



## MEMORANDUM

**DATE:** August 9, 2023

**TO:** Alicia Velasco, Planning Director, City of Cypress

**FROM:** Casey Tibbet, M.A., Associate/Cultural Resources Manager/Architectural Historian

**SUBJECT:** Lincoln Avenue Opportunity Sites Historic Resources Sensitivity Study, City of Cypress, California (LSA Project Number CCP2201.01)

Under contract to the City of Cypress (City), LSA completed a historic resources sensitivity study for the Cypress Housing Element Implementation project. This study addresses the Opportunity Sites along the Lincoln Avenue corridor generally between the Coyote Creek Channel on the west and Holder Street on the east (see Attachment A, Figures 1 and 2). The Opportunity Sites were identified by the City in the 2021–2029 Housing Element as locations that may accommodate additional residential units. There are 117 Opportunity Sites along this stretch of Lincoln Avenue in the City, which are the subject of this study. The Opportunity Sites have been identified as the Primary Impact Sites since they are the locations where future construction for new housing may occur.

The California Environmental Quality Act (CEQA) requires that potential impacts to historic-period (50 years of age or older) resources be considered during the environmental review and development permitting processes. To do this, historic-period resources must first be identified and then evaluated for significance using the criteria for listing in the California Register of Historical Resources (California Register), as well as any local preservation criteria. Resources that are evaluated as historically significant are considered “historical resources” for purposes of CEQA. Projects that may impact historical resources must be analyzed to determine whether they have the potential to result in any substantial adverse changes to the significance of the resource. Impacts may either be direct (physical) or indirect (changes setting, noise levels, and/or viewshed).

As discussed in greater detail below, LSA identified properties that might be impacted either directly or indirectly by future development on the Primary Impact Sites. These Potential Secondary Impact Sites are developed with a mix of modern and historic-period resources. Typically, historic-period resources are those elements of the built environment that are 50 years of age or older (i.e., built prior to 1973). However, in order to extend the life of this study, historic-period resources are defined here as those built prior to 1980 (i.e., those that will be 50 years of age in 2029). Together the 117 Primary Impact Sites and the 143 Potential Secondary Impact Sites make up the Historic Resources Study Area (see Attachment A, Figure 3).

To identify properties within the Historic Resources Study Area that are developed with historic-period resources (pre-1980), LSA conducted a limited amount of property-specific research, completed a cursory reconnaissance-level field survey of the buildings on the Primary Impact Sites and Potential Secondary Impact Sites using Google Streetview, and reviewed various databases to determine whether any of the historic-period properties have been previously evaluated. These efforts are described in more detail below.

## Historic Resource Study Area

As previously stated, there are 117 properties that have been identified as Opportunity Sites by the City. These Primary Impact Sites are anticipated to be directly (i.e., physically) impacted by future development and are shaded orange on the Historic Resource Study Area map (Attachment A, Figure 3). Because the specific design and configuration of future development on the Primary Impact Sites is unknown, it is unclear how or whether it will directly (physically) or indirectly (changes to setting, noise levels, and/or viewshed) impact nearby properties. Therefore, a very conservative, worst-case approach was taken in identifying properties that may be impacted by future development on the Primary Impact Sites. In general, all properties adjacent to the Primary Impact Sites were included in the Historic Resource Study Area. These 143 Potential Secondary Impact Sites are shaded blue on the Historic Resource Study Area Map (Attachment A, Figure 3). Together, the Primary Impact Sites and the Potential Secondary Impact Sites total 260 properties and make up the Historic Resource Study Area. All of these properties, including their Assessor's Parcel Numbers, addresses, dates of construction, and uses, are listed in a spreadsheet included in Attachment B.

## Research

Using Orange County parcel data, LSA created a spreadsheet listing all 260 properties in the Historic Resources Study Area, along with their dates of construction (if included in the County data). Using historic aerial photographs, real estate websites, and Google Streetview, LSA verified, revised, or approximated dates of construction for each of the 260 properties. As a result of these efforts, 186 properties were identified as having buildings that were constructed prior to 1980 (these properties are outlined in red in Attachment A, Figure 4). Eighty-two (82) of the Primary Impact Sites are developed with historic-period buildings, while 104 of the Potential Secondary Impact Sites have historic-period buildings. Currently, there are 50 Primary Impact Sites that are vacant land, have no structures (13), or have no historic-period buildings (37) (refer to Attachment B).

Having identified all of the properties with historic-period buildings, LSA then reviewed the National Register of Historic Places (National Register; current through 2020), the National Register weekly lists (through July 15, 2022), and the California Office of Historic Preservation's (OHP) Built Environment Resources Database (BERD, March 2020) to determine whether any of the historic-period buildings in the Historic Resource Study Area were included in any of those databases. This research found only one property in the Historic Resource Study Area that has been previously evaluated: 5162 Alaska Avenue (Assessor's Parcel Number [APN] 262-361-40). This property, which is a Potential Secondary Impact Site, was evaluated as ineligible for listing in the National Register in 2010. It was not evaluated for listing in the California Register or for local designation.

It is worth mentioning that the Cypress College Library/Administration Building (Building 6) and Business Education Building (Building 9) were evaluated as eligible for listing in the National Register and California Register in 2019 and are "historical resources" as defined by CEQA. Neither of these buildings are within the Historic Resource Study Area, but some parking lots associated with Cypress College are.

## Virtual Field Survey

A virtual reconnaissance-level field survey was conducted using Google Streetview. The Google Streetview photographs were taken from 2020 to 2022. The reasons for conducting this survey were to: verify the type of development on each property; confirm the general dates of construction; and identify any historic-period properties in the Historic Resource Study Area that appear potentially significant for their architecture, as a property type, or for an association with an important event or pattern of development.

Properties listed in Tables A and B (and outlined in green in Attachment A, Figure 5) have been identified as properties that appear to have a greater potential for historical significance than other historic-period resources in the Historic Resource Study Area. Most of the properties have sustained alterations and, therefore, are not likely to be significant as exceptional examples of architectural styles, but they may represent an important property type or contribute to an important pattern of development. Resources associated with patterns of development would most likely be part of a collection of similar, geographically linked resources that would form a historic district. Examples might be a collection of commercial resources that illustrate the importance of Lincoln Avenue as a commercial corridor during a specific period in history or a group of residences that exemplify the characteristics of residential development during a particular time-period (e.g., post-World War II residential development).

**Table A: Opportunity Sites - Potentially Significant**

APN	Address	Year Built	Property	Potential Significance
244-361-04	4656 Lincoln Avenue	1952	Hyatt Die Cast (COM)	Post-WWII commercial development; association with local economy
244-051-09	4872 Lincoln Avenue	1929	SFR	Inter-war pattern of development
244-071-09	5200 Lincoln Avenue	1936	Calvary Old Path Church	Architecture
244-461-06	5302 Lincoln Avenue	1924	American Rental (SFR converted to COM)	Inter-war pattern of development; architecture
244-461-07	5312 Lincoln Avenue	1926	J.D. Coulter Company (SFR converted to COM)	Inter-war pattern of development
244-461-09	5332 Lincoln Avenue	1923	SFR	Inter-war pattern of development.
244-461-10	5342 Lincoln Avenue	1952	Made in the Shade (COM)	Post-WWII pattern of development
262-424-10	5381 Lincoln Avenue	1970	Sound Avenue and sign (COM)	Post-WWII pattern of development
262-424-11	5391 Lincoln Avenue	1965	Lincoln Animal Hospital (COM)	Post-WWII commercial development
244-471-06	5500 Lincoln Avenue	1968	Juanito's Mexican Food (COM)	Post-WWII commercial development; property type
262-472-33	5591 Lincoln Avenue	1968	Dalton's Café (COM)	Post-WWII commercial development
262-472-35	5641 Lincoln Avenue	1971	Family Dentist (COM)	Architecture
262-472-37	5661 Lincoln Avenue	1948	Driving School (COM)	Post-WWII pattern of development
244-472-05	5662 Lincoln Avenue	1961	Peacock Motel and sign	Tourism; property type
244-472-06	5682 Lincoln Avenue	1963	Cloud 99 motel and sign	Tourism; property type
134-011-55	6046 Lincoln Avenue	1961	Paw House Pet Grooming and sign (COM)	Post-WWII commercial development
262-473-02	8972 Walker Street	1928	COM	Inter-war pattern of development

Source: LSA (2022).

