

2.0 EXECUTIVE SUMMARY

2.1 PROJECT LOCATION

The City of Cypress is located in northwestern Orange County, California and is part of the larger Southern California region. The City is bordered by the cities of La Palma, Buena Park, Anaheim, Stanton, Garden Grove, Los Alamitos, Long Beach, Hawaiian Gardens, Lakewood, and Cerritos. The City is approximately 4,237 acres in size (6.7 square miles).

2.2 PROJECT SUMMARY

The Cypress General Plan was last comprehensively updated in 1993. The 2000 General Plan Update supersedes the 1993 General Plan and is based upon the community's vision for Cypress and expresses the community's long-term goals. The current update includes revisions to the Land Use, Circulation, Housing, Conservation, Open Space and Recreation, Safety, Noise, Air Quality, and Growth Management Elements.

The goal of the Update is not to make dramatic changes to the City's existing land use plan, but rather to quantify remaining development in a way that can be correlated to traffic system capacity, while at the same time capitalizing on future development potential. The Cypress General Plan Update will not result in any changes to existing density standards and/or Floor Area Ratio assumptions. Nor will the Update result in changes to existing land use designations or impacts generated by the Joint Forces Training Center (JFTC) Los Alamitos.

The Program EIR shall evaluate potential environmental impacts resulting from the following revisions to the City's General Plan, including but not limited to:

- Update of the City's land use database.
- Update of the City's traffic model.
- Revision to the General Plan noise and air quality data based upon the new traffic model runs.
- Deletion of redundant and/or completed goals and policies.
- Revisions to maps, figures, text, charts, and tables to reflect updated data/information.

PROJECTED LAND USE GROWTH

The City of Cypress is approximately 95 percent built out, and as such, the General Plan Update will focus on preserving residential neighborhoods, guiding the remaining development opportunities, and encouraging the revitalization of selected areas. In total, these efforts are anticipated to result in a General Plan buildout condition with the following scenario:

- 15,905 dwelling units;
- 2,100,000 square feet of general and neighborhood commercial;
- 400,000 square feet of business park;
- 112,000 square feet of light industrial;
- 4,800,000 square feet for education uses;
- 192,000 square feet for government uses; and
- 1,510 dwelling units and 15,000,000 square feet of industrial and business park uses contained within eight specific plan areas.

Collectively, these numbers represent a total of 17,415 dwelling units and 22,604,000 square feet of development. A population of 50,756 is anticipated at buildout.

In addition to the General Plan buildout estimates, the City has developed estimates for growth over existing conditions, which are listed below. The anticipated growth in residential, commercial, industrial, and business parks uses over year 2000 conditions is:

- 1,230 dwelling units; and
- 3,058,225 square feet of commercial, industrial and business park related uses.

2.3 PROJECT OBJECTIVES

The City of Cypress has two sets of objectives to be met through completion of the Cypress General Plan Update and associated Program EIR. The first set of objectives relates to the objectives of this Program EIR. The second set of objectives relates to the City's rationale and intent to revise the 1993 Cypress General Plan.

The City of Cypress' objectives for this Program EIR are as follows:

- To conform with Section 21000 et. seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- To provide a legally defensible foundation upon which future land use decisions may be justified.
- To provide a basis for informative decisions when considering the buildout of the City of Cypress.

The City of Cypress' objective for the General Plan Update is to:

- Establish definitive goals and policies that will allow orderly, long-term development in the City of Cypress.

Through implementation of the goals and policies in the General Plan Update, the City will work toward providing a pleasant living and working environment for City residents and workers. The General Plan Update objective is reflected in both the City's Mission and Vision Statement, cited below.

CITY OF CYPRESS MISSION STATEMENT

"The City of Cypress, in partnership with the community, will maintain and enhance a safe, attractive and sustainable environment in which to live, work and play."

VISION FOR CYPRESS

"The vision of the City of Cypress is to be an outstanding family-oriented community and premier business center."

2.4 ENVIRONMENTAL IMPACT

The City of Cypress determined that a Program EIR should be prepared pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The environmental issues identified by the City for assessment in this Program EIR include:

- Land Use;
- Population, Employment and Housing;

- Transportation/Circulation;
- Air Quality;
- Noise;
- Geologic and Seismic Hazards;
- Hydrology and Drainage;
- Public Services and Utilities;
- Parks and Recreation; and
- Public Health and Safety.

