

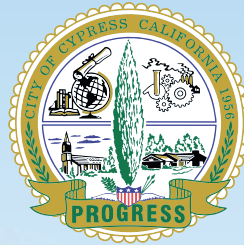
2021-2029 CYPRESS HOUSING ELEMENT

Final Initial Study/Negative Declaration

June 2022

Prepared for:

Prepared by:



LSA



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FINAL

**INITIAL STUDY/
NEGATIVE DECLARATION**

2021-2029
CYPRESS HOUSING ELEMENT
CYPRESS, CALIFORNIA

JUNE 2022



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A: DRAFT INITIAL STUDY/NEGATIVE DECLARATION



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LIST OF ACRONYMS AND ABBREVIATIONS

CEQA	California Environmental Quality Act
City	City of Cypress
HCD	California Department of Housing and Community Development
IS/ND	Initial Study/Negative Declaration
NOI	Notice of Intent
project	2021-2029 Cypress Housing Element
RHNA	Regional Housing Needs Assessment
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SCAG	Southern California Association of Governments



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1.0 INTRODUCTION

This section comprises the Comments and Responses of the Final Initial Study/Negative Declaration (IS/ND) for the proposed 2021-2029 Cypress Housing Element in Cypress, Orange County, California. The purpose of this document is to respond to all comments received by the City of Cypress (City) regarding the environmental information and analyses contained in the IS/ND.

Consistent with *State CEQA Guidelines* Section 15073 and in accordance with the City's Local CEQA Procedures, a Notice of Intent (NOI) to adopt a Negative Declaration was sent to responsible agencies and trustee agencies in addition to various public agencies, citizen groups, and interested individuals concerned with the project. In addition, the NOI was filed with the Orange County Clerk and the State Clearinghouse on July 16, 2021.

The Draft IS/ND was circulated for public review for a period of 30 days, from July 16, 2021, to August 16, 2021. Copies of the Draft IS/ND were made available for public review at the City of Cypress Planning Division and on the City's website under Development Information.

Comments were accepted for a period of 30 days to ensure adequate time for residents and agencies to comment on the Draft IS/ND. One comment letter was received during the public review period. Comments were received from the Southern California Association of Governments (SCAG).

The City is the Lead Agency under CEQA and is required to consider agency and public comments on the IS/ND. Although preparation of responses to comments on an IS/ND is not required, responses have been prepared.

1.1 INDEX OF COMMENTS RECEIVED

The following is an index list of the agencies that commented on the IS/ND prior to the close of the public comment period (the City did not receive comments from any interested parties). The comments received have been organized in a manner that facilitates a particular comment or set of comments. Each comment letter received is indexed with an alphanumeric code below.

Comment Letter Index

Comment Code	Signatory	Date
Local Agencies		
L-1	Southern California Association of Governments (SCAG)	August 16, 2021

1.2 FORMAT OF RESPONSE TO COMMENTS

Responses to each of the comment letters are provided on the following pages. The comment index numbers are provided in the upper right-hand corner of each comment letter, and individual points within each letter are numbered along the right-hand margin of each letter. The City's responses to each comment letter immediately follow the letter and are referenced by index numbers in the margins.



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2.0 RESPONSE TO COMMENTS

2.1 LOCAL AGENCIES



August 16, 2021

Ms. Alicia Velasco, Planning Director
City of Cypress, Planning Division
5275 Orange Avenue
Cypress, California 90630
Phone: (714) 229-6720
E-mail: avelasco@cypressca.org

RE: SCAG Comments on the Initial Study/Negative Declaration for the Cypress Housing Element Update [SCAG NO. IGR10439]

SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017
T: (213) 236-1800
www.scag.ca.gov

REGIONAL COUNCIL OFFICERS

President
Clint Lorimore, Eastvale

First Vice President
**Jan C. Harnik, Riverside County
Transportation Commission**

Second Vice President
Carmen Ramirez, County of Ventura

Immediate Past President
Rex Richardson, Long Beach

COMMITTEE CHAIRS

Executive/Administration
Clint Lorimore, Eastvale

Community, Economic &
Human Development
Jorge Marquez, Covina

Energy & Environment
David Pollock, Moorpark

Transportation
Sean Ashton, Downey

Dear Ms. Velasco,

Thank you for submitting the Notice of Intent to adopt a Negative Declaration for the Cypress Housing Element Update ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. The proposed project includes the adoption of the 2021-2029 Housing Element that addresses the housing needs of all incomes with population and housing projections based off the 6th Cycle Planning Period for Regional Housing Needs Assessment.

L-1-1

Based on SCAG staff's review, the Initial Study/Negative Declaration (IS/ND) does not reference the most recently adopted 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS or Connect SoCal). SCAG staff comments are detailed in the attachment to this letter.

L-1-2

When available, please send project related documents and notices to IGR@scag.ca.gov. If you have any questions regarding the attached comments, please contact the Intergovernmental Review (IGR) Program, attn.: Anita Au, Senior Regional Planner, at (213) 236-1874 or IGR@scag.ca.gov. Thank you.

L-1-3

Sincerely,

Rongsheng Luo
Acting Manager, Compliance and Performance Monitoring

**COMMENTS ON THE NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION FOR THE
CYPRESS HOUSING ELEMENT UPDATE [SCAG NO. IGR10439]**

SUMMARY

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and align with RTP/SCS policies.

Based on SCAG staff review, the IS/ND does not reference the most recently adopted 2020 Connect SoCal. SCAG staff recommends including references to Connect SoCal as described in the following sections.

CONNECT SOCIAL GOALS

The SCAG Regional Council fully adopted [Connect SoCal](#) in September 2020. Connect SoCal, also known as the 2020 – 2045 RTP/SCS, builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health. The goals included in Connect SoCal may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project. Among the relevant goals of Connect SoCal are the following:

SCAG CONNECT SOCIAL GOALS	
Goal #1:	<i>Encourage regional economic prosperity and global competitiveness</i>
Goal #2:	<i>Improve mobility, accessibility, reliability and travel safety for people and goods</i>
Goal #3:	<i>Enhance the preservation, security, and resilience of the regional transportation system</i>
Goal #4:	<i>Increase person and goods movement and travel choices within the transportation system</i>
Goal #5:	<i>Reduce greenhouse gas emissions and improve air quality</i>
Goal #6:	<i>Support healthy and equitable communities</i>
Goal #7:	<i>Adapt to a changing climate and support an integrated regional development pattern and transportation network</i>
Goal #8:	<i>Leverage new transportation technologies and data-driven solutions that result in more efficient travel</i>
Goal #9:	<i>Encourage development of diverse housing types in areas that are supported by multiple transportation options</i>
Goal #10:	<i>Promote conservation of natural and agricultural lands and restoration of habitats</i>

Connect SoCal Strategies

To achieve the goals of Connect SoCal, a wide range of land use and transportation strategies are included in the accompanying twenty (20) technical reports. Of particular note are multiple strategies included in Chapter 3 of Connect SoCal intended to support implementation of the regional Sustainable Communities Strategy (SCS) framed within the context of focusing growth near destinations and mobility options; promoting diverse housing choices; leveraging technology innovations; supporting implementation of sustainability policies; and promoting a Green Region. To view Connect SoCal and the accompanying technical reports, please visit the [Connect SoCal webpage](#). Connect SoCal builds upon the progress from previous RTP/SCS cycles and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that helps the SCAG region strive towards a more sustainable region, while meeting statutory requirements pertinent to RTP/SCSs. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

L-1-6

SCAG Staff Comments

SCAG staff recommends that you review 2020 Connect SoCal and consider its adopted goals and policies when finalizing the proposed project.

L-1-7

DEMOGRAPHICS AND GROWTH FORECASTS

A key, formative step in projecting future population, households, and employment through 2045 for Connect SoCal was the generation of a forecast of regional and county level growth in collaboration with expert demographers and economists on Southern California. From there, jurisdictional level forecasts were ground-truthed by subregions and local agencies, which helped SCAG identify opportunities and barriers to future development. This forecast helps the region understand, in a very general sense, where we are expected to grow, and allows SCAG to focus attention on areas that are experiencing change and may have increased transportation needs. After a year-long engagement effort with all 197 jurisdictions one-on-one, 82 percent of SCAG's 197 jurisdictions provided feedback on the forecast of future growth for Connect SoCal. SCAG also sought feedback on potential sustainable growth strategies from a broad range of stakeholder groups – including local jurisdictions, county transportation commissions, other partner agencies, industry groups, community-based organizations, and the general public. Connect SoCal utilizes a bottom-up approach in that total projected growth for each jurisdiction reflects feedback received from jurisdiction staff, including city managers, community development/planning directors, and local staff. Growth at the neighborhood level (i.e., transportation analysis zone (TAZ) reflects entitled projects and adheres to current general and specific plan maximum densities as conveyed by jurisdictions (except in cases where entitled projects and development agreements exceed these capacities as calculated by SCAG). Neighborhood level growth projections also feature strategies that help to reduce greenhouse gas emissions (GHG) from automobiles and light trucks to achieve Southern California's GHG reduction target, approved by the California Air Resources Board (CARB) in accordance with state planning law. Connect SoCal's Forecasted Development Pattern is utilized for long range modeling purposes and does not supersede actions taken by elected bodies on future development, including entitlements and development agreements. SCAG does not have the authority to implement the plan -- neither through decisions about what type of development is built where, nor what transportation projects are ultimately built, as Connect SoCal is adopted at the jurisdictional level. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2016 and 2045, please refer to the [Connect SoCal Demographics and Growth Forecast Technical Report](#). The growth forecasts for the region and applicable jurisdictions are below.

L-1-8

	Adopted SCAG Region Wide Forecasts				Adopted City of Cypress Forecasts			
	Year 2020	Year 2030	Year 2035	Year 2045	Year 2020	Year 2030	Year 2035	Year 2045
Population	19,517,731	20,821,171	21,443,006	22,503,899	50,278	51,524	51,609	51,299
Households	6,333,458	6,902,821	7,170,110	7,633,451	16,374	16,455	16,485	16,591
Employment	8,695,427	9,303,627	9,566,384	10,048,822	28,431	29,799	30,270	30,630

L-1-8

SCAG Staff Comments

In Section 4.14 Population and Housing starting on page 4.14-29 of the IS/ND, SCAG staff recommends including a reference to the population, housing, and employment trends and forecasts based on the most recently adopted SCAG 2020 Connect SoCal Regional Growth Forecasts to recognize the city's planned growth.

L-1-9

REGIONAL HOUSING NEEDS ALLOCATION

On March 4, 2021 SCAG's Regional Council adopted the [6th cycle Final Regional Housing Needs Assessment \(RHNA\) Allocation Plan](#) which covers the planning period October 2021 through October 2029. The 6th cycle Final RHNA allocation for the applicable jurisdiction is below.

SCAG 6 th Cycle Final RHNA Allocation for City of Cypress	
Very low income	1,150
Low income	657
Moderate income	623
Above moderate income	1,506
Total RHNA Allocation	3,936

L-1-10

Sixth cycle housing elements are due to the California Department of Housing and Community Development (HCD) by October 15, 2021. SCAG encourages jurisdictions to prepare the draft housing element in advance of the due date to ensure adequate time to address HCD comments and adopt a final housing element. Jurisdictions that do not have a compliant housing element may be ineligible for certain State funding and grant opportunities and may be at risk for legal action from stakeholders or HCD.

SCAG staff would like to call your attention to SCAG's [HELPR 2.0](#), a web-mapping tool developed by SCAG to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with the state Department of Housing and Community Development's (HCD) [6th cycle housing element requirements](#).

