

DRAFT

**INITIAL STUDY/
NEGATIVE DECLARATION**

**CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT
(SPECIFIC PLAN)**

CYPRESS, CALIFORNIA

MARCH 2025



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A: UPDATED PERMITTED USE TABLE



LIST OF ABBREVIATIONS AND ACRONYMS

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ACS	American Community Survey
ADT	average daily traffic
ADU	accessory dwelling unit
AELUP	Airport Environs Land Use Plan
AHS	American Housing Survey
ALUC	Airport Land Use Commission
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
AUHSD	Anaheim Union High School District
Basin	South Coast Air Basin
BMPs	Best Management Practices
CA MUTCD	California Manual on Uniform Traffic Control Devices
CAAQS	California ambient air quality standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board



CBC	California Building Code
CBPC Specific Plan	Cypress Business and Professional Center Specific Plan
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH ₄	methane
City	City of Cypress
CNEL	community noise equivalent level
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalents
County	County of Orange
CPD	Cypress Police Department
CSD	Cypress School District
dB	decibel
dBA	A-weighted decibel
DOC	Department of Conservation
DTSC	California Department of Toxic Substances Control
du/ac	dwelling units per acre
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment



EV	electric vehicle
FAA	Federal Aviation Administration
FAR	Floor-area ratio
FEMA	Federal Emergency Management Agency
FHSZ	fire hazard severity zones
FHWA	Federal Highway Administration
FIRM	Federal Insurance Rate Maps
FRAP	Fire and Resources Assessment Program
FTA	Federal Transit Administration
GHG	greenhouse gas
gpm	gallons per minute
GSWC	Golden State Water Company
GWh	gigawatt hours
H ₂ S	hydrogen sulfide
HCOC	hydrologic condition of concern
HDR Overlay	High Density Residential Overlay
HFCs	hydrofluorocarbons
HVAC	heating, ventilation, and air conditioning
I-5	Interstate 5
I-605	Interstate 605
in/sec	inches/second
IS/ND	Initial Study/Negative Declaration
ITE	Institute of Transportation Engineers
JFTB	Joint Forces Training Base



kWh	kilowatt hours
LBP	lead-based paint
L_{eq}	Average Hourly Noise Level
LRAs	Local Responsibility Areas
LSTs	localized significance thresholds
MBTA	Migratory Bird Treaty Act
McDonnell Specific Plan	McDonnell Center Amended Specific Plan
MRZs	Mineral Resource Zones
MS4	North Orange County Municipal Separate Storm Sewer System
MSA	Metropolitan Statistical Area
MT CO ₂ e	metric tons of carbon dioxide equivalent
MUC/R	Mixed-Use Commercial/ Residential
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NO ₂	nitrogen dioxide
NOI	Notice of Intent
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
OCFA	Orange County Fire Authority



OCTA	Orange County Transportation Authority
OCWR	Orange County Waste & Recycling
OITC	Outdoor-Indoor Sound Transmission Class
OPR	Governor's Office of Planning and Research
P.A.C.E.	Personnel & Training, Positive Actions thru Character Education
Pb	lead
PBP	Planned Business Park
PC	Planned Community
PCE	passenger car equivalents
PCH	Pacific Coast Highway
PFCs	perfluorocarbons
PM ₁₀	particulate matter less than 10 microns in size
PM _{2.5}	particulate matter less than 2.5 microns in size
PO/HSC	Professional Office and Hotel Support Commercial
PPV	peak particle velocity
PRC	Public Resources Code
PRD	Permit Registration Documents
proposed project	Cypress Business Parks Modernization and Integration Project (Specific Plan)
RHNA	Regional Housing Needs Assessment
RMS	root-mean-square
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill



SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SF ₆	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multiple Application and Report Tracking System
SO ₂	sulfur dioxide
SoCalGas	Southern California Gas Company
SPL	sound power levels
SR-1	State Route 1
SR-22	State Route 22
SR-55	State Route 55
SR-91	State Route 91
SRA _s	State Responsibility Areas
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC _s	toxic air contaminants
TAZ	transportation analysis zone
TIA	Traffic Impact Analysis
TISG	Transportation Impact Study Guide



tpd	tons per day
TSCA	Toxic Substances Control Act
USDOT	U.S. Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	vibration velocity decibel
VHFHSZ	very high fire hazard severity zones
VMT	vehicle miles traveled
VOCs	volatile organic compounds
VSPs	visibility reducing particulates
WDID	Waste Discharge Identification Number
WQMP	Water Quality Management Plan



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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 proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) in the City of Cypress (City), California. 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, Community Development Department
5275 Orange Avenue
Cypress, CA 90630
Phone: (714) 229-6720
Email: avelasco@cypressca.org



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2.0 PROJECT DESCRIPTION

This section describes the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) that is evaluated in this Initial Study/Negative Declaration (IS/ND). A description of the proposed project's location, characteristics, and required approvals is provided below.

2.1 PROJECT OVERVIEW

The proposed Specific Plan would establish a modernized and comprehensive plan for the use and development of 439 acres within the existing Business Park planning area, excluding the Warland/Cypress Business Center Specific Plan area. The proposed Specific Plan would integrate five of Cypress's Business Park Specific Plans (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center Original and Amended Specific Plan, McDonnell Center Amended Specific Plan (McDonnell Specific Plan), Cypress View Limited Specific Plan, Cypress Business and Professional Center Specific Plan (CBPC Specific Plan and Amendment 19-1) into a single, specific plan to modernize the existing five specific plans by providing updated development standards, zoning definitions, and land uses which will ensure the ongoing success and utility of the Cypress Business Park.

2.2 PROJECT LOCATION AND EXISTING SETTING

2.2.1 Regional Location

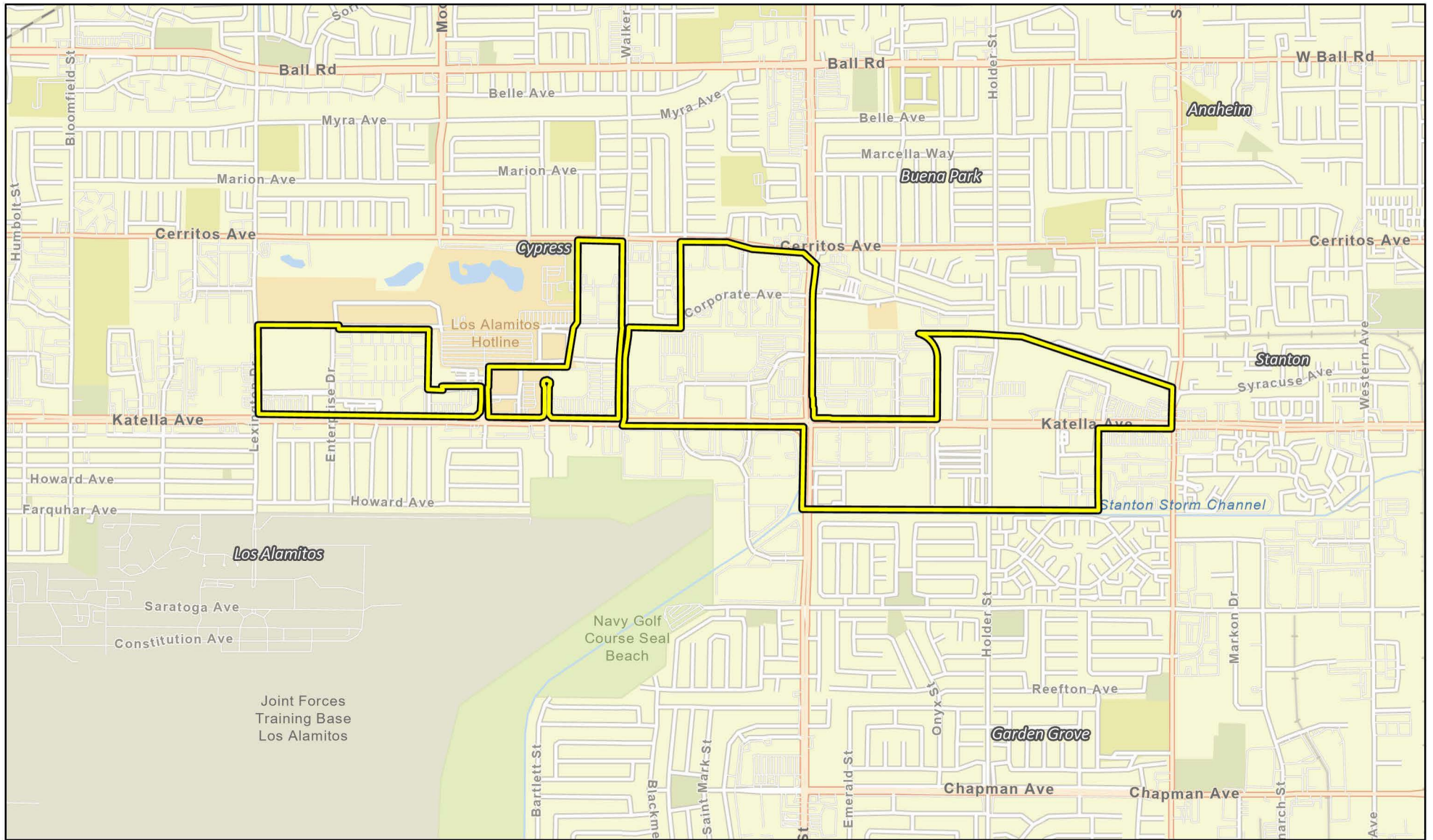
The land that is proposed to be included within the Specific Plan is in the southern portion of the City of Cypress within Orange County. The City of Cypress is bordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood.

Regional access to the Specific Plan is provided by the San Gabriel River Freeway (Interstate 605) and the San Diego Freeway (Interstate 405) to the west, and the Garden Grove Freeway (State Route [SR-] 22), Artesia Freeway (SR-91), and Beach Boulevard (SR-39). Local access is provided by Katella Avenue and West Cerritos Avenue (the east-west arterials) and Valley View Street to the north and south.

The Cypress Business Park Specific Plan encompasses the land within the existing Business Park planning area, which includes the existing five Specific Plan areas (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center Original and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Cypress Business and Professional Center Specific Plan and Amendment 19-1). The proposed Specific Plan area is generally bounded by West Cerritos Avenue to the north, Katella Avenue to the south, Knott Avenue to the east, and Lexington Drive to the west, as depicted in Figures 2-1, Specific Plan Area, and 2-2, Project Area and Regional Vicinity. The general land uses immediately surrounding the Specific Plan Area include a mix of residential and commercial uses to the north, and residential uses, and public parks to the south. The areas east and west of the Specific Plan are outside of the Cypress city limits. The surrounding areas within the vicinity of the Specific Plan consist of urban development. Farther south of the Specific Plan boundaries, across the Rossmoor Storm Channel, is the Joint Forces Training Base Los Alamitos.



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 Specific Plan Area

FIGURE 2-1



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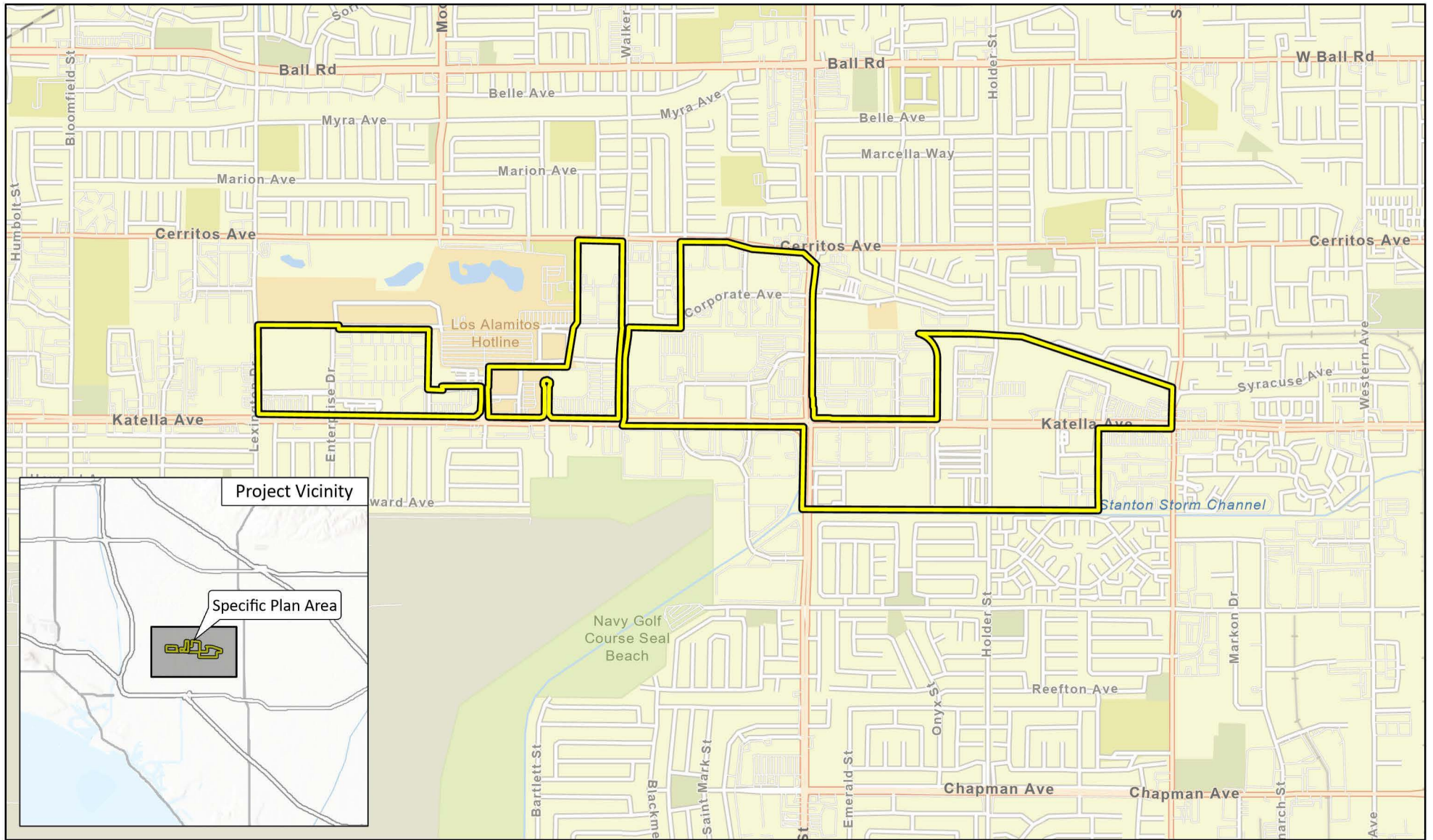
SOURCE: Esri (2025)

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Cypress Business Parks Modernization and Integration Project
Specific Plan Area



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LSA

 Specific Plan Area

FIGURE 2-2



0 1000 2000
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SOURCE: Esri (2025)

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Cypress Business Parks Modernization and Integration Project
Project Area and Regional Vicinity



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2.2.2 Existing Cypress Business Park

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. The proposed Cypress Business Park Specific Plan would integrate five existing specific plans as detailed below.

Lusk/Cypress Industrial Park Specific Plan (1978)

The Lusk/Cypress Industrial Park Specific Plan was adopted in March 1978 and was the first Specific Plan within the area that is now referred to as the Cypress Business Park. This specific plan includes approximately 74 acres and established the Planned Community Industrial (PC)/Commercial Zone 1, which allows for a mix of industrial and commercial uses, including limited manufacturing facilities. Existing land uses within the Lusk/Cypress Industrial Park Specific Plan area include commercial and retail land uses.

Cypress Corporate Center Original and Amended Specific Plan (1981/1989)

The City adopted the Cypress Corporate Center Original Specific Plan on April 29, 1981. This specific plan includes the Planned Community Industrial Zone (PC-2). This specific plan designated 110.43 acres of land for business park uses. The specific plan was amended in February 1998 to increase the allowable building square footage within the specific plan area by an additional 852,000 square feet. This specific plan is within the southern portion of the City of Cypress, directly north of the city of Garden Grove. Land within this specific plan is designated for Commercial/office, Warehouse/R&D, and Support Commercial.

McDonnell Center Amended Specific Plan (1994)

This specific plan was originally adopted in 1982; and subsequently amended on October 11, 1994. This specific plan established the Planned Community 3 Business Park (PC-3) Zone. This specific plan encompasses a total of 71.23 acres and includes the following land use designations: Industrial/Warehouse/Office (Planning Area 1), Industrial/Warehouse (Planning Area 2), Office (Planning Area 3, 5), Commercial/Office (Planning Area 4), and Office/Commercial (Planning Area 6). This specific plan has been the subject of several development/redevelopment projects in recent years. A multi-story parking structure was built adjacent to the office building at 5701 Katella Avenue in 2021. As of the preparation of this IS/ND, 390,268 square feet of light industrial and office space are currently under construction at 5757 Plaza Drive. This development will replace a 1980s era office building. Additionally, 191,394 square feet of warehouse and office space is proposed to replace the existing 150,626-square-foot five-story office building at 5665 Plaza Drive.

Cypress View Limited Specific Plan (1985)

The Cypress View Limited Specific Plan, adopted on November 2, 1985, encompasses an area of 46.91 acres in the southern portion of the City of Cypress, southwest of the intersection of Valley View Street and Cerritos Avenue. This specific plan primarily focuses on a light industrial/office complex, designated as Business Park.