COM = Commercial

SFR = Single-family residential

**Table B: Potential Impact Areas - Potentially Significant**

APN	Address	Year Built	Property	Potential Significance
262-361-39	5172 Alaska Avenue	1960	SFR	Post-WWII residential development
244-042-21	9302 Alderbury Street	1965	SFR	Post-WWII residential development
244-461-17	5301 Bishop Street	1927	SFR	Architecture
244-461-16	5311 Bishop Street	1927	SFR/MFR	Architecture
244-061-22 through 244-061-25 and 244-061-55 through 244-061-59	9141-9221 Julie Beth Street	1965–1966	SFR	Post-WWII residential development
244-481-01	5762 Lincoln Avenue	1971	Post Office	Architecture
244-042-15 through 244-042-020	4681-4751 Newman Avenue	1965	SFR	Post-WWII residential development
244-361-08 through 244-361-021	9100-9230 Whitney Way	1968	SFR	Post-WWII residential development

Source: LSA (2022).

COM = Commercial

MFR = Multi-family residential

SFR = Single-family residential

## Conclusions

Based on the research and virtual field survey, LSA has identified a total of 186 properties in the Historic Resources Study Area that are currently developed with historic-period (pre-1980) buildings (82 Primary Impact Sites and 104 Potential Secondary Impact Sites). As previously explained, although historic-period resources are typically 50 years of age or older, to extend the life of this study, historic-period resources are defined here as those built prior to 1980 (i.e., those that will be 50 years of age in 2029).

As stated above, the Historic Resource Study Area represents a very conservative, worst-case approach designed to give the City an idea of the sensitivity for potentially significant resources in the vicinity of the Primary Impact Sites. Of the 260 properties included in the Historic Resource Study Area, this study identified a total of 186 properties (approximately 72 percent) with buildings constructed prior to 1980 and 157 properties (approximately 60 percent) that are currently 50 years of age or older (pre-1973). In addition, based on the virtual survey, this section of Lincoln Avenue (or portions of it) may have the potential to contribute to a historic district related to commercial development. Similarly, some of the residences included in the Historic Resource Study Area may contribute to important patterns of residential development. Therefore, the sensitivity for historic resources is considered high.

## Recommendations

Based on the information provided above, LSA recommends to the City the following regarding historic-period built environment resources within the Historic Resource Study Area for the Opportunity Sites (also referred to as Primary Impact Sites) identified in the 2021–2029 Housing Element.

1. Encourage designs that do not include potential direct (physical) or indirect impacts (visual/viewshed, noise, or setting changes) to adjacent historic-period (50 years of age or older) resources.



2. After the rezoning program has been adopted, if any individual future development proposals on the Opportunity Sites (Primary Impact Sites) come forward that have the potential to directly or indirectly impact historic-period resources, the City should require the historic-period resource(s) to be evaluated for historical significance. This should be completed by a person who meets the *Secretary of the Interior's Professional Qualifications Standards* in the field of architectural history. At a minimum, the resource(s) should be documented on Department of Parks and Recreation (DPR) 523 forms (Primary Record; Building, Structure, & Object Record; and Location Map) and evaluated using the criteria for listing in the California Register of Historical Resources and, if appropriate, any local criteria for significance. A California Historical Resources status code should also be assigned to each resource.
3. An Impacts Assessment using the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOIS) should be completed for resources that are evaluated as historically significant and therefore qualify as "historical resources" pursuant to CEQA. Projects that comply with the SOIS or that will comply with the SOIS if specific mitigation measures are applied are considered to have a less than significant impact on the environment. If potential project impacts cannot be reduced to a level that is less than significant, an Environmental Impact Report may be required.

Attachments: A – Figures 1–5  
B – List of Properties in the Historic Resource Impact Area

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## ATTACHMENT A

### FIGURES

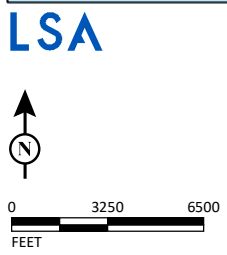
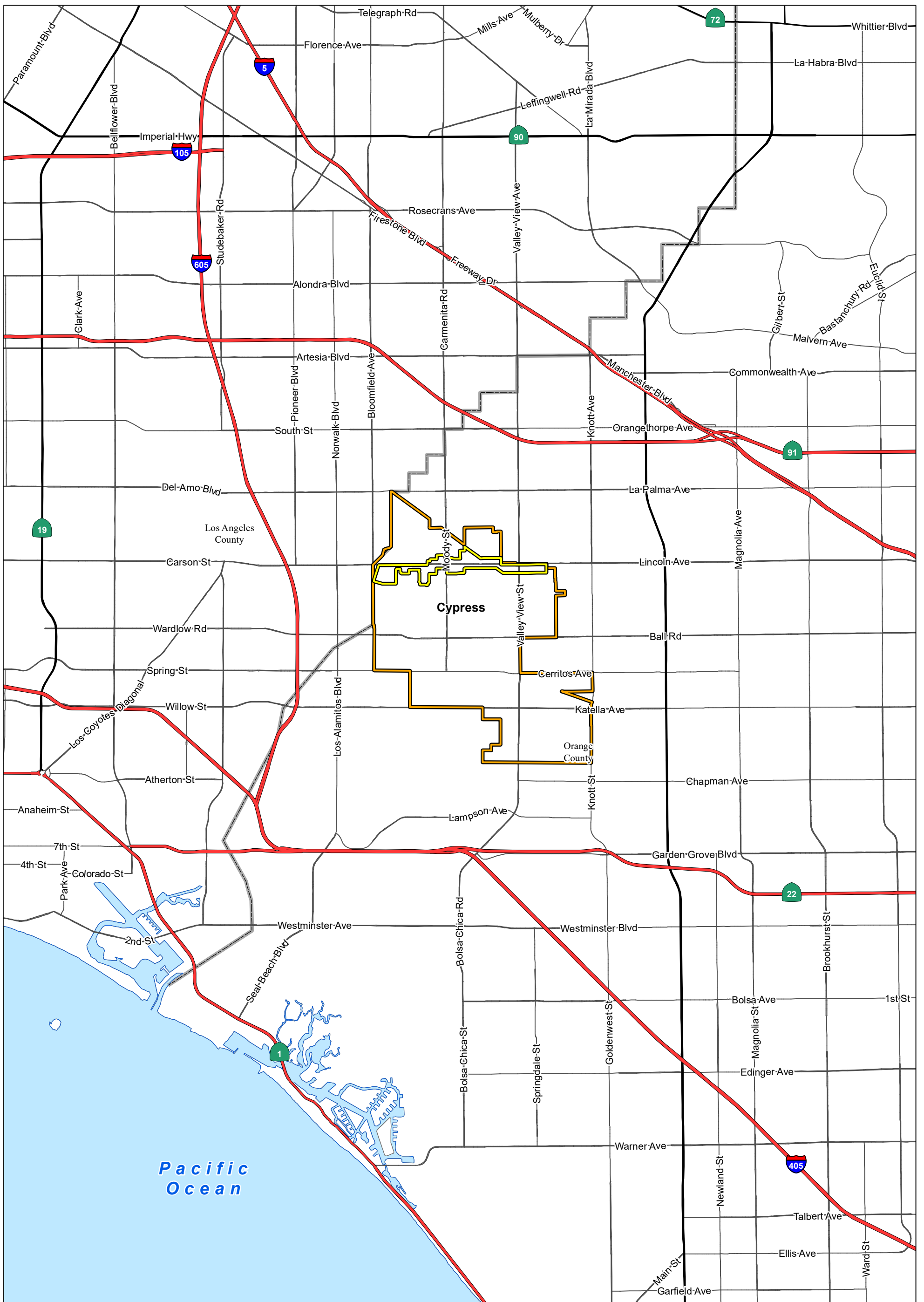
Figure 1: Project Vicinity

