



CARLSBAD  
CLOVIS  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

October 6, 2025

Captain Scott Ausmus  
Support Services Division Commander  
Cypress Police Department  
5275 Orange Avenue  
Cypress, CA 90630

Subject: Specific Plan 3.0 Buildout Project Environmental Impact Report, City of Cypress

Dear Captain Ausmus:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Housing Element Implementation project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The City is the Lead Agency responsible for preparing an EIR addressing potential environmental impacts associated with implementation of the proposed project. The proposed project consists of the reasonably foreseeable buildout of a portion of the area governed by the Cypress Town Center and Commons Specific Plan 3.0 (Specific Plan) that includes approximately 134 acres of land (Buildout Area) in Cypress (City). The reasonably foreseeable development within the Buildout Area would be in accordance with the land uses and development standards already approved by Cypress voters when the Specific Plan was first adopted in June 2018 and subsequently amended in November 2024. As summarized in Table A, below, the proposed project includes the development



extension of Vessels Circle would provide access to western portion of the Buildout Area. The proposed project also includes, consistent with the Specific Plan, the widening of Lexington Drive. Future development within the Buildout Area may require the construction of private driveways, accessways and/or streets that connect to the Moody Street and Vessels Circle extensions and existing public streets adjacent to the Buildout Area, but their specific locations and sizes would be determined during the design process.

LSA is seeking information on how the proposed project would affect the Cypress Police Department's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the Buildout Area. It would be helpful to the analysis for us to receive a response by **Friday, October 24, 2025**. Please email your response to [Florentina.Craciun@lsa.net](mailto:Florentina.Craciun@lsa.net).

If you have any questions or comments on the questionnaire, please contact me at (510) 462-1308. Thank you for your time and assistance.

Sincerely,

**LSA Associates, Inc.**

Florentina Craciun  
Project Manager

Attachments: Figure 1: Buildout Area  
Orange County Fire Authority Questionnaire



**LSA**

**CJ** Buildout Area

**FIGURE 3-2**



0 400 800  
FEET

SOURCE: Google Maps (2024)

I:\CCP2201.050\GIS\Pro\Los Alamitos Race Course Development Project\Los Alamitos Race Course Development Project.aprx (4/2/2025)

**Specific Plan 3.0 Buildout Project  
Buildout Area**

## CYPRESS POLICE DEPARTMENT QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Friday, October 24, 2025**. Please return the completed questionnaire via email to Florentina.Craciun@lsa.net.

**1. Please evaluate the following statements for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.**

The City operates its own police department (CPD) for police protection services. The CPD would serve the Buildout Area. Management and supervision of the CPD is provided by 1 chief, 2 captains, 2 lieutenants, 10 sergeants, and a civilian supervisor. Of the CPD's 57 sworn personnel, 41 are dedicated to the delivery of patrol services. In addition to the 57 officers, the department is supported by 23 civilian employees and numerous volunteers.<sup>1</sup> The officer-to-resident ratio in 2023 was 1.1 CPD officers per 1,000 residents. According to the City's General Plan Safety Element, it is the CPD's goal to maintain a response time of three minutes to emergency calls and six minutes for non-emergency calls.

The services provided by the department include a detective bureau, canine team, Special Investigations Unit, motorcycle officers, Personnel & Training, Positive Actions through Character Education (P.A.C.E.) program, and a regional S.W.A.T. team. In addition, the CPD has established Community Policing, or Cypress Policing, as the philosophy for providing public safety services.<sup>2</sup>

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.<sup>3</sup>

CPD operates out of the City's police facility at 5275 Orange Avenue in Cypress. The City's police facility was recently renovated in 2021 to allow CPD to better serve the community. Improvements to the police facility at 5275 Orange Avenue included seismic retrofits and modernization updates to the emergency operations center.

---

<sup>1</sup> City of Cypress. 2017. *Cypress Police Department Overview*. Website: <https://www.cypressca.org/departments/police/the-community-we-serve> (accessed April 30, 2025).

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

- 2. Given that the City’s police facility was recently renovated, are there any current plans for expansion of Police Department facilities, services, or staff or to construct a new facility? If yes, please explain.**

At this time, the Cypress Police Department does not have any active plans to expand its existing facility, which was renovated in 2021 to modernize operations and meet current service needs. The Police Department continuously evaluates staffing levels and service delivery models as the community grows; however, no additional facility construction or expansion is planned in the near term.

- 3. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or police or other emergency services (e.g., as a result of potential increase in call volume)?**

The proposed project may temporarily affect police response times during the construction phase due to intermittent road closures, detours, and increased construction traffic along Moody Street, Vessels Circle, and Lexington Drive. These conditions could impact emergency vehicle access and travel times within and around the Buildout Area.

Once construction is complete, the addition of up to 1,926 new housing units could increase the City’s population by approximately 5,778 residents (based on an estimated average household size of three persons per unit). This potential increase is approximately 11% of the city’s population. This population growth would likely lead to increased calls for service, traffic-related concerns, and demand for police resources.

At the current staffing ratio, the projected population increase may warrant the addition of approximately five to six sworn officers to maintain existing service levels and response time goals. Any staffing increase would also require the associated investment in police vehicles, uniforms, equipment, training, and ongoing personnel costs. Furthermore, additional staff could create facility impacts, including the potential need to expand locker room capacity and related workspace within the existing police facility.

**4. Are there any specific crime prevention design features that the Police Department recommends for incorporation into the proposed project that would be allowed under the proposed project?**

The Department recommends incorporating Crime Prevention Through Environmental Design (CPTED) principles, including:

- Adequate lighting in public and semi-public areas such as walkways, parking lots, and open spaces.
- Clearly defined property boundaries and access control through landscaping and fencing.
- Building designs that promote natural surveillance (e.g., windows overlooking parking areas and pedestrian paths).
- Installation of security cameras in parking structures, commercial areas, and community gathering spaces.
- Coordination with the Cypress Police Department during the site design phase for review of circulation, lighting, and security plans.

**5. Based on the proposed project description, will the Police Department be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**

The Cypress Police Department anticipates being able to provide adequate service to the project using existing resources in the short term, provided that the City continues to monitor growth and evaluate staffing levels as development progresses. To mitigate potential long-term impacts, the Department recommends:

- Ongoing consultation with CPD during the project's phasing and occupancy stages.
- Incorporation of on-site security measures for large residential or mixed-use developments.
- Consideration of developer impact fees or public safety contributions to support future service demands if call volumes increase.
- Continued assessment of staffing, equipment, and facility needs as the Buildout Area develops.

**6. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.**

The Department requests that the Environmental Impact Report consider:

- Projected population growth and associated impacts on police call volume and response times.
- Construction-related impacts on emergency response access and travel routes.
- Potential long-term staffing and equipment needs to maintain service levels.
- Traffic circulation and street design elements that could affect emergency vehicle access.
- The importance of ongoing coordination between the City, the Cypress Police Department, and project developers to ensure adequate public safety coverage throughout project implementation.

Prepared by: Scott Ausmus

Title: Captain

Date: October 20, 2025

Phone: (714) 229-6617