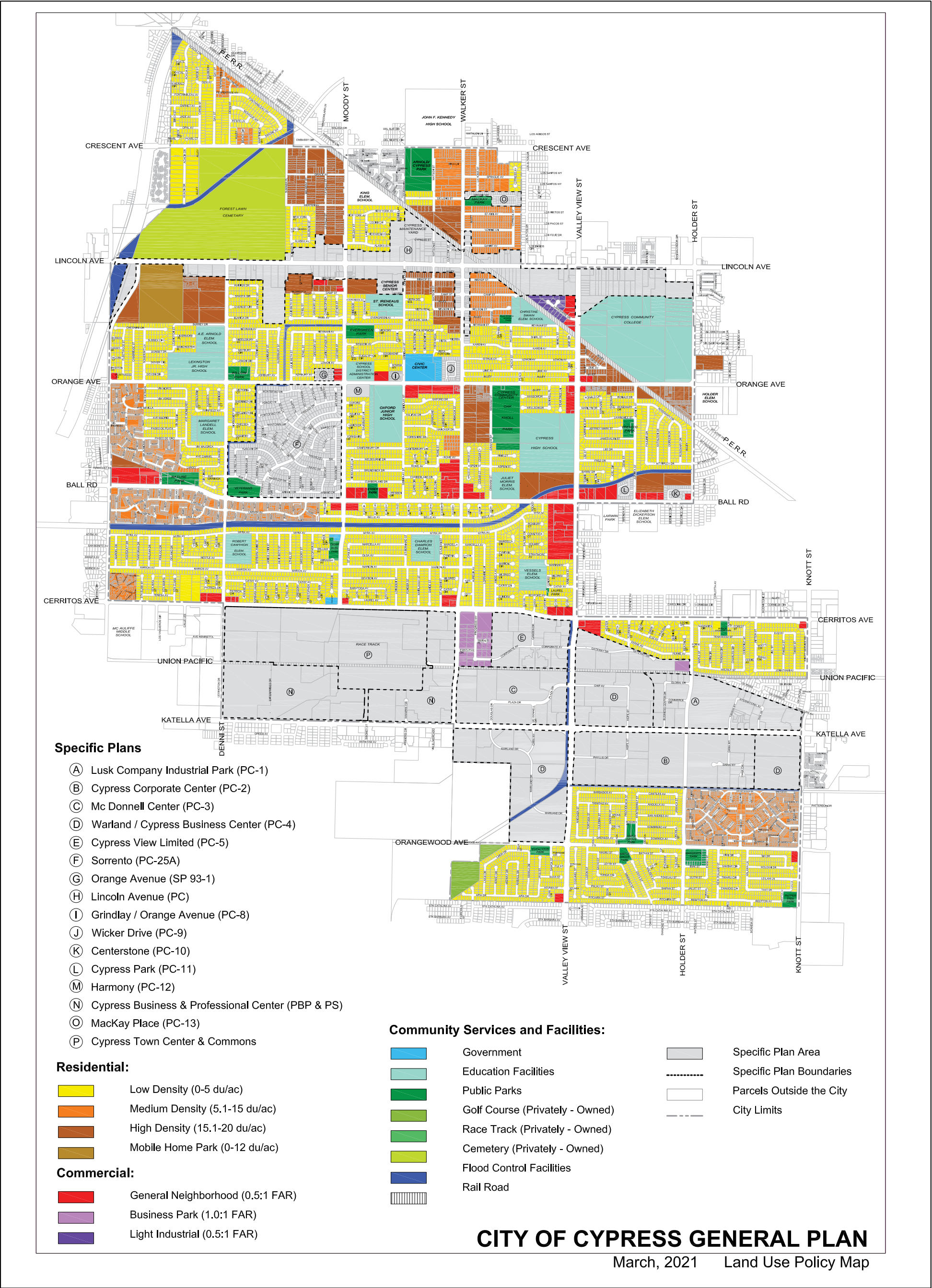
Cypress Business and Professional Center Specific Plan (2012)

This specific plan was originally adopted on April 17, 1990, and subsequently amended in June 2012 and April 2020. This specific plan permits a range of commercial uses and senior housing and related uses on approximately 183.5 acres on the south side of the City of Cypress. The 2012 amendments to this specific plan clarified that the former Cypress Golf Club property was not retained and included a variety of updated provisions and findings, including the establishment of a new planning area (9), which consists of portions of Planning Areas 6, 7, and 8. The 2020 amendment to this specific plan split Planning Area 5 into two subareas: Planning Area 5A, which remains designated for Professional Office uses, and Planning Area 5B, which was designated as Mixed-Use Commercial Residential. The planning area for this specific plan is generally bounded by Katella Avenue to the south, and Cerritos Avenue to the north. Walker Street to the east, and Denni Street/Lexington Avenue to the west, excluding those areas which were transferred into the voter-approved Cypress Town Center and Commons Specific Plan in 2018. During the 2018 approval process, it was voted to incorporate the Golf Course (35.7 acres; Planning Area 1) and Race Track (124.7 acres; Planning Area 8) properties into the Cypress Town Center and Commons Specific Plan, thereby removing a total of 160.4 acres from the Cypress Business and Professional Center Specific Plan. The existing 2020 amended plan includes 8 planning areas totaling 183 acres. The following land use designations are included within this specific plan along with the planning area in which they are located: Mixed-Use Business Park/General Retail Commercial (2), Mixed Use Business Park (3), Mixed-use Business Park (4), Professional Office (5A), Mixed-Use Commercial /Residential (5B), Professional Offices Hotel and Support Commercial (6), Cottonwood Church (7), and Mixed-Use Commercial/Senior Housing (9).

Recent development within the specific plan includes the Ovation at Flora Park senior housing project on the east side of Enterprise Drive, which was completed in 2020. A small commercial center and assisted living facility were built south of Ovation in 2022, and the City Center mixed-use project at the northeast corner of Katella Avenue and Siboney Street is currently under construction.

2.2.3 Land Uses and Zoning

Land uses within the Business Park are designated as Specific Plan Area according to the General Plan Land Use Map, Figure 2-3. The City of Cypress Zoning Map, Figure 2-4, identifies the land within the proposed Business Park Specific Plan as Planned Community Zone and Planned Business Park Zone. Table 2.A shows the existing General Plan and Specific Plan land use designations within the proposed Specific Plan area. Existing land uses within the proposed Specific Plan Area generally consist of commercial, office, and industrial land uses. All of the proposed Specific Plan Area is built out with land uses that are consistent with the land use designations and zoning set forth in the various specific plans as described above.



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FIGURE 2-3

Cypress Business Parks Modernization and Integration Project
Existing Land Use Map

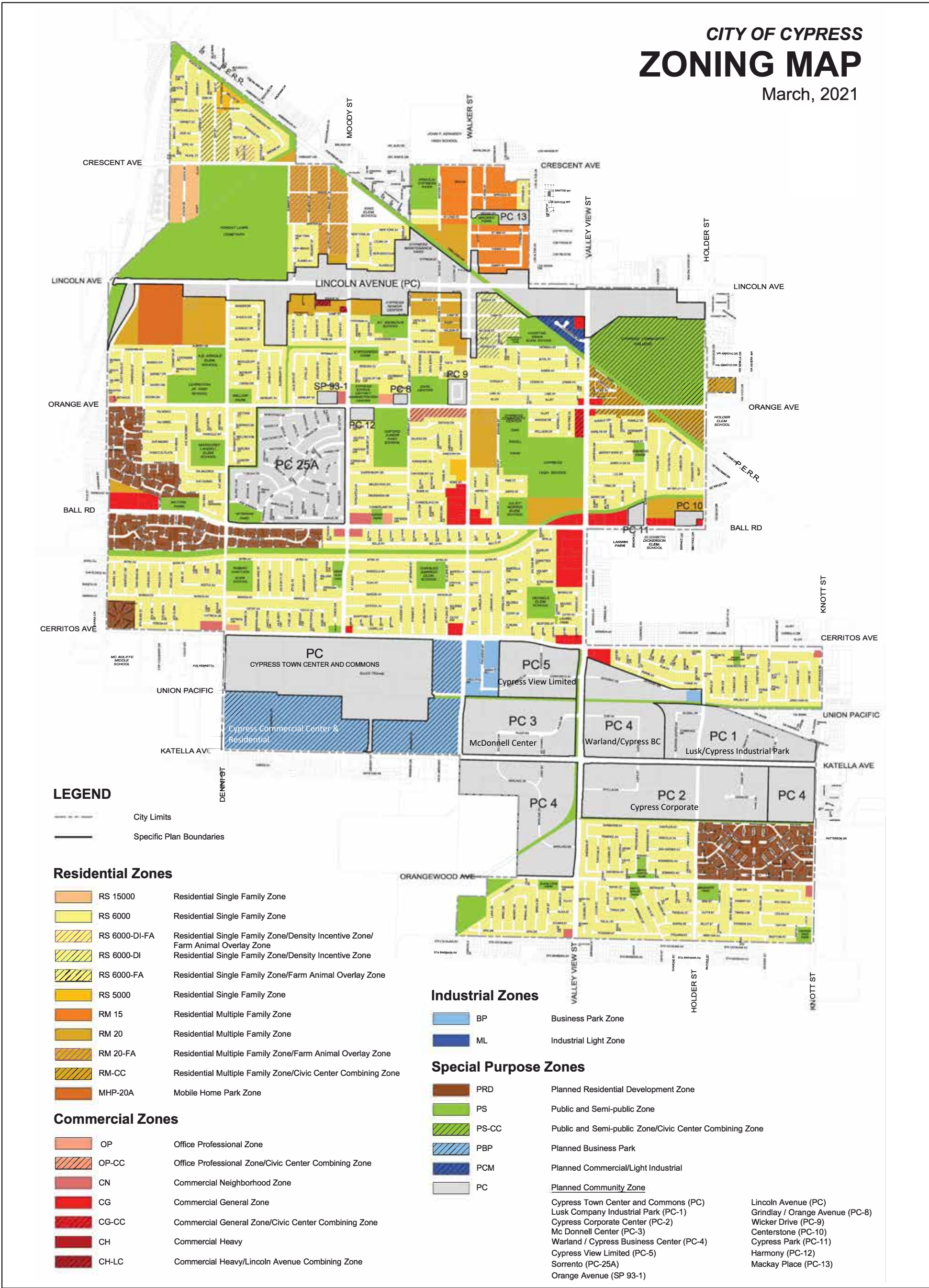


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CITY OF CYPRESS

ZONING MAP

March, 2021



LSA

FIGURE 2-4





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Table 2.A: Existing Land Use Designations and Zoning

Specific Plan	Acreage	General Plan Land Use	Specific Plan Land Use	Zoning
Lusk/Cypress Industrial Park Specific Plan (1978)	74.0	Specific Plan Area	Mixed-Use Commercial	Planned Community Zone PC-1
Cypress Corporate Original and Amended Specific Plan (1981/1989)	111.0	Specific Plan Area	Warehouse/Industrial/R&D/Business Park	Planned Community Zone PC-2
McDonnell Center Amended Specific Plan (1994)	71.23	Specific Plan Area	Professional Office/Commercial, Industrial/Warehouse	Planned Community Zone PC-3
Cypress View Limited Specific Plan (1985)	47.0	Specific Plan Area	Business Park/Commercial	Planned Community Zone PC-5
Cypress Business and Professional Center Specific Plan (2012)	137.8	Specific Plan Area	Mixed-Use Business Park/General Retail Commercial, Mixed Use Business Park, Professional Office, Mixed-Use Commercial High-Density Residential, Professional Offices Hotel and Support Commercial, Cottonwood Church, Mixed-Use Commercial/Senior Housing.	Planned Business Park PBP

Source: City of Cypress General Plan (2021).

2.3 PROJECT DESCRIPTION

The proposed Specific Plan would integrate the five existing specific plans into one comprehensive specific plan for the proposed 439-acre Cypress Business Park Specific Plan Area. The proposed Specific Plan would update and establish land use designations within the new Specific Plan, establish a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), define and update terminology and land uses, amend the City's Zoning Code, and develop options to streamline project approval processes and permit flexibility. New land uses allowed under this Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area.

Additionally, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). Figure 2-5 shows the locations of these properties within the proposed Specific Plan. The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). The primary building on the site is a big box type structure which accommodates two tenants. One half of the building is occupied by a gym, and the other half of the building is currently vacant (formerly an Office Depot). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac, and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this




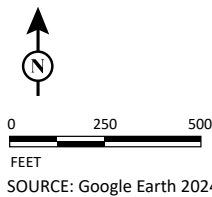
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FIGURE 2-5

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LEGEND
 Proposed Residential Zoning (60 units/ac)



Cypress Business Parks Modernization and Integration Project
 Proposed Residential Zoning



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property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

The 439-acre Business Park Specific Plan Area encompasses the planning areas for each of the five affected specific plans that include a variety of Business Park, Commercial, and Mixed-Use Land Uses. Although the proposed Specific Plan would update the permitted land uses within the Business Park planning area, these changes would not substantially change the existing land use designations or permitted uses within the existing specific plans (refer to Figure 2-6, Updated Land Use Designations). The main objective of the proposed project is to modernize the existing specific plans by providing updated development standards tailored to the current economic climate, ensuring the ongoing success and competitiveness of the Cypress Business Park. The principal discretionary actions required from the City of Cypress to implement the proposed project include the approval of a General Plan Amendment to update land use designations and terminology within the General Plan, repealing and replacing the five existing specific plans with the Cypress Business Park Specific Plan, amendments to the City of Cypress Zoning to Code to add definitions to the Zoning Code, and the adoption of the Cypress Business Park Specific Plan. All future development in the Specific Plan Area would be required to conform to the proposed Specific Plan.

The proposed specific plan amendments would amend land use designations, update terminology, establish new districts, implement performance standards, and streamline approval processes to integrate multiple existing plans into one comprehensive plan for the Cypress Business Park planning area.

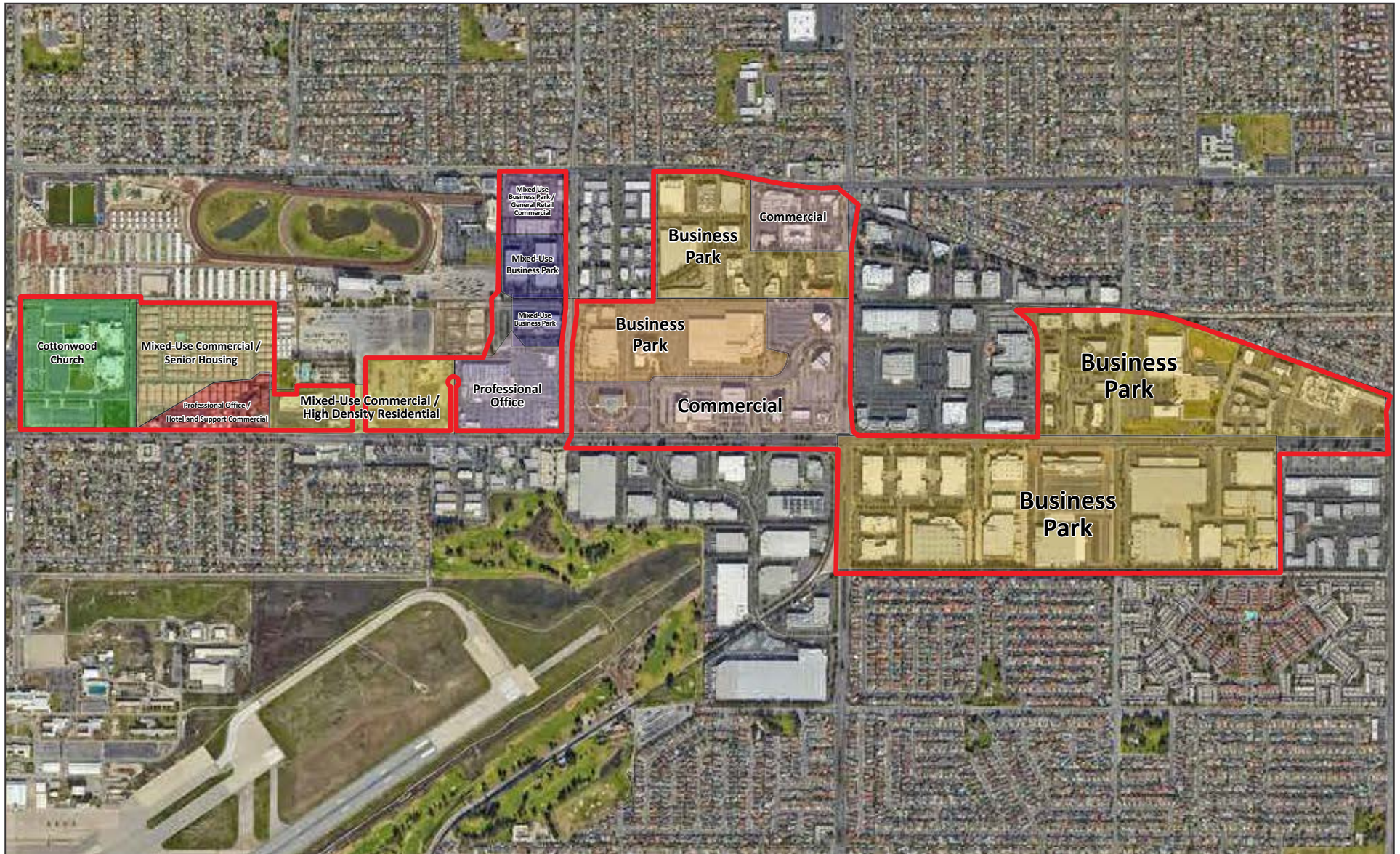
2.3.1 Project Background

The proposed project would establish a modernized and comprehensive Specific Plan for the use and development of 439 acres within the Cypress Business Park planning area. The proposed Specific Plan would integrate five of Cypress's existing Business Park Specific Plans, excluding the Warland/Cypress Business Center Specific Plan, into a single Specific Plan. One of the primary features of the proposed Specific Plan is to modernize five of the existing specific plans within the Cypress Business Park planning area to provide updated development standards that improve the City's ability to regulate land uses within the Business Park. As the first specific plan within the Cypress Business Park planning area was adopted in 1978 (Lusk Specific Plan), and the others were adopted throughout the 1980s and 90s, the majority of the specific plans' standards, guidelines, and land use regulations are out-of-date. Examples of these outdated standards include:

- Non-compliance of landscape requirements with the current State and Golden State Water drought restrictions and water conservation laws.
- Municipal Code inconsistencies (specifically within the McDonnell Center Specific Plan).
- Outdated and undefined uses, including rubber stamp manufacturing, lithography, and animal feather processing.



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NOT TO SCALE

LEGEND











	Specific Plan Area		Professional Office
	Cottonwood Church		Mixed-Use Business Park
	Mixed-Use Commercial / Senior Housing		Mixed Use Business Park / General Retail Commercial
	Professional Office / Hotel and Support Commercial		Business Park
	Mixed-Use Commercial / High Density Residential		Commercial

FIGURE 2-6

Cypress Business Parks Modernization and Integration Project
Updated Land Use Designations



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Although the proposed project would integrate five existing specific plans, none of these plans would fundamentally change. As the plans were created before any of the business parks were built, the proposed Cypress Business Park Specific Plan would ensure each of the existing specific plan's continued utility by adapting and modernizing the plans to respond to the City of Cypress's evolving local economy. While the proposed project would amend the land use designation on two properties to allow residential densities of up to 60 du/ac, this amendment would reflect the existing land uses within the Cypress Business Park Specific Plan Area. Permitted uses within the existing specific plans would not be substantially changed as a result of the proposed Specific Plan. The Updated Permitted Use Table can be found in Appendix A.

2.4 AUTHORITY AND SCOPE

This Specific Plan has been prepared pursuant to the provisions of California Government Code (Government Code), Title 7, Article 8, Section 65450 et seq., which grants a local planning agency the authority to prepare a specific plan for the systematic implementation of a general plan for all or a portion of the area covered by the general plan. Pursuant to Section 65451 of the Government Code, a specific plan is designed to identify the proposed distribution, location, and extent of land uses and major components of public and private facilities needed to support those land uses, as well as standards and criteria by which development will proceed and a program of implementation measures necessary to carry out contemplated development.

2.4.1 Discretionary Actions

Table 2.B, below, outlines the discretionary approvals required for the proposed project.