Section 4.0 of this EIR provides a description of the potential environmental impacts of the proposed General Plan Update and recommends mitigation measures to reduce impacts to a less than significant level, where possible. After implementation of the recommended mitigation measures, most of the significant or potentially significant impacts associated with the proposed General Plan Update would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant and unavoidable impact with implementation of the proposed General Plan Update.

TRANSPORTATION/CIRCULATION

Development under the proposed General Plan Update would create an unavoidable significant impact for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue. Although policies and mitigation measures would be implemented on a project-by-project basis, this roadway segment would remain operating at a LOS “F”, thus, the impact would remain unavoidable and significant.

AIR QUALITY

Development under the proposed General Plan Update would create unavoidable significant impacts related to construction, mobile sources and stationary sources. These impacts are primarily based on the premise that the City and pollutant sources within are widely dispersed and numerous. Although measures related to construction and stationary sources would be implemented on a project-by-project basis, and vehicular emission reducing programs would be implemented Citywide, it is anticipated that these impacts would remain unavoidable and significant.

PARKS AND RECREATION

Development under the proposed General Plan Update would create unavoidable significant impacts related to parks and recreation facilities. These impacts are primarily based on the premise that the City currently falls short of meeting the acreage requirements for park facilities. Implementation of the proposed General Plan Update would enhance this deficiency. Although measures related to parks and recreation needs would be implemented on a project-by-project basis, it is anticipated that these impacts would remain unavoidable and significant.

CUMULATIVE IMPACTS

Implementation of the proposed General Plan Update in combination with regional growth would result in cumulatively significant impacts with regard to:

- Transportation/Circulation;
- Air Quality; and
- Parks and Recreation.

TRANSPORTATION/CIRCULATION

Regional buildout in accordance with SCAG 2020 projections would result in future development that would increase vehicle trips and traffic congestion on County roadways. When considered in combination with increases in regional traffic congestion under buildout of the region, the proposed General Plan Update impacts are considered cumulatively significant for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue.

AIR QUALITY

The proposed General Plan Update, in conjunction with cumulative development in the region, would contribute to increased air pollutant emissions. The proposed General Plan Update proposes the development of available areas within Cypress. Development would include infill construction, and the buildout of existing specific plan areas and areas designated for development. The proposed General Plan Update includes measures intended to minimize the necessity and length of vehicular trips. Additionally, the proposed General Plan Update includes measures to minimize stationary source emissions. On a regional basis, the South Coast Air Quality Management District has addressed mitigation of air quality impacts. However, with mitigation, air quality impacts would remain cumulatively significant.

PARKS AND RECREATION

Buildout of the proposed General Plan Update would result in significant parks and recreation impacts. The increase in population within the City that would result from implementation of the proposed General Plan Update would burden existing parks and recreation facilities. However, future development would be required to pay parkland fees in proportion to the square footage of the development, and/or directly provide facilities as mitigation for these impacts. Payment of these fees and/or implementation of facilities on a project-by-project basis would offset cumulative parkland impacts by providing funding for new and/or renovated parks equipment and facilities.

On a project-by-project basis, development of future projects in the region, as well as under buildout of the proposed General Plan Update, would result in an increase in the demand upon existing City and regional parks and recreation facilities. As previously noted, the proposed General Plan Update would substantially burden the current parks and recreation facilities. As such, the incremental impact of buildout associated with the proposed General Plan Update when considered in combination with regional buildout would be cumulatively significant for parks and recreation.

2.5 SUMMARY OF PROJECT ALTERNATIVES

Section 5.0, *Alternatives to the Proposed Action*, analyzes a range of reasonable alternatives to the proposed project that could feasibly attain the basic objectives of the proposed project, while evaluating the comparative merits of each alternative. Potential environmental impacts associated with two alternatives are compared to the impacts from the proposed project. The two alternatives include: 1) No Project/No Development and 2) Existing General Plan.

The **No Project/No Development Alternative** assumes that no additional development would occur and that the City would maintain the status quo of existing land use conditions and levels of development in the City of Cypress. Any development that would occur as part of buildout of the proposed General Plan Update would not occur under this Alternative. By definition, this Alternative prohibits the issuance of any further building permits.

The **Existing General Plan Alternative** assumes that buildout under the 1993 General Plan would occur. The 1993 General Plan encompassed the same geographic area as that in the proposed

General Plan Update, but would allow the maximum development of 15,400 dwelling units and 22,401,000 square feet of non-residential uses. A total population of 44,880 was forecasted in the 1993 General Plan.