SCAG Staff Comments

Table 4.14.A Regional Housing Needs Assessment, 2021-2029 on page 4.14-19 of the IS/ND includes the correct Final RHNA Allocation numbers. SCAG staff recommends updating the City's [Housing Element Update webpage](#) to include the Final RHNA Allocation figures.

L-1-11



2.1.1 Response to Comment L-1-1

This comment thanks the City for submitting a Notice of Intent (NOI) to SCAG and summarizes the proposed project.

This comment is introductory and does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft Initial Study/Negative Declaration (IS/ND). No further response is required.

2.1.2 Response to Comment L-1-2

This comment states that the IS/ND does not reference the most recently adopted 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Please refer to Responses to Comments L-1-5, L-1-6, and L-1-7 for responses regarding the incorporation of the SCAG RTP/SCS.

2.1.3 Response to Comment L-1-3

This comment provides contact information for related documents and any questions regarding the comments.

This comment has been noted.

2.1.4 Response to Comment L-1-4

This comment states that SCAG's feedback is intended to assist with implementing projects that have the potential to contribute to RTP/SCS goals and align with RTP/SCS policies. This comment also states that based on SCAG staff's review, the IS/ND does not reference the most recently adopted 2020 Connect SoCal Plan.

As described in Section 4.11, Land Use and Planning, of the Draft IS/ND, the City of Cypress 2021–2029 Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as determined by SCAG's Regional Housing Needs Assessment (RHNA) process, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low, and moderate income persons and households. Although the City has identified several opportunity sites that are candidates for meeting its unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021–2029 Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental



evaluation is required, any potentially significant impacts identified with the proposed development project would be addressed through mitigation measures imposed as part of the environmental review process. Therefore, the proposed project would have no impacts related to conflicts with land use plans, policies, or regulations.

As described above, the 2021–2029 Housing Element was prepared to meet the City’s established RHNA target; however, it should be noted that the final RHNA targets for the 5th Housing Element Cycle (from 2021–2029) were not incorporated into the Connect SoCal Plan. In addition, as described above, the City has included a rezoning program in its 2021–2029 Housing Element, the implementation of which would require the amendment of the City’s Zoning Ordinance and other elements in its General Plan to allow for housing development to occur on some of the opportunity sites. Due to these circumstances, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Therefore, an evaluation of the proposed 2021–2029 Housing Element’s consistency with applicable goals and policies included in the Connect SoCal Plan is neither warranted nor appropriate. No changes to the Draft IS/ND have been made in response to this comment.

2.1.5 Response to Comment L-1-5

This comment provides additional background information regarding the recent adoption of Connect SoCal and states that goals included in Connect SoCal may be pertinent to the proposed 2021–2029 Housing Element and are meant to provide guidance for its consideration. The comment letter then provides 10 goals from the Connect SoCal Plan, which the commenter notes may be relevant to the 2021–2029 Housing Element.

This comment has been noted. As stated in Response to Comment L-1-4, the inclusion of Connect SoCal Plan’s goals is neither warranted nor appropriate. Therefore, no changes to the Draft IS/ND have been made in response to this comment.

2.1.6 Response to Comment L-1-6

The comment states that a wide range of land use and transportation strategies are included in Chapter 3 of Connect SoCal to support the implementation of the regional Sustainable Communities Strategy. These strategies are provided as guidance for lead agencies, including local jurisdictions, when a proposed project is under consideration.

This comment has been noted. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND. No further response is required.

2.1.7 Response to Comment L-1-7

This comment recommends that the City review the Connect SoCal plan and consider its adopted goals and policies as part of the proposed project.



The goals and policies included in Connect SoCal have been reviewed and considered, as suggested. However, as described above in the Response to Comment L-1-5, no changes have been made to the Draft IS/ND.

2.1.8 Response to Comment L-1-8

This comment provides information on SCAG's demographic and growth forecasts and includes a table with population, household, and employment growth forecasts for the SCAG region and for the City of Cypress.

This comment has been noted. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND. No further response is required.

2.1.9 Response to Comment L-1-9

The comment recommends including a reference to the population, housing, and employment trends and forecasts in the Connect SoCal Regional Growth Forecasts to recognize the City's planned growth.

As described in Section 4.14, Population and Housing, the 2021–2029 Housing Element Update would not, in and of itself, result in impacts related to population and housing, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in potentially significant impacts. If project-specific environmental review is required, any potentially significant impacts identified with the proposed development project would be addressed through compliance with applicable adopted development guidelines/standards and mitigation measures specific to any potentially significant impacts, imposed as part of the environmental review process. Therefore, the proposed project would not induce substantial unplanned population growth in an area of the City. The inclusion of the population, housing, and employment trends and forecasts included in the recently adopted Connect SoCal Regional Growth Forecasts would not affect the analysis or conclusions of the Draft IS/ND. Therefore, these growth forecasts were not included. No changes to the Draft IS/ND have been made in response to this comment.

2.1.10 Response to Comment L-1-10

The comment provides background information regarding the adoption of the 6th Cycle Final Regional Housing Needs Assessment (RHNA) Allocation Plan for the SCAG region, which covers the planning period from October 2021 through October 2029. This comment also encourages jurisdictions to prepare their draft housing elements in advance of the October 15, 2021, due date to ensure adequate time to address comments from the California Department of Housing and Community Development (HCD) and adopt a final housing element. This comment also noted that SCAG's HELPR 2.0 tool is available to help local jurisdictions and stakeholders understand local land use, site opportunities, and environmental sensitivities for aligning housing planning with HCD's 6th Cycle housing element requirements.



This comment has been noted. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND. No further response is required.

2.1.11 Response to Comment L-1-11

This comment noted that Table 4.14.A, Regional Housing Needs Assessment, 2021–2029, on page 4.14-19 of the Draft IS/ND, includes the correct Final RHNA Allocation numbers and recommends updating the City’s Housing Element Update webpage to include the Final RHNA Allocation figures.

The City’s Housing Element Update webpage has been updated to include the Final RHNA Allocation figures as suggested.



APPENDIX A

DRAFT INITIAL STUDY/NEGATIVE DECLARATION



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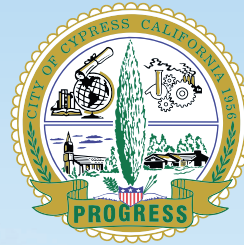
2021-2029 CYPRESS HOUSING ELEMENT

Draft Initial Study/Negative Declaration

July 2021

Prepared for:

Prepared by:



LSA



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DRAFT

INITIAL STUDY/NEGATIVE DECLARATION

CYPRESS HOUSING ELEMENT

CYPRESS, CALIFORNIA

Submitted to:

City of Cypress
5275 Orange Avenue
Cypress, California 90630

Prepared by:

LSA
20 Executive Park, Suite 200
Irvine, California 92614
(949) 553-0666

Project No. CCP1603.10



July 2021

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LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ADU	accessory dwelling unit
AMI	Area Median Income
BMPs	Best Management Practices
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen Code	California Green Building Standards Code
CalRecycle	California Department of Resources, Recycling, and Recovery
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
City	City of Cypress
DOC	California Department of Conservation
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHSZ	fire hazard severity zone
FRAP	Fire and Resources Assessment Program
GHG	greenhouse gas
GSWC	Golden State Water Company
HCD	(California Department of) Housing and Community Development
HEU	Housing Element Update



I-405	Interstate 405
I-605	Interstate 605
IS/ND	Initial Study/Negative Declaration
JFTB	Joint Forces Training Base
LRA	Local Responsibility Area
MRZ	Mineral Resource Zone
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NEPA	National Environmental Policy Act
NPDES	National Pollution Discharge Elimination System
OCFA	Orange County Fire Authority
OCTA	Orange County Transportation Authority
OCWD	Orange County Water District
project	Cypress Housing Element
RHNA	Regional Housing Needs Assessment
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SMARA	Surface Mining and Reclamation Act
SR-22	State Route 22
SR-39	State Route 39
SR-91	State Route 91
SRA	State Responsibility Area
SWPPP	Storm Water Pollution Prevention Plan



tpd	tons per day
UWMP	Urban Water Management Plan
VHFHSZ	very high fire hazard severity zone
VMT	Vehicles Miles Traveled



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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, this Initial Study/Negative Declaration (IS/ND) has been prepared for the Cypress Housing Element Project (proposed project) in the City of Cypress. Consistent with *State CEQA Guidelines* Section 15071, this IS/ND includes a description of the proposed project, an evaluation of the potential environmental impacts, and findings from the environmental analysis.

This IS/ND evaluates the potential environmental impacts that may result from development of the proposed project. The City is the Lead Agency under CEQA and is responsible for adoption of the IS/ND and approval of the project.

1.1 CONTACT PERSON

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

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



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2.0 PROJECT DESCRIPTION

This section describes the proposed Cypress Housing Element (proposed project) evaluated in this Initial Study/Negative Declaration (IS/ND). A description of the proposed project's location, objectives, and required approvals is provided.

2.1 PROJECT OVERVIEW

The City of Cypress (City) is updating its Housing Element for the 6th Cycle Planning Period from 2021 to 2029. To comply with State Housing law, the City's Housing Element must be 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 Housing Element Update (HEU) includes 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 HEU must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning.

2.2 PROJECT LOCATION AND EXISTING ENVIRONMENTAL SETTING

2.2.1 Regional Location

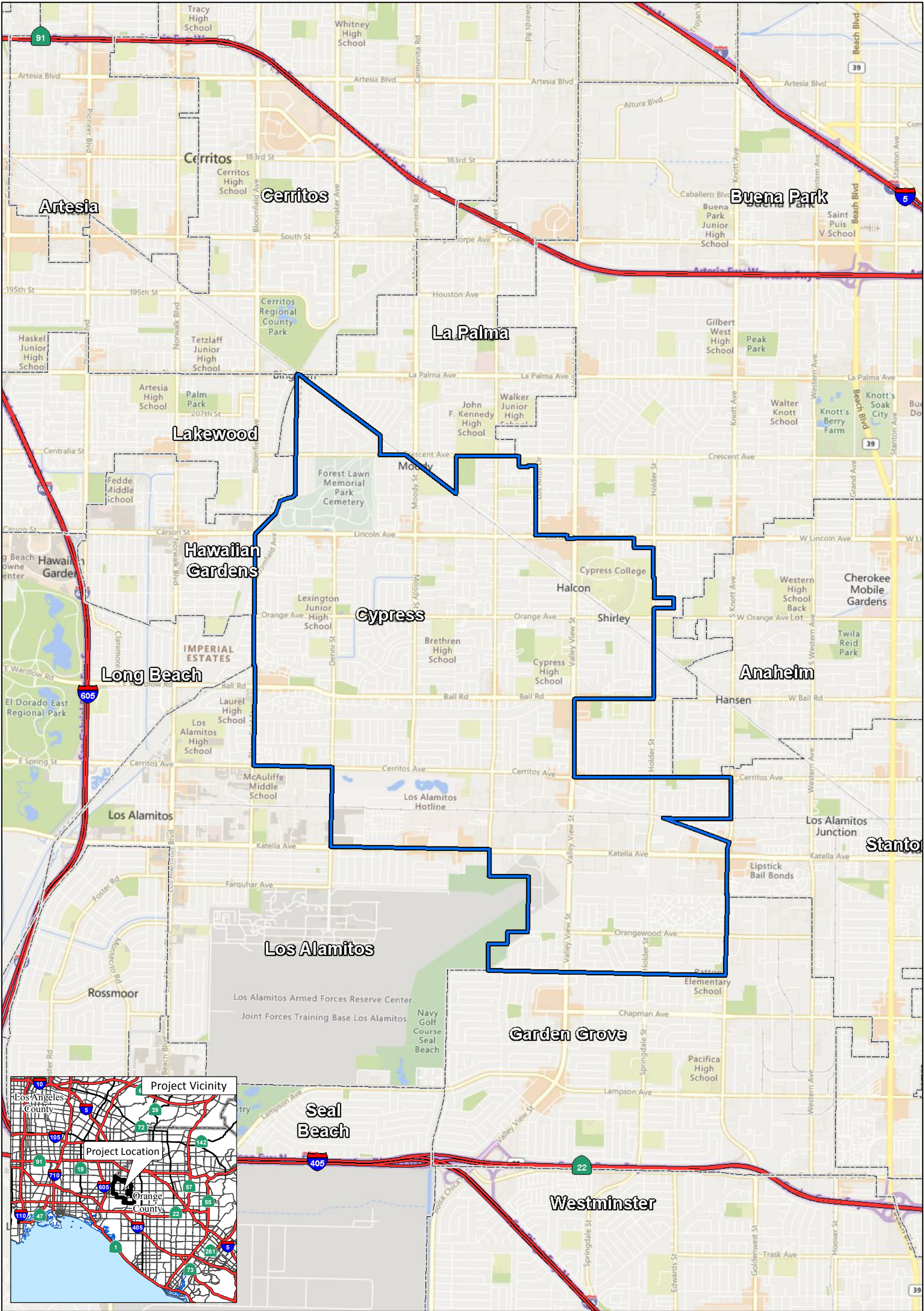
The City of Cypress is located in northwestern Orange County within Southern California. As illustrated in Figure 2.1, Regional Location, the City is bordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood. According to the United States Census Bureau, the City of Cypress has a total area of 6.6 square miles. Regional 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).