Table 2.B: Non-Discretionary Permits/Approvals

Discretionary Action	Agency Responsible
General Plan Amendment: <ul style="list-style-type: none"> Amend text to remove references to all Specific Plans that will be repealed. Amend the General Plan Land Use Map to remove references to all Specific Plans that will be repealed. 	Cypress City Council
Specific Plan Amendments: <ul style="list-style-type: none"> Repeal the Lusk Cypress Industrial Park Specific Plan, the Cypress Corporate Center Master Plan, the Cypress Corporate Center Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, Amended, and the Restated Cypress Business and Professional Center Specific Plan, and the Cypress Business and Professional Center Specific Plan Amendment 19-1; and replace with the Cypress Business Park Specific Plan. 	Cypress City Council
Zoning Ordinance Text Amendment: <ul style="list-style-type: none"> Amendments to parking standards in the Zoning Code to align with the CBPSP. Add definitions to the Zoning Code. Minor amendments to other sections of the Zoning Code, as needed. 	Cypress City Council
Adoption of the Cypress Business Park Specific Plan	Cypress City Council
Adoption of this Initial Study/Negative Declaration	Cypress City Council

Source: Compiled by LSA (2024).



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

Adoption of the Specific Plan

Adoption of the Cypress Business Park Specific Plan 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 Government Code) requirements.

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 that no mitigation measures are required to address any potentially significant effects.

Other Public Agencies Whose Approval is Required

Other Public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Cypress Business Park Specific Plan include the Orange County Airport Land Use Commission (ALUC). The ALUC would need to provide a determination that the proposed project is consistent with the *Airport Environs Land Use Plan for Joint Forces Training Base – Los Alamitos*.




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.

 Alicia Velasco
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.1.1 Impact Analysis

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

No Impact. The City of Cypress is in the northwestern area of Orange County, bordered by the cities of Los Alamitos to the west, Buena Park to the north, and Anaheim to the east. The Specific Plan Area is in a highly urbanized and built-out area in the southern portion of the City of Cypress. No existing properties within the proposed Specific Plan would provide substantial views of any waterbodies, mountains, hilltops, or any other significant visual resources. Moreover, the City of Cypress does not specifically designate scenic vistas or scenic resources in the City of Cypress General Plan (2000) or the General Plan Environmental Impact Report (2000).

The proposed Specific Plan would integrate and update the City of Cypress's five existing Specific Plans into a single specific plan. This comprehensive Specific Plan would update and establish land use designations within the new Specific Plan, establish a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), define and update terminology, amend the City's Zoning Code, and develop options to streamline project approval processes and permit flexibility. Additionally, the proposed amendments to the City's Zoning code would be minor administrative changes that are intended to reflect the existing land uses in certain areas of the proposed Specific Plan. The proposed Specific Plan would not include physical development or any specific development or redevelopment.

The proposed Specific Plan would not, in and of itself, have a substantial adverse effect on a scenic vista, since it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed land use and zoning changes would not facilitate or entitle any physical development that would result in impacts to scenic vistas and the land uses allowed under the proposed Specific Plan Area would be generally consistent with other existing and



permitted land uses in the immediately surrounding area. As result of the proposed project, the existing setbacks would be modified; however, the proposed project would not change the maximum building heights, maximum buildable floor area or amend the floor-area ratio (FAR) within the Specific Plan Area. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*, therefore, adoption of the Specific Plan would not result in impacts related to scenic vistas, and 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. The California Department of Transportation (Caltrans) Scenic Highway Program protects the natural scenic beauty of the State’s highways and corridors through its designated scenic highways throughout the State. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Other considerations given to a scenic highway designation include how much of the natural landscape a traveler may see and the extent to which visual intrusions degrade the scenic corridor.

The Specific Plan Area is not in the vicinity of a State Scenic Highway or adjacent to an officially designated State Scenic Highway. Further, the proposed Specific Plan would not include any specific development or redevelopment. Accordingly, the proposed Specific Plan would not result in impacts to scenic resources. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not result in impacts related to scenic resources, and no mitigation is required.

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?

Less Than Significant Impact. According to the United States Census Bureau, the City of Cypress is within the Los Angeles—Long Beach—Anaheim, CA Urbanized Area.¹ As described in *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 Because the City is in an urbanized area, the proposed Specific Plan Area is also within an

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 September 1, 2023).

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 September 1, 2023).



urbanized area. Further, surrounding land uses in the vicinity of the Specific Plan Area are representative of urban densities.

The proposed Specific Plan Area is comprised of five of the City's Specific Plan Areas, including PC-1, PC-2, PC-3, and PC-5 and is currently zoned Planned Business Park (PBP), and Planned Community (PC). The proposed Specific Plan would not result in impacts to existing visual character or quality of public views, as it does not include any specific development or redevelopment proposal. As stated above in Response 4.1.1(a), the proposed Specific Plan would integrate five existing specific plans into a single comprehensive specific plan, incorporating a comprehensive set of performance standards, updated terminology and land use definitions, and clear and uniform entitlement and permitting requirements consistent with the City's Municipal Code. Implementation of the proposed Specific Plan could potentially alter existing development patterns in the City by allowing higher density residential development or redevelopment on two properties within the proposed Specific Plan. As detailed in the Cypress Municipal Code, future development must comply with the City's residential zoning district requirements, which were promulgated for the purpose of reducing impacts on scenic resources, among other things. As stated above in Response 4.1.1(a), the proposed project would not change the maximum building heights, maximum buildable floor area or amend the FAR within the Specific Plan Area. New land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area.

Any new development within the proposed Specific Plan Area would be required to be in scale with existing development and adjacent uses, which are primarily commercial, and institutional uses. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not degrade the existing visual character or quality of public views and impacts would be less than significant.

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 proposed Specific Plan does not propose physical development or include any specific development or redevelopment proposals. The proposed Specific Plan would establish comprehensive performance standards, such as landscaping, signage, and lighting guidelines that are intended to encourage safety and accessibility within the Specific Plan Area, while minimizing light pollution and unwanted glare. The proposed Specific Plan would not in and of itself create sources of substantial light or glare that adversely affect views, as it does not include physical development. Future development under the proposed Specific Plan would be required to conform to applicable City standards, lighting standards, and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not create new sources of substantial light or glare that would adversely affect day or nighttime views, and no mitigation is required.



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"/>

4.2.1 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. No land within the City of Cypress is zoned for agricultural uses or 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.”³ The proposed Specific Plan would not convert farmland to a non-agricultural use. Further, the proposed Specific Plan would not result in impacts to agricultural resources, as it does not include any specific development or redevelopment proposal. As such, future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the conversion of farmland, and no mitigation is required.

³ California Department of Conservation (DOC). 2016. California Important Farmland Finder. Website: <https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed August 7, 2023).



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

No Impact. There is no land within the Specific Plan Area that is zoned for agricultural uses. Further, the proposed Specific Plan would not result in impacts to agricultural resources, as it does not include any specific development or redevelopment proposal. New land uses permitted within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area and would not result in any conflicts with the existing zoning.

The proposed project would not affect Williamson Act contract lands because there is no land under a Williamson Act Contract within the City⁴ nor would the project convert farmland to a non-agricultural use. As such, any future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with existing zoning for agricultural use or conflicts with a Williamson Act contract, 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. There is no land zoned as forest land or timberland within the City, and forest land and timberland do not exist within the City. Further, the proposed Specific Plan would not, in and of itself, result in impacts to forest land or timberland, as it does not include any specific development or redevelopment proposals. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, 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 above in Response 4.2.1(c), there is no forest land in the City of Cypress, including within the proposed Specific Plan Area. The proposed project would not result in the conversion of forest land to a non-forest use. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the loss of forest land or conversion of forest land for non-forest uses, and no mitigation is required.

⁴ California Department of Conservation (DOC). 2018. Orange County Important Farmland 2018.



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 any Farmland, nor does it contain any forest land. The proposed Specific Plan would not, in and of itself, result in changes in the existing environment which could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use as it does not include any specific development or redevelopment proposals. As such, any future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not result in impacts related to the conversion of farmland, to non-agricultural uses or conversion of forest land to non-forest uses, and no mitigation is required.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.3.1 Impact Analysis

The Specific Plan Area is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the Basin. The federal Clean Air Act and the California Clean Air Act mandate the control and reduction of specific air pollutants, referred to as “criteria pollutants.” Under these laws, the United States Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), respectively, for specific “criteria” pollutants, designed to protect public health and welfare. NAAQS have been established for six criteria pollutants, including ozone (O₃), particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and lead. CAAQS have been established for these same pollutants, as well as sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility reducing particulates (VSP). The NAAQS/CAAQS establish thresholds identifying safe levels for each criteria pollutant that avoid specific adverse health and environmental effects.

Areas that meet the NAAQS/CAAQS are designated as being in attainment. Areas that do not meet the NAAQS/CAAQS are designated as being in nonattainment. Finally, areas that were once in nonattainment of the NAAQS but have since achieved attainment are described as being in maintenance. Under the federal Clean Air Act, states are required to prepare State Implementation Plans (SIPs) (Air Quality Management Plans [AQMPs] are components of SIPs) for areas in nonattainment, demonstrating how attainment will be achieved. The California Clean Air Act requires air quality management districts to prepare air quality plans for achieving the CAAQS, as well as authorizing them to establish transportation control measures for reduction of emissions. The Basin is in nonattainment of the federal and State standards for O₃ and PM_{2.5}. In addition, the Basin is in nonattainment of the State standard for PM₁₀. To meet these standards, the SCAQMD has established



project-level thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NO_x) (precursors to O₃) and PM_{2.5}.

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

Less Than Significant Impact. An AQMP describes air pollution control strategies to be undertaken by a city or county in a region classified as a nonattainment area to meet the requirements of the federal Clean Air Act. The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State ambient air quality standards (AAQS). The applicable air quality plan is the SCAQMD's adopted 2022 AQMP. The AQMP is based on regional growth projections developed by the Southern California Association of Governments (SCAG).

Consistency with the 2022 AQMP for the Basin would be achieved if a project is consistent with the goals, objectives, and assumptions in the AQMP that were designed to achieve the federal and State air quality standards. Per SCAQMD's *CEQA Air Quality Handbook* (April 1993, currently being revised), there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2022 AQMP; and (2) whether the project would exceed the 2022 AQMP's assumptions for the final year for the AQMP.

Consistency Criterion 1. Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if localized significance thresholds or regional significance thresholds are exceeded. As evaluated below in Response 4.3.1(b), the proposed Specific Plan would not substantially change the range of land uses permitted within the Specific Plan Area. New land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. Implementation of the Specific Plan would not result in construction or operational impacts, and the proposed Specific Plan would not conflict with the AQMP according to this criterion. On the basis of the preceding discussion, the proposed Specific Plan is determined to be consistent with the first criterion.

Consistency Criterion 2. The SCAQMD's *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the change in residential density is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units. Since the proposed Specific Plan would not require physical development, the proposed Specific Plan is not defined as significant for the purposes of the AQMP consistency analysis.



The proposed project includes updates to the land use designations within the new Specific Plan, the establishment of a comprehensive set of performance standards (such as landscaping, signage, and lighting), definitions and updates of terminology, amendments to the City's Zoning Code and, options to streamline project approval processes and permit flexibility. The proposed land use designation changes would allow residential development to occur on the property at the northwest corner of Katella Avenue and Siboney Street. The land use designation on this property would be updated from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), allowing for a residential density of 60 du/ac. The land use designation on the second property at the northeast corner of Katella Avenue and Siboney Street would be updated from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), increasing the permitted density from 19 du/ac to 60 du/ac to reflect the existing residential density on the affected parcel.

Adoption of the proposed Specific Plan would not implement substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Because the proposed zoning amendments would allow for higher density housing, 1.99 persons per household was deemed appropriate for use in the analysis contained in this IS/ND. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.⁵

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. Future residential development allowed under the proposed zoning amendment would accommodate planned regional housing growth included in the SCAG's Regional Housing Needs Assessment (RHNA) and the proposed project would not exceed the growth assumptions in the SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) or the AQMP. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to a conflict or obstruction of implementation of applicable air quality plans. No mitigation is required.

⁵ 321 households x 1.99 persons per household = 639 persons



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?

Less Than Significant Impact. The Basin is currently designated as being in nonattainment of the federal and State standards for O_3 and $PM_{2.5}$. In addition, the Basin is in nonattainment for the PM_{10} State standard. The Basin's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions.

The proposed Specific Plan would not, in and of itself, result in impacts to air quality as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan may include a variety of grading, construction, and demolition activities, and could thereby result in the generation of short-term construction emissions. Short-term construction emissions may include the release of particulate matter emissions (i.e., fugitive dust) generated by excavating, paving, and building activities. Short-term construction emissions from construction equipment may also include CO , NO_x , VOCs, directly emitted particulate matter ($PM_{2.5}$ and PM_{10}), and toxic air contaminants (TACs) such as diesel exhaust particulate matter. The SCAQMD has established Rule 403 for fugitive dust, which would require the Applicant to implement measures that would reduce the amount of particulate matter generated during the construction period such as the watering of sites, coverage of all trucks hauling loose materials, and the reduction of traffic speeds on unpaved roads. Long-term operational emissions are associated with any change in permanent use of a project site by on-site stationary and off-site mobile sources that substantially increases emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions typically result from vehicle trips associated with a project. Future development under the proposed Specific Plan would be required to comply with the latest California Green Building Standards Code.

Future development projects under the proposed Specific Plan would be required to conform with all applicable air quality and City standards, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. No mitigation is required.



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

Less Than Significant Impact. As discussed previously, the proposed project would not, in and of itself entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed project would update the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac and accommodate the development of up to 321 residential dwelling units. Any future developments that would create short-term air quality impacts resulting from construction, 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. Further, the proposed Specific Plan would not, in and of itself, expose sensitive receptors to substantial pollutant concentrations, as it does not propose any physical development. Any future developments would be required to conform with all applicable air quality standards, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines* and would require further evaluation at the project level to demonstrate whether emissions would exceed SCAQMD's Localized Significance Thresholds (LSTs) and require project-specific mitigation. In addition, Regulatory Compliance Measures (RCMs) AQ-1 through RCM AQ-4 would be required for construction of future projects to ensure compliance with SCAQMD standard conditions, including Rule 403 (Fugitive Dust) to control fugitive dust and Rule 1113 (Architectural Coatings) to control VOC emissions from paint. Furthermore, any necessary mitigation would be imposed at the project level once such future projects are proposed. Therefore, adoption of the proposed Specific Plan would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. No mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure AQ-1

SCAQMD Rule 403. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive



construction areas (previously graded areas inactive for 10 days or more).

- Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.

Regulatory Compliance Measure AQ-2

State Vehicle Code Section 23114. All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Regulatory Compliance Measure AQ-3

SCAQMD Rule 1113. Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify:

- Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;
- Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and
- To the extent feasible, construction/building materials shall be composed of pre-painted materials.

Regulatory Compliance Measure AQ-4

SCAQMD Rule 402. Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to



any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.

Regulatory Compliance Measure AQ-5

Energy Code and Title 24. All future projects shall comply with the latest Energy Code and Title 24 solar requirements for new residential development.

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

Less Than Significant Impact. During construction of potential development/redevelopment projects within the proposed Specific Plan, diesel-operated machinery likely would be used in grading and building operations; this would result in short-term exposure of immediately adjacent areas to diesel odors. However, these odors would be transient and would not be anticipated to result in a substantial nuisance. In addition, the development of high-density residential uses on the properties affected by the proposed land use designation change would be required to comply with SCAQMD Rule 402, which prohibits the discharge of air contaminants or other material which “cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public...” Examples of odor-generating projects are wastewater treatment plants, compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress’s 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Residential land uses on the properties affected by the proposed land use designation change could result in generation of odors such as exhaust from landscaping equipment. However, unlike the odor-generating land uses identified above, these are not considered potential generators of odor that could affect a substantial number of people.

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment and unlikely to affect a substantial number of people. In addition, by the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Any impacts identified from development under the proposed Specific Plan would be addressed through compliance with SCAQMD Rule 402. As such, future development projects under the proposed Specific Plan would be required to conform with all applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the



provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to other emissions (such as those leading to odors), and no mitigation is required.



4.4 BIOLOGICAL RESOURCES

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

4.4.1 Impact Analysis

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

Less Than Significant Impact. The proposed Specific Plan does not include any physical development. Any future development under this Specific Plan would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code.

Future developments contemplated under the proposed Specific Plan would be situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. Project proponents shall have a qualified biologist conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. However, structures and vegetation within and surrounding the Specific Plan Area could provide suitable nesting habitat for a variety of native resident and migratory bird species,



including raptors such as Cooper's hawk (*Accipiter cooperii*). Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Fish and Game Code. To ensure compliance with the federal MBTA and California Fish and Game Code, preconstruction nesting bird surveys will be conducted prior to any vegetation clearing or initial ground disturbance activities planned to occur during the nesting bird season (February 1 through August 31). Therefore, if future project construction occurs between February 1 and August 31, a qualified biologist shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. With successful implementation of Regulatory Compliance Measure (RCM) BIO-1, as detailed below, impacts to nesting birds would be avoided. No other special-status or otherwise protected species would be impacted.

As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would result in less than significant impacts related to conflicts with local policies or ordinances protecting biological resources, such as trees, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure BIO-1

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



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

No Impact. The proposed Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is currently developed and located in an urban area. There are no natural streams or riparian habitat present within the Specific Plan Area. The closest critical habitat in proximity to the proposed Specific Plan Area is a minimum of 2.0 miles to the northwest of the proposed planning area. No riparian habitat or sensitive natural communities, as identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS), exist within the Specific Plan Area. Therefore, development of the proposed project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS. No mitigation is required.

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

No Impact. The Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is located within an urbanized area and does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, adoption of the proposed Specific Plan would have no impacts on federally protected wetlands, and 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?

Less Than Significant Impact. The proposed Specific Plan does not include any physical development. Any future development under this Specific Plan would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

The Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is currently developed and located in an urban area. Due to the surrounding urban development, the Specific Plan Area does not function as a wildlife movement corridor. Wildlife movement and habitat fragmentation would not occur as a result of Specific Plan implementation as the Specific Plan Area is largely developed and surrounded by existing urban/suburban development. Species that are found on site either fly onto the site or are able to navigate on the ground through long stretches of urban development. Therefore, the Specific Plan Area does not contain any native resident or migratory fish, wildlife species, or wildlife corridors. In addition, no



portion of the Specific Plan Area or the immediately surrounding areas contains an open body of water that serves as natural habitat in which fish could exist. The lack of ground cover and suitable foraging habitat make the proposed Specific Plan Area undesirable for many local wildlife species. Impacts would be less than significant.

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

Less Than Significant Impact. The proposed Specific Plan would not, in and of itself, result in impacts to protected biological resources, such as those under a tree preservation policy or ordinance as the proposed Specific Plan does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable local policies and ordinances protecting biological resources, such as a tree preservation policy or ordinance, as detailed below. Additionally, the project would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

The Landmark Tree Ordinance in the City's Municipal Code protects designated landmark trees that are specifically identified in the City of Cypress's Inventory of Landmark Trees (July 1996). As shown in this inventory there are landmark trees located within the Specific Plan Area. Adherence to RCM BIO-2 would ensure that any removal of on-site trees as part of the proposed project would not conflict with the City's Landmark Tree Ordinance.