Section 5.3 identifies the environmentally superior alternative. The proposed General Plan Update was selected as the environmentally superior alternative.

2.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The summary, which begins on the next page, includes impact statements, level of significance before policies/mitigation, policies proposed in General Plan Update, mitigation measures, and level of significance after policies/ mitigation.

2.6.1 LAND USE

RELEVANT FEDERAL AND STATE PLANS AND POLICIES

Environmental Impact: *Implementation of the proposed General Plan Update may result in potential consistency impacts with relevant Federal and State Plans and Policies.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in Proposed General Plan Update:

- COSR-1.3 Protect ground water resources from depletion and sources of pollution.
- AQ-1.1 Cooperate with the South Coast Air Quality Management District and the Southern California Association of Governments in their effort to implement provisions of the region's Air Quality Management Plan, as amended.
- AQ-1.3 Locate multiple family developments close to commercial areas to encourage pedestrian rather than vehicular travel.
- AQ-1.4 Develop neighborhood parks near concentrations of residents to encourage pedestrian travel to the recreation facilities.
- AQ-1.5 Encourage the design of commercial areas to foster pedestrian circulation.
- AQ-1.6 Create the maximum possible opportunities for bicycles as an alternative transportation mode and recreational use.
- AQ-1.7 Cooperate and participate in regional air quality management plans, programs, and enforcement measures.
- AQ-1.8 Implement the required components of the Congestion Management Plan, and continue to work with Orange County on annual updates to the CMP.
- AQ-2.1 Utilize incentives, regulations and/or Transportation Demand Management (TDM) programs in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.
- AQ-2.2 Utilize incentives, regulations and/or Transportation Demand Management in cooperation with other jurisdictions to reduce the vehicle miles traveled for auto trips which still need to be made.
- AQ-2.3 Promote and establish modified work schedules which reduce peak period auto travel.
- AQ-2.5 Cooperate in efforts to expand bus, railroad and other forms of transit serving the City and the urbanized portions of Orange County.
- AQ-2.6 Encourage non-motorized transportation through the provision of bicycle and pedestrian pathways.
- AQ-2.7 Encourage employer rideshare and transit incentives programs by local businesses.

AQ-2.8 Manage parking supply to discourage auto use, while ensuring that economic development goals will not be sacrificed.

AQ-2.13 Integrate air quality planning with the land use and transportation process.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

RELEVANT REGIONAL PLANS AND POLICIES

Environmental Impact: *Implementation of the proposed General Plan Update may result in potential consistency impacts with policies in SCAG's Regional Comprehensive Plan and Guide.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in Proposed General Plan Update: Table 4.1-2 in Section 4.1, *Land Use*, identifies all relevant policies.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

Environmental Impact: *Future development projects associated with implementation of the proposed General Plan Update shall be reviewed by the City to ensure consistency with applicable FAA regulations and the Airport Environs Land Use Plan (AELUP).*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in Proposed General Plan Update:

SAF-8.1 Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.

SAF-8.2 Monitor legislation and regulations established by the Joint Forces Training Center (JFTC) Los Alamitos.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or FAA standards in the AELUP are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

RELEVANT LOCAL PLANS AND POLICIES

Environmental Impact: *Implementation of the proposed General Plan Update may result in potential consistency impacts with Local Plans and Policies.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update:

- LU-3.1 Encourage and continue the use of redevelopment activities in the Civic Center project area, on Lincoln Avenue, and on the Los Alamitos Race Track and Cypress Golf Club.
- LU-4.7 Review and revise, as necessary, the City's development standards and project review/approval process to improve the quality of new development and to protect the public health and safety.
- LU-6.1 Monitor development activity along Lincoln Avenue, and re-evaluate the mix of land uses and development incentives provided for in the Lincoln Avenue Specific Plan every five years.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

LAND USE COMPATIBILITY

Environmental Impact: *Development associated with buildout of the proposed General Plan Update may result in direct impacts regarding land use compatibility.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in Proposed General Plan Update:

- LU-2.1 Ensure a sensitive transition between commercial or business park uses and residential uses by implementing precise development standards with such techniques as buffering, landscaping, and setbacks.
- LU-2.2 Where residential/commercial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.
- LU-2.3 Encourage non-conforming uses and buildings to be brought into compliance with City codes.
- LU-2.4 Mitigate traffic congestion and unacceptable levels of noise, odors, dust, and light and glare which affect residential areas and sensitive receptors, where feasible.
- LU-2.5 Monitor the impact and intensity of land uses in adjacent jurisdictions on Cypress' transportation and circulation systems, so that they are able to provide for the efficient movement of people and goods with the least interference.
- LU-2.6 Encourage consolidation of parking and reciprocal access agreements among adjacent businesses to minimize curb cuts and disruption of traffic flow.
- LU-2.7 Encourage the provision of pedestrian linkages between adjacent commercial uses and commercial and residential uses to encourage pedestrian activity and reduce vehicle trips.
- LU-2.8 Ensure adequate monitoring of those uses that utilize hazardous materials to avoid industrial accidents, chemical spills, fires, and explosions.