Figure 2: Project Location

Figure 3: Historic Resource Study Area

Figure 4: Historic-Period (pre-1980) Properties

Figure 5: Potentially Significant Properties



- LEGEND**
- Project Location
  - Historic Resource Study Area
  - City of Cypress

FIGURE 1





FIGURE 2

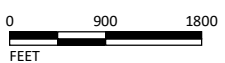
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Project Location

Historic Resource Study Area

City of Cypress



SOURCE: Google (2021)





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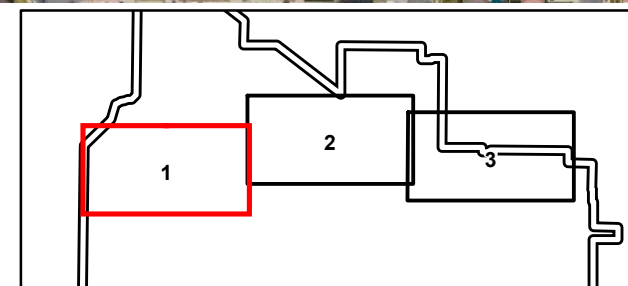
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-  Primary Impact Sites
-  Potential Secondary Impact Sites
-  Parcels Within City of Cypress



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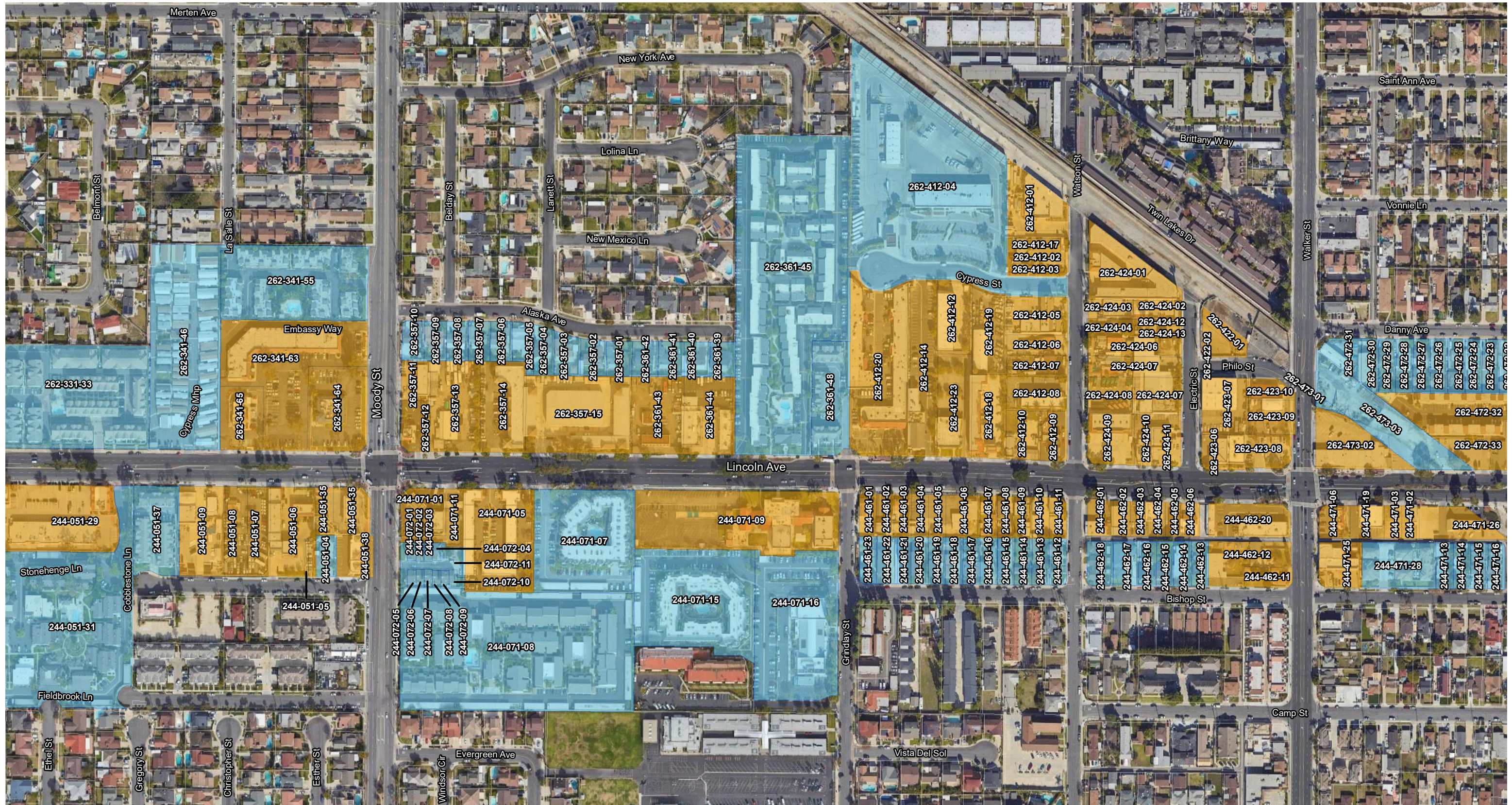
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Cypress Housing Element Implementation  
Historic Resource Study Area

FIGURE 3  
Sheet 1 of 3





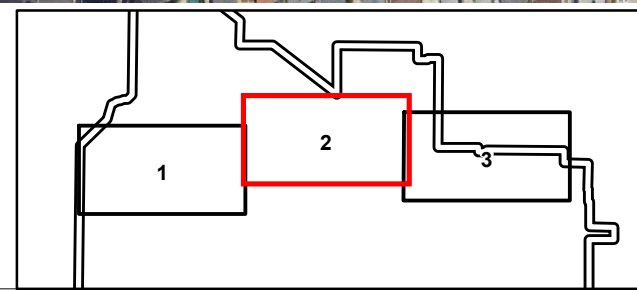
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- Project Area - Cypress City Limits
- Primary Impact Sites
- Potential Secondary Impact Sites
- Parcels Within City of Cypress

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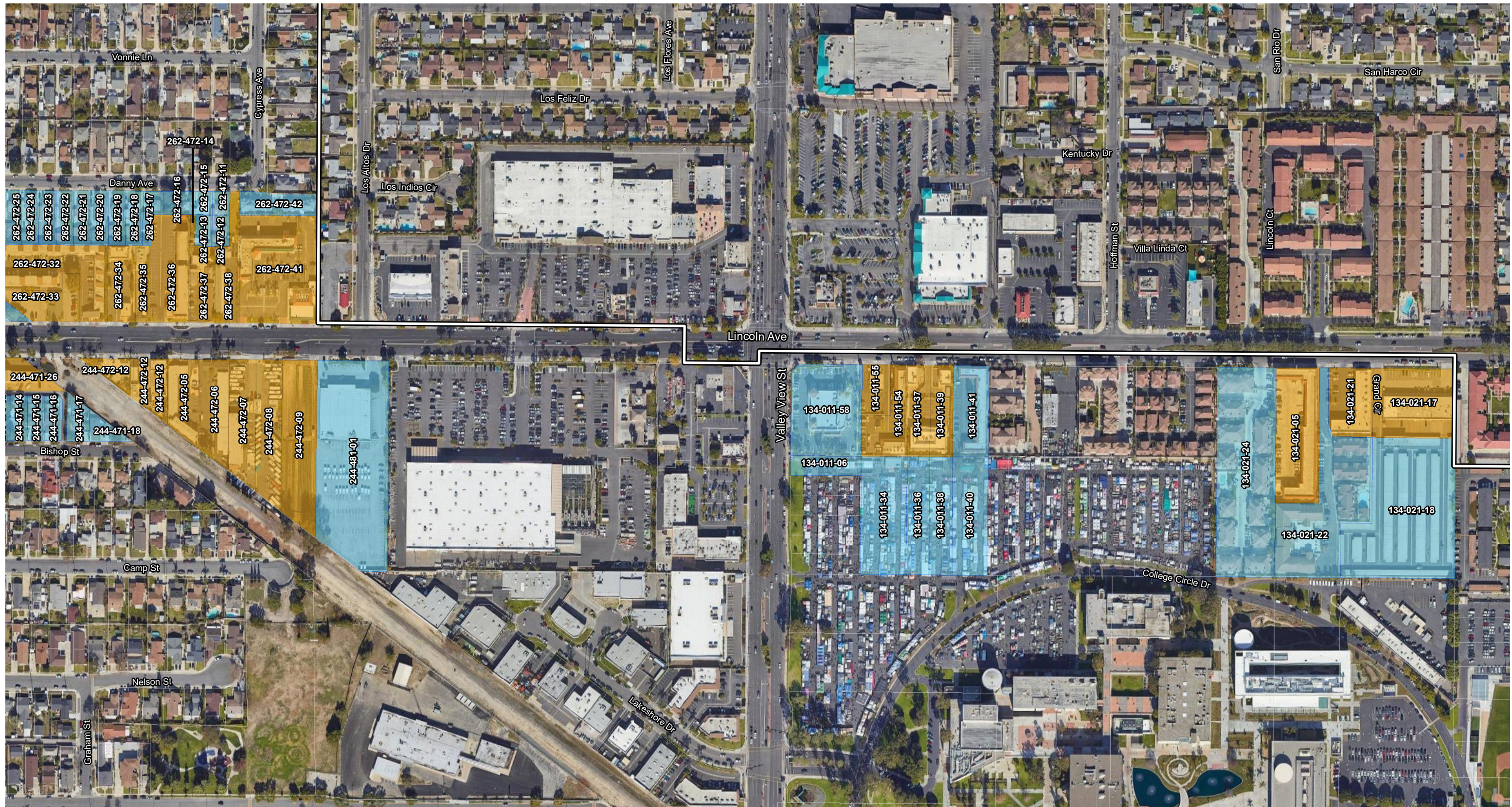
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**FIGURE 3**  
Sheet 2 of 3