2.2.2 Existing Project Area Conditions

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



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southern portion of the City in 2004, the 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 was approved in May 2020 for a 13-acre property at the northeast corner of Siboney and Katella Avenue. 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. Levels of air pollution measured at a nearby station exceed the National Ambient Air Quality Standards for two of the six pollutants.

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.

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.

2.3 PROJECT DESCRIPTION

The proposed project evaluated in this IS/ND includes the adoption of the 2021–2029 Housing Element. The project is described in greater detail below.

2.3.1 Project Background

State law requires a Housing Element as a mandatory component of a jurisdiction's General Plan and requires that this Element be revised every 8 years. Periodic updates of the Housing Element ensure that local policies and programs are responsive to changing conditions and future housing needs. Housing Element law requires the City to analyze resources available and to quantify projected housing needs by income category. The City must demonstrate that there is available land with the appropriate densities to allow the development of affordable housing to occur, and that it has programs in place or it will develop programs that will modify any regulatory measures serving as a constraint to the development of affordable housing.

2.3.2 2021–2029 City of Cypress General Plan Housing Element

Pursuant to State law, the City has prepared an update to its Housing Element covering the 6th Cycle Planning Period from October 2021– October 2029. The draft 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. In accordance with State Housing law, the draft 2021–2029 Housing Element contains the following:



1. An assessment of housing needs in the City of Cypress;
2. An assessment of actual and potential constraints to the provision and maintenance of affordable housing;
3. An analysis of the City's accomplishments during the 2014–2021 Housing Element cycle;
4. An evaluation of potential residential development based on the current General Plan and Zoning Ordinance; and
5. The formulation of goals and policies the City will implement to address a number of important housing-related issues and to ensure sufficient land capacity to meet the RHNA objectives.

The draft 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, energy efficiency and conservation, and identifies new programs in conformance with recent housing legislation for implementation during the 2021–2029 Housing Element cycle.

2.3.3 Compatibility with Zoning and Plans

The 2021–2029 Housing Element consists of a detailed analysis of the City's demographic, economic and housing characteristics, as well as an 8-year housing strategy to address the housing needs of the community. The Housing Element calls out goals, policies, and objectives relative to meeting the housing needs of the community. 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 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 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. The adoption of the 2021–2029 Housing Element will not result in any physical changes to the environment. 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).

2.3.4 Opportunity Sites

All new development under the proposed Housing Element is planned for areas already designated for residential or commercial development. Development of the housing units identified in the Housing Element to meet the RHNA allocation would not increase the number of dwelling units and the population beyond the assumptions used in the General Plan.



This IS/ND analyzes the potential environmental impacts that would be expected to result from the adoption of the Housing Element. Although the Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,620 new housing units, the City has a large unaccommodated housing need of 2,316 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. Amendments to the City's Zoning Ordinance and other elements in its General Plan may be required to allow for housing development to occur on some of the opportunity sites. Because the City's General Plan is required to be "internally consistent," meaning any and all conflicts between General Plan elements must be acknowledged and resolved, the Housing Element is required to contain a program to zone and/or rezone sites or amend the General Plan to accommodate this housing need.

Due to the various complexities that are often involved with processing a General Plan amendment and rezoning, State law provides local jurisdictions with a grace period for rezoning/amending their General Plans. Generally, any rezoning or General Plan amendments required to ensure internal consistency should occur no later than 3 years and 120 days from the beginning of the planning period. On April 12, 2021, the Cypress City Council selected two scenarios (Scenarios 3 and 4) for meeting its RHNA allocation, both of which would require rezoning and/or a General Plan amendment. These scenarios are described in detail below.

The environmental analysis in this IS/ND is limited to the policies included in the HEU. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including the corresponding changes in land uses and development intensities.

2.3.4.1 Scenario 3 – Lincoln Avenue/Los Alamitos Race Course

As shown in Figure 2.2, Opportunity Sites - Scenario 3, this scenario generally splits the City's RHNA between the Lincoln Avenue Specific Plan and the Cypress Town Center and Commons Specific Plan 2.0 (the Los Alamitos Race Course property), with some of the RHNA also falling within the Cypress Business and Professional Center Specific Plan along Katella Avenue. The Cypress Town Center and Commons Specific Plan 2.0 would be amended to allow up to 1,930 units (it currently allows up to 1,250 units). The majority of the zoning in the Cypress Town Center and Commons Specific Plan 2.0 would remain unchanged, with 109.9 acres allowing densities ranging from 8 to 15 dwelling units per acre. Densities within the other approximately 14.5 acres would increase to 45 to 50 dwelling units per acre. Any changes to the Cypress Town Center and Commons Specific Plan 2.0 would require voter approval. Under this scenario, all of the opportunity sites within the Lincoln Avenue Specific Plan would be zoned for 30 dwelling units per acre. The opportunity site within the Cypress Business and Professional Center Specific Plan would be zoned for 60 dwelling units per acre.

Upon State certification of the HEU, Scenario 3 requires the City Council to implement its zoning changes through the public hearing process, and changes to the Cypress Town Center and Commons Specific Plan 2.0 require voter approval. Because Scenario 3 cannot be implemented without an election, the State requires that the City submit a back-up scenario (Scenario 4) as part of the HEU. If voters do not approve the modifications to Cypress Town Center and Commons Specific Plan 2.0, the City would be required to implement the selected backup option.



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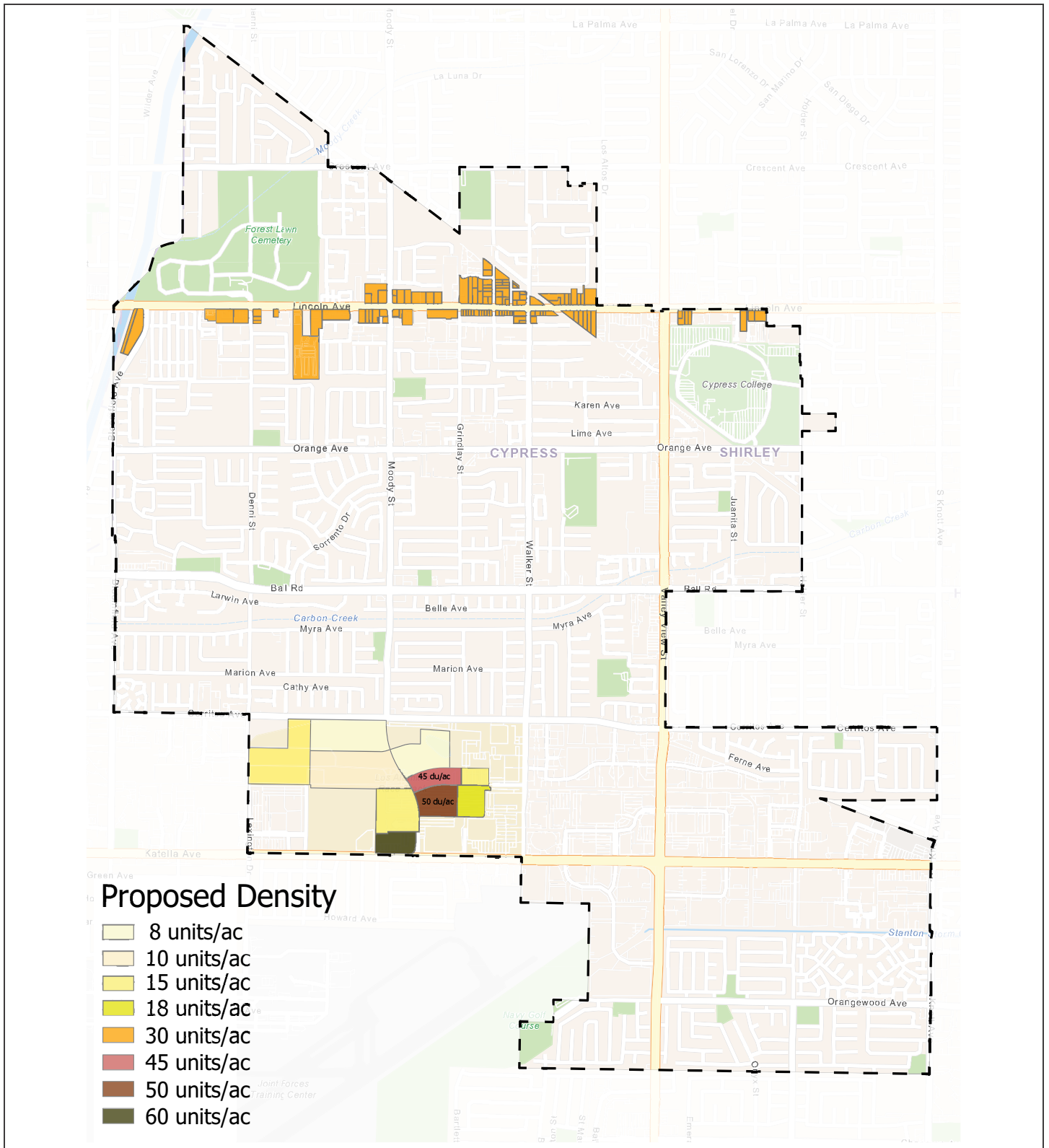
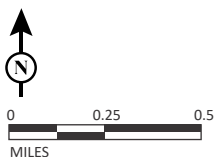


FIGURE 2.2

LSA



SOURCE: City of Cypress

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Cypress Housing Element
Opportunity Sites - Scenario 3



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2.3.4.2 Scenario 4 – Lincoln Avenue Mixed Density

As shown in Figure 2.3, Opportunity Sites - Scenario 4, this scenario includes densities between 30 and 60 dwelling units per acre along Lincoln Avenue and allows up to 60 dwelling units per acre at one property within the Cypress Business and Professional Center Specific Plan. In total, 21 parcels at the east end of the Lincoln Avenue corridor, closest to Cypress College, would be zoned for 60 dwelling units per acre. Other areas of the Lincoln Avenue corridor would be zoned for 30 or 50 dwelling units per acre. Scenario 4 would not affect any of the zoning for the Los Alamitos Race Course, which is established by the voter-approved Cypress Town Center and Commons Specific Plan 2.0; therefore, 1,250 units at the Los Alamitos Race Course property would be credited towards the City's RHNA allocation. Upon State certification of the HEU, Scenario 4 requires the City Council to implement its zoning changes through the public hearing process.