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

Therefore, compliance with RCM BIO-2 would ensure that the proposed Specific Plan would comply with all local policies and ordinances relating to tree protection, and it would not result in any conflicts with local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure BIO-2

Landmark Tree Removal. The Director of the City of Cypress Community Development Department, or designee, shall review and approve the removal of any trees required by future development associated with the Cypress Business Parks Modernization and



Integration Project. As specified in City Municipal Code Section 17-19, the property owner of a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least 30 days prior to said removal. Public notice of a proposed landmark tree removal shall be posted next to or on the subject landmark tree, at the local public library, and at the Cypress City Hall during the entire 30-day application-processing period. No trees on the proposed project site shall be removed prior to the approval of a landmark tree removal permit by the Director of the City of Cypress Community Development Department, or designee.

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

No Impact. 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. Furthermore, the Specific Plan does not include any specific development or redevelopment proposals. Future development projects under the proposed Specific Plan would be required to conform with the approved local, regional, or State habitat conservation plans and all applicable City standards and criteria, including consistency with the General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with any adopted conservation plans or other approved local, regional, or State habitat conservation plans, and 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.5.1 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 City of Cypress has no known historic, archaeological, or paleontological resources. Further, the proposed Specific Plan would not, in and of itself, result in impacts to historical resources, as it does not include any specific development or redevelopment proposals. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not result in impacts to historic resources or cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *State CEQA Guidelines*, and no mitigation is required.

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

Less Than Significant Impact. As stated above in Response 4.5.1(a), the proposed project does not include physical development. Future development under the proposed Specific Plan may have the potential to impact archeological resources; any evidence of cultural resources that might be unearthed in the process of construction would become immediate grounds for the halting of 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. Future development would likely include demolition, site preparation/grading activities, during which there is the potential to encounter unknown cultural resources. In the event that historical or archaeological resources are encountered during grading and construction, operations shall cease, and Regulatory Compliance Measure (RCM) CUL-1 will be implemented. With the implementation of RCM CUL-1, project impacts to archaeological resources would be less than significant.



Regulatory Compliance Measures

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

Regulatory Compliance Measure CUL-1

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

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

Less Than Significant Impact. As stated above in Response 4.5.1(a), the proposed project does not include physical development. However, as described previously, there is the potential to encounter unknown cultural resources within the Specific Plan Area during grading and construction operations. Disturbing human remains could violate the State’s Health and Safety Code, as well as destroy the resource. In the unlikely event that human remains are encountered during future construction, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities would be adhered to. Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), Public Resources Code (PRC) Section 5097, and Section 7050.5 of the State’s Health and Safety Code. To ensure proper treatment of burials in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find.



The contractor, the Applicant, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code. Compliance with these provisions (specified in RCM CUL-2), would ensure that any potential impacts to unknown buried human remains would be less than significant by ensuring appropriate examination, treatment, and protection of human remains as required by State law.

Regulatory Compliance Measures

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

Regulatory Compliance Measure CUL-2

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



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

4.6.1 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?**

Less Than Significant Impact. The proposed project would not, in and of itself, entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Electrical and natural gas demand associated with project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. Furthermore, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. All future residential development would be required to adhere to all federal, State, and local requirements for energy efficiency, including the latest Title 24 standards. Title 24 building energy efficiency standards establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting, which would reduce energy usage.

Although the proposed project has the potential to result in an increase in demand for electricity, this increase would not require Southern California Edison (SCE) to expand or construct infrastructure that could cause substantial environmental impacts because all of the properties that would be affected by the residential land use designation change are already served by utilities or directly adjacent to existing urban development. Similarly, natural gas infrastructure is not anticipated due to cumulative development. Transportation energy use would also increase; however, this transportation energy use would not represent a major amount of energy use when compared to the amount of existing development and to the total number of vehicle trips and vehicle miles traveled (VMT) throughout Orange County and the region. Regulatory Compliance Measure (RCM) EN-1, provided below, which would reduce energy usage during construction through reducing truck idling times. With



implementation of RCM EN-1, impacts to energy resources under the proposed Specific Plan would be less than significant, and no mitigation is required.

As stated above, the 4.10-acre property located adjacent to 4955 Katella Avenue at the northeast corner of Katella Avenue and Siboney Street, which would be affected by the residential land use designation change, is currently developed at 60 du/ac. The other 7.15-acre property located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue) has the potential to accommodate the development of up to 321 dwelling units. As such, the future build-out of the 321 residential units on 4944 Katella Avenue that would be allowed under 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.

Regulatory Compliance Measures

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

Regulatory Compliance Measure EN-1

Limit Idling Time. The Applicant and construction contractor would be required to comply with applicable idling regulations for on-road vehicles during project construction and operation, which require truck drivers to turn off their engines within 5 minutes of idling.

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

Less Than Significant Impact. As stated above, the proposed Specific Plan would not, in and of itself, conflict with State or local plans for renewable energy, as it does not include any specific development or redevelopment proposal. While the implementation of the proposed Specific Plan has the potential to increase the demand for energy through day-to-day operations and fuel consumption associated with construction activities due to the increase in residential densities, the anticipated energy usage would be temporary in nature and would be relatively small in comparison to the overall use in Orange County. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the overall use in the County, and the State's available energy resources. Therefore, energy impacts at the regional level would be negligible. Additionally, future developments under the proposed Specific Plan 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 (CCR Title 24, Part 11), and Senate Bill 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in the inefficient, wasteful, and



unnecessary consumption of energy. Any potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be less than significant, and 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.7.1 Impact Analysis

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? (Refer to Division of Mines and Geology Special Publication 42.)**

Less Than Significant Impact. As described in the City of Cypress General Plan Safety Element, no active or potentially active faults have been identified within the City. However, like all of Southern California, the City is within a seismically active region. Hazards relating to seismic events, including ground shaking and liquefaction, could endanger structures and people within the area. The proposed Specific Plan Area is not within an Alquist-Priolo Earthquake Fault Zone. According to the California Geological Survey's EQ Zapp: California Earthquake Hazards Zone Application (EQ Zapp web-based application), the Los Alamos Fault, the Newport-Inglewood Fault, the Puente Hills Thrust Fault System, the Lower Elysian Park Thrust, and the Whittier Fault Zones are within a 15-mile radius of the proposed Specific Plan Area, respectively.



The proposed project would not, in and of itself, result in impacts from the rupture of a known earthquake fault, as it does not include any specific development or redevelopment proposal. The proposed Specific Plan would make possible new residential development that could potentially directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault. As subsequent infill and redevelopment residential projects occur, potential project-specific impacts would be assessed, and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some of the infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. Future development projects envisioned under the proposed Specific Plan would be required to conform with applicable City policies established in the Safety Element and the current building codes. Furthermore, all future projects would be required to prepare a Final Geotechnical Report that would provide site-specific geotechnical recommendations for proposed residential buildings, including pad compaction levels, foundation requirements, wall footing design parameters, and myriad other recommendations to ensure all buildings are constructed to appropriate engineering requirements. Following these requirements would further minimize or reduce potential safety risks.

Because of the distance to the nearest fault, the proposed project would neither negate nor supersede the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, nor would the proposed project expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the current Alquist-Priolo Earthquake Fault Zoning Map. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts, and no mitigation is required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As stated above in Response 4.7.1(a)(i), all of Southern California is a seismically active region. There are several faults in the vicinity of the Specific Plan Area that are capable of producing strong ground motion, including the Newport-Inglewood Fault, the Norwalk Fault, the Whittier-Elsinore Fault, the Elysian Park Fault, and the San Andreas Fault. During an earthquake along any of these faults or other faults in the region, seismically induced ground shaking would be expected to occur. The degree of seismic ground shaking would depend on several factors, including the fault location, its distance from the City, and the earthquake magnitude. Regardless of seismic activity anticipated to occur on site, all future projects implemented in accordance with the proposed Specific Plan would be designed in accordance with California Building Code (CBC) requirements that address structural seismic safety.

As such, any future individual projects under the Specific Plan would be required to be consistent with City policies established in the Safety Element and would be required to be compliant with the current California Building Code Compliance Seismic Standards. Furthermore, the Specific Plan does not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Additionally, as specified in Regulatory Compliance Measure (RCM) GEO-1, below, any new buildings within the proposed Specific



Plan Area would be subject to the seismic design criteria of the most current CBC requirements that aim to prevent building collapse and reduce the impacts of seismic ground shaking. Adherence to these requirements would address injury and loss of life and building damage after an earthquake. Therefore, with the implementation of RCM GEO-1, impacts related to seismic ground shaking would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure GEO-1 **Compliance with Seismic and Building Standards in the Building Code.** Prior to issuance of a building permit, the City of Cypress (City) Engineer, Building Official, or their designee, and the project soils engineer shall review the building plans to verify that the structural design conforms to the requirements of the City's latest adopted edition of the California Building Standards Code. Structures and walls shall be designed in accordance with applicable sections of the City's Building Code.

iii. Seismic-related ground failure, including liquefaction?

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

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

As stated in the General Plan EIR (2001), the City of Cypress is underlain by soils that contain alluvium that may become unstable during intense ground shaking resulting in potential liquefaction; further, the Specific Plan Area, according to the California Geological Survey's EQ Zapp, is in a Liquefaction Hazards Zone of required investigations. Future development under the proposed Specific Plan would be required to be consistent with City policies established in the Safety Element and existing codes. Adherence to the recommendations of a project-specific geotechnical report, including engineered site preparation and adequate structural design per current building codes, would also be required



for new development projects. Furthermore, the proposed Specific Plan does not include any specific development or redevelopment proposal. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts associated with the risk of loss, injury, or death involving strong seismic-related ground failure, including liquefaction, and no mitigation is required.

iv. Landslides?

No Impact. According to the City's General Plan Safety Element (2001), the City does not contain any significant topographic features. The Specific Plan Area and the surrounding areas are flat with no unusual geographic features. Furthermore, the proposed Specific Plan would not, in and of itself, result in impacts to geology and soils, as it does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to adhere to current building codes and regulations for building designs including the applicable City standards. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts associated with the risk of loss, injury, or death involving landslides, and no mitigation is required.

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

Less Than Significant Impact. Soil erosion occurs when topsoil is carried away by the physical forces of wind and water and is relocated to an area where it builds up over time. Although the proposed project does not involve physical development, during the construction activities of any future project implemented in accordance with the general plan and zoning updates, bare soil could be exposed, and there could be an increased potential for soil erosion compared to existing conditions. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). If applicable, a SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. If a future project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 California Green Building Standards Code (CALGreen Code), which requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion control. The proposed Specific Plan would not, in and of itself, result in impacts to soil erosion or the loss of topsoil, as it does not include any specific development or redevelopment proposal. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, compliance with the requirements of the Construction General Permit or 2022 California Green Building Standards Code and with implementation of the construction BMPs, construction impacts related to soil erosion or the loss of topsoil would be less than significant, and no mitigation would be 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?

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

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

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

As discussed in Response 4.7(a)(iii), the proposed Specific Plan Area is within an area susceptible to liquefaction. Any future projects under the Specific Plan 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. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related



to unstable soils that could result in landslides, lateral spreading, subsidence, liquefaction, or collapse, and 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?

Less Than Significant Impact. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Volume changes associated with changes in the moisture content of near-surface expansive soils can cause uplift or heave of the ground when they become wet or, less commonly, cause settlement when they dry out. Soils with an expansion index (EI) of greater than 20 are classified as expansive for building purposes and, therefore, have a potentially significant impact. The proposed Specific Plan would not, in and of itself, result in impacts to geology and soils, as it does not include any specific development or redevelopment proposal; however, any future developments would be 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 future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to expansive soils, and 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. The proposed Specific Plan would not have an impact related to the use of septic tanks or alternative wastewater disposal systems, as the Specific Plan does not include any specific development or redevelopment proposal. Future projects under the Specific Plan would be developed in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, adoption of the proposed Specific Plan would not result in impacts associated with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, and no mitigation is required.

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

Less Than Significant Impact. The proposed Specific Plan would not have an impact on any unique paleontological resources or unique geologic features, as the Specific Plan does not propose physical development. Any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Potential impacts to paleontological resources are location- and project-specific (e.g., the project may require excavation). As such, determinations regarding the presence of paleontological resources cannot be assessed in a meaningful way until the specific details of a project are known and a paleontological assessment is prepared. Therefore, the project would have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site



or unique geologic feature, and no mitigation is necessary. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site or unique geologic feature, and no mitigation is necessary.



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

4.8.1 Impact Analysis

Greenhouse gases (GHGs) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Nitrous oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF₆)

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO₂, CH₄, and N₂O, some gases, like HFCs, PFCs, and SF₆ are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO₂, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO₂ over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO₂ equivalents" (CO₂e).



a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The adoption of the proposed Specific Plan would not, in and of itself, result in the emission of GHGs as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan has the potential to emit GHGs; however, existing regulations and standards would apply to any future development and would significantly reduce GHG emissions associated with future projects. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units. Future construction activities associated with the construction of additional residential units would cause short-term GHG emissions, the primary source of emissions being the operation of construction equipment. Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to GHG emissions. As such, any future development or redevelopment project requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have less than significant impact on the environment and would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and no mitigation would be required.

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

Less Than Significant Impact. As stated above in Response 4.8.2(a), the proposed Specific Plan would not, in and of itself, result in the emission of GHGs as it does not include physical development. Future development under the proposed Specific Plan would be required to conform to existing regulations and standards to reduce GHG emissions associated with future projects. 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 Senate Bill (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.⁶ This would be achieved with an assessment of a project's compliance with the elements of the Scoping Plan.

The Southern California Association of Governments' (SCAG) 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted April 4, 2024. SCAG's RTP/SCS identifies land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2024–2050

⁶ California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. Website: <https://ww2.arb.ca.gov/resources/documents/2022-scoping-plan-documents> (accessed February 21, 2025).



RTP/SCS is to better manage the existing transportation system by implementing transportation demand management strategies, integrating land use decisions and technological advancements, creating complete streets that are safe to all roadway users, preserving the transportation system, and expanding transit and fostering development in transit-oriented communities. The 2024–2050 RTP/SCS contains transportation projects to help more efficiently distribute population, housing, and employment growth, as well as a development forecast that is generally consistent with regional-level general plan data. The forecasted development pattern, when integrated with the financially constrained transportation investments identified in the 2024–2050 RTP/SCS, would reach the regional target of reducing GHG emissions from automobiles and light-duty trucks by 19 percent by 2035 (compared to 2005 levels). The 2024–2050 RTP/SCS does not require that local general plans, specific plans, or zoning be consistent with the 2024–2050 RTP/SCS, but provides incentives for consistency for governments and developers.

According to SCAG’s 2024–2050 RTP/SCS, the City’s population, households, and employment are forecast to increase by approximately 6,000 residents, 3,900 households, and 2,000 jobs, respectively, between 2019 and 2050.⁷

With respect to determining the proposed project’s consistency with Air Quality Management Plan growth assumptions, the projections in the Air Quality Management Plan for achieving air quality goals are based on assumptions in SCAG’s RTP/SCS regarding the City’s population, housing, and growth trends.

The proposed project would update land use designations on two properties along Katella Avenue, allowing residential densities of up to 60 du/ac. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Cypress has an unaccommodated housing need of 1,990 units to meet its estimated housing growth needs identified in the SCAG RHNA allocation of 3,936 units. As such, the proposed project would accommodate a total of 321 housing units and would result in an increase of 638 residents.

Future development implemented in accordance with the proposed Specific Plan would accommodate planned regional housing growth included in the SCAG RHNA. Any future projects implemented in accordance with the proposed Specific Plan would be required to adhere to the City’s General Plan. Therefore, the proposed project would not exceed the growth assumptions in the SCAG’s RTP/SCS.

Implementing SCAG’s RTP/SCS will greatly reduce the regional GHG emissions from transportation, helping to achieve statewide emissions reduction targets. Before development can take place, each

⁷ Southern California Association of Governments (SCAG). 2023. *Connect SoCal 2024 - Demographics and Growth Forecast Technical Report*. Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fscag.ca.gov%2Fsites%2Fmain%2Ffiles%2Ffile-attachments%2F03_scag_drtp24_citytier2taz_092523.xlsx%3F1695685277%3D%26utm_source%3Dchatgpt.com&wdOrigin=BROWSELINK (accessed February 2025).



discretionary development project is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and State requirements; to comply with the requirements of CEQA; and to obtain all necessary clearances and permits. As such, future additional development allowed under the proposed Specific Plan would be evaluated for its potential to interfere with SCAG's ability to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035, and whether regional mobile emissions would decrease in line with the goals of the RTP/SCS. Based on the nature of the proposed project, it is anticipated that implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS.

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. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not conflict with an adopted plan, policy, or regulation pertaining to GHG emissions, and impacts are considered less than significant. No mitigation is required.



4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.9.1 Impact Analysis

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

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

Construction of future development or residential projects associated with implementation of the proposed Specific Plan would potentially temporarily increase the regional transport, use, and disposal of construction-related hazardous materials and petroleum products (e.g., diesel fuel,



lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals). These materials are commonly used at construction sites, and the construction activities would be required to comply with applicable State and federal regulations for proper transport, use, storage, and disposal of excess hazardous materials and hazardous construction waste. During the time that grading permits are issued, impacts related to the routine transport, use, or disposal of hazardous materials during construction would be less than significant.

The proposed Specific Plan would change the land use designations on two properties within the proposed Specific Plan Area to allow increased residential densities of up to 60 dwelling units per acre (du/ac). Residential uses typically do not present a hazard associated with the accidental release of hazardous substances into the environment because residents are not anticipated to use, store, dispose or transport large volumes of hazardous materials. Hazardous substances associated with residential uses are typically limited in both amount and use such that they can be contained without impacting the environment.

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

The City of Cypress Safety Element (2001) and the Orange County Fire Authority's (OCFA) Hazardous Material Management Plan⁸ are the primary documents that address potential hazards and hazardous materials within the City. The Hazardous Material Management Plan would ensure that adequate treatment and disposal capacity is available to manage the hazardous waste generated within the County and address issues related to the disposal, handling, processing, storage, and treatment of local hazardous materials and waste products.

Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to the proper transport, use, storage, and disposal of hazardous materials and hazardous waste. Additionally, future developments would be reviewed by the OCFA for hazardous material and would be required to comply with the waste discharge permit requirements to avoid potential impacts to water quality due to spills or runoff from hazardous materials used during construction. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related

⁸ Orange County Fire Authority (OCFA). Hazardous Material Management Plan. Hazardous Materials Identification. December 6, 2007.



to the routine transport, use, or disposal of hazardous materials; would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be less than significant, and no mitigation is required.