- N-2.4 Require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.

- N-2.5 Discourage and, if necessary, prohibit the exposure of noise-sensitive land uses to noisy environments.

- N-3.2 Require that a minimum of 15 feet be landscaped as a buffer between a commercial or mixed use structure and an adjoining residential parcel.

- N-3.3 Require that automobile and truck access to commercial properties located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.

- N-3.4 Truck deliveries within the City to commercial and industrial properties abutting residential uses shall fully comply with the City’s Noise Ordinance.

- N-4.1 Require that commercial uses developed as part of a mixed use project (with residential uses) not be noise-intensive.

- N-4.2 Require that mixed use structures be designed to prevent transfer of noise and vibration from the commercial to the residential use.

- N-4.3 Orient mixed use residential units away from major noise sources.

- N-4.4 Locate balconies and openable windows of residential units in mixed use projects away from the primary street and other major noise sources.

- SAF-3.1 Locate new and relocate existing land uses that utilize, produce, transport or store hazardous materials a safe distance from other land uses that may be adversely affected by such uses.

- SAF-4.4 For new development, maximize building setback from existing pipelines or new/established pipeline routes to a preferred width of 150 feet where physically feasible, but in no event less than 50 feet. Whenever development is proposed within 150 feet of petroleum pipelines, site plans must clearly show pipeline locations and all measures proposed to mitigate all potential safety hazards.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

LANDMARK TREE ORDINANCE

Environmental Impact: *The proposed General Plan Update may result in development associated with buildout that may potentially impact the City’s Landmark Tree Ordinance.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- COSR-2.1 Enforce the Landmark Tree Ordinance that prohibits destroying or pruning landmark trees without a permit.

COSR-2.2 Prohibit the construction of any structure within 30 feet of any landmark tree.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.2 POPULATION, EMPLOYMENT AND HOUSING

POPULATION GROWTH

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update would result in an increase in population of 2,493 persons by the Year 2020.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan: No policies within the proposed General Plan Update pertain to potential impacts resulting from increased population.

Mitigation Measures: No additional mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

HOUSING

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update would result in the addition of 1,230 dwelling units to the City's housing stock.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in Proposed General Plan Update:

HOU-3.5 Provide a variety of residential development opportunities in the City, ranging from low density to high density, as designated on the Land Use Policy Map.

HOU-4.4 Ensure compatibility of new residential development with existing development to enhance the City's residential neighborhoods.

Mitigation Measures: No additional mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

EMPLOYMENT GROWTH

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update would result in the addition of approximately 26,100 jobs within the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in Proposed General Plan Update:

GM-4.1 To the extent feasible, utilize information on the jobs/housing balance in the City and region as a factor in land use decision-making.

Mitigation Measures: No additional mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.3 TRANSPORTATION/CIRCULATION

2020 TRAFFIC VOLUMES

Environmental Impact: *Buildout of the proposed General Plan Update may result in increases in traffic volumes within the City of Cypress.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- CIR-1.1 Respond to transportation problem areas with efforts to implement both interim and long-term solutions.
- CIR-1.3 Encourage development which contributes to a balanced land use, which in turn serves to reduce overall trip lengths (i.e., jobs/housing balance, locate retail in closer proximity to resident/patrons).
- CIR-1.5 The City of Cypress will continue involvement in plans and programs related to the Circulation Element. This involvement is anticipated to result in traffic studies to be undertaken by City staff, to identify specific circulation programs and improvements to be implemented, in order to satisfy the various related programs.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are available.

Level of Significance After Policies/Mitigation: Significant and unavoidable impact for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue. Less than significant impact for all other major roadway segments.