2.3.5 Discretionary Actions

Discretionary approvals required for the proposed project are outlined in the table below:

Discretionary Action	Agency Responsible
Adoption of the Housing Element for the City of Cypress	Cypress City Council
Adoption of this IS/ND	Cypress City Council

IS/ND = Initial Study/Negative Declaration

The following provides a description of the City's primary discretionary approvals for the proposed project.

2.3.5.1 Adoption of the Housing Element

Adoption of the Housing Element would be conducted pursuant to the City's Municipal Code. As part of this review, the City would consider whether the proposed project is in compliance with State law (Section 65580–65589.8 of the California Government Code) requirements.

2.3.5.2 Adoption of Final IS/ND

The City Council would confirm that the Final IS/ND addresses the potential environmental effects of the proposed project and identifies appropriate mitigation measures to address any potentially significant effects.

2.3.6 Other Public Agencies Whose Approval is Required

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed City of Cypress Housing Element. The California Department of Housing and Community Development (HCD) reviews and determines whether the proposed Housing Element complies with State law; however, HCD approval is not required for the City's adoption of the Housing Element.



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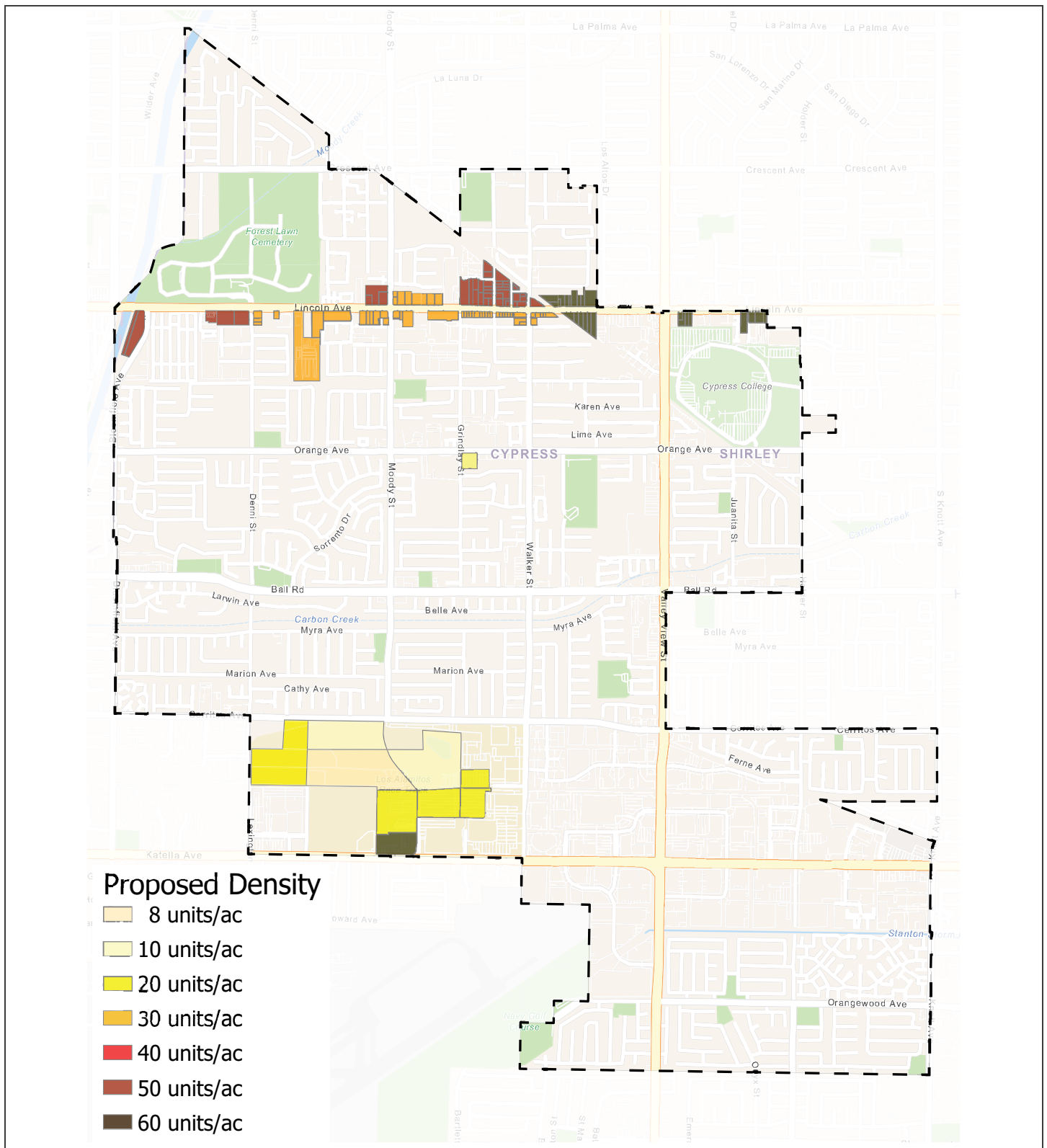
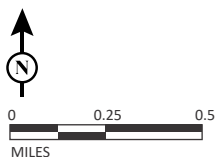


FIGURE 2.3

LSA



SOURCE: City of Cypress

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Cypress Housing Element
Opportunity Sites - Scenario 4



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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 type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input 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.

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Velasco
Date: 2021.07.15 11:01:01
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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

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

No Impact. The City of Cypress 2021–2029 Housing Element sets forth the City’s policies and detailed programs for meeting existing and future housing needs as determined by the Regional Housing Needs Assessment (RHNA) process, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low, and moderate income persons and households. The 2021–2029 Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Although the City has identified several opportunity sites that are candidates for meeting the City’s unmet housing needs, amendments to the City’s Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. The goals and policies in the Housing Element Update would not result in any impact to scenic vistas or resources, would not degrade the visual character of the City, and would not cause light or glare impacts beyond what has already been contemplated in the General Plan and Zoning Code. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The location and nature of development will continue to be guided by the City’s General Plan and Zoning Ordinance. Future housing projects will continue to be reviewed through the City’s entitlement process and in compliance with CEQA to ensure that existing views and aesthetic conditions are preserved, and that the projects are consistent with all General Plan goals,



objectives, and policies. Therefore, the Housing Element Update would have no impacts on aesthetic resources, including substantial adverse effects on scenic vistas. No mitigation is required.

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. As described above, the Housing Element Update does not propose any direct changes to land uses, nor does it call out or approve any specific development projects. The goals and policies in the Housing Element Update would not result in any impact to scenic resources beyond what has already been contemplated in the General Plan and Zoning Code. As described above, the Housing Element Update would not, in and of itself, result in impacts to scenic resources as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential aesthetic-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards, and any impacts identified with the development project would be addressed through mitigation measures specific to the impact. Therefore, the Housing Element Update would not substantially damage scenic resources. No mitigation is required.

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?

No Impact. According to the United States Census Bureau, the City of Cypress is located within the Los Angeles—Long Beach—Anaheim, CA Urbanized Area.¹ 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.² Therefore, the City of Cypress is considered an urbanized area.

¹ 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 April 8, 2021).

² 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 April 8, 2021).



As discussed above, the Housing Element Update does not propose any direct changes to land uses, nor does it call out or approve any specific development projects. The Housing Element Update would not, in and of itself, result in impacts to existing visual character or quality of public views as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential aesthetic-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards protecting and enhancing the City's visual character and public views. 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. Any impacts identified with the development project would be addressed through mitigation measures specific to the impact. Therefore, the Housing Element Update would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. No mitigation is required.

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

No Impact. As described above, the Housing Element Update does not propose any direct changes to land uses nor does it call out or approve any specific development projects. The Housing Element Update would not, in and of itself, create sources of substantial light or glare that adversely affect views as it does not entitle, propose, or otherwise require the construction of new development or the rehabilitation of existing development. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential aesthetic-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to 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. Any impacts identified with individual development projects would be addressed through mitigation measures specific to the impact. Therefore, the Housing Element Update would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. No mitigation is required.



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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 City of Cypress 2021–2029 Housing Element would not, in and of itself, result in impacts to agricultural resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City’s unmet housing needs; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities.

There is no land within the City of Cypress zoned for agricultural uses or land designated Prime Farmland, Unique Farmland, or Farmland of Statewide Important on maps prepared as part of the Farmland Mapping and Monitoring Program by the California Department of Conservation (DOC). As of 2018, all land within the City was designated as “Urban and Built Up Land.”¹ The Housing Element Update would not convert farmland to a non-agricultural use. Therefore, no impacts to agricultural resources would occur, and no mitigation is required.

¹ California Department of Conservation (DOC). 2018. Orange County Important Farmland 2018.



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

No Impact. The Housing Element Update would not, in and of itself, result in impacts to agricultural resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. There is no land within the City of Cypress zoned for agricultural uses. The proposed project would not affect Williamson Act contract lands because there is no land under a Williamson Act Contract within the City.¹ The proposed project would not convert farmland to a non-agricultural use. Therefore, no impacts to agricultural use or a Williamson Act contract would occur, and no mitigation is required.

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 Housing Element Update would not, in and of itself, result in impacts to timber land or forest land, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Additionally, there is no land zoned as forest land or timberland within the City, and forest land and timberland do not exist within the City. The proposed project would not convert forest land to non-forest use. Therefore, no impacts to forest land or timberland would occur, and no mitigation is required.

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

No Impact. As stated in the response under Threshold 4.2(c) above, the proposed project would not contribute to environmental changes that could result in conversion of forest land to a non-forest use. Therefore, no impacts to forest land would occur, and no mitigation is required.

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 City does not contain land used for agricultural production and does not contain any forest land. In addition, the City of Cypress has not designated any land within the City for any type of agricultural production. The 2021–2029 Housing Element would not, in and of itself, result in changes in the existing environment that could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Therefore, no impacts to farmland or forest land would occur, and no mitigation is required.

¹ California DOC. 2017. Division of Land Resource Protection. State of California Williamson Act Contract Land.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Impacts Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The City of Cypress 2021–2029 Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Although the City has identified several opportunity sites that are candidates for meeting its unmet housing needs, amendments to the City’s Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The location and nature of development will continue to be guided by the City’s General Plan and Zoning Ordinance. The Housing Element includes goals, policies, and programs designed to maintain and improve the existing housing stock, ensure that new development is affordable to a range of household income levels, and provide a variety of housing types. The proposed project would not conflict with or obstruct the implementation of the air quality plans prepared by the South Coast Air Quality Management District (SCAQMD) to attain State and national air quality standards, or violate any air quality standard. Future housing projects would continue to be reviewed through the City’s entitlement process and CEQA to ensure consistency with local, State, and federal air quality standards and consistency with the goals, policies, and standards established within the other elements of the General Plan that are intended to protect air quality. As such, the proposed project would result in no impacts related to a conflict or obstruction of implementation of applicable air quality plans. No mitigation is required.



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?

No Impact. As described above, the 2021-2029 Housing Element would not, in and of itself, result in impacts to air quality as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts would be potentially significant. Potential air quality-related impacts are location- and project-specific and often cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would result in no impacts related to a cumulatively considerable net increase of any criteria pollutant. No mitigation is required.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact. The 2021–2029 Housing Element would not, in and of itself, expose sensitive receptors to substantial pollutant concentrations, as it does not propose any development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts would be potentially significant. Potential air quality-related impacts are location- and project-specific and often cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers would be subject to localized significance thresholds determined by the SCAQMD for Central Orange County. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. No mitigation is required.