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

Less Than Significant Impact. The proposed Specific Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the Specific Plan does not include physical development. As stated above in Response 4.9.1(a), future development allowed under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to the proper transport, use, storage, and disposal of hazardous materials and hazardous waste. The proposed Specific Plan would allow for the development of residential land uses on two properties within the proposed Specific Plan Area. As subsequent future infill and redevelopment residential projects are proposed for either of those properties, they would be evaluated for site-specific impacts associated with hazards and hazardous materials. Any future development would be required to prepare a project-specific Phase I Environmental Site Assessment (ESA) and subsequent documentation to determine if future development would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the creation of a significant hazard to the public or the environment through the accidental release associated with hazardous materials, and 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. The proposed Specific Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the proposed Specific Plan does not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the emission of hazardous materials within one-quarter mile of an existing or proposed school, and 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. The proposed Specific Plan would not include any specific development or redevelopment proposal. As stated in Response 4.9.1(a), future development allowed under the proposed Specific



Plan would be required to comply with all applicable regulations and standards regarding hazardous materials. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in any impacts related to known hazardous materials listed on sites compiled pursuant to Government Code Section 65962.5, and 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?

Less Than Significant Impact. The Joint Forces Training Base (JFTB) Los Alamitos is located adjacent to the southern perimeter of the proposed Specific Plan Area. Additionally, the two properties along Katella Avenue on which the proposed project would permit/increase residential densities of up to 60 du/ac are located approximately 1 mile north of the JFTB Los Alamitos. The *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP) (1975, last amended 2017) identifies policies to evaluate the compatibility of land uses and proposed local actions with the airfield. The facilities at JFTB Los Alamitos include two runways and associated taxiways, apron, and hangars. According to the AELUP, the southern portion of the Specific Plan Area is located in the JFTB Notification Area (Exhibit D1) and the JFTB Height Restriction Zone (Exhibit D2), reflecting the 14 Code of Federal Regulations (CFR) Part 77 imaginary airspace surfaces for JFTB.⁹ Any future development under the proposed Specific Plan within these areas would be subject to AELUP policies entailing specific height limitations imposed on projects within a height restriction zone to ensure that structures or trees (1) do not obstruct the airspace required for takeoff, flight, or landing of an aircraft at an airport, or (2) are not otherwise hazardous to the landing or takeoff of aircraft. Further, future development under the proposed Specific Plan may be required to comply with all applicable Federal Aviation Administration (FAA) standards and requirements, including notifying the FAA of any proposed structure(s) that would penetrate the Part 77 imaginary surfaces for JFTB Los Alamitos, to ensure potential aviation hazards are avoided. In addition, future development may be subject to Airport Land Use Commission (ALUC) review for consistency with the AELUP. Finally, future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. These actions would ensure proper evaluation of the potential for future development to result in potential aviation-related safety hazards. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to a site's proximity to an airport facility or any airport land use plan, and 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. Although the proposed project would permit/increase residential densities of up to 60 du/ac on two properties within the proposed Specific Plan Area, the properties are not located along

⁹ Orange County Airport Land Use Commission (ALUC). 2016. *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP). Website: [http://www.ocair.com/commissions/aluc/docs/JFTB-AELUP2016 ProposedFINAL.pdf](http://www.ocair.com/commissions/aluc/docs/JFTB-AELUP2016%20ProposedFINAL.pdf) (accessed September 13, 2023).



an emergency evacuation route according to emergency evacuation route maps associated with the City's General Plan Safety Element (2001).¹⁰ The City's emergency evacuation routes are shown on Exhibit SAF-5 in the Safety Element of the General Plan. All emergency evacuation activities are coordinated by the City Police Chief. The Police Chief would issue evacuation orders based on information gathered from emergency experts. Evacuation operations would be conducted by law enforcement agencies, highway/road/street departments, and public and private transportation providers.¹¹ The proposed Specific Plan does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with the adopted emergency response or evacuation plan set forth by the City. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the interference of an adopted emergency plan.

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. According to the California Department of Forestry and Fire Protection (CAL FIRE) Very High Fire Hazard Severity Zone Maps for the Orange County region, the entire City of Cypress is designated as a non-very high fire hazard severity zone (VHFHSZ).¹² As such, the proposed Specific Plan would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, as the proposed Specific Plan does not include any specific development or redevelopment proposal. As stated above in Response 4.9.1(a), future developments under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the exposure of people or structures to the risk of loss, injury or death involving wildland fire, and no mitigation is required.

¹⁰ City of Cypress General Plan. 2001. Safety Element, Emergency Evacuation Routes map (Exhibit SAF-5). Website: <https://www.cypressca.org/home/showpublisheddocument/714/636123119830170000> (accessed January 16, 2024).

¹¹ City of Cypress. 2001. General Plan Environmental Impact Report. Geology and Seismic Hazards. Page 4.6-7.

¹² 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 August 30, 2023).



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 or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in a substantial erosion or siltation on- or off-site;				
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?				
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.10.1 Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The proposed Specific Plan would not have an impact on hydrology or water resources, as the Specific Plan does not include any specific development or redevelopment proposal. Future projects under the proposed Specific Plan would generally be required to comply with the State Water Resources Control Board (SWRCB) Construction General Permit if construction of the project disturbs greater than one acre of soil. Future projects under the proposed Specific Plan would generally be required to comply with applicable construction permits and regulations associated with water quality, as detailed in Regulatory Compliance Measure (RCM) HYD-1. If construction of future projects would disturb greater than one acre of soil, those projects would be required to comply with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) (NPDES No. CAS000002, Order No. 2022-0057-DWQ). Compliance with the Construction General Permit would require



preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction Best Management Practices (BMPs), including, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on-site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.

Future projects that disturb less than 1 acre of soil and that are not a part of a larger common plan, would be required to comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site. The CALGreen Code also requires compliance with Section 13-23 of the Cypress Municipal Code. Chapter 13-23 of the Cypress Municipal Code requires projects that qualify as new development or significant redevelopment as outlined in the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff, Orange County (Orange County MS4 Permit)(Order No. R8-2009-0030, NPDES No. CAS618030 as amended by Order No. R8-2010-0062) comply with the Orange County Drainage Area Management Plan (DAMP) and the City of Cypress Local Implementation Plan (LIP), including the preparation of a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff (RCM HYD-2). Any groundwater dewatering during construction activities would be required to comply with the appropriate National Pollutant Discharge Elimination System (NPDES) waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to the violation of water quality standards or waste discharge requirements, degradation of water quality, increase in pollutant discharges, or alteration in receiving water quality, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure HYD-1

If construction of future projects associated with the proposed Specific Plan would disturb greater than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2022-0057-DWQ, or



any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the Project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination (NOT) shall be submitted via SMARTS.

If construction of future projects associated with the Cypress Business Parks Modernization and Integration Project would disturb less than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).



Regulatory Compliance Measure HYD-2

Orange County MS4 Permit/City Municipal Code. Prior to issuance of a grading permit for future projects associated with the Cypress Business Parks Modernization and Integration Project, the future project Applicant shall prepare and submit a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Orange County MS4 Permit, Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the Cypress Business Parks Modernization and Integration Project.

Regulatory Compliance Measure HYD-3

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



b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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

The Specific Plan Area is located within the Coastal Plain of Orange County Groundwater Basin (Basin 8-1) which has a surface area of 350 square miles and a storage capacity of 38,000,000 acre-feet.¹³ The proposed Specific Plan would not have an impact on groundwater supplies or groundwater recharge, as the Specific Plan does not include any specific development or redevelopment proposal. Future development under the proposed Specific Plan would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. In addition, future projects 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.¹⁴

As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the proposed project would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements or degradation of water quality and would include appropriate mitigation as necessary to address impacts related to surface or groundwater quality or the depletion of groundwater supplies or interference with groundwater recharge. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to the depletion of

¹³ California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118. Coastal Plains of Orange County Groundwater Basin.

¹⁴ Orange County Water District (OCWD). 2017. Basin 8-1 Alternative – OCWD Management Area. January 1, 2017.



groundwater supplies and would not create an adverse impact on groundwater quality, a depletion of groundwater supplies, or interference with groundwater recharge, 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 a stream or river or through the addition of impervious surfaces, in a manner which would:

- i. **Result in a substantial erosion or siltation on- or off-site;**
- ii. **Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**
- iii. **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
- iv. **Impede or redirect flood flows?**

Less Than Significant Impact. The proposed Specific Plan would not have an impact on existing drainage patterns of a site or area or create or contribute runoff water, as the Specific Plan does not include any physical development. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a SWPPP (RCM HYD-1). If applicable, a SWPPP would detail Erosion Control and Sediment Control BMPs to be implemented during project construction to minimize erosion and retain sediment on site. If a project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 CALGreen Code, which requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion and sediment control and good housekeeping BMPs to prevent pollution of stormwater runoff during construction activities (RCM HYD-1). The proposed Specific Plan Area including the proposed properties are comprised of parcels with existing development in an urbanized environment. Additionally, there are no streams or rivers traversing the Specific Plan Area. As discussed in Section 4.4, Biological Resources, no natural streams, federally protected wetlands, or riparian habitat are located within the project area. The proposed project is required to comply with existing NPDES requirements. These measures would prevent substantial additional sources of polluted runoff from being discharged to the storm drain system through implementation of construction BMPs that target pollutants of concern in runoff from the project site as well as testing and treatment (if required) of groundwater prior to its discharge to surface waters (RCMs HYD-1 and HYD-2). As specified in the City Municipal Code and the Construction General Permit or the 2022 CALGreen Code and with implementation of the construction BMPs, impacts related to increased runoff, on-site, off-site, downstream erosion or siltation, or the capacity of stormwater drainage systems, would be less than significant, and no mitigation is required.

Significant redevelopment projects are subject to specific hydromodification¹⁵ requirements of the Orange County MS4 Permit and must implement measures for site design, source control, runoff reduction, stormwater treatment, and baseline hydromodification management (RCM HYD-2).

¹⁵ Hydromodification is defined as hydrologic changes resulting from increased runoff from increases in impervious surfaces. Hydromodification impacts can include changes in downstream erosion and sedimentation.



Projects may be deemed exempt from these requirements if they drain into hardened channels, the rate and volume of stormwater runoff does not significantly exceed those of the predevelopment condition for a two-year frequency storm event, or if the site infiltrates at least the runoff from a two-year storm event. Compliance with RCM HYD-2 would ensure impacts related to hydromodification would be less than significant, and no mitigation is required.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The proposed Specific Plan Area is located in Federal Emergency Management Agency (FEMA) Flood Zone X, 'Area of Minimal Flood Hazard' which includes areas of a 0.2 percent annual chance flood (500-year flood). According to the Safety Element of the City's General Plan, the Specific Plan Area is located within the inundation zone of Prado Dam.¹⁶ There are no open bodies of water in the vicinity of the Specific Plan Area, and the proposed Specific Plan is therefore not located within an inundation zone of a seiche. The Specific Plan Area is located approximately 6.3 miles northeast of the Pacific Ocean and is not located within a tsunami inundation zone, according to the Orange County Tsunami Inundation Maps.¹⁷ The levee inundation zone of Coyote Creek/Carbon Creek is located south of the Specific Plan Area; however, the Specific Plan Area is not located within this inundation area.

The proposed Specific Plan would not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the risk of release of pollutants in flood hazard, tsunami, or seiche zones, and no mitigation is required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed above, the proposed Specific Plan would not include physical developments. Future development under the proposed Specific Plan would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. Additionally, any groundwater dewatering during future construction activities would be required to comply with the appropriate NPDES waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department. 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. Therefore, implementation of the proposed Specific Plan would not conflict with or obstruct the sustainable groundwater management

¹⁶ City of Cypress. 2001. City of Cypress General Plan Safety Element. October 5.

¹⁷ California Department of Conservation (DOC). 2019. Orange County Tsunami Inundation Maps. Website: <https://www.conservation.ca.gov/cgs/tsunami/maps/orange> (accessed April 2024).



plan adopted for the Orange County Groundwater Basin. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan, and no mitigation is required.



4.11 LAND USE AND PLANNING

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

4.11.1 Impact Analysis

a) Would the project physically divide an established community?

Less Than Significant Impact. As shown in Table 2.A, in Chapter 2.0, Project Description, in its existing condition, the Specific Plan Area consists of approximately 439 acres of land currently developed with a variety of uses including, mixed use, commercial use, and office/light industrial use. The Specific Plan Area is situated in the southern portion of the City of Cypress spanning the Cypress Business Park. The proposed Specific Plan Area encompasses the Lusk/Cypress Industrial Park Specific Plan, the Cypress Corporate Center Original and Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan areas. Surrounding land uses include a mix of residential and commercial to the north, and residential and public parks to the south. The areas east and west of the Specific Plan Area are outside the Cypress city limits.

As part of the proposed Specific Plan, the five existing Specific Plans would be integrated into a single Specific Plan document to modernize the Business Park's existing specific plans and provide updated development standards that would improve the City's ability to regulate land uses within the Cypress Business Park. The objectives of the Specific Plan include updating and establishing land use designations within the new Specific Plan, establishing a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), defining and updating terminology and land uses, amending the City's Zoning Code, and developing options to streamline project approval processes and permit flexibility. New land uses allowed under this Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. These objectives aim to facilitate the orderly development of future development projects within the proposed Specific Plan Area and facilitate economic development opportunities within the City. No features of the proposed Specific Plan would disrupt the existing surrounding land uses from continuing to operate as-is. Additionally, as stated in Section 2.3.1 Project Description, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/ Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac



and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.¹⁸

As such, any future residential projects implemented in accordance with the proposed zoning amendments and land use changes would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations. Furthermore, any redevelopment on the two properties identified in this Specific Plan, which would replace existing structures within the built environment and proposed development plans, would be reviewed for connectivity. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the physical division of an established community, and 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?

Less Than Significant Impact. The primary documents regulating land use within the Specific Plan Area are the City of Cypress General Plan, the Lusk/Cypress Industrial Park Specific Plan, the Cypress Corporate Center Original and Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan.

As stated above in Response 4.11.1(a), the proposed Specific Plan would integrate five of the existing specific plans into one comprehensive Specific Plan. As noted in Section 2.3, Project Description, the proposed Specific Plan would update the permitted land uses within the five existing specific plans to provide clear and updated development standards; however, these changes in permitted land use would not substantially change the existing land use designations or permitted uses within the existing specific plans. The proposed Specific Plan's key objective to modernize the existing specific plans to provide updated development standards will foster new business and development opportunities within the Business Park planning area. The proposed project would include multiple Specific Plan amendments and adoption of the Cypress Business Park Specific Plan. The proposed Specific Plan amendments would revise land use designations, update terminology, implement performance standards, and streamline approval processes to integrate multiple existing specific plans into one

¹⁸ 321 households x 1.99 persons per household = 639 persons



comprehensive specific plan. Additionally, the proposed Specific Plan would establish an updated list of permitted and conditionally permitted uses, as shown in Appendix A.

Adoption of the proposed Specific Plan would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. Additionally, permitted uses within the existing specific plans would not be substantially changed as a result of the proposed project.

Therefore, the proposed Specific Plan would be consistent with the City's General Plan and would ensure that the proposed project would not conflict with other land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, any future developments or improvements that would require discretionary approvals would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Specific Plan would be evaluated for site-specific impacts to land use and would include appropriate mitigation as necessary to address impacts related to conflicts with any land use plan, policy, or regulation. Therefore, impacts related to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant, and 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"/>

4.12.1 Impact Analysis

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

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

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

Of these four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being “regionally significant.”

The Specific Plan Area has been classified by the California Geological Survey (CGS) as MRZ-4, indicating that it is in an area where information is inadequate for assignment to any other mineral resource zone.¹⁹ The City of Cypress is not within the proximity of any MRZ-2 zones, and is surrounded

¹⁹ California Department of Conservation (DOC). 1981. Division of Mines and Geology. Mineral Land Classification Map. Los Alamos Quadrangle. Special Report 143, Plate 3.17.



by an MRZ-1 zone, indicating the absence of significant mineral deposits in the area.²⁰ No properties in the immediate vicinity of the Specific Plan Area are used for mineral recovery and future development within the proposed Specific Plan is not likely to result in loss of availability of a locally important mineral resource. The proposed Specific Plan does not include any physical improvements, and no impacts related to mineral resources would occur with its adoption. Therefore, adoption of the Specific Plan would not result in impacts to mineral resources, 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 Response 4.12.1(a), the Specific Plan Area is clearly shown to not be a part of a mineral resource zone containing any known valuable mineral resources, which would suggest any future development within the Specific Plan would have a high unlikelyhood of minerals being extracted at the project area.²¹ Therefore, no impact would occur, and no mitigation is required.

²⁰ California Department of Conservation (DOC). 1981. Division of Mines and Geology. Mineral Land Classification Map. Los Alamos Quadrangle. Special Report 143, Plate 3.17.

²¹ Ibid.



4.13 NOISE

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

4.13.1 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?**

Less Than Significant Impact. The City's General Plan Noise Element (adopted 2001) establishes standards and procedures for protecting noise-sensitive uses from stationary and mobile sources. Refer to Table 4.13.A for the Exterior Noise Level Standards and Table 4.13.B for the Interior Noise Level Standards from the City of Cypress Municipal Code Section 13-68 (a) (1976).

Table 4.13.A: Exterior Noise Level Standards

Noise Zone	Noise Level (dBA L_{eq})	Time Period
1	55	7:00 a.m. – 10:00 p.m.
	50	10:00 p.m. – 7:00 a.m.
2	60	7:00 a.m. – 10:00 p.m.
	55	10:00 p.m. – 7:00 a.m.

Source: City of Cypress Municipal Code Section 13-68 (a) (1976).

dBA = A-weighted decibels

L_{eq} = Average Hourly Noise Level

Table 4.13.B: Interior Noise Level Standards

Noise Zone	Noise Level (dBA L_{eq})	Time Period
1 and 2	55	7:00 a.m. – 10:00 p.m.
	45	10:00 p.m. – 7:00 a.m.

Source: City of Cypress Municipal Code (1976).

dBA = A-weighted decibels

L_{eq} = Average Hourly Noise Level



The City's Noise Element describes the noise environment (including noise sources) in the City, and addresses noise mitigation regulations, strategies, and programs, as well as delineates federal, State, and City jurisdiction relative to rail, automotive, aircraft, and nuisance noise. The City's noise standards are correlated with land use zoning classifications in order to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within a specified zone. In accordance with Table N-3 of the Noise Element of the City's General Plan, the exterior noise level standard for residential uses, including single-family and multi-family development, is 60 dBA CNEL (A-weighted decibel community noise equivalent level). This standard is limited to the private yards of single-family homes and the private patios or balconies of multi-family uses that are served by means of an exit from inside each dwelling; however, private patios or balconies that are 6 feet deep or less are exempt from this standard. For residential uses, the City's interior noise level standard is 45 dBA CNEL. The Cypress Municipal Code Chapter 13, Article VII, Sections 13-64 through 13-79, established noise standards and enforcement procedures to enforce the reduction of "obnoxious or offensive" noises. The Municipal Code (Section 13-70, Special Provisions) also requires that construction activities shall not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, before 9:00 a.m. and after 8:00 p.m. on Saturdays, or at any time on Sundays or a federal holiday.

