

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

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

Cross Streets: _____ Zip Code: _____

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

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

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

Airports: _____ Railways: _____ Schools: _____

Document Type:

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

Local Action Type:

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

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

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

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: _____ **Date:** _____

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

ATTACHMENT TO NOTICE OF COMPLETION FOR CYPRESS HOUSING ELEMENT IMPLEMENTATION PROJECT

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

Project Description:

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

The proposed project is a programmatic update to the City’s General Plan, Lincoln Avenue Specific Plan (LASP), Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), and Zoning Ordinance 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 proposed project divides the City’s RHNA between the CTCC Specific Plan, CBPC Specific Plan area and LASP area. Under the proposed project, the allowable residential density within approximately 42 acres of the CTCC Specific Plan area would increase to up to 30 dwelling units per acre to accommodate a maximum of an additional 676 units and the existing unit cap of 1,250 units would be revised to allow development up to 1,791 total residential units. The zoning in the remainder of the CTCC Specific Plan would remain unchanged. With these proposed changes, an estimated 1,791 units could be accommodated within the CTCC Specific Plan area, in addition to the 135-unit Belmont project currently under construction.

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 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 remaining RHNA sites would be accommodated within the LASP. The proposed project would expand the maximum allowable density of 30 du/ac to the majority of the Lincoln Avenue Specific Plan area, increasing development potential by approximately 1,317 units. With these amendments, the Lincoln Avenue Specific Plan could accommodate a total of approximately 1,644 units.

Cypress currently has capacity to accommodate the development of up to 1,946 new housing units, which includes 504 housing units that are already entitled (approved or currently under construction). Therefore, the proposed rezoning action under the proposed project would increase the City’s development capacity to 4,260 units, or an increase of 2,314 units compared to the City’s existing planning and zoning documents.

The EIR also evaluated an alternative rezoning scenario identified as Alternative 2 in the 2021–2029 Housing Element. Under Alternative 2, the existing residential densities permitted in the Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan) would remain unchanged and would therefore be limited to the current maximum of 1,115 residential units. Alternative 2 instead proposes to vary densities within the LASP area between 30 du/ac and 60 du/ac to accommodate the development of approximately 2,378 new units (1,838 lower income units and 540 moderate/above moderate-income units). The Katella Avenue opportunity site in the PBP zone would be included in Alternative 2 as described under the proposed project. Alternative 2 also includes the opportunity site located on the southeast corner of Orange Avenue and Grindlay Street, which would accommodate 30 moderate/above moderate-income units. Overall, Alternative 2 would accommodate an additional 2,403 housing units at the opportunity sites. In addition to the 1,946 units already accommodated under existing zoning within the City, Alternative 2 would increase the residential development capacity in the City to a total of 4,349 housing units. If the City proceeds with Alternative 2, amendments to the LASP and the City’s Zoning Ordinance would be undertaken through the normal public hearing process.

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

Table A: Residential Development Capacity Summary

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

* Excludes units currently under construction