*Cypress Housing Element Implementation*  
Historic Resource Study Area





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-  Project Area - Cypress City Limits
-  Primary Impact Sites
-  Potential Secondary Impact Sites
-  Parcels Within City of Cypress



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SOURCE: Google (2021)

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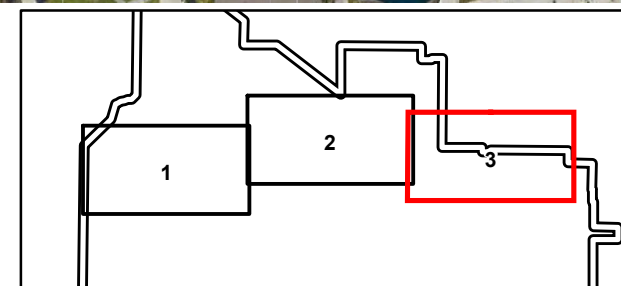


FIGURE 3  
Sheet 3 of 3






Cypress Housing Element Implementation  
Historic Resource Study Area

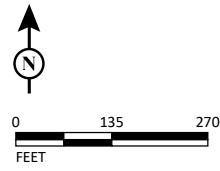




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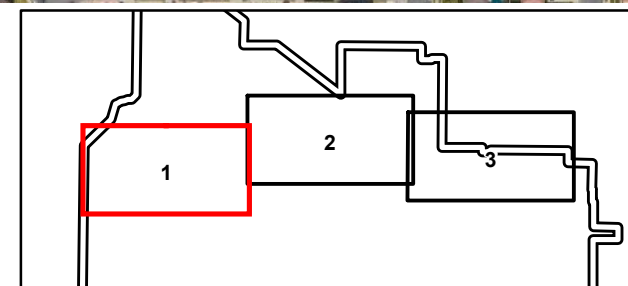
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-  Project Area - Cypress City Limits
-  Primary Impact Sites
-  Potential Secondary Impact Sites
-  Parcels Within City of Cypress
-  Historic-Period (pre-1980) Properties



SOURCE: Google (2021)

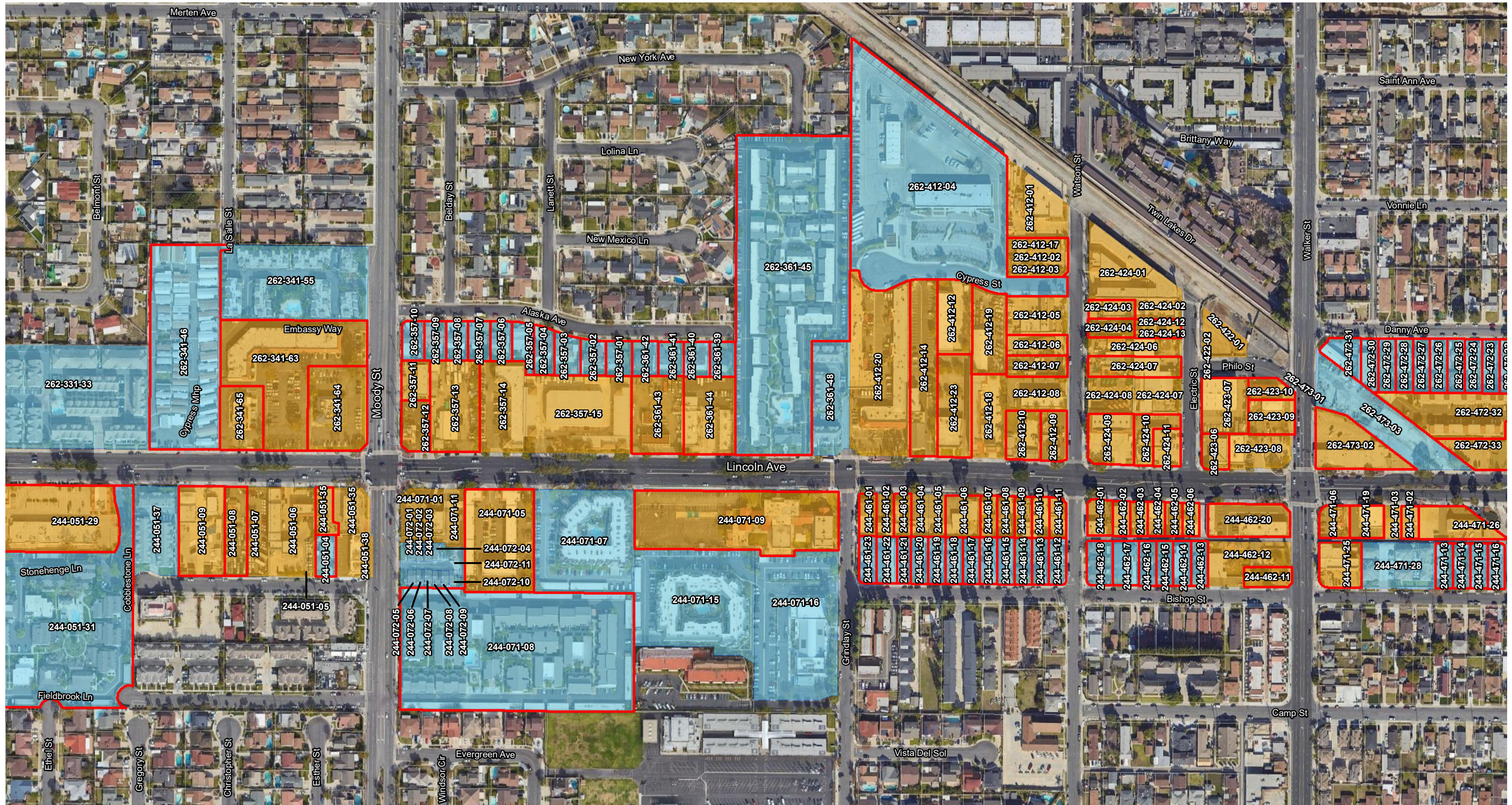
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Cypress Housing Element Implementation  
Historic-Period (pre-1980) Properties

FIGURE 4  
Sheet 1 of 3





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- Project Area - Cypress City Limits
- Primary Impact Sites
- Potential Secondary Impact Sites
- Parcels Within City of Cypress
- Historic-Period (pre-1980) Properties