The proposed Specific Plan does not include any specific development or redevelopment proposals. The proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac, and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

Adoption of the proposed Specific Plan would increase residential densities on two properties along Katella Avenue. These activities could result in the potential demolition of structures, construction, and site grading, as well as the placement of residential uses near stationary noise sources. While all of these activities have the potential to increase ambient noise and vibration levels within the City of Cypress and exceed acceptable noise standards, the properties are adjacent to primary noise sources within the City (major roadways). The provision of additional residential units could result in noise-sensitive land uses being located within or adjacent to noise contours above 60 CNEL. However, any new construction would need to be consistent with the General Plan Noise Element. Potential sources



causing a permanent increase in ambient noise include noise resulting from increased traffic on roadways within the City. It is projected that traffic volumes on some streets within the City would increase, and some would decrease due to the proposed land use changes. It is anticipated that traffic on the properties would decrease when compared to the surrounding commercial uses.

As such, any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and noise ordinances within the City's Municipal Code. New land uses allowed within the Specific Plan Area would be generally similar to land uses allowed under the existing specific plans. Any noise associated with new land uses would be similar to what already occurs within the Specific Plan Area and would be allowed under the existing specific plans. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in any significant impacts related to an increase in noise levels or excessive ground-borne vibration or noise, and impacts would be less than significant. No mitigation would be required.

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

Less Than Significant Impact. As discussed above, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. These proposed updates would not in themselves generate vibration. In addition, vibration levels generated from project-related traffic on the adjacent roadways would be highly unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, vibration generated by project-related traffic on the adjacent roadways would be less than significant. No mitigation measures are 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?

Less Than Significant Impact. The closest airport to the Specific Plan Area is the Joint Forces Training Base (JFTB) Los Alamitos, which is generally south of the proposed Specific Plan Area. According to the *Airport Environs Land Use Plan for JFTB Los Alamitos*²² (AELUP) and Exhibit SAF-8²³ in the Safety Element of the City's General Plan, the southwestern portions of the Specific Plan Area are within the 60 and 65 dBA CNEL noise contours for JFTB Los Alamitos (see Exhibit D3 in Appendix D to the AELUP), which are defined by the AELUP as Noise Impact Zone 2 (moderate noise impacts) and Noise Impact

²² Orange County Airport Land Use Commission (ALUC). 2017. *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP). August 17.

²³ City of Cypress. 2001. City of Cypress General Plan Safety Element. October 5.



Zone 1 (high noise impacts). These areas of the Specific Plan are primarily composed of business park and warehouse facilities, which are land uses considered “Normally Consistent” with AELUP policies, requiring no special noise reduction requirements.

The second closest airport is the Long Beach Municipal Airport, located approximately 5.4 miles northwest of the Specific Plan Area, according to the Los Angeles County Airport Land Use Plan. The Specific Plan Area is 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 within the Specific Plan Area to excessive noise levels due to the proximity of a public airport.

Although the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan) area, to allow residential densities of up to 60 du/ac, the proposed properties are located approximately 1 mile north of the JFTB Los Alamitos. According to the AELUP, the proposed properties are outside the 60 dBA CNEL and 65 dBA CNEL noise contours for JFTB Los Alamitos, wherein residential uses are considered “Normally Consistent” with AELUP policies. Further, as the proposed Specific Plan does not include physical development, it would not result in the exposure of people residing or working in the project area to excessive noise levels. Any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and be consistent with AELUP policies, including being subject to Airport Land Use Commission review for consistency with the AELUP. Finally, future development or redevelopment projects requiring discretionary actions would be subject to environmental review in accordance with the provisions of CEQA and the *State CEQA Guidelines*. These actions would ensure proper evaluation of the potential for future development to result in potential aviation-related noise impacts. Therefore, less than significant noise impacts related to airports are anticipated, and no mitigation is required.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.14.1 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)?**

Less Than Significant Impact. The proposed Specific Plan would integrate the five existing specific plans into one updated Specific Plan to guide future business development within the City of Cypress. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use changes is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Because the proposed land use designation amendments would allow for higher density housing, 1.99 persons per household was deemed appropriate for use in the analysis contained in this IS/ND. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.²⁴

Additionally, in the 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) population projections for the City, the population of Cypress in 2050 is expected to be 56,200 persons, increasing by 6,000 persons from the actual 2019 population of 50,200 persons. Adoption of the proposed Specific Plan would not result in population growth that would exceed the 2019 to 2050 growth forecast for the City. Therefore, implementation of the proposed project would

²⁴ 321 households x 1.99 persons per household = 639 persons



not increase the City's population greater than that estimated in the 2024–2050 RTP/SCS population projections.

As a specific plan, this document would not, in and of itself, result in impacts related to population and housing, as it does not include any specific development or redevelopment proposal. New land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Any future projects implemented in accordance with the proposed updated land use designations would be required to adhere to the City's General Plan, provide required development impact fees, and comply with applicable development regulations. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and *the State CEQA Guidelines*. As such, the proposed project would not cause indirect substantial unplanned population growth through the extension of roads and other infrastructure. Impacts associated with unplanned population growth, directly or indirectly, would be less than significant, and no mitigation would be necessary.

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

No Impact. As stated above in Response 4.14.1(a), the proposed Specific Plan does not include physical development and would not in itself contribute to impacts related to population and housing. Implementation of the proposed project would not displace any housing or associated populations. Instead, the proposed project would amend land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. As discussed above in Response 4.14(a), the proposed Specific Plan would add approximately 639 persons residents to the City's population.²⁵ Therefore, there would be no impact related to the displacement of substantial numbers of people or housing. Therefore, adoption of the proposed Specific Plan would not displace housing or persons, nor require or necessitate the development of replacement housing elsewhere, and no mitigation would be required.

²⁵ 321 households x 1.99 persons per household = 639 persons.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.15.1 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

Less Than Significant Impact. The Orange County Fire Authority (OCFA) is a Joint Powers Authority that serves the City of Cypress and is responsible for reducing the loss of lives and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that provides fire suppression, emergency medical services, hazardous materials response, wildland firefighting, technical rescue, and airport rescue firefighting services, and a variety of other public services to its service area of 1,891,382 residents that includes 23 cities in Orange County (County) and all unincorporated areas in the County. Currently, OCFA has a total of 77 stations located throughout Orange County.²⁶

The City of Cypress is located within Operations Division 7, which also serves the cities of Buena Park, La Palma, and Stanton along with portions of several unincorporated communities.²⁷ As a regional fire agency, OCFA engages in service agreements with other local and regional fire agencies.

²⁶ Orange County Fire Authority (OCFA). 2023. Fiscal Year 2023–2024 Adopted Budget. Page 11. Website: C:\Users\STUART~1\AppData\Local\Temp\mso34C7.tmp (ocfa.org) (accessed April 25, 2024).

²⁷ OCFA. 2020. Operations Division 7. Website: OCFA - Orange County Fire Authority (accessed September 13, 2023).



According to the City's General Plan Safety Element (2001), it is the OCFA's goal to have the first responding company for a fire call to reach the emergency scene within 8 minutes and paramedics to reach the scene within 5 minutes, at least 90 percent of the time. In Fiscal Year 2023–2024, OCFA responded to emergency calls within 6 minutes and 29 seconds 90 percent of the time across all service area calls.²⁸ Future projects allowed under the proposed Specific Plan would be required to comply with all OCFA requirements, the current editions of the California Building Code, California Fire Code, and related codes.

The proposed Specific Plan 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 include any specific development or redevelopment proposal. New land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Any future demand for fire protection services would be similar to the existing demand.

The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. The development of up to 321 dwelling units, would generate a net increase of approximately 639 persons. This increase in the City's population could result in an increase in fire protection calls within the City; however, such calls would be generally consistent with the types of calls the OFCA responds to at similar residential developments in the City.

As discussed above, the OCFA currently serves more than 1,894,382 residents from its 77 fire stations throughout the County, including Fire Station No. 17 within the City and Fire Station Nos. 2 and 84 nearby. The addition of 639 residents would increase the population served by 0.2 percent. This increase in population served by OFCA is negligible (less than 1 percent and would not impact OCFA's ability to serve the City).

Any future residential projects implemented in accordance with the proposed project would be required to adhere to all OCFA requirements, including providing adequate fire flow/structure protection to the properties, hydrants spaced to meet the minimums identified in the fire code, and providing adequate access for emergency vehicles. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. As detailed in Regulatory Compliance Measure (RCM) PS-1, below, during the development and CEQA review process, future projects would be required to coordinate with OCFA to determine the appropriate development impact fees required for the project to offset potential impact to OCFA staffing and service ability.

²⁸ OCFA. 2022. Fiscal Year 2021/2022 Adopted Budget. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%202022-2023%20Adopted%20Budget.pdf> (accessed October 16, 2023).



Therefore, impacts on fire protection services would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure PS-1

Orange County Fire Authority (OCFA). Any future projects implemented in accordance with the proposed project would be required to coordinate with the Orange County Fire Authority (OCFA) to determine the appropriate development impact fees required to offset potential impact to OCFA staffing and service ability. Prior to the approval of a future project implemented in accordance with the proposed project, the designated site developer shall enter into a Secured Fire Protection Agreement with OCFA that details the agreed-upon development impact fees required for the project.

ii. Police Protection

Less Than Significant Impact. The Cypress Police Department (CPD) provides police protection services throughout the City. The CPD has one station located within the Cypress Civic Center at 5275 Orange Avenue, approximately 1.5 mile north of the Specific Plan Area. Management and supervision of the CPD is provided by 1 chief, 3 commanders, 1 civilian manager, 10 sergeants, and 1 civilian supervisor. Of the CPD's 55 sworn personnel, 41 are dedicated to the delivery of patrol services. In addition to the 55 officers, the department is supported by 23 civilian employees and numerous volunteers.²⁹ The officer-to-resident ratio in 2022 was 1.1 CPD officer per 1,000 residents.

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

Police dispatch services for the City of Cypress are provided by the West Cities Police Communications Center, also known as West-Comm. West-Comm is a consolidated police dispatch center, formed by a Joint Powers Authority between the cities of Cypress, Los Alamitos and Seal Beach. Located at the Seal Beach Police Department, West-Comm serves a combined population of approximately 90,000 and handles approximately 100,000 calls for service each year. In 2020, the CPD responded to 24,929

²⁹ City of Cypress. Cypress Police Department Overview. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed October 2023).



calls for service, including 12,215 emergency calls and 12,714 officer-initiated calls.³⁰ This volume of calls for 2020 represents an overall 23 percent decrease in calls for service throughout the City compared to 2019.

As discussed above in Response 4.15.1 (i), the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. The proposed updates would accommodate the development of 321 housing units within the proposed Specific Plan Area, with a corresponding net increase of approximately 639 persons. This increase in the City's population could result in an increase in calls to law enforcement within the City; however, such calls would be generally consistent with the types of calls the CPD responds to at similar residential developments in the City. Additionally, the proposed properties are surrounded by existing development and are in areas of the City already served by CPD.

In 2021, the City had a population of 49,926, increasing the officer-to-resident ratio to 1.1 CPD officer per 1,000 residents. The increase of 639 persons in the City as facilitated by the proposed project would result in an officer-to-resident ratio of 1 CPD officer per 1,000 residents, which is consistent with the officer-to-resident ratio of the City since 2022. The net increase of 639 persons may result in an incremental increase in law enforcement calls within the City; however, such calls would be generally consistent with the types of calls the CPD responds to at similar residential developments in the City. Any future projects implemented in accordance with the proposed zoning and land use changes would be required to adhere to all applicable policies and codes related to the provision of police services. As such, future development projects under this Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the provision of police protection, or the construction of new or physically altered facilities, and no mitigation is required.

iii. Schools

Less Than Significant Impact. The City is located within the Cypress School District (CSD), which serves the City's kindergarten through sixth-grade students, and the Anaheim Union High School District (AUHSD), which serves the City's junior high and high school students (grades 7 through 12). The California Office of Public-School Construction has published general student yield factors for elementary, secondary (middle/high school), and unified school districts in California (May 2009). The student generation rate for elementary schools is 0.5 student per dwelling unit and the student generation rate for middle/high school students is 0.2 student per dwelling unit. According to the Residential and Commercial/Industrial Development School Fee Justification Study performed for the CSD by Cooperative Strategies and dated April 30, 2020, the elementary student generation rate for

³⁰ City of Cypress. Cypress Police Department. 10-Year Calls for Service Trend. 2020. Website: <https://www.cypressca.org/home/showdocument?id=10173> (August 2023).



multi-family units (high density units) in the CSD is 0.255 student per unit.³¹ According to the Developer Fee Justification Study performed for the CSD by Cooperative Strategies and dated November 9, 2022, the elementary student generation rate for multi-family units (high density units) in the CSD is 0.32 student per unit.³² The increase in students as a result of project implementation would increase the demand for school facilities. However, future development allowed under the proposed project would accommodate planned regional housing growth included in the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA), which is based on population estimates, including school-aged children, for the City. Therefore, although implementation of the proposed project would facilitate an increase in demand for school facilities, this increase in demand is consistent with the increase in the City's population.

Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The Applicant/Developer of future residential development projects allowed under the proposed project would be required to pay such fees to reduce any impacts of new residential development on school services as provided in Section 65995 of the California Government Code (refer to RCM PS-2 below). With the AUHSD's projected decline in enrollment, and with payment of development impact fees on a project-by-project basis, it is expected that AUHSD would have sufficient capacity to accommodate new middle and high school level students generated with the development of future residential development.

In addition, the Applicant/Developer of future residential development projects allowed under the proposed project would be required to pay such fees to reduce any impacts of new residential development on school services as provided in RCM PS-2. With the AUHSD's continued pattern of decline in enrollment, and with payment of development impact fees on a project-by-project basis, it is expected that AUHSD would have sufficient capacity to accommodate new students generated with implementation of the proposed project.

Pursuant to the provisions of Government Code Section 65996, a project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued. Therefore, with payment of the required fees, as outlined in RCM PS-2, potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant. No mitigation is required.

Regulatory Compliance Measures

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

³¹ Cooperative Strategies. 2020. *Residential and Commercial/Industrial Development School Fee Justification Study, Cypress School District, Table 5: Adjusted Student Generation Factors*. April 30.

³² Cooperative Strategies. 2022. *Developer Fee Justification Study, Centralia Elementary School District*. November 9.



Regulatory Compliance Measure PS-2

Payment of School Fees. Prior to issuance of any building permits, the Applicant/Developer of future residential development projects facilitated by the proposed project shall provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of school fees to the appropriate school districts have been made in compliance with Section 65995 of the California Government Code.

iv. Parks

Less Than Significant Impact. Please refer to Section 4.16, Recreation, of this IS/ND, for a detailed discussion related to the proposed project's potential impacts to parks and recreational facilities. As discussed previously in Section 4.14, Population and Housing, the proposed project could add up to 639 new residents to the City's population, which could increase usage of City parks and recreational facilities. As described in Section 4.16, impacts to recreational facilities would remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational facilities (see RCM REC-1 in Section 4.16). All future projects implemented in accordance with the proposed Specific Plan would be required to comply with the City of Cypress General Plan. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Additionally, new land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Therefore, because the proposed project does not require the construction or expansion of public recreation facilities and because in-lieu park fees would be paid, as described in RCM REC-1, impacts to parks and recreation facilities would be less than significant, and no mitigation is required.

v. Other public facilities

Less Than Significant Impact. The Cypress Community Center, which provides regular classes and programming for local residents, is also located at 5700 Orange Avenue. The Cypress Senior Center is located at 9031 Grindlay Street. Projects allowed under the proposed Specific Plan could result in an increase in the use of other public facilities such as roadways, bike lanes, sidewalks, and other urban paths; however, the increased use of sustainable transportation infrastructure is consistent with the City's General Plan.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons. The net increase of 639



persons would incrementally increase demand for use of the public facilities and demand for community services and programs at the Cypress Senior Center and the Cypress Community Center. However, future development projects under this Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts associated with the provision of new or altered government facilities, and 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.16.1 Impact Analysis

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

Less Than Significant Impact. The proposed Specific Plan would not, in and of itself, result in any specific development or redevelopment proposal. The proposed land changes would allow residential development to occur on the property at the northwest corner of Katella Avenue and Siboney Street. The land use designation on this property would be updated from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), allowing for a residential density of 60 dwelling units per acre (du/ac). The land use designation on the second property at the northeast corner of Katella Avenue and Siboney Street would be updated from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), increasing the permitted density from 19 du/ac to 60 du/ac to reflect the existing residential density on the affected parcel. Although the proposed updates would not directly result in physical development, they would make possible new residential development that could potentially lead to impacts to existing parks or recreational facilities. Any future projects that are implemented in accordance with the proposed zoning and land use updates would be required to adhere to the Cypress General Plan, the City of Cypress Municipal Code, and all applicable development regulations pertaining to the capacity of existing neighborhood and regional parks or other recreational facilities.

The proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons. The City's Municipal Code states a goal of providing 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for purposes that are made available at K-12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. The City currently has 82 acres of parkland available for its 50,151 residents, and it currently provides approximately 1.63 acres of parkland per 1,000 residents. The additional 639 residents would incrementally change this ratio to 1.61 acres of parkland per 1,000 residents, which is a negligible change.



As specified in the City of Cypress Municipal Code Section 25-43, Relation of land required to population density, the City collects park dedication and in-lieu fees which are applicable to new residential construction that qualify as dwelling units as defined by Section 6.31.020(D) of the Cypress Zoning Ordinance and Section 205(D) of the 2001 California Building Code as they currently exist. Impacts to recreational facilities remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational facilities (see Regulatory Compliance Measure [RCM] REC-1 provided below). All future residential projects implemented in accordance with the proposed Specific Plan would be required to comply with the City of Cypress General Plan. Therefore, impacts would be less than significant, and no mitigation is required.

Regulatory Compliance Measure REC-1

Dedication of Parkland and/or Payment of Park Fees.

Prior to issuance of any building permits for residential projects within the Specific Plan Area, the Applicant shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress (City) Municipal Code, or other fees as determined by the City, to the Director of the City Community Development Department, or designee.

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

Less Than Significant Impact. There are currently a total of 20 developed public parks within the City of Cypress, which range in size from the approximately 0.17-acre Laurel Park to the 22-acre Oak Knoll Park.³³ According to the Conservation/Open Space/Recreation Element of the City's General Plan (2001), the City had a total of approximately 82 acres of parks and recreational facilities.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. The proposed Specific Plan would not directly result in physical development. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

³³ City of Cypress. 2022a. Facility and Park Locations. Website: <https://www.cypressca.org/activities/facility-park-locations> (accessed September 1, 2023).



