed further in the EIR.

For the reasons stated above, the project has the potential to eliminate important examples of the major periods of California history or prehistory, although impacts to archaeological resources would be reduced to less than significant with the implementation of Mitigation Measures CUL-1 and CUL-2. **This topic will be addressed further in the EIR.**

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The proposed project is a programmatic update to the City’s General Plan, the Lincoln Avenue Specific Plan, the Cypress Town Center and Commons Specific Plan 2.0, the Cypress Business and Professional Center Specific Plan, and the City’s Zoning Ordinance and would not directly result in physical development. Mitigation measures have not been incorporated into this Initial Study; however, discussions of the following environmental topics would be included in the EIR that would be prepared for this project: Air Quality, Cultural Resources, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Discussions relating to the cumulatively considerable impact that this project and other projects may have on the City will be discussed in the EIR. **This topic will be addressed further in the EIR.**

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The following sections in this Initial Study reviewed the potential for adverse impacts on human beings, either directly or indirectly: (4.1) Aesthetics; (4.3) Air Quality; (4.7) Geology and Soils; (4.9) Hazards and Hazardous Materials; (4.10) Hydrology and Water Quality; (4.13) Noise; (4.14) Population and Housing; (4.15) Public Services; (4.17) Transportation; and (4.20) Wildfire. After analyzing all potential impacts, it has been determined that there would be adverse



effects on human beings associated with implementation of the proposed project that will be discussed in the EIR for the topics of Air Quality, Noise, Population and Housing, Public Services, and Transportation. Any potential impacts on the remaining topics of Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Wildfire were determined to be less than significant. Therefore, **these topics will be addressed further in the EIR.**



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5.0 RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the City of Cypress prepare an Environmental Impact Report for the General Plan updates associated with the implementation of the 2021–2029 Housing Element and rezoning program. We find that the proposed project could have a significant effect on a number of environmental issues but that mitigation measures have been identified that reduce such impacts to a less than significant level. We recommend that the second category be selected for the City of Cypress' determination (see Section 3.1, Determination, in Chapter 3.0, Environmental Factors Potentially Affected).



Ryan Bensley, AICP
Principal
LSA

Date: January 17, 2024



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6.0 LIST OF PREPARERS AND PERSONS CONSULTED

6.1 CITY OF CYPRESS

The following individuals from the City of Cypress (City) participated in the preparation of this Initial Study:

- Alicia Velasco, Planning Director
- Laura Vander Neut, Planner

6.2 IS PREPARERS

The following individuals participated in the preparation of this Draft IS. The nature of their involvement is summarized below.

6.2.1 LSA

The following individuals participated in the preparation of this Draft IS:

- Deborah Pracilio, Principal in Charge
- Ryan Bensley, AICP, Principal
- Steve Letterly, Senior Environmental Planner
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