



Notice of Availability of a Draft Environmental Impact Report for the 2021-2029 Cypress Housing Element Implementation Project

Pursuant to Public Resources Code Sections 21091(a) and 21092(b) and California Environmental Quality Act (CEQA) Guidelines Sections 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2023040560) for the 2021-2029 Cypress Housing Element Implementation Project (proposed project) is available for public review during the public comment period (May 7, 2024 to June 21, 2024). The City of Cypress prepared the Cypress Housing Element Implementation Project DEIR to analyze environmental impacts associated with proposed project implementation, to assess alternatives, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The proposed project is a programmatic update to the City’s General Plan, Lincoln Avenue Specific Plan (LASP), Cypress Town Center and Commons Specific Plan 2.0 (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), and Zoning Ordinance and would not directly result in physical development; however, it would facilitate future housing development within areas of the City. The proposed project includes amendments to the City’s Zoning Ordinance and an update of the City’s General Plan to reflect the 2021–2029 Housing Element adopted on June 27, 2022, which identified a RHNA allocation of 3,936 units. The 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units (including 504 housing units that are already entitled (approved or currently under construction), but the City has a large unaccommodated housing need of 1,990 units in order to meet its RHNA allocation. The 2021–2029 Housing Element outlined several sites that are candidates for future housing development (Opportunity Sites) and identified two potential rezoning scenarios (the proposed project scenario and Alternative 2).

The proposed project divides the City’s RHNA between the CTCC Specific Plan, CBPC Specific Plan area and LASP area, as shown in the table below (the proposed project would amend each of these plans to achieve the City’s proposed rezoning objectives). Figure 1 shows the locations of the Opportunity Sites under the proposed project scenario. Figure 2 shows the locations of the Opportunity Sites under Alternative 2. The proposed rezoning action under the proposed project would increase the City’s development capacity to 4,260 units, or an increase of 2,314 units compared to the City’s existing planning and zoning documents. Under Alternative 2, the City’s residential development capacity would increase to a total of 4,349 housing units. None of the Opportunity Sites are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Residential Development Capacity Summary

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

* Excludes units currently under construction

The DEIR identifies potentially significant environmental impacts for Air Quality and Greenhouse Gas Emissions. With proposed mitigation measures, potentially significant impacts associated with Greenhouse Gas Emissions would be less than significant; however due to future uncertainty of future development operational emissions, the proposed project would result in a significant and unavoidable impact associated with Air Quality.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (May 7, 2024 to June 21, 2024). The DEIR is available on the City's website for the proposed project:

ADDRESS COMMENTS TO:

Alicia Velasco, Planning Director
City of Cypress
Community Development Department, Planning Division
5275 Orange Avenue
Cypress, California 90630
Email: avelasco@cypressca.org

Please submit written comments by June 21, 2024

(<https://www.cypressca.org/departments/community-development/information-on-notable-projects/housing-element-update>)

Additionally, a copy of the DEIR will be available for public review at the Cypress Civic Center by appointment only. Please contact Alicia Velasco at (714) 229-6720 or via email at avelasco@cypressca.org to schedule an appointment.

Written comments on the DEIR must be submitted no later than 5:00 p.m., June 21, 2024, to Alicia Velasco at the address below.