As discussed above under Response 4.16(a), the City of Cypress Municipal Code, Section 25-43, establishes a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.6 acres of land per 1,000 residents for purposes that are made available at K–12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. Any future projects implemented in accordance with the land use changes would comply with the applicable provisions in Chapter 25, Article 6, Park and Recreational Facilities, of the City's Municipal Code (refer to RCM REC-1), which requires the payment of an in-lieu park fee, the dedication of land for park and recreational purposes, or both, based on a standard of 3.0 acres of land for park and recreational purposes for each 1,000 residents.

The proposed Specific Plan could allow for the development of additional residential units in Cypress, which could result in the potential addition of approximately 639 residents. This increase in population could incrementally increase usage of City parks and recreational facilities.

For all future residential projects developed in accordance with the proposed Specific Plan, the City will require the Applicant to pay fees and/or dedicate parkland as identified in RCM REC-1. Therefore, with the payment of in-lieu park fees and/or the dedication of parkland, impacts to recreation requirements would be less than significant.

In addition to providing on-site recreational amenities, the Applicant would pay applicable park fees as described in RCM REC-1. Therefore, any future projects implemented under the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment. Potential impacts would be less than significant, and no mitigation is required.



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"/>

4.17.1 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 Circulation Element of the City of Cypress General Plan provides goals and policies to implement a balanced, functional, and efficient circulation system, and incorporate alternative modes of travel which allow for the safe movement of people and goods. The proposed Specific Plan is consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease vehicle miles traveled (VMT) within the City. New land uses allowed under the proposed Specific Plan would be generally similar to the land uses already allowed under the existing specific plans. Additionally, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). Any future residential development or redevelopment on these properties would be analyzed on a project-by-project basis as design and layout of the projects are determined. Any trip generation or operational characteristics under the proposed Specific Plan would be similar to what is already allowed under the various existing specific plans. The proposed Specific Plan would not, in and of itself, result in transportation impacts, as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan would be subject to policies described in the Circulation Element of the General Plan, as well as other policies that promote reduction of VMT.

Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have no impacts associated with conflict



with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities or related to *State CEQA Guidelines* Section 15064.3, subdivision (b), and 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 proposed Specific Plan would not, in and of itself, result in transportation impacts, as it does not include any specific development or redevelopment proposal. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. Any future residential development or redevelopment proposals would be analyzed during review, and any necessary police or fire emergency access would be implemented consistent with the City's Municipal Code.

Furthermore, any future developments or transportation improvements under the Specific Plan would be required to conform to the City of Cypress roadway design standards, which are based upon engineering principles and evolving policies and practices governing the City's transportation infrastructure. These 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 California Department of Transportation's (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. New land uses allowed under the proposed Specific Plan would be generally similar to the land uses already allowed under the existing specific plans. Potential impacts would essentially be the same as what is already allowed under the existing specific plans. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in dangerous design components or inadequate emergency access, and 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.18.1 Impact Analysis

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

Less Than Significant Impact. Assembly Bill (AB) 52 and CEQA Public Resources Code (PRC) 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. California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill [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 Native American Heritage Commission (NAHC) was contacted on February 23, 2023, to conduct a Sacred Lands File (SLF) search and provide a Native American Contact List for the Specific Plan Area pursuant to SB 18, Government Codes 65352.3 and 65352.4, AB 52, and PRC Sections 21080.1 and 21080.3.1. The NAHC responded on May 2, 2023, stating that an SLF search was completed for the Specific Plan Area with negative results. The NAHC recommended that 19 Native American individuals representing the Diegueño, Gabrielino groups, Juaneño, Luiseño, Cahuilla, Pala Band, and Kumeyaay groups be contacted for information regarding cultural resources that could be affected by the proposed project. Nineteen individuals were contacted through letters sent via U.S. Postal Service Certified Mail on April 11, 2023. No responses requesting consultation were received within the time period.

The proposed Specific Plan would not, in and of itself, result in impacts to tribal cultural resources, as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan could require excavation and other potentially disturbing aspects of construction into soils, and there is a potential to uncover undiscovered tribal cultural resources during excavation, including human remains. Therefore, while unlikely, the presence of undiscovered subsurface tribal cultural resources within the proposed Specific Plan Area is possible, and these resources could potentially be affected by construction activities.

Regulatory Compliance Measure (RCM) CUL-1, as detailed in Section 4.5, Cultural Resources, requires compliance with California PRC Section 21083.2(g) for the treatment of unearthed archaeological resources. Adherence to regulatory standards included in RCM CUL-1 would reduce the impact of the proposed project on unknown unique archaeological resources to less than significant, in the event that previously unknown deposits with tribal cultural significance are discovered during future construction activities under the proposed Specific Plan.

As also discussed in Section 4.5, RCM CUL-2 requires compliance with the State's Health and Safety Code for the treatment of human remains. Adherence to regulatory standards included in RCM CUL-2 would reduce the impact of the proposed project on human remains to less than significant, in the event that previously unknown remains are discovered during construction activities within the proposed Specific Plan Area.

Any future development allowed under the proposed Specific Plan would be required to comply with AB 52, SB 18, and relevant City standards as applicable. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have less than significant impacts related to tribal cultural resources, and no mitigation is required.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.19.1 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?**

Less Than Significant Impact. The proposed Specific Plan 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 include any specific development or redevelopment proposal. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area.

Additionally, new land uses allowed under the proposed Specific Plan would be similar to those allowed under the existing specific plans. No increase in demand for these utilities is anticipated beyond what already exists and what would be generated by the uses that are already allowed under the existing specific plans. Future development allowed under the proposed Specific Plan would be



subject to review by the City Public Works Department and/or utility companies to determine project-specific infrastructure needs and requirements. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

Water

The West Orange County System of the Golden State Water Company (GSWC) Los Alamitos West Orange Service Area 2020 Urban Water Management Plan (UWMP) states that annual water use in its service area is expected to be 15,759 acre-feet by 2045. In addition, the 2020 UWMP states that total water supplies available for the service area in 2045 would be 23,645 acre-feet. Some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently use water. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to water. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded water facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Wastewater

The Orange County Sanitation District (OCSD) is responsible for the provision of wastewater treatment facilities that serve the Specific Plan Area. The OCSD has a capacity to treat 188 million gallons of wastewater per day from residential, commercial, and industrial sources at two plants: Reclamation Plant No. 1 in Fountain Valley and Treatment Plant No. 2 in Huntington Beach. Reclamation Plant No. 1 has a primary treatment capacity of 208 million gallons per day (mgd),³⁴ and is running under capacity at approximately 120 mgd.³⁵ Treatment Plant No. 2 has a primary treatment capacity of 168 mgd and currently receives 59 mgd.³⁶

As stated above, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater and are assumed in OCSD's wastewater generation projections. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to wastewater treatment. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. In addition, as requested by OCSD, future projects implemented in accordance with the proposed project would be required to provide project-specific impact analysis via sewer study to demonstrate the adequacy of existing wastewater facilities to properly transport and treat wastewater flows

³⁴ OCSD. 2019b. *Budget Update Fiscal Year 2019-2020*. Website: <https://www.ocsd.com/Home/ShowDocument?id=28411> (accessed May 12, 2023).

³⁵ Ibid.

³⁶ OCSD. *Facts and Key Statistics Webpage*. Website: <https://www.ocsd.com/services/regional-sewer-service> (accessed May 12, 2023).



generated by the future project.³⁷ As such, the proposed project would not require the relocation or construction of new or expanded wastewater facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Stormwater/Drainage

Any future projects implemented in accordance with the proposed project which disturb more than 1 acre of soil would comply with the requirements of the Construction General Permit and would include the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include construction Best Management Practices (BMPs) to control and direct on-site surface runoff and would include detention facilities, if required, to ensure that stormwater runoff from the construction site would not exceed the capacity of the stormwater drainage systems. If applicable, a SWPPP would also detail Erosion Control and Sediment Control BMPs to be implemented during project construction to minimize erosion and retain sediment on site. If a future project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion and sediment control and good housekeeping BMPs to prevent pollution of stormwater runoff during construction activities.

Any new development allowed under the proposed project would also comply with the Orange County MS4 Permit, which requires the preparation of a Final Water Quality Management Plan (WQMP) and implementation of operational BMPs to target and reduce pollutants of concern in stormwater runoff from project sites. Compliance with the Orange County MS4 Permit would reduce operational impacts related to surface water quality standards, waste discharge requirements, and/or degradation of water quality to a less than significant level, and no mitigation is required.

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently contribute to stormwater flows and given that existing urban uses are probably older structures and not built to current stormwater standards there could be a net benefit. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to stormwater drainage. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded stormwater facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Electric Power

The City is within the service territory of Southern California Edison (SCE), which provides services through a grid of transmission lines and related facilities. As discussed previously, according to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2022 was

³⁷ Personal communication with L Kevin Hadden, Principal Staff Analyst at OCSD on June 30, 2023.



85,870 GWh³⁸ and total electricity consumption in Orange County in 2022 was 20,243.7 GWh ((20,243,721,856 kilowatt hours [kWh])).³⁹

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that are older structures not built to current Title 24 Energy Efficiency Standards, all of which consume electricity, thereby likely decreasing any net gain in electricity consumption. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to electric power. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded electrical facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Natural Gas

Southern California Gas Company (SoCalGas), the service provider for the City, serves approximately 21.1 million customers in a 24,000 sq mi service territory.⁴⁰ According to the CEC, total natural gas consumption in the SoCalGas service area in 2022 was 5,026 million therms (1,646 million therms for the industrial sector)⁴¹ and total natural gas consumption in Orange County in 2022 was 572 million therms (352 million therms for the residential sector and 221 therms for the non-residential sector).⁴² The proposed project would not require the construction of any physical improvements related to the provision of natural gas service that would result in significant environmental impact.

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that are older structures not built to current Title 24 Energy Efficiency Standards, several of which consume natural gas, thereby likely decreasing the net gain in natural gas consumption. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to natural gas. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded natural gas facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Telecommunication Facilities

³⁸ CEC. 2023b. *Electricity Consumption by Entity*. Website: <http://www.ecdms.energy.ca.gov/elecbyutil.aspx> (accessed February 21, 2025)

³⁹ CEC. 2023a *Electricity Consumption by County*. Website: <http://www.ecdmsenergy.ca.gov/elecbycounty.aspx> (accessed February 21, 2025).

⁴⁰ SoCalGas. n.d. Company Profile: About SoCalGas Webpage. Website: <https://www.socalgas.com/about-us/company-profile> (accessed May 11, 2023)

⁴¹ CEC. 2023d. *Gas Consumption by Entity*. Website: <https://ecdms.energy.ca.gov/gasbyutil.aspx> (accessed February 21, 2025).

⁴² CEC. 2023c. *Gas Consumption by County*. Website: <http://www.ecdms.energy.ca.gov/gasbycounty.aspx> (accessed February 21, 2025).



Telephone, television, and internet services are offered by a variety of providers in the City. Any future projects that would be developed in accordance with the proposed project would be responsible for constructing adequate tele-communication facility extensions on their respective project sites. The future construction and expansion of these facilities would occur on site during the site preparation and earthwork phase and are not expected to impact any telephone, cable, or internet services offsite that serve the surrounding areas. Additionally, telecommunication facilities are generally installed concurrently with utility expansions and impacts associated with the expansion of telecommunications facilities are already considered in the air quality, noise, and construction traffic analysis. Therefore, the project impacts associated with the relocation or construction of new or expanded telecommunication facilities and impacts would be less than significant. 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?

Less Than Significant Impact. The City of Cypress is served by the GSWC, a private water service provider. As stated in Response 4.19.1(a), water provided in the West Orange County System is a blend of groundwater from the Orange County Groundwater Basin and imported water. According to GSWC's 2020 UWMP for the West Orange County System, the total projected water demand for customers served by GSWC is approximately 14,137 acre-feet per year in 2025; the projected water demand increases every 5-year period, totaling 15,759 acre-feet per year by 2045. GSWC's planned water supplies for 2025 total 21,940 acre-feet per year, increasing to 23,645 acre-feet per year in 2045.⁴³

As indicated above Response 4.19.1(a), the proposed land use changes would accommodate the development of 321 housing units within the proposed Specific Plan; however, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater and are assumed in OCSD's wastewater generation projections. Additionally, the proposed Specific Plan would generally allow the same types of uses as those currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated water demand associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed under the specific plans. Future development allowed under the proposed Specific Plan would be required to adhere to all applicable State laws related to water conservation.

The proposed Specific Plan does not include any specific development or redevelopment proposal. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guideline*. Therefore, adoption of the proposed Specific Plan would not result in insufficient water supplies during normal, dry, and multiple dry years, and adequate water supply would be available to accommodate the future residential development on the proposed properties facilitated by the proposed Specific Plan. The proposed project would increase demand for water supplies; however, the GSWC would have sufficient water supplies to serve the proposed project. Therefore, the

⁴³ Golden State Water Company (GSWC). 2021b. Los Alamitos Customer Service Area. Website: <http://www.gswater.com/los-alamitos/> (accessed November 20, 2023).



proposed project would result in less than significant 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?

Less Than Significant Impact. As discussed above in Response 4.19.1 (a), sewage from the City is diverted to either Reclamation Plant No. 1 in Fountain Valley or Treatment Plant No. 2 in Huntington Beach. Reclamation Plant No. 1 has a primary treatment capacity of 208 million gallons per day,⁴⁴ and is running under capacity at approximately 120 million gallons per day.⁴⁵ Treatment Plant No. 2 has a primary treatment capacity of 168 million gallons per day⁴⁶ and currently receives 59 million gallons per day.⁴⁷ The City's Public Works Department's Maintenance Division is responsible for maintaining the City's sanitary sewer system. The City operates and maintains a sanitary sewer collection and conveyance system that includes a network of gravity sewers, one pump station, and one sewer force main. 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 and treats approximately 185 million gallons of wastewater from residential, commercial, and industrial sources per day.⁴⁸

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."⁴⁹ Therefore, there are no constraints on the availability of wastewater disposal or treatment.

Future development allowed under the proposed Specific Plan would be required to comply with all State laws related to water conservation. Additionally, future projects would be required to adhere to the City's Sewer Improvement Standards, which stipulate that all required sewer improvements shall be designed and constructed to City of Cypress (City) and Orange County Sanitation District (OC SAN) standards and shall be approved by the City Engineer prior to development. The proposed Specific Plan would generally allow the same types of commercial and industrial uses as those

⁴⁴ OCSD. 2019b. *Budget Update Fiscal Year 2019-2020*. Website: <https://www.ocsd.com/Home/ShowDocument?id=28411> (accessed May 12, 2023).

⁴⁵ Ibid.

⁴⁶ Ibid.

⁴⁷ OCSD. *Facts and Key Statistics Webpage*. Website: <https://www.ocsd.com/services/regional-sewer-service> (accessed May 12, 2023).

⁴⁸ Orange County Sanitation District (OC SAN). 2022. *2021-2022 Annual Report*. Website: <https://www.ocsan.gov/home/showpublisheddocument/33473/638080061619170000> (accessed November 16, 2023).

⁴⁹ OCSD. 2020. *System Management Plan for Orange County Sanitation District*. Website: <https://www.ocsd.com/Home/ShowDocument?id=29880> (accessed November 15, 2023).



currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated wastewater generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the wastewater treatment capacity, and 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?

Less Than Significant Impact. The City currently contracts with Valley Vista Waste and Recycling Services, a private solid waste hauler, to collect and dispose of the solid waste generated throughout the City. Solid waste collected in the City by Valley Vista would be transported to one of the Class III landfills operated and maintained by OCWR. OCWR owns and operates three active landfills (i.e., the Olinda Alpha Landfill in Brea, the Frank R. Bowerman Landfill in Irvine, and the Prima Deshecha Landfill in San Juan Capistrano). All three landfills are permitted as Class III landfills, which only accept non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. County residents are able to dispose of their household hazardous waste items at any of OCWR's four household hazardous waste collection centers, located in the cities of Anaheim, Huntington Beach, Irvine, and San Juan Capistrano.⁵⁰ 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 Specific Plan Area (miles)	Service
Frank R. Bowerman	11002 Bee Canyon Access Road Irvine, CA 92602	20 (southeast)	Commercial dumping; no public dumping
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	14 (northeast)	Commercial dumping; public dumping allowed
Prima Deshecha	32250 La Pata Avenue San Juan Capistrano, CA 92675	33 (southeast)	Commercial dumping; public dumping allowed

Sources: Orange County Waste & Recycling. Active Landfills. Google Maps; Website: <https://oclandfills.com/landfills/active-landfills> (accessed December 2022).

Of the three Class III landfills currently operated by OCWR, the closest active landfill to the Specific Plan Area 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

⁵⁰ OC Waste & Recycling (OCWR). Household Hazardous Waste. Website: <http://www.oclandfills.com/hazardous> (accessed November 26, 2023).



8,000 tons per day (tpd) of waste, currently receives an average of approximately 7,000 tpd.⁵¹ Therefore, the Olinda Alpha Landfill is currently operating at approximately 87.5 percent of its daily capacity. As of October 2020, the Olinda Alpha Landfill has an estimated remaining disposal capacity of 17,500,000 cubic yards.⁵² 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. The Olinda Alpha Landfill is scheduled to close in approximately 2030, at which time it would be landscaped to become a County regional park.⁵³

Solid waste from future residential development allowed under the proposed project would be required to comply with State and local solid waste reduction, diversion, and recycling policies and regulations. The proposed project would not require the construction of any physical improvements related to the provision of solid waste disposal that would result in significant environmental impacts and the OCWR solid waste disposal system would have adequate capacity to serve the proposed project. Furthermore, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses, most of which currently generate solid waste.

As the proposed Specific Plan does not include any specific development or redevelopment proposal, it would not generate solid waste. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria related to solid waste. The proposed Specific Plan would generally allow the same types of commercial and industrial uses as those currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated solid waste generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have less than significant impacts on planned solid waste capacity, and no mitigation is required.

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

Less Than Significant Impact. As previously stated in Response 4.19.1(d) above 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 proposed Specific Plan would accommodate the development of 321 housing units within the proposed Specific Plan, in an area with existing urban uses, the demolition of which would generate solid waste. The California Integrated Waste Management Act (Assembly Bill [AB] 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce

⁵¹ OCWR. 2021. Olinda Alpha Landfill. Website: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093> (accessed September 26, 2023).

⁵² OCWR. 2021. Olinda Alpha Landfill. Website: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093> (accessed September 26, 2023).

⁵³ City of Cypress. 2021. C&D Recycling Requirement. Website: C&D Recycling Requirement | City of Cypress (cypressca.org) (accessed November 2023).



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 of Cypress 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.