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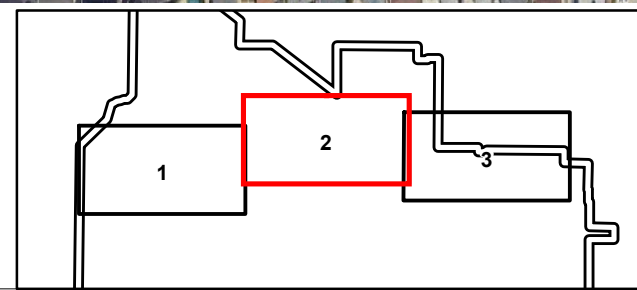


FIGURE 4  
Sheet 2 of 3






Cypress Housing Element Implementation  
Historic-Period (pre-1980) Properties





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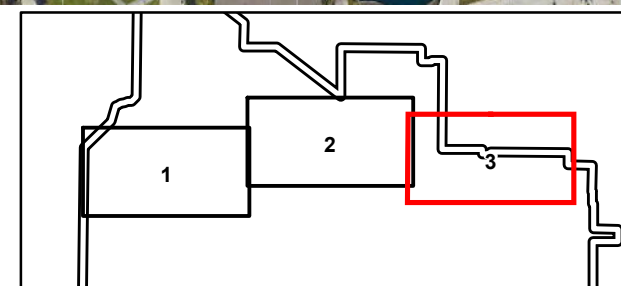
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-  Potential Secondary Impact Sites
-  Parcels Within City of Cypress
-  Historic-Period (pre-1980) Properties



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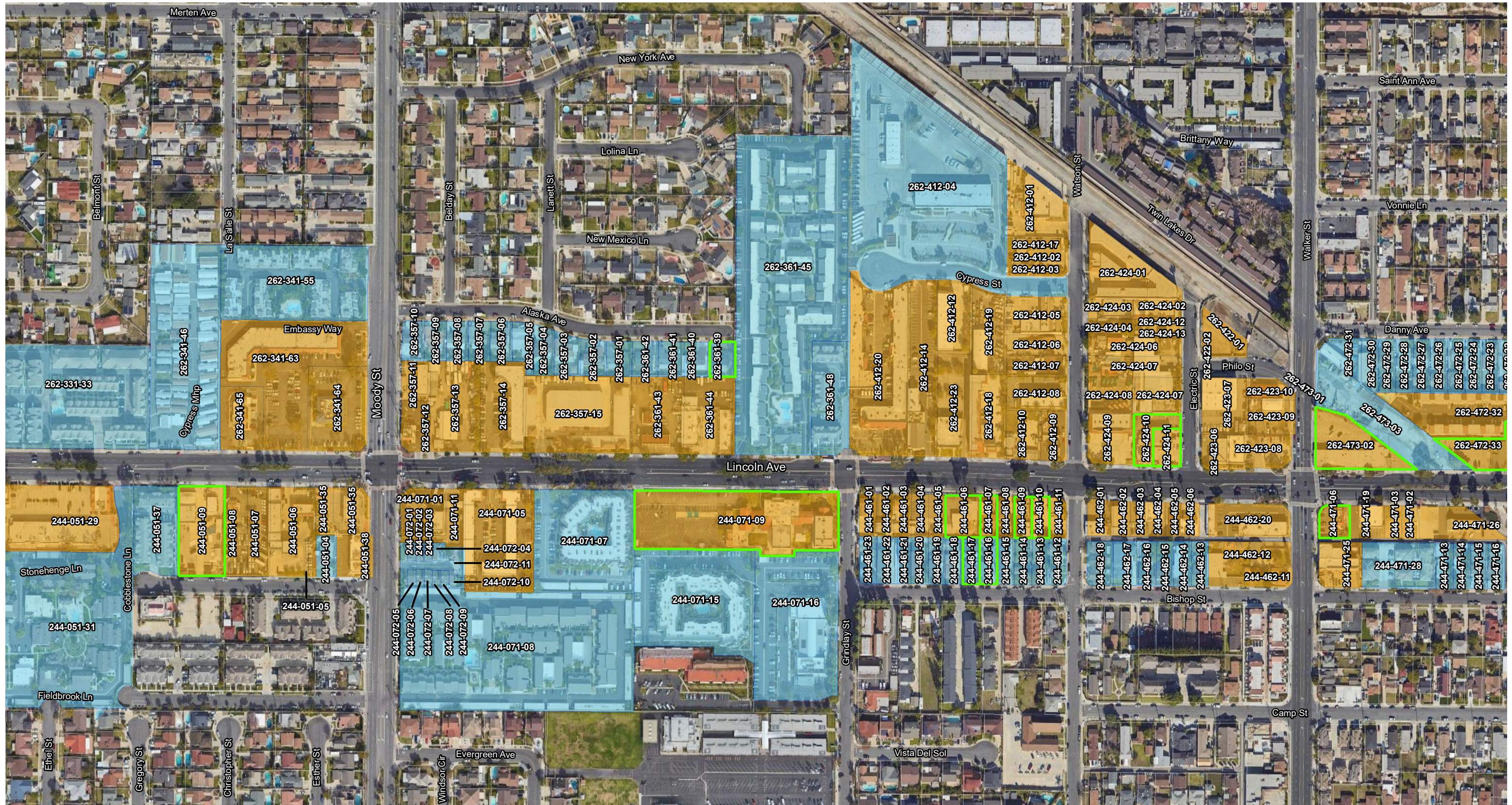
Cypress Housing Element Implementation  
Historic-Period (pre-1980) Properties

FIGURE 4  
Sheet 3 of 3







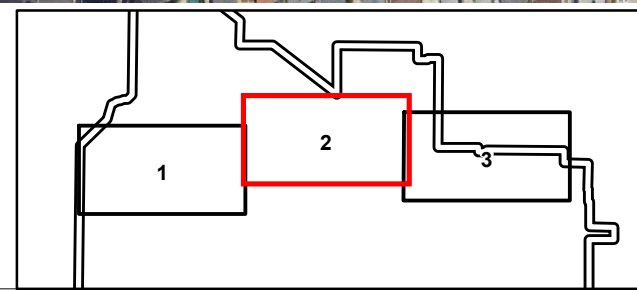


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SOURCE: Google (2021)

- LEGEND**
- Project Area - Cypress City Limits
  - Primary Impact Sites
  - Potential Secondary Impact Sites
  - Parcels Within City of Cypress
  - Potentially Significant Properties



**FIGURE 5**  
Sheet 2 of 3






*Cypress Housing Element Implementation*  
**Potentially Significant Properties**





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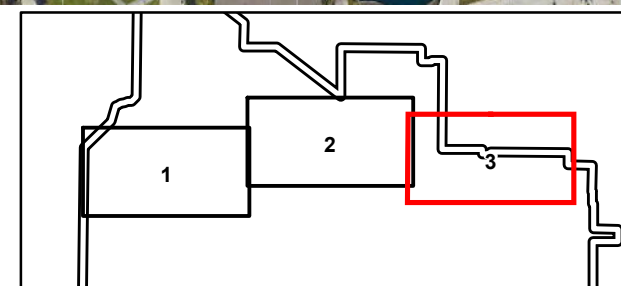
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-  Primary Impact Sites
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-  Parcels Within City of Cypress
-  Potentially Significant Properties



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Cypress Housing Element Implementation  
Potentially Significant Properties