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

No Impact. As described above, the Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element Update would not, in and of itself, produce pollutants or odors as it does not propose any development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any potential impacts would be potentially significant. Potential odor-related impacts are location- and project-specific and often



cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards including SCAQMD Rule 402 to prevent occurrences of public nuisances. SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." Any impacts identified with development allowable under the rezoning program would be addressed through compliance with SCAQMD Rule 402. Therefore, the proposed project would not result in other emissions or objectionable odors adversely affecting a substantial number of people. No mitigation is required.



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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

Impacts 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?**

No Impact. The Cypress General Plan Conservation/Open Space/Recreation Element addresses the long-range conservation, preservation, and enhancement of the City's open space and natural environment. The 2021–2029 Housing Element would not, in and of itself, result in impacts to biological habitats as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Although the City has identified several opportunity sites that are candidates for meeting the City unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning



program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts would be potentially significant. Potential biological impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species. No mitigation is required.

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. As described above, the 2021–2029 Housing Element would not, in and of itself, result in impacts to riparian habitats or other sensitive natural communities as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts would be potentially significant. Potential biological impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No mitigation is required.

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. As described above, the 2021–2029 Housing Element would not result in any adverse impacts to biological resources. The Housing Element would not, in and of itself, result in impacts to State or federally protected wetlands as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts to State or federally protected wetlands would be potentially significant. Potential biological impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal



is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not have a substantial adverse effect on State or federally protected wetlands. No mitigation is required.

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?

No Impact. As described above, the 2021–2029 Housing Element would not result in any adverse impacts to biological resources. The Cypress General Plan Conservation/Open Space/Recreation Element addresses the long-range conservation, preservation, and enhancement of the City's open space and natural environment. The 2021–2029 Housing Element would not, in and of itself, result in impacts to the movement of any native resident or migratory fish or wildlife species as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any impacts would be potentially significant. Potential biological impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts as part of the environmental review process. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or impede the use of native wildlife nursery sites. No mitigation is required.

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

No Impact. The 2021–2029 Housing Element has been prepared to be consistent with the City's adopted local policies and ordinances protecting biological resources. Future development projects allowed under the rezoning program would be required to be consistent with local policies and ordinances. The City has a Landmark Tree Ordinance in its Municipal Code that protects designated landmark trees, which are specifically identified in the City's *Inventory of Landmark Trees* (July 1996). Additionally, per Article IV of the City's Municipal Code, Street Trees, any tree within the public right-of-way belongs to the City of Cypress and any work conducted on street trees would be done in accordance with the City Council's adopted Parkway Tree Policy. Future development consistent with the Housing Element would be required to comply with the City's tree preservation requirements. Therefore, the proposed project would have no impact related to local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No mitigation is required.



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. The City is not currently participating in a Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan. The Orange County Transportation Authority's (OCTA) 2016 Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) includes a Plan Area that covers the entirety of Orange County, including Cypress. The City is not a party to the OCTA NCCP/HCP, and development activity within the City is not subject to the provisions of the OCTA NCCP/HCP. Therefore, the proposed project would have no impact related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

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

No Impact. The Cypress General Plan Conservation/Open Space/Recreation Element addresses the long-range conservation, preservation, and enhancement of Cypress's open space and natural environment. The Housing Element would not, in and of itself, result in impacts to historical resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential impacts to historical resources are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that development project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *State CEQA Guidelines*. No mitigation is required.

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

No Impact. The Housing Element is a policy document consistent with the General Plan. The Cypress General Plan Conservation/Open Space/Recreation Element addresses the long-range conservation, preservation, and enhancement of Cypress's open space and natural environment.



The Housing Element would not, in and of itself, result in impacts to archaeological resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether those projects would result in any potentially significant impacts. Potential impacts to archaeological resources are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. In addition, if project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Any evidence of cultural resources that might be unearthed in the process of construction would become immediate grounds for the halting all construction until the extent and significance of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. Furthermore, if it can be concluded that a project would cause damage to a unique archaeological resource, appropriate mitigation measures would be required to preserve the resource in place, in an undisturbed state. Mitigation measures may include, but are not limited to, planning construction to avoid the site, deeding conservation easements, or capping the site prior to construction. Therefore, the proposed project would not cause a substantial adverse change in the significance of an archaeological resource. No mitigation is required.

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

No Impact. The Housing Element would not, in and of itself, result in the disturbance of any human remains as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether the implementation of those projects could result in any potentially significant impacts. Potential cultural impacts are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. As described above, if project-specific environmental evaluation is required, any impacts identified with the proposed development projects would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Mitigation measures may include, but are not limited to, planning construction to avoid the site, deeding conservation easements, or capping the site prior to construction. Additionally, all future development would be required to comply with the State's Health and Safety Code Section 7050.5 in the event human remains are encountered. Therefore, the proposed project would not disturb any human remains, including those interred outside of dedicated cemeteries. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?**

No Impact. The City of Cypress 2021–2029 Housing Element is a policy document consistent with the General Plan. The Housing Element would not, in and of itself, result in impacts to energy resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not actually amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential energy impacts are project-specific and cannot be assessed in a meaningful way until the specific details of a project are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards, including California Building Code requirements. New buildings must achieve compliance with 2019 Building and Energy Efficiency Standards and the 2019 California Green Building Standards requirements. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No mitigation is required.

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



No Impact. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it would result in any impacts that could be potentially significant. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. Future housing development fostered by the Housing Element Update would be required to obtain permits and comply with federal, State, and local regulations aimed at reducing energy consumption. Federal and state energy regulations, such as the California Energy Code Building Energy Efficiency Standards (California Code of Regulations [CCR] Title 24, Part 6), the California Green Building Standards Code (CALGreen Code) (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, future development fostered by the proposed project would be required to be consistent with applicable federal, State, and local laws, policies, and regulations related to renewable energy and energy efficiency. The proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. No mitigation is required.



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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 evidences of known fault? (Refer to Division of Mines and Geology Special Publication 42.)**
- ii. **Strong seismic ground shaking?**
- iii. **Seismic-related ground failure, including liquefaction?**
- iv. **Landslides?**

No Impact. The City of Cypress 2021–2029 Housing Element would not, in and of itself, result in impacts to geology and soils, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning



program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Any future housing development would continue to be required to adhere to the California Building Code (CBC) and other standards and regulations for building designs. Impacts resulting from ground shaking, ground failure, landslides, and liquefaction hazards would be required to comply with existing codes and adherence with the recommendations of the project-specific geotechnical report, including engineered site preparation and adequate structural design. Any proposed construction would be required to implement appropriate engineering design in conformance with the recommended geotechnical standards for construction. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death. No mitigation is required.

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

No Impact. The 2021–2029 Housing Element would not, in and of itself, result in substantial soil erosion or the loss of topsoil, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Future housing development would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil. Short-term construction-related erosion would be addressed through compliance with the National Pollution Discharge Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs) intended to reduce soil erosion. Considering these requirements, the proposed project would not result in substantial soil erosion or the loss of topsoil. No mitigation is required.

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?

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on any soil resources as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine that any potential impacts are less than significant. Future housing development would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts caused by unstable geological units or soils and would require adherence with the recommendations of a project-specific geotechnical report,



including engineered site preparation and adequate structural design. Any proposed construction would be required to implement appropriate engineering design in conformance with the recommended geotechnical standards for construction. Therefore, the proposed project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project. No mitigation is required.

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?

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact related to expansive soils, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine that any potential impacts are less than significant. Any future housing development that is fostered by the Housing Element would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts caused by expansive soils and would require adherence with the recommendations of a project-specific geotechnical report, including engineered site preparation and adequate structural design. Any proposed construction would be required to implement appropriate engineering design in conformance with the recommended geotechnical standards for construction. Therefore, the proposed project would not create direct or indirect substantial risks to life or property as a result of expansive soils. No mitigation is required.

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. Adoption of the 2021–2029 Housing Element Update would not have an impact related to the use of septic tanks or alternative wastewater disposal systems, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. As described above, future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. However, any future housing development that is fostered by the Housing Element Update would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur, and no mitigation is required.

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

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on any unique paleontological resources or unique geologic features, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's



unmet housing needs; however, it does not actually amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential impacts to paleontological resources are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. Future housing development fostered by the Housing Element Update would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts to paleontological resources. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?

No Impact. The City of Cypress 2021–2029 Housing Element would not, in and of itself, result in the emission of greenhouse gases (GHG) as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not actually amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it would result in any potentially significant impacts.

While future projects would emit GHGs, existing regulations and standards that would apply to any future residential development would significantly reduce GHG emissions associated with future projects. Future development allowed under the rezoning program may require project-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts. Potential GHG-related impacts cannot be assessed in a meaningful way until specific details regarding the type and location of a project are known. At such time that a housing development proposal is considered, it would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. No mitigation is required.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?



No Impact. As a policy document, the Housing Element would not, in and of itself, result in the emission of GHGs as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Existing regulations and standards that would apply to any future residential development, would reduce GHG emissions associated with future projects. Future development allowed under the rezoning program may require project-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts. The City of Cypress has not adopted a GHG reduction plan. In addition, the City has not completed the GHG inventory, benchmarking, and goal-setting process required to identify a reduction target and to take advantage of the streamlining provisions contained in the *State CEQA Guidelines* amendments adopted for SB 97. Since no other local or regional climate action plan is in place, future projects may be assessed for their consistency with the California Air Resources Board's (CARB) adopted Scoping Plan.¹ This would be achieved with an assessment of a project's compliance with the elements of the Scoping Plan. In addition, future projects would be required to comply with Title 24 of the CCR established by the California Energy Commission (CEC) regarding energy conservation and green-building standards. Therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No mitigation is required.

¹ CARB. 2017. November. California's 2017 Climate Change Scoping Plan: The Strategy for Achieving California's 2030 Greenhouse Gas Target. Website: https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/scoping_plan_2017.pdf (accessed June 22, 2021).



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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?

No Impact. Adoption of the City of Cypress 2021–2029 Housing Element Update would not have an impact from the routine transport, use, or disposal of hazardous materials, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program would be required to comply with applicable State and federal regulations for the proper transport, use, storage, and disposal of hazardous materials and hazardous waste and may require project-specific environmental evaluation in order to determine whether it



would result in any potentially significant impacts. Potential hazard-related impacts are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that development project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No mitigation is required.

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?

No Impact. Adoption of the Housing Element Update would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. All future development allowed under the rezoning program would be required to comply with applicable State and federal regulations for proper handling of hazardous materials and may require project-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts. Potential hazard-related impacts are location- and project-specific and cannot be assessed in a meaningful way until specific details of a project and its location are known. At such time that a development proposal is considered, that development project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project 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. No mitigation is required.

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?

No Impact. As described above, adoption of the Housing Element Update would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Any future housing development allowed under the rezoning program would need to adhere to mandatory requirements and regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. As a result, future housing development facilitated by the Housing Element Update would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. All future



development allowed under the rezoning program may require project-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts. Potential hazard-related impacts are location- and project-specific and cannot be assessed in a meaningful way until specific details of a project and its location are known. At such time that a development proposal is considered, that development project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. 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.

- 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?**

No Impact. As described above, adoption of the 2021–2029 Housing Element Update would not result in impacts related to hazardous materials sites, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. All future development would require site-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts related to hazardous materials sites. At such time that a development proposal is considered, that development project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would result in no impacts related to hazardous materials sites. No mitigation is required.