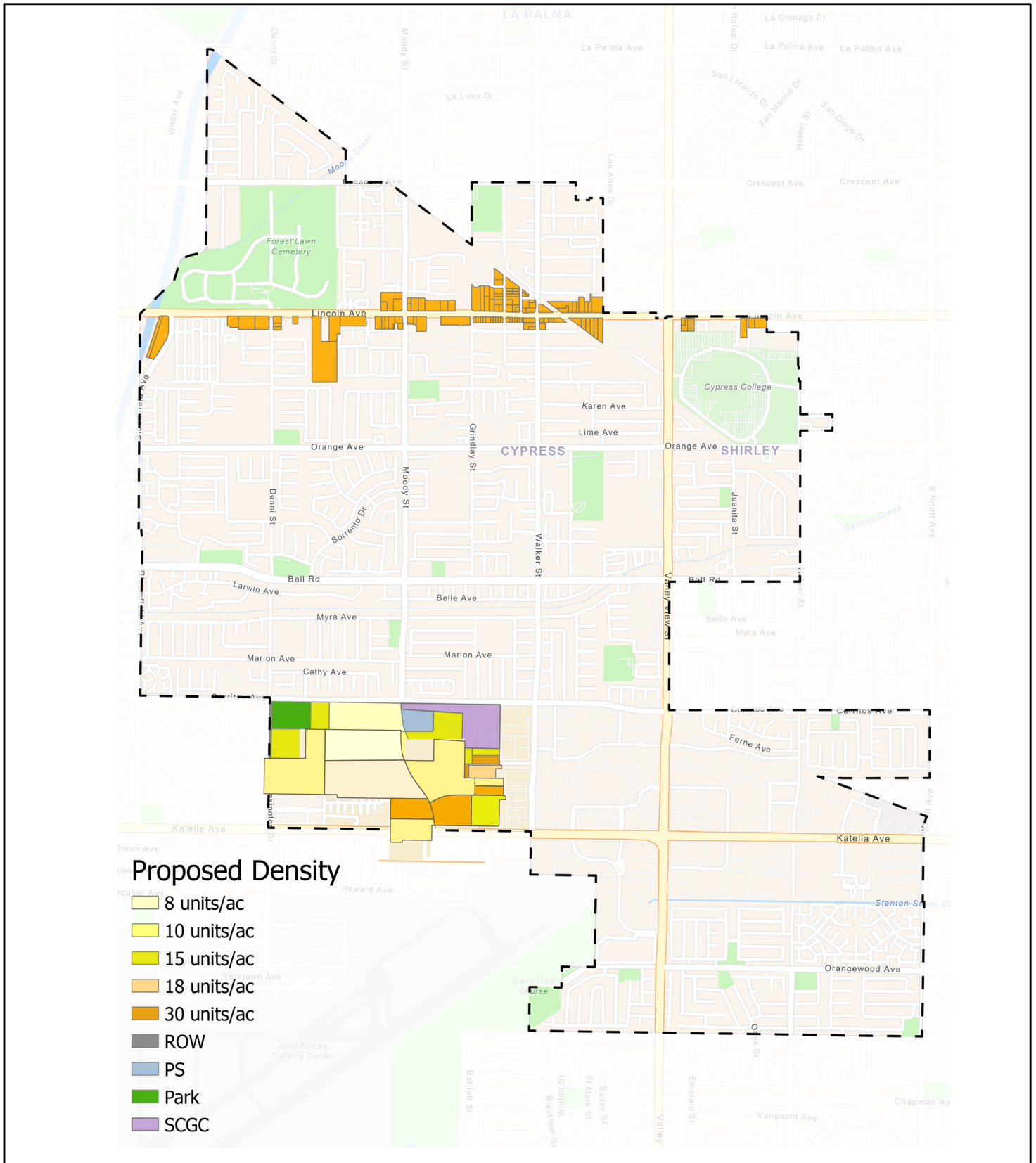


FIGURE 1



LEGEND

City Boundary



2021–2029 Cypress Housing Element Implementation Project

Opportunity Sites

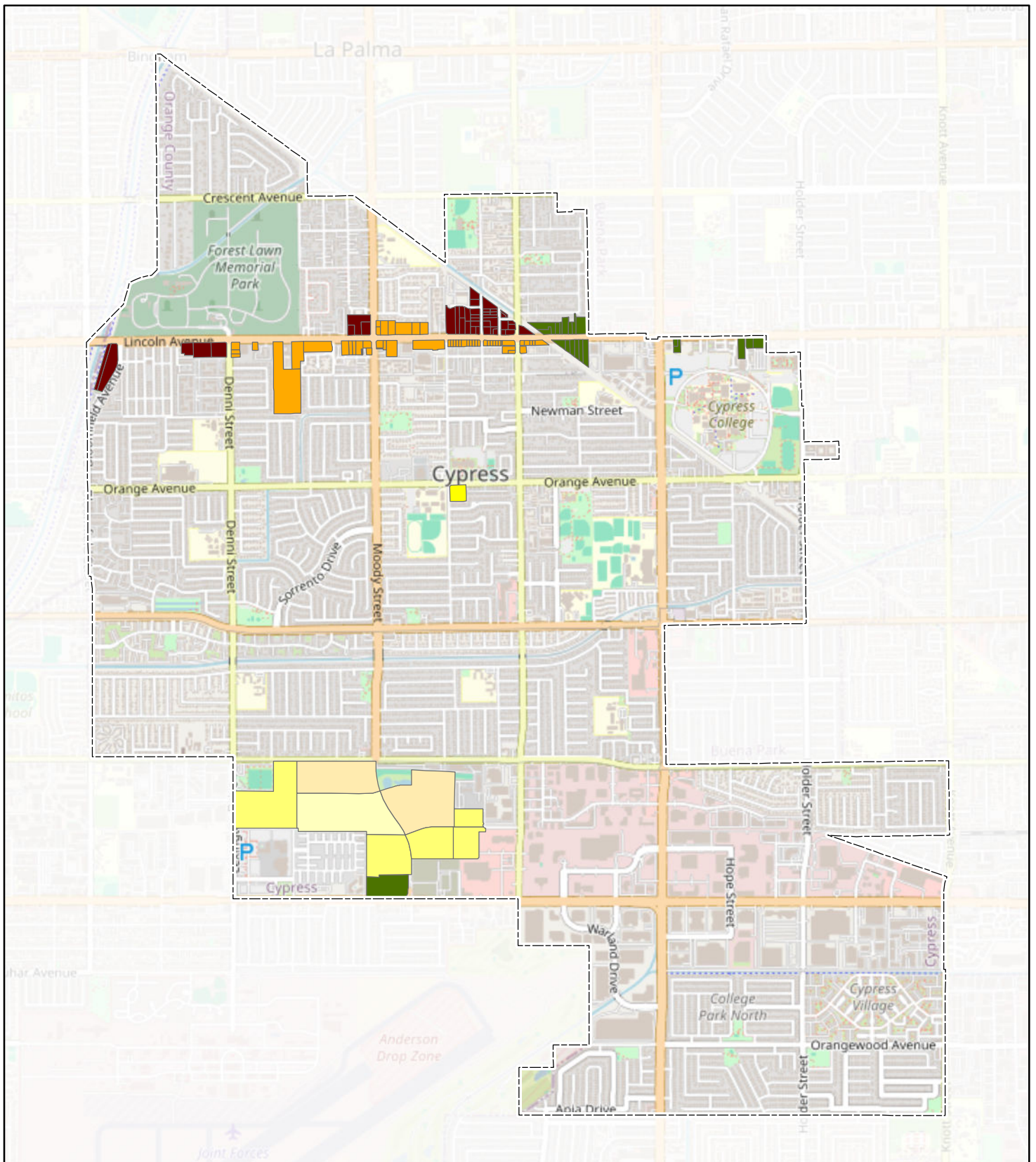
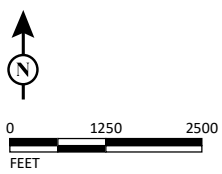


FIGURE 2

LSA

LEGEND

- City Boundary
- 8 units/acre
- 10 units/acre
- 15 units/acre
- 20 units/acre
- 18 units/acre
- 30 units/acre
- 45 units/acre
- 50 units/acre
- 60 units/acre



SOURCE: Esri Basemap (2022)

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2021–2029 Cypress Housing Element Implementation Project
Alternative 2