The proposed Specific Plan does not include any specific development or redevelopment proposal. Future development allowed under the proposed Specific Plan would be required to comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. As stated above in Response 4.19.1(d), the proposed Specific Plan would generally allow the same types of commercial and industrial uses as those currently existing in the Specific Plan Area. The anticipated solid waste generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Additionally, future developments would be required to comply with the City's Construction and Demolition Ordinance (City Ordinance No. 1166), and the 2022 California Green Building Standards Code. As stipulated by City Ordinance No. 11 66 and the 2022 California Green Building Standards, project applicants would be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. Future projects would also be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.⁵⁴ Valley Vista Services certifies 75 percent diversion for all construction and demolition material,⁵⁵ which would contribute to an increased waste diversion rate within the City.

Although implementation of the proposed project does not involve any physical development, there is a potential for demolition of existing structures in the City and potential construction of 321 residential units. Demolition and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes. The proposed project would comply with the City's Construction and Demolition Ordinance (Regulatory Compliance Measure [RCM] UTIL-1). The applicants for future development would also be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. As stipulated by City Ordinance No. 1166 and the 2022 California Green Building Standards, the proposed project would be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.⁵⁶ Additionally, Valley Vista Services certifies 75 percent diversion for all construction and demolition material, which would contribute to an increased waste diversion rate within the City.⁵⁷

The proposed project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. Therefore, the proposed project would

⁵⁴ City of Cypress. Construction and Demolition Recycling Requirement. Website: <http://www.cypressca.org/work/building-division/c-d-recycling-requirement> (accessed September 15, 2023).

⁵⁵ Ibid.

⁵⁶ City of Cypress. 2021. C&D Recycling Requirement. Website: C&D Recycling Requirement, City of Cypress ([cypressca.org](http://www.cypressca.org)) (accessed January 9, 2024).

⁵⁷ Ibid.



not result in an impact related to federal, State, and local statutes and regulations related to solid wastes, and no mitigation is required.

Regulatory Compliance Measures

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

Regulatory Compliance Measure UTIL-1 Construction and Demolition Ordinance. The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.



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"/>

4.20.1 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 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 Specific Plan Area as an LRA. In addition to establishing local or State responsibility for wildfire protection in a specific area, CAL FIRE designates areas as very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ.

According to the CAL FIRE Very High Fire Hazard Severity Zone Maps for the Orange County region, the entire City of Cypress is designated as a non-VHFHSZ,⁵⁸ and the City does not include an SRA. The nearest VHFHSZ to the Specific Plan Area is approximately 12 miles to the northeast in Coyote Hills on the western side of Fullerton.⁵⁹ The nearest SRA is in Puente Hills, approximately 14 miles northeast of the Specific Plan Area. The proposed Specific Plan would not, in and of itself, result in impacts related to wildfires, as it does not include any specific development or redevelopment proposal. Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to wildfire. Additionally, new development would be required to adhere to the adopted emergency response plan or emergency evacuation plan for the City of Cypress. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to wildfire, and no mitigation is required.

⁵⁸ 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 August 30, 2023).

⁵⁹ 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input 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"/>

4.21.1 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?**

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

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

As discussed in Section 4.5, Cultural Resources, Response 4.5(a), the project area does not contain any buildings or structures that meet any of the California Register of Historical Resources criteria or qualify as "historical resources" as defined by CEQA. Further, according to the City of Cypress General Plan, there are no known archaeological resources located in Cypress. Therefore, implementation the proposed Specific Plan would not cause a substantial adverse change in the significance of a historical



resource. In addition, RCMs CUL-1 and CUL-2 have been incorporated to address the discovery of archaeological and paleontological resources should any be unearthed during construction. With RCMs CUL-1 and CUL-2, potential impacts to previously undiscovered archaeological or paleontological resources would be reduced to less than significant.

As discussed in Section 4.18, Tribal Cultural Resources, the City requested a search of the Sacred Lands File by the Native American Heritage Commission (NAHC) for the project area. According to NAHC correspondence dated September May 2, 2023, no resources were noted in the database. Nineteen native American individuals were contacted through letters sent via U.S. Postal Service Certified Mail on April 11, 2023. No responses requesting consultation were received within the time period. Therefore, no tribal cultural resources listed or eligible for listing in the California Register or in a local register exist within the project area, and there are no known tribal cultural resources within the project area. Although the project area is not likely to contain any human remains, adherence to regulatory standards included in RCMs CUL-1 and CUL-2 would reduce the impact of the proposed project on unique archaeological resources and human remains to less than significant and addresses tribal concerns regarding the treatment of human remains. In the unlikely event that future ground-disturbing construction activities uncover a yet-to-be-discovered tribal cultural resource, adherence to RCMs CUL-1 and CUL-2 would reduce any potential impacts to previously undiscovered tribal cultural resources to a less than significant level.

For the reasons stated above, the proposed Specific Plan 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.

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 proposed Specific Plan does not include any specific development or redevelopment proposal. Additionally, the proposed project would not substantially change land uses within the proposed Specific Plan Area as new land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. Future development or residential projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City’s General Plan and Zoning Code. Adherence to the regulations described in the regulatory compliance measures related to air quality (RCMs AQ-1 through AQ-5), biological resources (RCM BIO-1), cultural resources (RCMs CUL-1 and CUL-2), geology (RCM GEO-1), hydrology and water quality (RCMs HYD-1 through HYD-3), public services (RCMs PS-1 and PS-2), and utilities (RCM UTIL-1) would also ensure that impacts to those resource areas would be less than significant. There is no indication that the proposed project would have environmental impacts that could cause other facilities or projects to be adversely affected.



As described throughout this analysis, the proposed Specific Plan does not include any specific development or redevelopment proposal. The allowed land uses under the proposed Specific Plan would be similar to the existing land uses already allowed under the five existing specific plans. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. The proposed Specific Plan would not have cumulatively considerable impacts with implementation of project regulatory compliance measures. Implementation of the regulatory compliance measures at the project-level would reduce the potential for the incremental effects of the proposed Specific Plan to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects for all environmental parameters.

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

No Impact. Previous sections of this IS/ND reviewed the proposed project's potential impacts and regulatory compliance measures related to air quality (RCMs AQ-1 through AQ-5), energy (RCM EN-1), geology (RCM GEO-1), hydrology and water quality (RCMs HYD-1 through HYD-3), public services (RCMs PS-1 and PS-2), and utilities (RCM UTIL-1). As concluded in the previous discussions, the proposed project would result in less than significant environmental impacts with adherence to these regulatory compliance measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.



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5.0 RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the City of Cypress prepare a Negative Declaration for the Cypress Business Parks Modernization and Integration Project. We find that the proposed project would not have a significant effect. We recommend that the second category be selected for the City of Cypress's determination (see Section 3.1, Determination, in Chapter 3.0, Environmental Factors Potentially Affected).



Ryan Bensley, AICP
Principal / Project Manager
LSA

Date: March 3, 2025



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6.0 MITIGATION MONITORING AND REPORTING PROGRAM

6.1 MITIGATION MONITORING REQUIREMENTS

California Public Resources Code (PRC) Section 21081.6, which is part of the California Environmental Quality Act (CEQA) statute, mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so, requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- The lead agency shall provide measures to mitigate or avoid potentially significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a draft Environmental Impact Report (EIR) or Negative Declaration (ND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.



6.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program for the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) has been prepared in compliance with Public Resources Code (PRC) Section 21081.6. It describes the requirements and procedures to be followed by the City of Cypress, as the Lead Agency, to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this IS/ND.

Table 6.A sets forth the proposed mitigation monitoring and reporting program. It lists each of the mitigation measures specified in this IS/ND and identifies the party or parties responsible for implementation and monitoring of each measure.



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.3: Air Quality					
Regulatory Compliance Measure AQ-1 Emission Reduction Measures. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows: <ul style="list-style-type: none">• Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).• Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).• Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.• Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.• Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.	During construction activities	Project Applicant			
Regulatory Compliance Measure AQ-2 Material Hauling. All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Construction Painting. Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify:	Prior to approval of future project plans	Project Applicant			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
<ul style="list-style-type: none">Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; andTo the extent feasible, construction/building materials shall be composed of pre-painted materials.					
Regulatory Compliance Measure AQ-3 Construction Painting. Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify: <ul style="list-style-type: none">Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; andTo the extent feasible, construction/building materials shall be composed of pre-painted materials.	Prior to approval of future project plans	Project Applicant			
Regulatory Compliance Measure AQ-4 Air Contaminant Discharge. Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.	Future project proposal	Project Applicant			
Regulatory Compliance Measure AQ-5 All future projects shall comply with the latest Energy Code and Title 24 solar requirements for new residential development.	Future project proposal	Project Applicant			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.4: Biological Resources					
Regulatory Compliance Measure BIO-1 Nesting Bird Survey and Avoidance. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Cypress, or designee, shall confirm that the Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.	No more than three days prior to commencement of grading activities	Applicant and City of Cypress Community Development Director, or designee, Project Applicant			
Regulatory Compliance Measure BIO-2 Landmark Tree Removal. The Director of the City of Cypress Community Development Department, or designee, shall review and approve the removal of any trees required by future development associated with the Cypress Business Parks Modernization and Integration Project. As specified in the City Municipal Code Section 17-19, the property owner of a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least 30 days prior to said removal. Public notice of a proposed landmark tree removal shall be posted next to or on the subject landmark tree, at the local public library, and at the Cypress City Hall during the entire 30-day application-processing period. No trees on the proposed project site shall be removed prior to the approval of a landmark tree removal permit by the Director of the City of Cypress Community Development Department, or designee.	Future project proposal	Cypress Community Development Director, or designee, Project Applicant			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.5: Cultural Resources					
Regulatory Compliance Measure CUL-1 Unknown Archaeological Resources. In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a “unique archaeological resource,” as defined in Section 21083.2(g) of the California Public Resources Code (PRC). The Applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2. Prior to commencement of grading activities, the Director of the City of Cypress (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.	During construction activities	Applicant and/or Construction Supervisor/City of Cypress Director of Community Development Department, or designee			
Regulatory Compliance Measure CUL-2 Human Remains. In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD	During construction activities	Construction Supervisor/ Applicant			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Cypress shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Cypress Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.					
4.6: Energy					
Regulatory Compliance Measure EN-1 Limit Idling Time. The Applicant and construction contractor would be required to comply with applicable idling regulations for on-road vehicles during project construction and operation, which require truck drivers to turn off their engines within 5 minutes of idling.	Prior to issuance of a building permit	Applicant and City of Cypress Community Development Director, or designee			
4.7: Geology and Soils					
Regulatory Compliance Measure GEO-1 Compliance with Seismic and Building Standards in the Building Code. Prior to issuance of the first building permit for the proposed buildings, the City of Cypress (City) Engineer, Building Official, or their designee, and the project soils engineer shall review the building plans to verify that the structural design conforms to the requirements of the City's latest adopted edition of the California Building Standards Code. Structures and walls shall be designed in accordance with applicable sections of the City's Building Code.	Prior to issuance of building permits	Applicant and City of Cypress Engineer, Building official, or designee			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.10: Hydrology and Water Quality					
Regulatory Compliance Measure HYD-1 Construction General Permit. If construction of future projects associated with the proposed Specific Plan would disturb greater than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2022-0057-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the Project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination (NOT) shall be submitted via SMARTS.	Prior to commencement of construction activities	Applicant and/or Construction Supervisor and City of Cypress Director of Public Works, or designee			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
If construction of future projects associated with the Cypress Business Parks Modernization and Integration Project would disturb less than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).					
Regulatory Compliance Measure HYD-2 Orange County MS4 Permit/City Municipal Code. Prior to issuance of a grading permit for future projects associated with the Cypress Business Parks Modernization and Integration Project, the future project Applicant shall prepare and submit a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Orange County MS4 Permit, Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the Cypress Business Parks Modernization and Integration Project.	Prior to issuance of a grading permit	Applicant and/or Construction Supervisor and City of Cypress Director of Public Works, or designee			
Regulatory Compliance Measure HYD-3 Groundwater Discharge Permit. If groundwater dewatering activities are required for future project construction associated with the Cypress Business Parks Modernization and Integration Project, at least 45 days prior to dewatering activities, the Construction Contractor shall submit an NOI to the Santa Ana Regional Water Quality Control Board (RWQCB) to obtain coverage under the General Waste Discharge	45 days prior to dewatering activities	Applicant and City of Cypress City Engineer, or designee			



Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
Requirements for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality (Groundwater Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a NOT shall be submitted to the Santa Ana RWQCB.					
4.15: Public Services					
Regulatory Compliance Measure PS-1 Orange County Fire Authority (OCFA). Any future projects implemented in accordance with the proposed project would be required to coordinate with the Orange County Fire Authority (OCFA) to determine the appropriate development impact fees required to offset potential impact to OCFA staffing and service ability. Prior to the approval of a future project implemented in accordance with the proposed project, the designated site developer shall enter into a Secured Fire Protection Agreement with OCFA that details the agreed-upon development impact fees required for the project.	Prior to project implementation	OCFA			
Regulatory Compliance Measure PS-2 Payment of School Fees. Prior to issuance of any building permits, the Applicant/Developer of future residential development projects facilitated by the proposed project shall provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of school fees to the appropriate school districts have been made in compliance with Section 65995 of the California Government Code.	Prior to issuance of building permits	Cypress Community Development Director, or designee			

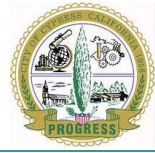


Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.16: Recreation					
Regulatory Compliance Measure REC-1 Dedication of Parkland and/or Payment of Park Fees. Prior to issuance of any building permits, the Applicant shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress (City) Municipal Code, or other fees as determined by the City, to the Director of the City Community Development Department, or designee.	Prior to issuance of any building permits	Applicant and City of Cypress Community Development Director, or designee			
4.19: Utilities and Service Systems					
Regulatory Compliance Measure UTIL-1 Construction and Demolition Ordinance. The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.	During construction activities	Construction contractor			



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7.0 LIST OF PREPARERS AND PERSONS CONSULTED

7.1 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
- Christopher Wong, Business Development Manager

7.2 IS/ND PREPARERS

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

7.2.1 LSA

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

- Ryan Bensley, AICP, Principal/Project Manager
- Matthew Wiswell, Project Manager
- Chris Jones, AICP, Environmental Planner
- Lynnea Palecki, Environmental Planner
- Jason Thomas, Graphics Technician/GIS Specialist
- Mitchell Alexander, GIS Specialist
- Michael Mello, Technical Editor
- Lauren Johnson, Technical Editor
- Chantik Virgil, Senior Word Processor



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APPENDIX A

UPDATED PERMITTED USE TABLE



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4.2.2 Land Uses and Permit Requirements

The Permitted Use Table outlines four land use types: Permitted Uses ("P"), Conditional Uses ("C"), Prohibited Uses ("-"), and Uses Requiring Planning Director Approval ("PD"). See Section 31 of the Cypress Zoning Ordinance for definitions. The Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council.

Table 4.2.2 – Permitted Use Table

Permitted Use	BP (1)	CO	PO (2) (3)	PO/HSC (2) (3)	MUBP (2) (3)	MUBP/GRC (2) (3) (4)	MUC/R (2) (5)	HDR Overlay (2) (5)	MUC/SR (2)	CC (2)
Professional Office Uses										
Medical, Dental, Veterinary and Related Health Services	P	P	P	P	P	P	P	P	P	(2)
Professional and Administrative Offices	P	P	P	P	P	P	P	P	P	
Industrial Park Uses										
Distribution Center	C	-	-	-	C	-	-	-	-	-
Light Manufacturing, General Assembly, and Food & Beverage Facilities	P	-	-	-	P	P	-	-	-	-
Machine Shop and Machinery Manufacturing	P	-	-	-	P	P	-	-	-	-
Public Utility, Public Works, Postal, and Support Facilities	C	P	C	C	C	C	C	C	C	(2)
Repair and Maintenance, Consumer Products	P	-	-	P	P	P	-	-	-	-
Research and Development (R&D)	P	-	-	P	P	P	-	-	-	-
Indoor Storage Facilities	P	-	-	-	C	C	-	-	-	-
Warehouse	P	-	-	-	C	C	-	-	-	-
Commercial Uses										
Automotive Sales and Services	-	-	-	P ⁽⁹⁾	C	C	C	C	C	-
Bars/Liquor Establishments (On-Site Consumption)	-	C	-	C	C	C	C	C	C	-
Catering and Related Services	-	-	-	C	C	C	C	C	C	-
Retail Stores, General Merchandise	⁽⁶⁾	P ^{(7) (8)}	-	P ⁽⁹⁾	-	P ⁽⁸⁾	P	P	P	-
Gasoline Service Station	-	C	C	C	C	C	C	C	C	-
Health/Fitness Centers	C	C	-	C	C	C	C	C	C	-
Hotels/Motels	C	C	-	C	-	C	C	C	C	-
Indoor Amusement, Entertainment Facility, and Related Services	-	-	-	C	C	C	C	C	C	-
Personal Services, General	-	P	-	P ⁽⁹⁾	-	P	P	P	P	-

[illegible]

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- (1) To ensure that the quality of living is maintained in the residential neighborhood south of the Stanton Storm Channel, development adjacent to the channel shall be limited to warehouse/research and development uses, which will serve to minimize light, glare, noise, vehicle emissions, and obstruction of views.
- (2) In addition to the permitted uses listed in this column, all permitted land uses within the PS-1A (Public and Semi-Public) zoning district, as identified in Table 2-15 of Subsection 2.08.030 of the Cypress Zoning Ordinance, shall also be permitted on property located west of Walker Street, subject to the applicable permit requirements listed therein.
- (3) In addition to the permitted uses listed in this column, all conditionally permitted land uses in Table 2-11 of Subsection 2.07.030 of the Cypress Zoning Ordinance, shall also be conditionally permitted on property located west of Walker Street.
- (4) In addition to the permitted uses listed in this column, all permitted land uses (except for Residential uses) within the CG (Commercial General) zoning district, as identified in Table 2-6 of Subsection 2.06.030 of the Cypress Zoning Ordinance, shall also
-

be permitted, subject to the applicable permit requirements listed therein.

- (5) In addition to the permitted uses listed in this column, all permitted land uses within the RM-20 (Multiple Family) zoning district, as identified in Table 2-2 of Subsection 2.05.030 of the Cypress Zoning Ordinance, shall also be permitted, subject to the applicable permit requirements listed therein.
- (6) Only permitted as an accessory use on the same site as a permitted use within the BP land use designation.
- (7) Only permitted within shopping centers and strip malls with at least 15,000 square feet.
- (8) Stand-alone uses that are not within a shopping center require a Conditional Use Permit.
- (9) Use shall be integrated into a hotel facility.
- (10) Permitted only as ancillary to office uses.
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- All uses shall be conducted within a completely enclosed building, except for temporary uses. Temporary uses shall be permitted throughout the CBPSP pursuant to Subsection 4.19.040 of the Cypress Zoning Ordinance.
- Design Review shall be required for all new buildings, additions, structures, and sign programs that meet all development and design standards. The Planning Director may refer any Design Review application to the City Council as a Site Plan Review for final determination.
- Development projects that do not comply with the development standards and/or design standards, and are not eligible for an Adjustment, require Site Plan Review approval pursuant to Chapter 6.