- 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?**

No Impact. Adoption of the 2021–2029 Housing Element Update would not result in impacts related to safety hazards in the vicinity of airports, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

There are no public or private airports located within the City's limits. The closest airport to the City is the Joint Forces Training Base (JFTB) Los Alamitos, which is located approximately 0.5 mile southwest of the City's boundaries in the neighboring City of Los Alamitos. The facilities at JFTB Los Alamitos include two runways and associated taxiways, ramp space, and hangars. According to the *Airport Environs Land Use Plan for JFTB Los Alamitos*,¹ the entire City is within the Federal Aviation Administration's (FAA) Part 77 Notification Area and most of the City, with the exception of the

¹ Airport Land Use Commission. 2017. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. August 17.



northernmost portion of the City, is within an AELUP height restriction zone for JFTB Los Alamitos.¹ The second closest airport is the Long Beach Municipal Airport, located approximately 4.5 miles west of the City in Long Beach. According to the Los Angeles County Airport Land Use Plan,² the northernmost portion of the City is located within the Part 77 Notification Area for the Long Beach Municipal Airport. 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 aircraft.

Any future development allowed under the rezoning program would be required to comply with all appropriate Federal Aviation Administration (FAA) standards and requirements, including notifying the FAA of any proposed structure(s) that would penetrate the 100 to 1 imaginary surface the surrounds the runways at JFTB Los Alamitos and the Long Beach Municipal Airport, to ensure potential aviation hazards are avoided. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, implementation of the proposed project would not result in a safety hazard for people residing or working in the project area. No mitigation is required.

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

No Impact. Adoption of the 2021–2029 Housing Element Update would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. All future development allowed under the rezoning program may require site-specific environmental evaluation in order to determine whether it would result in any potentially significant impacts related to adopted emergency response plans and emergency evacuation plans. All future housing development would be required to meet the fire department and emergency personnel access requirements and therefore would not interfere with emergency response and evacuation plans. Therefore, implementation of the proposed project would not interfere with an adopted emergency response plan and/or emergency evacuation plan. No impact would occur, and no mitigation is required.

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. Adoption of the 2021–2029 Housing Element Update would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland

¹ Orange County Airport Land Use Commission. 2016. *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos*. Website: <http://www.ocair.com/commissions/aluc/docs/JFTB-AELUP2016ProposedFINAL.pdf> (accessed December 29, 2019).

² Los Angeles County Airport Land Use Commission. 2014. Los Angeles County Airport Land Use Plan. December 1.



fires, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future housing development allowed under the rezoning program would be located in an urban area and would not expose people or structures to a substantial risk of wildfires. Therefore, there would be no risk of loss, injury, or death involving wildland fires. No impact would occur, and no mitigation is required.



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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
l) Result in significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n) Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
u) Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) **Would the project violate any water quality standards or waste discharge requirements?**

Or

f) **Would the project otherwise substantially degrade water quality?**

Or

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)**

Or

l) **Would the project result in significant alteration of receiving water quality during or following construction?**

Or

r) **Would the project have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?**

No Impact. Adoption of the City of Cypress 2021–2029 Housing Element would not have an impact on hydrology or water resources, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing



Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan.

After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether any potential impacts are less than significant. Potential water-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. If a project proposes to disturb more than 1 acre of soil, the State requires that a Storm Water Pollution Prevention Plan (SWPPP), which includes BMPs, be prepared. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, and gravel bags, etc. Existing vegetation should be preserved as much as possible. Therefore, there would be no impacts. No mitigation is required.

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)?

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on groundwater supplies or groundwater recharge, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require project-specific environmental evaluation in order to determine whether it could result in any potentially significant impacts. Future housing development fostered by the Housing Element Update would be required to incorporate features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Redevelopment of developed sites requires compliance with water quality standards intended to reduce runoff, increase infiltration, and improve water quality. Potable water would be obtained from the Orange County Water District (OCWD). Increased water use would not substantially affect groundwater supplies because the groundwater basin has been sustainably managed by OCWD over the last 10 years, and it is anticipated that the Coastal Plain of the Orange County Groundwater Basin will continue to be sustainably managed with implementation of the Basin 8-1 Alternative. The Basin 8-1 Alternative establishes objectives and criteria for groundwater management within the Coastal Plain of the Orange County Groundwater Basin.¹

¹ Orange County Water District. 2017. Basin 8-1 Alternative – OCWD Management Area. January 1, 2017.



Future housing development would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. Considering these requirements, future housing development fostered by the Housing Element Update would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Housing Element Update may impede sustainable groundwater management of the basin. Therefore, there would be no impact, and no mitigation is required.

- 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?**

Or

- 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?**

Or

- 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?**

Or

- m) **Could the proposed project result in increased erosion downstream?**

Or

- n) **Would the project result in increased impervious surfaces and associated increased runoff?**

Or

- o) **Would the project create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?**

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on existing drainage patterns of a site or area or create or contribute runoff water, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it would result in any potentially significant impacts. Future development may be subject to site-specific environmental studies as determined by the City and would comply with applicable policies related to hydrology and water quality issues, including the requirements of the Federal Water Pollution Control Act as enforced by the State Regional Water Control Board, which requires compliance with the NPDES permit for construction runoff and long-term urban runoff. Future housing development would be



required to adhere to all federal, State, and local requirements for avoiding construction and operations impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river. Considering these requirements, future housing development facilitated by the Housing Element Update would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, 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. Therefore, no impacts would occur, and no mitigation is required.

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?

Or

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The vast majority of the City is located in Federal Emergency Management Agency (FEMA) Flood Zone X, 'Area of Minimal Flood Hazard'. Select areas of the City generally located adjacent to the Carbon Creek and Bolsa Chica storm drain channels are subject to inundation by the 1-percent-annual-chance flood event (Zone A). Adoption of the Housing Element Update would not place structures within a 100-year flood hazard area that would impede or redirect flood flows, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential flood-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not place structures within a 100-year flood hazard area that would impede or redirect flows. No mitigation would be required.

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?

No Impact. As described in the Cypress General Plan Safety Element, the City is located within the dam inundation area of three dams: Prado, Carbon Canyon and Whittier Narrows.¹ Prado Dam is located approximately 23 miles northeast of the City in Riverside County. The dam was designed in the 1930s but has recently increased its functioning capability due to the Seven Oaks Dam, which was

¹ City of Cypress. 2001. City of Cypress General Plan Safety Element. October 5.



completed in November 1999 and is located approximately 40 miles upstream on the Santa Ana River. During a flood, Seven Oaks Dam will store 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 will begin 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.

In addition, construction of the Santa Ana River Mainstem Project was initiated in 1989 and is scheduled for completion in 2021. 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 under construction. Improvements to the Santa Ana River channel include construction of new levees and dikes. In addition, the Santa Ana River Mainstem Project includes improvements to Prado Dam that are currently underway and are estimated to be completed in 2021. The Prado Dam embankment has been raised and the outlet works have been reconstructed to convey additional discharges. Remaining improvements to Prado Dam include acquisition of additional land for the expansion of the Prado Reservoir, construction of protective dikes, and raising of the spillway.¹

Carbon Canyon Dam, located in the northeastern portion of the City of Brea, is an earthfill dam that was designed to hold 12,000-acre feet of water. If dam waters were to exceed this capacity, the portion of Cypress below Orange Avenue could be completely covered. The Whittier Narrows Dam is located in Pico Rivera and is also of earthfill construction. The City has prepared emergency evacuation plans for the Prado, Carbon Canyon, and Whittier Narrows Dams.

Adoption of the 2021–2029 Housing Element Update would not 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, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential flood-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. 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, there would be no impact related to the exposure of people and structures to significant risk associated with flooding as a result of dam failure. No mitigation is required.

¹ Orange County Public Works. 2019. Orange County Flood Division. Santa Ana River Project. Website: <http://www.ocflood.com/sarp> (accessed April 16, 2021).



j) Would the project be subject to inundation by seiche, tsunami, or mudflow?

No Impact. 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 and is not located within a tsunami inundation zone, according to the Orange County Tsunami Inundation Maps.¹

Adoption of the 2021–2029 Housing Element Update would not result in impacts related to inundation by seiche, tsunami, or mudflow, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Furthermore, as discussed above, no areas within the City are prone to inundation due to seiche, tsunami, or mudflow. Therefore, no impact from inundation by seiche, tsunami, or mudflow would occur, and no mitigation is required.

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?

Or

q) Would the project be tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on hydrology or water resources, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential water-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. If a project proposes to disturb more than 1 acre of soil, the State requires that a SWPPP, which includes BMPs, be prepared. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, and gravel bags, etc. Existing vegetation should be preserved as much as possible. Therefore, there would be no impacts to impaired water bodies or other environmentally sensitive areas. No mitigation is required.

s) Would the project have a potentially significant adverse impact on groundwater quality?

¹ California Department of Conservation. 2019. Orange County Tsunami Inundation Maps. Website: https://www.conservation.ca.gov/cgs/tsunami/maps/orange_ (accessed April 16, 2021).



Or

t) Would the project cause or contribute to an exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

No Impact. Adoption of the 2021–2029 Housing Element Update would not have an impact on surface or groundwater quality, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Future housing development allowed under the rezoning program may be required to incorporate features that would capture and treat stormwater runoff on-site and reduce the volume of stormwater and the infiltration of pollutants into groundwater. Future housing development would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to surface and groundwater. Considering these requirements, future housing development fostered by the Housing Element Update would not have a potentially significant adverse impact on groundwater quality or cause or contribute to exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Therefore, there would be no impact, and no mitigation is required.

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

No Impact. The City is currently developed and located in an urban area. Runoff from the City is directed toward one of two storm drainage channels before reaching the Pacific Ocean. The southeastern portion of the City drains toward the Bolsa Chica Channel, a rock-lined trapezoidal channel that does not provide aquatic, wetland, or riparian habitat. Anaheim Bay, the ultimate receiving water from the Bolsa Chica Channel, is a wetland that supports aquatic and riparian habitat. The northern and western portions of the City drain toward the San Gabriel River, which does not provide aquatic, wetland, or riparian habitat. The Housing Element would not, in and of itself, result in impacts to aquatic, wetland, or riparian habitat as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential impacts to aquatic, wetland, or riparian habitat are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental review is required, any potentially significant impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not impact aquatic, wetland, or riparian habitat. No mitigation is required.

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)?



No Impact. Adoption of the Housing Element Update would not have an impact related to stormwater treatment control BMPs, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Impacts related to any proposed stormwater treatment control BMPs would be addressed through project-specific environmental evaluation. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental review is required, any potentially significant impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, there would be no impacts. No mitigation is required.



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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

a) Would the project physically divide an established community?

No Impact. Although the City has identified several opportunity sites that are candidates for meeting its unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The location and nature of development will continue to be guided by the City's General Plan and Zoning Ordinance.

The Housing Element would not, in and of itself, result in the physical division of an established community, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential land use-related impacts are location- and project-specific and cannot be assessed in a meaningful way until specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any potentially significant impacts identified with the proposed development project would be addressed through mitigation measures imposed as part of the environmental review process. Therefore, there would be no impact related to the physical division of an established community. No mitigation is required.

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?