CMP LOS STANDARDS

Environmental Impact: *Buildout of the proposed General Plan Update may result in the exceedance of LOS standards established by the CMP for designated Cypress roadway segments.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- CIR-1.2 Participate in transportation planning efforts which involve other governmental agencies, mandated programs, and regulation in order to minimize environmental impacts related to transportation, and to enhance transportation systems.
- CIR-1.4 Require new development to conform to the standards and criteria of the City of Cypress and other mandated programs. This includes mitigation of traffic impacts to the surrounding street system.
- CIR-1.7 Maintain consistency between the City Circulation Element and the Orange County Master Plan of Arterial Highways (MPAH).

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Significant and unavoidable impact for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue. Less than significant impact for all other major roadway segments and intersections.

CONSISTENCY WITH CMP, GMP & AQMP

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in inconsistencies with the CMP, GMP & AQMP.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update:

- AQ-1.8 Implement the required components of the Congestion Management Plan, and continue to work with Orange County on annual updates to the CMP.
- AQ-2.1 Utilize incentives, regulations and/or Transportation Demand Management (TDM) programs in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.
- AQ-2.2 Utilize incentives, regulations and/or Transportation Demand Management in cooperation with other jurisdictions to reduce the vehicle miles traveled for auto trips which still need to be made.
- GM-1.1: Within three years of the issuance of the first building permit for a development project or within five years of the first grading permit for said development project, whichever occurs first, ensure that the necessary improvements to transportation facilities to which the project contributes measurable traffic are constructed and completed to attain Level-of-Service (LOS) D at the intersections under the sole control of the City.
- GM-1.2: Level of Service (LOS) will be measured by the Traffic Level of Service Policy Implementation Manual established by the Local Transportation Authority.
- GM-1.3: All development contributing significant impacts to intersections on the Deficient Intersection List and all projects contributing cumulatively, or individually, 10 percent or more of the traffic using an intersection shall be assessed a mitigation fee determined by the jurisdictions in the Growth Management Area and locally administered as part of the City's Capital Improvement Program.
- GM-1.4: Promote traffic reduction strategies through Transportation Demand Management (TDM) measures adopted by City ordinance.
- GM-2.1: Require that all new development pay its share of the street improvement costs associated with the development, including regional traffic mitigation.
- GM-2.2: New revenues generated from Measure M shall not be used to replace private developer funding which has been committed for any project.
- GM-2.8: A ten-year Performance Monitoring Program shall be developed to provide an annual evaluation of compliance with development phasing and evaluation of the maintenance of transportation service levels.

- GM-2.9: A Seven-Year Capital Improvement Program shall be adopted and maintained in conformance with provisions of Measure M for the purpose of maintaining adopted traffic level of service standards established in this Element.
- GM-3.2: The City will continue to cooperate with the County of Orange in annually updating its Congestion Management Plan pursuant to the requirement of AB 471 in order to continue to receive its share of State gasoline sales tax revenues.
- CIR-1.2 Participate in transportation planning efforts which involve other governmental agencies, mandated programs, and regulations in order to minimize environmental impacts related to transportation, and to enhance transportation systems.
- CIR-2.3 Ensure that effective Transportation Demand Management (TDM) measures and programs are being implemented.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

ALTERNATIVE TRANSPORTATION

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in an incremental increase in demand for transit service and may enhance policies supporting alternative transportation.*

Level of Significance Before Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update:

- CIR-2.1 Encourage development and improvements which incorporate innovative methods of accommodating transportation demands.
- CIR-2.2 Give high priority to the establishment of a high-quality public transit system that minimizes dependency on the automobile.
- CIR-2.3 Ensure that effective Transportation Demand Management (TDM) measures and programs are being implemented.
- CIR-2.4 Encourage development and site design which facilitate implementation of high quality, desirable bicycle routes which meet or exceed established standards.
- CIR-2.5 Implement adequate sidewalks to meet the required uses and needs, which serves to encourage alternative modes of transportation. Bicycle routes which utilize sidewalks require establishment of a City ordinance, per the Vehicle Code.
- CIR-2.6 Respond to increases in demand for additional bus service through interaction with OCTA an other available resources.
- CIR-2.7 Implement plan to install handicap access ramps to improve disabled access to transportation facilities.
- CIR-2.8 Enhance the sidewalk environment to encourage pedestrian activities through streetscape and transit enhancement programs.