FIGURE 5  
Sheet 3 of 3



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## **ATTACHMENT B**

### **LIST OF PROPERTIES IN THE HISTORIC RESOURCE IMPACT AREA**



APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
244-461-08	5322 LINCOLN AVE CYPRESS	1914	Opportunity Sites	State Farm	2
244-461-09	5332 LINCOLN AVE CYPRESS	1923	Opportunity Sites	Residence	2
244-461-11	5352 LINCOLN AVE CYPRESS	1923	Opportunity Sites	Cypress Family Dental	2
244-462-05	5406 LINCOLN AVE CYPRESS	1923	Opportunity Sites	Residence	2
244-461-06	5302 LINCOLN AVE CYPRESS	1924	Opportunity Sites	American Rental (converted house)	2
244-461-07	5312 LINCOLN AVE CYPRESS	1926	Opportunity Sites	J. D. Coulter Company (converted house)	2
262-473-02	8972 WALKER ST CYPRESS	1928	Opportunity Sites	Multi-tenant commercial building	2
244-051-09	4872 LINCOLN AVE CYPRESS	1929	Opportunity Sites	One modern building and one small house	2
244-051-08	4902 LINCOLN AVE CYPRESS	1931	Opportunity Sites	House possibly converted to commercial	2
262-424-04	8902 WATSON ST CYPRESS	1934	Opportunity Sites	Residence	2
244-071-09	5200 LINCOLN AVE CYPRESS	1936	Opportunity Sites	Calvary Old Path church	2
244-462-11	9051 WALKER ST CYPRESS	1938	Opportunity Sites	Residence	2
244-461-01	5242 LINCOLN AVE CYPRESS	1941	Opportunity Sites	Residence converted to business	2
262-472-34	5631 LINCOLN AVE CYPRESS	1941	Opportunity Sites	A to Zzz Dental Clinic (5631) L&L Hawaiian Barbecue (5633)	3
262-412-07	8921 WATSON ST CYPRESS	1941	Opportunity Sites	SFR, maybe converted to business	2
244-461-03	5262 LINCOLN AVE CYPRESS	1942	Opportunity Sites	Joshua's Flowers. Maybeconverted residence.	2
262-412-09	5351 LINCOLN AVE CYPRESS	1945	Opportunity Sites	Fast Tire Service	2
244-472-08	5702 LINCOLN AVE CYPRESS	1946	Opportunity Sites	Park Cypress RV Storage. Converted residence	3
262-412-06	8911 WATSON ST CYPRESS	1946	Opportunity Sites	Residence	2
244-462-06	5422 LINCOLN AVE CYPRESS	1947	Opportunity Sites	Cypress Dog and Cat Hospital	2
244-351-08	9032 DENNI ST CYPRESS	1947	Opportunity Sites	Residence	1
244-351-09	9052 DENNI ST CYPRESS	1947	Opportunity Sites	Residence	1
262-472-37	5661 LINCOLN AVE CYPRESS	1948	Opportunity Sites	Driving School. One-story, multi-unit commercial building. May be a residence at the rear of the property.	3
262-472-38	5671 LINCOLN AVE CYPRESS	1949	Opportunity Sites	Apartments	3
262-423-09	8951 WALKER ST CYPRESS	1949	Opportunity Sites	Fast Auto Repair (8941 Walker)	2
262-424-03	8892 WATSON ST CYPRESS	1950	Opportunity Sites	Commercial	2
262-423-10	8931 WALKER ST CYPRESS	1950	Opportunity Sites	Residence	2
244-361-04	4656 LINCOLN AVE CYPRESS	1952	Opportunity Sites	Hyatt Die Cast	1
244-461-10	5342 LINCOLN AVE CYPRESS	1952	Opportunity Sites	Made in the Shade. Possible converted residence.	2

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
262-412-10	5331 LINCOLN BLVD CYPRESS	1955	Opportunity Sites	Appliance Outlet	2
262-412-19	5312 CYPRESS ST CYPRESS	1956	Opportunity Sites	Superior Pavement Markings	2
262-361-43	5131 LINCOLN AVE CYPRESS	1959	Opportunity Sites	Multi-use facility, two buildings	2
262-412-02	8865 WATSON ST CYPRESS	1959	Opportunity Sites	Cypress Public Works	2
262-412-03	8871 WATSON ST CYPRESS	1959	Opportunity Sites	Cypress Public Works	2
244-351-27	4572 LINCOLN AVE	1960	Opportunity Sites	Ultimate Auto Haus	1
244-472-05	5662 LINCOLN AVE CYPRESS	1961	Opportunity Sites	Peacock Motel and sign	3
134-011-55	6046 LINCOLN AVE CYPRESS	1961	Opportunity Sites	Paw House Pet Grooming and pole sign	3
244-462-03	5388 E LINCOLN AVE CYPRESS	1962	Opportunity Sites	LSD Motosports	2
244-462-04	5396 LINCOLN AVE CYPRESS	1962	Opportunity Sites	Pianovia Music Academy	2
262-424-09	5371 LINCOLN AVE CYPRESS	1963	Opportunity Sites	Athenian Plaza. Multi-tenant commercial.	2
244-472-06	5682 LINCOLN AVE CYPRESS	1963	Opportunity Sites	Cloud 99 Motel and sign	3
134-011-37	6072 LINCOLN AVE CYPRESS	1963	Opportunity Sites	Grandma's Chicken House. May also include 6074, Doshi & Associates, Inc.	3
244-341-02	9119 BLOOMFIELD CYPRESS	1963	Opportunity Sites	Residence	1
244-341-09	4114 Lincoln Avenue	1963	Opportunity Sites	Lakewood Nursery	1
262-412-17	5285 CYPRESS AVE CYPRESS	1963	Opportunity Sites	Part of public works yard	2
262-357-12	5011 LINCOLN AVE CYPRESS	1964	Opportunity Sites	Alberto's Mexican Food	2
244-462-02	5376 LINCOLN AVE CYPRESS	1964	Opportunity Sites	Tire Mack	2
244-471-02	5552 LINCOLN AVE CYPRESS	1964	Opportunity Sites	Cotter's Surf and Skate	2
262-424-11	5391 LINCOLN AVE CYPRESS	1965	Opportunity Sites	Lincoln Animal Hospital	2
262-424-07	8941 ELECTRIC ST CYPRESS	1965	Opportunity Sites	Shadow Trailers (may be part of 8912 Electric)	2
262-423-06	5431 LINCOLN AVE CYPRESS	1966	Opportunity Sites	Cypress Auto Repair	2
244-471-26	5592 LINCOLN AVE CYPRESS	1966	Opportunity Sites	California Auto Care	2
262-361-44	5171 LINCOLN AVE CYPRESS	1968	Opportunity Sites	Two commercial buildings	2
244-462-01	5362 LINCOLN AVE CYPRESS	1968	Opportunity Sites	Bottle Shop and an attached residence	2
244-471-06	5500 LINCOLN AVE CYPRESS	1968	Opportunity Sites	Juaanitos Mexican Food	2
244-471-19	5530 LINCOLN AVE CYPRESS	1968	Opportunity Sites	Bike Land of Cypress	2
262-472-33	5591 LINCOLN AVE CYPRESS	1968	Opportunity Sites	Dalton's Café	2
262-424-10	5381 LINCOLN AVE CYPRESS	1970	Opportunity Sites	Sound Avenue and pole sign	2
244-472-12	5640 LINCOLN AVE CYPRESS	1970	Opportunity Sites	A & E Automotive Repair	3
262-472-35	5641 LINCOLN AVE CYPRESS	1971	Opportunity Sites	Family Dentist	3
262-412-23	5305 LINCOLN AVE CYPRESS	1971	Opportunity Sites	3 suite commercial building	2
244-563-03	4346 LINCOLN AVE CYPRESS	1973	Opportunity Sites	Lincoln Plaza strip mall	1
262-357-13	5031 LINCOLN AVE CYPRESS	1973	Opportunity Sites	Body Shop Restoration (5033 address on buildi	2