No Impact. The City of Cypress 2021–2029 Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as determined by the Regional Housing Needs Assessment (RHNA) process, for preserving and enhancing neighborhoods, and for increasing



affordable housing opportunities for extremely low, very-low, low, and moderate income persons and households. As described previously, although the City has identified several opportunity sites that are candidates for meeting its unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The location and nature of development will continue to be guided by the City's General Plan and Zoning Ordinance. With implementation of the rezoning program, the 2021–2029 Housing Element would be consistent with the City's Zoning Ordinance and other elements in its General Plan.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential land use-related impacts are location- and project-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any potentially significant impacts identified with the proposed development project would be addressed through mitigation measures imposed as part of the environmental review process.

Therefore, the proposed project would have no impacts related to conflicts with land use plans, policies, or regulations. No mitigation is required.



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 the 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 not in 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.

From these four categories, areas classified as MRZ-2 are considered to be of the greatest importance. Under an MRZ-2 classification, areas have been found to possess a high likelihood for the presence of a significant amount of mineral deposits. Additionally, MRZ-2 areas are designated by the State of California Mining and Geology Board as being “regionally significant.”

The entirety of the City of Cypress is shown to not contain any MRZ-2 zones or be within proximity to these areas.¹ There are no known mineral resources in the City and future extraction of mineral resources is very unlikely due to the urbanized nature of the area.

¹ California Department of Conservation (DOC). Division of Mines and Geology. 1981. Mineral Land Classification Map. Los Alamos Quadrangle. Special Report 143, Plate 3.17.



The Housing Element would not, in and of itself, result in impacts to mineral resources as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. All future development allowed under the rezoning program may require subsequent project-specific environmental evaluation in order to determine whether it could result in any potentially significant impacts. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental review is required, any impacts identified with the proposed development project would be addressed through mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, no impacts related to the loss of availability of a known mineral resource would occur, and no mitigation is required.

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 above, the City 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 in the City. Additionally, the Housing Element would not, in and of itself, result in impacts to mineral resources as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential mineral-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, no impact would occur, and no mitigation is required.



4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?**

No Impact. Adoption of the City of Cypress 2021–2029 Housing Element Update would not result in exposure of persons to noise in excess of established standards, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential noise-related impacts are project- and location-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards. If project-specific environmental review is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, there would be no impacts related to the generation of a substantial temporary or permanent increase in ambient noise levels. No mitigation is required.

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



No Impact. As described above, adoption of the 2021–2029 Housing Element Update would not result in the generation of excessive vibration or groundborne noise, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential vibration-related impacts are project- and location-specific and cannot be assessed in a meaningful way until the specific details of a project and its location are known. At such time that a housing development proposal is considered, it would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not result in the generation of excessive groundborne vibration or groundborne noise levels. No mitigation is required.

- 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 two 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?**

No Impact. The closest airport to the City is the Joint Forces Training Base (JFTB) Los Alamitos, which is located approximately 0.5 mile southwest of the City's boundaries in the neighboring City of Los Alamitos. According to the *Airport Environs Land Use Plan for JFTB Los Alamitos*¹ and Exhibit SAF-8² in the Safety Element of the City's General Plan, southeastern portions of the City are within the 60 and 65 dBA CNEL (A-weighted decibel community noise equivalent level) noise contours for JFTB Los Alamitos, which are defined by the Airport Environs Land Use Plan as Noise Impact Zone 2 (moderate noise impacts) and Noise Impact Zone 1 (high noise impacts). These areas of the City are primarily composed of business park facilities; however, some existing residences are within these noise contours. None of the opportunity sites identified in the Housing Element are located within either of the Noise Impact Zones identified in the Airport Environs Land Use Plan.

The second closest airport is the Long Beach Municipal Airport, located approximately 4.5 miles west of the City in Long Beach. According to the Los Angeles County Airport Land Use Plan,³ the entire City is located outside of the 65 dBA CNEL noise contour for the Long Beach Municipal Airport. Therefore, aircraft noise generated from the two closest airports would not expose people residing or working on the project site to excessive noise levels due to the proximity of a public airport.

Adoption of the 2021–2029 Housing Element Update would not result in the exposure of people residing or working in the project area to excessive noise levels, as the Housing Element does not entitle, propose, or otherwise require the construction of new development or rehabilitation of

¹ Airport Land Use Commission. 2017. Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos. August 17.

² City of Cypress. General Plan Safety Element.

³ Los Angeles County Airport Land Use Commission. 2014. Los Angeles County Airport Land Use Plan. December 1.



existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential noise-related impacts are location-specific and cannot be assessed until the location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards, including review by the Orange County Airport Land Use Commission to confirm that a proposed housing development is consistent with the *Airport Environs Land Use Plan for JFTB Los Alamitos*. If project-specific environmental review is required, any impacts identified with the development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels. No mitigation is required.



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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)?**

No Impact. The project represents a revision to the City's existing Housing Element as required by State law. SCAG has allocated the following RHNA to the City of Cypress for the 2021–2029 Housing Cycle, as shown in Table 4.14.A. This RHNA represents the City's fair share of the housing needs for the Southern California region, including an equitable share of affordable housing.

Table 4.14.A: Regional Housing Needs Assessment, 2021–2029

Income Level	Number of Units	Percent of Total RHNA
Very Low* (<50% of AMI)	1,150	29.2%
Low (50–80% of AMI)	657	16.7%
Moderate (80–120% of AMI)	623	15.8%
Above Moderate (>120% of AMI)	1,506	38.3%
TOTAL	3,936	100%

Source: Southern California Association of Governments (SCAG). 2021. 6th Cycle Final RHNA Allocation.

Note: An estimated half of Cypress' very-low-income housing needs (573 units) are for extremely low-income households earning less than 30% of AMI).

AMI = Area Median Income

RHNA = Regional Housing Needs Assessment

As part of the 2021–2029 Housing Element Update, the City has identified several opportunity sites that are candidates for meeting the City's unmet housing needs. Amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021–2029 Housing Element Update contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other



elements in its General Plan. After the State certifies the 2021–2029 Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The 2021–2029 Housing Element Update recommends various housing programs to assist in providing housing for all income levels including extremely low-, very low-, low-, moderate-, and above moderate-income households. The housing element is one part of the General Plan, which establishes policy to guide the orderly development of the community. The 2021–2029 Housing Element Update sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of existing residents.

The 2021–2029 Housing Element Update would not, in and of itself, result in impacts related to population and housing, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in potentially significant impacts. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. If project specific environmental review is required, any potentially significant impacts identified with the proposed development project would be addressed through compliance with applicable adopted development guidelines/standards and mitigation measures specific to any potentially significant impacts, imposed as part of the environmental review process. Therefore, the proposed project would not induce substantial unplanned population growth in an area of the City. No mitigation is required.

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

No Impact. The 2021–2029 Housing Element Update contains a rezoning program to accommodate the City’s unmet housing needs; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the 2021–2029 Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The 2021–2029 Housing Element Update would not, in and of itself, result in impacts from the displacement of people or housing, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. If project-specific environmental review is required, any potentially significant impacts identified with the proposed development project would be addressed through compliance with applicable adopted development guidelines/standards and mitigation measures specific to any potentially significant impacts, imposed as part of the environmental review process. Therefore, no impacts related to the displacement of substantial numbers of existing people or housing would occur. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 any of the public services:**

I. Fire protection?

II. Police protection?

III. Schools?

IV. Parks?

V. Other public facilities?

No Impact. The primary purpose of the City of Cypress 2021–2029 Housing Element Update is to establish City housing goals, objectives, and policies, address governmental constraints, and identify opportunities to meet housing needs for the next 8 years. Although the City has identified several opportunity sites that are candidates for meeting the City’s unmet housing needs, amendments to the City’s Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021–2029 Housing Element Update contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing needs; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with



the implementation of the rezoning program, including any corresponding changes in land uses and development intensities.

The 2021–2029 Housing Element Update would not, in and of itself, result in environmental impacts associated with the construction of new or additional facilities needed as a result of reduced public service performance objectives as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential public services-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a housing development proposal is considered, it would be subject to adopted development guidelines/standards. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. No mitigation is required.



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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?**

Or

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?**

No Impact. The City of Cypress 2021–2029 Housing Element Update would not, in and of itself, result in impacts to parks or recreational facilities as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Although the City has identified several opportunity sites that are candidates for meeting the City’s unmet housing needs, amendments to the City’s Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021–2029 Housing Element Update contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities.

Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it could result in any potentially significant impacts. Potential recreation-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a specific development proposal is considered, that project would be subject to adopted development guidelines/standards. Section 25-43 of the City’s Municipal Code 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 such purposes that are made available at K–12 schools through a cooperative arrangement between the City and local school districts and local park and recreation districts. This results in a total of 4.5 acres of land



per 1,000 residents. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations (as described above) and with any mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Therefore, the proposed project would not result in impacts to recreational facilities. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?

Or

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

No Impact. The City of Cypress 2021–2029 Housing Element Update is consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease Vehicle Miles Traveled (VMT) within the City. New development would be subject to policies described in the Circulation Element of the General Plan, as well as other policies that promote reduction of VMT. Therefore, the 2021–2029 Housing Element Update would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The 2021–2029 Housing Element Update would not, in and of itself, result in transportation impacts, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development.

Although the City has identified several opportunity sites that are candidates for meeting the City's unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021-2029 Housing Element Update contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the



environmental review process. Therefore, the proposed project would have no impacts related to *State CEQA Guidelines* Section 15064.3, subdivision (b). No mitigation is required.

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)?

Or

d) Would the project result in inadequate emergency access?

No Impact. As described above, the 2021–2029 Housing Element Update would not, in and of itself, result in transportation impacts, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations, with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Street designs for future roads would be required to conform to the typical street widths and design elements. The roadway design standards for the City of Cypress are based on engineering standards and on evolving policies and practices regarding the City's transportation infrastructure. The roadway design standards meet both State and nationally acceptable design criteria. All street improvements within the City would be subject to the approval of the City Engineer; furthermore, these improvements would be subject to the standards of the latest adopted edition of the Caltrans' *Highway Design Manual*, where applicable. Long-term congestion relief resulting from implementation of the Circulation Element would improve emergency access throughout the City for police, fire, and emergency protection services. Therefore, no dangerous design components or inadequate emergency access would occur. Therefore, the proposed project would not result in impacts related to inadequate emergency access. No mitigation is required.



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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)? Or**
 - 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.**

No Impact. AB 52 and CEQA Public Resources Code Section 21080.3.1, subdivisions (b), (d), require a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. The Native American Heritage Commission (NAHC) was contacted on January 19, 2021, to conduct a Sacred Lands File (SLF) search and provide a Native American Contact List for the project site pursuant to AB 52 and



CEQA Public Resources Code Section 21080.3.1, subdivisions (b), (d). The NAHC responded on February 16, 2021, stating that an SLF search was completed for the project site with negative results. The NAHC recommended that 17 Native American individuals representing the Diegueño, Gabrielino, Juaneño, Cupeño Luiseño, Cahuilla, Cahuilla Luiseño, and Kumeyaay groups be contacted for information regarding cultural resources that could be affected by the proposed project. Letters were also sent to two additional individuals who had requested to be notified of projects during AB 52 consultation (and were not listed by the NAHC), representing the Cahuilla Luiseño, Juaneño, and Gabrielino groups. Nineteen individuals were contacted through letters sent via U.S. Postal Service Certified Mail on February 25, 2021. One response was received from the Gabrieleño Band of Mission Indians – Kizh Nation on March 22, 2021, requesting consultation. The City responded to clarify that the project does not involve ground disturbance and asked whether the Tribe still wished to consult. The Tribe responded that there is no need for consultation if there is no ground disturbance.

California Government Code Section 65352.3 (adopted pursuant to the requirements of 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, or to designate open space that includes Native American Cultural Places. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the NAHC. The City conducted SB 18 outreach to California Native American tribes and provided an opportunity for the tribes to consult regarding the Housing Element Update. The NAHC was contacted on January 19, 2021, to conduct an SLF search and provide a Native American Contact List for the project site pursuant to SB 18. The NAHC responded on February 16, 2021, stating that an SLF search was completed for the project site with negative results. The NAHC recommended that 17 Native American individuals representing the Diegueño, Gabrielino, Juaneño, Cupeño Luiseño, Cahuilla, Cahuilla Luiseño, and Kumeyaay groups be contacted for information regarding cultural resources that could be affected by the proposed project. Letters were also sent to two additional individuals who had requested to be notified of projects during AB 52 consultation (and were not listed by the NAHC), representing the Cahuilla Luiseño, Juaneño, and Gabrielino groups. Nineteen individuals were contacted through letters sent via U.S. Postal Service Certified Mail on March 2, 2021. One response was received from the Gabrieleño Band of Mission Indians – Kizh Nation on March 22, 2021, requesting consultation. The City responded to clarify that the project does not involve ground disturbance and asked whether the Tribe still wished to consult. The Tribe responded that there is no need for consultation if there is no ground disturbance.

The 2021–2029 Housing Element Update identifies sites designated for residential development and does not propose specific development at this time. The 2021–2029 Housing Element Update contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The 2021–2029 Housing Element Update would not, in and of itself, result in impacts to tribal cultural resources, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Future development allowed under the rezoning program may require project-specific environmental evaluation. Potential tribal cultural-related impacts are location specific and cannot be



assessed in a meaningful way until the location of a project site is known. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations (such as consultation through AB 52), with mitigation measures specific to any potentially significant impacts, imposed as part of the tribal consultation and environmental review process. Therefore, the proposed project would have no impacts on tribal cultural resources. No mitigation is required.



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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?**

No Impact. The City of Cypress 2021–2029 Housing Element Update would not, in and of itself, result in impacts related to the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Although the City has identified several opportunity sites that are candidates for meeting the City's unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The 2021–2029 Housing Element Update contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Potential utilities and services-related impacts are location-specific and cannot be assessed in a meaningful way until the



location of a project site is known. At such time that a development proposal is considered, that project would be subject to adopted development guidelines/standards.

Therefore, the proposed project would have no impact to utilities and service systems. No mitigation is required.

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?

No Impact. The 2021–2029 Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The Housing Element contains a rezoning program to accommodate the City’s unmet housing needs; however, it does not specifically amend the City’s Zoning Ordinance or other elements in its General Plan. After the State certifies the 2021–2029 Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations and with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process.

The City of Cypress is served by the West Orange County System of the Golden State Water Company (GSWC), a private water service provider. 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 2015 Urban Water Management Plan (UWMP) for the West Orange County System, the company delivered 13,441 acre-feet of water to the service area in 2015. The total service demand was expected to increase to 16,442 acre-feet by 2020 and projected to increase to 17,010 acre-feet by 2035. According to the UWMP, the West Orange County System is expected to have the ability to supply 17,510 acre-feet of water in 2035, exceeding the projected demands.¹ Therefore, adequate water supply is available to accommodate the RHNA during the Housing Element planning period. Therefore, the proposed project would result in no impacts related to water supplies. No mitigation is required.

c) Would the project 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?

No Impact. The 2021–2029 Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. After the State certifies the 2021–2029 Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental

¹ Golden State Water Company (GSWC). 2016. *2015 Urban Water Management Plan, West Orange*.



evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations and with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process.

Wastewater in the City of Cypress is collected, treated, and disposed of by the Orange County Sanitation District (OCSD). The OCSD provides wastewater collection, treatment, and recycling for approximately 2.6 million people living within a 479-square-mile area of central and northwestern Orange County.¹ According to the OCSD's 2020 Sewer System Management Plan, "OC San's CIP assures that older facilities are upgraded as needed to ensure adequate capacity through the system. OC San works under annual and long-range plans that have proven effective, and OC San is not currently experiencing capacity related problems. Indications of possible capacity problems seen by the Collections Facilities O&M Division are brought to the attention of the Engineering Department for further evaluation."² Therefore, there are no constraints on the availability of wastewater disposal or treatment.

SB 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households. The City would provide a copy of the adopted Housing Element to the OCSD within 30 days of adoption and the City would continue to coordinate with the OCSD to ensure priority service provision to affordable housing developments.

Therefore, the proposed project would not result in impacts related to the provision of wastewater treatment services. No mitigation is required.

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?

No Impact. The 2021–2029 Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. After the State certifies the 2021–2029 Housing Element Update, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations and with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process.

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

¹ Orange County Sanitation District (OCSD). 2018. *2018-2019 Annual Report*. Website: <https://www.ocsd.com/Home/ShowDocument?id=29415> (accessed April 15, 2021).

² OCSD. 2020. *System Management Plan for Orange County Sanitation District*. Website: <https://www.ocsd.com/Home/ShowDocument?id=29880> (accessed April 15, 2021).



in the City by Valley Vista would be transported to one of the Class III landfills operated and maintained by Orange County Waste & Recycling (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.¹ Table 4.19.A identifies the Class III sanitary landfills operated by OCWR.

Table 4.19.A: Orange County Class III Landfills

Landfill	Location	Approximate Distance from City (miles)	Service
Frank R. Bowerman	11002 Bee Canyon Access Road Irvine, CA 92602	20	Commercial dumping; no public dumping
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	14	Commercial dumping; public dumping allowed
Prima Deshecha	32250 La Pata Avenue San Juan Capistrano, CA 92675	31	Commercial dumping; public dumping allowed

Source: Orange County Waste & Recycling.

Of the three Class III landfills currently operated by OCWR, the closest active landfill to the City is the Olinda Alpha Landfill. The Olinda Alpha Landfill, which is currently permitted by the California Department of Resources, Recycling, and Recovery (CalRecycle) to receive a maximum of 8,000 tons per day (tpd) of waste, currently receives an average of approximately 7,000 tpd.² Therefore, the Olinda Alpha Landfill is currently operating at approximately 87.5 percent of its daily capacity. As of November 2014, the Olinda Alpha Landfill had an estimated remaining disposal capacity of 34,200,000 cubic yards.³ If the State-permitted daily tonnage limit is reached at any County landfill, waste haulers are subject to diversion to local transfer stations located throughout the County.

Therefore, the proposed project would be served by existing landfills. Future housing development allowed under the rezoning program would be subject to discretionary permits and required to adhere to all federal, State, and local requirements for solid waste reduction and recycling. Considering these requirements, the Housing Element Update would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore the proposed project would have no impact on planned solid waste capacity, and no mitigation is required.

¹ OC Waste & Recycling (OCWR). Household Hazardous Waste. Website: <http://www.oclandfills.com/hazardous> (accessed April 15, 2021).

² OCWR. Olinda Alpha Landfill. Website: <http://www.oclandfills.com/landfill/active/olindalandfill> (accessed April 15, 2021).

³ California Department of Resources Recycling and Recovery (CalRecycle). Solid Waste Information System Facility Detail: Olinda Alpha Sanitary Landfill. Website: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/30-AB-0035/Detail/> (accessed April 15, 2021).



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

No Impact. The 2021–2029 Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation. If project-specific environmental evaluation is required, any impacts identified with the proposed development project would be addressed through compliance with applicable regulations and with mitigation measures specific to any potentially significant impacts imposed as part of the environmental review process. Solid waste disposal practices in California are governed by multiple federal, State, and local agencies that enforce legislation and regulations ensuring that landfill operations minimize impacts to public health and safety and the environment. The California Integrated Waste Management Act (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. CalRecycle tracks and monitors solid waste disposal on a per capita basis.

Future projects allowed under the rezoning program would be required to comply with the City’s Construction and Demolition Ordinance (City Ordinance No. 1166). The Applicant/Developer would also be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. As stipulated by City Ordinance No. 1097 and the 2019 California Green Building Standards, the future projects would be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.¹ Additionally, Valley Vista Services certifies 75 percent diversion for all construction and demolition material,² which would contribute to an increased waste diversion rate within the City.

Future projects would be required to 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.

¹ City of Cypress. Construction and Demolition Recycling Requirement. Website: <http://www.cypressca.org/work/building-division/c-d-recycling-requirement> (accessed April 15, 2021).

² Ibid.



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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?**

Or

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?**

Or

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?**

Or

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?**

No Impact. The City of Cypress 2021–2029 Housing Element Update would not, in and of itself, result in impacts related to wildfires, as it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Although the City has identified



several opportunity sites that are candidates for meeting the City's unmet housing needs, amendments to the City's Zoning Ordinance and other elements in its General Plan will be required to allow for housing development to occur on some of the opportunity sites. The Housing Element contains a program to zone and/or rezone sites or amend the General Plan (rezoning program) to accommodate this housing need; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. Future development allowed under the rezoning program may require subsequent project-specific environmental evaluation to determine whether it would result in any potentially significant impacts.

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 entire City of Cypress 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 City of Cypress is designated as a non-VHFHSZ.¹ The City does not include any SRA. The nearest VHFHSZ to the City is approximately 5 miles to the northeast in the Coyote Hills on the western side of Fullerton.² The nearest SRA is in the Puente Hills, approximately 14 miles northeast of the City. Because the City is not located in or near an SRA or VHFHSZ, the project would not result in any impacts related to wildfire. No mitigation is required.

¹ 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 June 24, 2020).

² 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?**

No Impact. As described throughout Section 4.4, Biological Resources, Section 4.5, Cultural Resources, Section 4.7, Geology and Soils, and Section 4.18, Tribal Cultural Resources, the analysis indicates that the City of Cypress 2021–2029 Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce fish or wildlife habitats, impact wildlife populations or ranges, or eliminate historical, archaeological, or paleontological resources. As described throughout the analysis, the Housing Element contains a rezoning program to accommodate the City's unmet housing needs; however, it does not specifically amend the City's Zoning Ordinance or other elements in its General Plan. After the State certifies the Housing Element, a separate environmental study will be necessary to analyze the environmental impacts associated with the implementation of the rezoning program, including any corresponding changes in land uses and development intensities. The proposed Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. Development projects would continue to be subject to existing requirements for project-level review. For the reasons stated above, the project does not 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. No mitigation is required.

- 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)?**

No Impact. The Housing Element Update does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development that could contribute to short-term or long-term cumulative impacts that have not previously been contemplated by the General Plan and Zoning Code, which would continue to guide the location and nature of future development in Cypress. Therefore, the proposed project would not have cumulatively considerable impacts. No mitigation is required.


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

No Impact. As indicated throughout the analysis, the Housing Element Update would have no adverse impacts on people or the environment. The proposed project would not create environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The project would improve the City’s housing stock providing beneficial impacts especially to lower income households. Therefore, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings. No mitigation is required.



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 a Negative Declaration for the 2021–2029 Cypress Housing Element Update. We find that the proposed project would not have a significant effect. We recommend that the first 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
Project Manager
LSA

Date: 7/15/2021



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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) were involved in the preparation of this Initial Study/Negative Declaration (IS/ND):

- Alicia Velasco, Planning Director, Community Development Department
- Veronica Tam and Associates, Housing Element Consultant

6.2 IS/ND PREPARERS

The following individuals were involved in the preparation of this IS/ND. The nature of their involvement is summarized below.

6.2.1 LSA

The following individuals were involved in the preparation of this IS/ND:

- Deborah Pracilio, Principal in Charge
- Ryan Bensley, AICP, Associate/Project Manager
- Jonathan Hidalgo, Senior Environmental Planner
- Kerrie Collison, Senior Cultural Resources Manager
- Marlene Watanabe, Environmental Planner
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