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
244-462-20	5490 LINCOLN AVE CYPRESS	1973	Opportunity Sites	Commercial center (two buildings)	2
262-357-11	8980 MOODY ST CYPRESS	1973	Opportunity Sites	Alex's Auto Repair	2
244-471-25	9052 WALKER ST CYPRESS	1973	Opportunity Sites	Action Auto	2
262-424-13	8921 ELECTRIC ST CYPRESS	1974	Opportunity Sites	Trailer storage with large canopies, maybe part of Shadow Trailers at 8941	2
244-351-07	4502 LINCOLN AVE CYPRESS	1976	Opportunity Sites	Multi-unit strip mall with 7-11	1
262-341-63	4943 LINCOLN AVE CYPRESS	1976	Opportunity Sites	Multi-unit strip mall	2
262-341-64	4991 LINCOLN AVE CYPRESS	1976	Opportunity Sites	Restaurant	2
244-051-35	4992 LINCOLN AVE CYPRESS	1976	Opportunity Sites	76 gas station	2
244-472-07	5692 LINCOLN AVE CYPRESS	1977	Opportunity Sites	Instant Signs	3
244-561-03	4470 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Mission Center, multi-building strip mall	1
244-561-04	4480 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Mission Center, 1 multi-tenant building	1
244-051-29	4750 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Strip mall, 4 buildings	1 and 2
262-341-65	4901 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Jack in the Box	2
244-071-05	5032 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Multi-unit strip mall	2
262-472-32	5601 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Studio 6 motel	2
134-011-39	6076 LINCOLN AVE CYPRESS	1978	Opportunity Sites	Secret Garden Florist.	3
262-412-14	5271 LINCOLN AVE CYPRESS	1979	Opportunity Sites	Church	2
134-021-17	6326 LINCOLN AVE CYPRESS	1979	Opportunity Sites	Multi-unit commercial	3
262-423-07	8940 ELECTRIC ST CYPRESS	1979	Opportunity Sites	Prefab metal building.	2
262-412-20	5241 LINCOLN AVE CYPRESS	1980	Opportunity Sites	Tower Business Center	2
244-461-02	5252 LINCOLN AVE CYPRESS	1982	Opportunity Sites	Dr. Armi M. Alian General Dentistry	2
262-412-01	8851 WATSON ST CYPRESS	1982	Opportunity Sites	Biologic Infusion Pharmacy	2
262-412-12	5300 CYPRESS ST CYPRESS	1983	Opportunity Sites	Vape Leaders	2
262-412-18	5311 LINCOLN ST CYPRESS	1984	Opportunity Sites	Rodeway Inn	2
134-011-54	6056 LINCOLN AVE CYPRESS	1984	Opportunity Sites	Multi-unit commercial	3
244-071-11	5022 LINCOLN AVE CYPRESS	1984	Opportunity Sites	Carwash	2
244-361-24	4674 LINCOLN AVE CYPRESS	1985	Opportunity Sites	Strip mall in front of a self-storage center	1
262-423-08	5471 LINCOLN AVE CYPRESS	1986	Opportunity Sites	Auto Zone	2
262-424-01	8882 WATSON ST CYPRESS	1986	Opportunity Sites	Right Space Storage	2
244-051-06	4942 LINCOLN AVE CYPRESS	1987	Opportunity Sites	A1 Automotive	2
262-472-36	5651 LINCOLN AVE CYPRESS	1987	Opportunity Sites	Super 8 Motel	3
262-472-41	5721 LINCOLN AVE CYPRESS	1987	Opportunity Sites	Commercial center	3
134-021-05	6262 LINCOLN AVE CYPRESS	1987	Opportunity Sites	Cypress Suites motel.	3
244-071-01	5012 LINCOLN AVE CYPRESS	1988	Opportunity Sites	Arco gas station	2
262-357-14	5051 LINCOLN AVE CYPRESS	1990	Opportunity Sites	Discount Tire Center	2

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
134-021-21	6312 LINCOLN AVE	1993	Opportunity Sites	Multi-unit commercial (6300-6320 Lincoln)	3
262-357-15	5081 LINCOLN AVE CYPRESS	2000	Opportunity Sites	A-1 Self Storage	2
262-412-05	8891 WATSON ST CYPRESS	2000	Opportunity Sites	Office building	2
262-412-08	8931 WATSON ST CYPRESS	2005	Opportunity Sites	Los Alamitos Equine Hospital	2
262-424-02	8891 ELECTRIC ST CYPRESS	2011	Opportunity Sites	Not clearly visible	2
244-051-38	9041 MOODY ST CYPRESS	2018	Opportunity Sites	Commercial	2
244-461-05	5200 LINCOLN AVE CYPRESS		Opportunity Sites	Vacant lot	2
244-461-04	5272 LINCOLN AVE CYPRESS		Opportunity Sites	Vacant lot	2
262-422-02	5421 PHILO AVE CYPRESS		Opportunity Sites	Dirt lot	2
262-424-06	8912 WATSON ST CYPRESS		Opportunity Sites	Looks like truck storage	2
262-424-12	8921 ELECTRIC ST CYPRESS		Opportunity Sites	Old shed and stored items	2
262-424-08	8932 WATSON ST CYPRESS		Opportunity Sites	Possible parking lot	2
244-471-03	None		Opportunity Sites	Vacant lot	2
244-472-09	5732 LINCOLN AVE		Opportunity Sites	Undeveloped	3
244-051-05	None		Opportunity Sites	Parking lot	2
262-422-01	None		Opportunity Sites	Dirt lot	2
262-472-14	None		Opportunity Sites	Narrow strip of land between 5651 Lincoln and backyard of 5682 Danny Ave. Just landscaping.	3
244-462-12	5417 BISHOP ST CYPRESS		Opportunity Sites	Cypress Learning Tree Preschool.	2
244-051-07	None		Opportunity Sites	Car lot, no buildings	2
244-461-23	5241 BISHOP ST CYPRESS	1901	Potential Impact Areas	Residence	2
244-461-19	5281 BISHOP ST CYPRESS	1914	Potential Impact Areas	Residence	2
244-471-14	5581 BISHOP ST CYPRESS	1921	Potential Impact Areas	Residence	2
244-461-12	9031 WATSON ST CYPRESS	1921	Potential Impact Areas	Residential	2
244-461-20	5271 BISHOP ST CYPRESS	1924	Potential Impact Areas	Multi-family residence	2
244-462-14	5411 BISHOP ST CYPRESS	1925	Potential Impact Areas	Residential	2
244-461-17	5301 BISHOP ST CYPRESS	1927	Potential Impact Areas	Not clearly visible	2
244-461-16	5311 BISHOP ST CYPRESS	1927	Potential Impact Areas	Residential	2
244-471-17	5611 BISHOP ST CYPRESS	1929	Potential Impact Areas	Residence	3
244-051-04	4951 BISHOP ST CYPRESS	1937	Potential Impact Areas	Residence	2
244-462-18	9050 WATSON ST CYPRESS	1938	Potential Impact Areas	Duplex	2
244-462-13	5413 BISHOP ST CYPRESS	1941	Potential Impact Areas	Residence	2
244-471-13	5571 BISHOP ST CYPRESS	1945	Potential Impact Areas	Residence	2
244-461-13	5341 BISHOP ST CYPRESS	1946	Potential Impact Areas	Residence	2
244-351-10	9062 DENNI ST CYPRESS	1946	Potential Impact Areas	Residence	1

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
244-461-18	5291 BISHOP ST CYPRESS	1947	Potential Impact Areas	Residential	2
244-462-15	5401 BISHOP ST CYPRESS	1947	Potential Impact Areas	Residential	2
262-472-29	5532 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	2
262-472-28	5542 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	2
262-472-27	5552 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	2
262-472-26	5562 DANNY AVE CYPRESS	1947	Potential Impact Areas	Multi-family residence (5562-5564)	2
262-472-25	5572 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residential	2
262-472-24	5582 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	2
262-472-23	5592 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	2
262-472-22	5602 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
262-472-21	5612 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
262-472-20	5622 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
262-472-19	5632 DANNY AVE CYPRESS	1947	Potential Impact Areas	Multi-family residence (5632 and 5634)	3
262-472-18	5642 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
262-472-15	5682 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
262-472-11	5692 DANNY AVE CYPRESS	1947	Potential Impact Areas	Residence	3
244-461-21	5261 BISHOP ST CYPRESS	1949	Potential Impact Areas	Residential	2
262-472-17	5652 DANNY AVE CYPRESS	1950	Potential Impact Areas	Residence	3
262-472-16	5662 DANNY AVE CYPRESS	1950	Potential Impact Areas	Residence	3
				Two buildings in rear yard of 5692 Danny.	
262-472-12	5692 DANNY AVE CYPRESS	1950	Potential Impact Areas		3
244-461-14	5331 BISHOP ST CYPRESS	1951	Potential Impact Areas	Residence	2
244-461-15	5321 BISHOP ST CYPRESS	1953	Potential Impact Areas	Multi-family residence	2
262-357-09	5022 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-07	5042 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-06	5052 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-03	5092 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-02	5102 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-01	5122 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-361-42	5132 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-361-41	5142 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-361-40	5162 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
262-361-39	5172 ALASKA AVE CYPRESS	1960	Potential Impact Areas	Residence	2
244-471-15	5591 BISHOP ST CYPRESS	1960	Potential Impact Areas	Residence	2
262-357-10	5012 ALASKA AVE CYPRESS	1961	Potential Impact Areas	Residence	2
262-357-08	5032 ALASKA AVE CYPRESS	1961	Potential Impact Areas	Residence	2
262-357-05	5072 ALASKA AVE CYPRESS	1961	Potential Impact Areas	Residence	2

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
262-357-04	5082 ALASKA AVE CYPRESS	1961	Potential Impact Areas	Residence	2
244-471-18	5631 BISHOP ST CYPRESS	1961	Potential Impact Areas	Residence	3
244-462-16	5391 BISHOP ST CYPRESS	1964	Potential Impact Areas	Residential	2
244-042-13	4661 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-14	4671 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-15	4681 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-16	4701 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-17	4711 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-18	4721 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-19	4741 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-20	4751 NEWMAN AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-061-61	4800 PARK AVE CYPRESS	1965	Potential Impact Areas	Residence	1
244-462-17	5385 BISHOP ST CYPRESS	1965	Potential Impact Areas	Residential	2
244-061-25	9191 JULIE BETH ST CYPRESS	1965	Potential Impact Areas	Residence	1
244-061-24	9201 JULIE BETH ST CYPRESS	1965	Potential Impact Areas	Residence	1
244-061-23	9211 JULIE BETH ST CYPRESS	1965	Potential Impact Areas	Residence	1
244-061-22	9221 JULIE BETH ST CYPRESS	1965	Potential Impact Areas	Residence	1
244-042-21	9302 ALDERBURY ST CYPRESS	1965	Potential Impact Areas	Residence	1
244-061-59	9141 JULIE BETH ST CYPRESS	1966	Potential Impact Areas	Residence	1
244-061-58	9151 JULIA BETH ST CYPRESS	1966	Potential Impact Areas	Residence	1
244-061-57	9161 JULIE BETH ST CYPRESS	1966	Potential Impact Areas	Residence	1
244-061-56	9171 JULIE BETH ST CYPRESS	1966	Potential Impact Areas	Residence	1
244-061-55	9181 JULIE BETH ST CYPRESS	1966	Potential Impact Areas	Residence	1
262-341-46	4861 LINCOLN AVE CYPRESS	1967	Potential Impact Areas	Mobilehome park	2
244-342-23	9080 BLOOMFIELD ST CYPRESS	1967	Potential Impact Areas	Lincoln Center mobilehome park	1
244-361-07	4633 RAINIER DR CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-08	9100 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-09	9110 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-10	9120 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-11	9130 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-12	9140 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-13	9150 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-14	9160 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-15	9170 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-16	9180 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-17	9190 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-18	9200 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1

APN	Property Address	Year Built	Opp Site/Impact Area	Notes	Fig 3 page #
244-361-19	9210 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-20	9220 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-361-21	9230 WHITNEY WAY CYPRESS	1968	Potential Impact Areas	Residence	1
244-071-08	9090 MOODY ST CYPRESS	1970	Potential Impact Areas	Lincoln Moody Apartments	2
262-361-45	5201 LINCOLN AVE CYPRESS	1971	Potential Impact Areas	Tara Village Apartments	2
244-461-22	5251 BISHOP ST CYPRESS	1971	Potential Impact Areas	Multi-family residence	2
244-481-01	5762 LINCOLN AVE CYPRESS	1971	Potential Impact Areas	Post office	3
244-561-05	4437 CASA GRANDE CIR CYPRESS	1972	Potential Impact Areas	Casa Grande Apartment Homes	1
262-472-30	5510 DANNY AVE CYPRESS	1974	Potential Impact Areas	Maybe related to Cypress Street Rod	2
244-471-16	5601 BISHOP ST CYPRESS	1974	Potential Impact Areas	Residence	2
262-472-31	8900 WALKER ST CYPRESS	1975	Potential Impact Areas	Cypress Street Rod	2
262-412-04	5285 CYPRESS ST	1976	Potential Impact Areas	Cypress Public Works Maintenance	2
134-021-18	6322 LINCOLN AVE CYPRESS	1977	Potential Impact Areas	Stormor Self Storage	3
244-563-16	4300 LINCOLN AVE CYPRESS	1978	Potential Impact Areas	Fuma (commercial)	1
134-011-58	6006 LINCOLN AVE CYPRESS	1978	Potential Impact Areas	Goodwill of Orange County	3
244-051-31	9069 COBBLESTONE LN	1978	Potential Impact Areas	Influential Townhomes	1 and 2
262-341-55	4975 EMBASSY WAY	1981	Potential Impact Areas	Embassy Park Townhomes	2
244-072-01	9046 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-02	9050 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-03	9054 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-04	9058 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-05	9062 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-06	9066 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-07	9070 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-08	9074 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-09	9078 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-10	9082 MOODY ST CYPRESS	1984	Potential Impact Areas	Townhouse.	2
244-072-11	9042 MOODY ST	1984	Potential Impact Areas	Maybe parking area	2
134-011-41	6112 LINCOLN AVE CYPRESS	1985	Potential Impact Areas	Royal Inn motel.	3
134-021-22	9018 GRAND CIR	1992	Potential Impact Areas	Townhomes	3
244-071-07	5120 LINCOLN AVE CYPRESS	1993	Potential Impact Areas	Cypress Point Senior Community	2
244-071-16	9031 GRINDLAY CYPRESS	1993	Potential Impact Areas	Cypress Senior Citizens Center	2
244-071-15	9021 GRINDLAY ST CYPRESS	1996	Potential Impact Areas	Cypress Park Senior Community	2
134-021-24	6255 PROMISA WAY	2003	Potential Impact Areas	Villa Woods (condos)	3
262-361-48	5211 LINCOLN AVE	2004	Potential Impact Areas	Townhomes	2
262-472-42	5712 DANNY AVE	2004	Potential Impact Areas	Multi-family residential (5712-5718)	3
262-333-18	8991 PATRICK DR	2005	Potential Impact Areas	Townhomes	1



<b>APN</b>	<b>Property Address</b>	<b>Year Built</b>	<b>Opp Site/Impact Area</b>	<b>Notes</b>	<b>Fig 3 page #</b>
262-331-33	8932 AMETHYST	<i>2007</i>	Potential Impact Areas	Townhomes	1 and 2
244-051-37	4861 BISHOP ST	<i>2009</i>	Potential Impact Areas	Townhomes	2
244-471-28	5561 BISHOP ST	<i>2011</i>	Potential Impact Areas	Multi-family residential	2
244-351-29	9001 KIMBERLY LN	<i>2017</i>	Potential Impact Areas	Cypress Square	1
244-341-31	9185 BLOOMFIELD ST CYPRESS	<i>2017</i>	Potential Impact Areas	Townhomes	1
244-351-23	4550 LINCOLN AVE CYPRESS	<i>2019</i>	Potential Impact Areas	Lincoln West Luxury Apartments	1
244-351-05	None	<i>2019</i>	Potential Impact Areas	Courtyard area of Lincoln West Luxury Apts. (244-351-23; 4550 Lincoln Avenue)	1
244-361-03	4620 LINCOLN AVE CYPRESS	2022	Potential Impact Areas	Under construction	1
134-011-06	None		Potential Impact Areas	Part of a driveway or parking lot.	3
134-011-34	None		Potential Impact Areas	parking lot	3
134-011-36	None		Potential Impact Areas	parking lot	3
134-011-38	None		Potential Impact Areas	parking lot	3
134-011-40	None		Potential Impact Areas	parking lot	3
244-563-01	None		Potential Impact Areas	Appears to be a driveway	1
244-563-04	None		Potential Impact Areas	Lincoln Plaza Way. Drive aisle and parking behind commercial center.	1
262-473-01	None		Potential Impact Areas	Possibly right-of-way.	2
262-473-03	None		Potential Impact Areas	Over the flood channel, used for parking.	2
262-472-13	<i>5682 Danny Avenue</i>		Potential Impact Areas	Possibly rear yard of 5682 Danny Avenue.	3

Information in *italics* is estimated/needs verification.