CIR-2.9 Enhance transit environment by improving passenger loading sites by providing bus benches, safety lighting, and other projects to enhance bus stops.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.4 AIR QUALITY

CONSTRUCTION EMISSIONS

Environmental Impact: *Citywide construction activity under the proposed General Plan Update may result in a cumulatively considerable increase of criteria pollutants, and thus may violate air quality standards.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in Proposed General Plan Update:

- AQ-1.7 Cooperate and participate in regional air quality management plans, programs and enforcement measures.
- AQ-3.1 Adopt incentives, regulation, and/or procedures to minimize particulate emissions from unpaved roads, agricultural uses and building construction.
- LU-2.4 Mitigate traffic congestion and unacceptable levels of noise, odors, dust and light and glare which affect residential areas and sensitive receptors, where feasible.
- LU-2.8 Ensure adequate monitoring of those uses that utilize hazardous materials to avoid industrial accidents, chemical spills, fires and explosions.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or SCAQMD regulations are available to reduce this impact to a less than significant level.

Level of Significance after Policies/Mitigation: Significant and Unavoidable Impact.

VEHICLE MILES TRAVELED AND STATIONARY SOURCE EMISSIONS

Environmental Impact: *Buildout under the proposed General Plan Update may result in an overall increase in mobile and stationary source emissions within the City which may exceed SCAQMD Air Quality Standards.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in Proposed General Plan Update:

MOBILE EMISSION REDUCTION

- AQ-1.5 Encourage the design of commercial areas that foster pedestrian circulation.
- AQ-1.6 Create the maximum possible opportunities for bicycles as an alternative transportation mode and recreational use.
- AQ-2.1 Utilize incentives, regulations and/or Transportation Demand Management (TDM) programs in cooperation with other jurisdictions in the South Coast Air Basin to eliminate vehicle trips which would otherwise be made.
- AQ-2.2 Utilize incentives, regulations and/or Transportation Demand Management in cooperation with other jurisdictions in the South Coast Air Basin to reduce miles traveled for auto trips which still need to be made.

- AQ-2.3 Promote and establish modified work schedules which reduce peak period auto travel.
- AQ-2.6 Encourage non-motorized transportation through the provision of bicycle and pedestrian pathways.
- AQ-2.7 Encourage employer rideshare and transit incentives programs by local businesses.
- AQ-2.8 Manage parking supply to discourage auto use, while ensuring that economic development goals will not be sacrificed.
- AQ-2.9 Encourage businesses to alter truck delivery routes and local delivery schedules during peak hours, or switch to off-peak delivery hours.
- AQ-2.10 Implement Citywide traffic flow improvements outlined in the Circulation Element.
- AQ-2.11 Promote state and federal legislation which would improve vehicle/transportation technology and cleaner fuels.
- AQ-2.13 Integrate air quality planning with the land use and transportation process.
- LU-1.5 Encourage the development of neighborhood-serving commercial uses in areas of Cypress presently underserved by such areas.
- LU-2.7 Encourage the provision of pedestrian linkages between adjacent commercial uses and commercial and residential uses to encourage pedestrian activity and reduce vehicle trips.
- LU-6.4 Encourage the development of multi-family residential both adjacent to and above ground floor commercial/retail as a means of stimulating pedestrian activity on the corridor and providing market support for commercial uses.
- LU-10.2 Encourage the use of alternative modes of transportation through continued implementation of the Cypress Business Park Trip Reduction Ordinance.
- CIR-1.3 Encourage development which contributes to a balanced land use, which in turn serves to reduce overall trip lengths (i.e., jobs/housing balance, locate retail in closer proximity to resident/patrons).
- CIR-2.1 Encourage development and improvements in public transportation, bicycles, ridesharing, and pedestrians, to support the land use plans and related transportation needs.
- CIR-2.2 Give high priority to the establishment of a high-quality public transit system that minimizes dependency on the automobile.
- CIR-2.3 Ensure that effective Transportation demand Management (TDM) measures and programs are being implemented.
- CIR-2.4 Encourage development and site design which facilitates implementation of high quality, desirable bicycle routes which meet or exceed established standards.
- GM-1.4 Promote traffic reduction strategies through Transportation Demand Management (TDM) measures adopted by City ordinance.

COSR-8.3 Reinforce a sense of form and positive civic image by preserving older trees where possible, by requiring integrated landscaping plans within areas of newer development, and by providing bicycle trails that link cultural, educational, civic and recreational uses.

STATIONARY SOURCE EMISSION REDUCTION

AQ-4.1 Promote energy conservation in all sectors of the City including residential, commercial, and industrial.

AQ-4.3 Adopt incentives and regulations to reduce emissions from swimming pool heaters and residential and commercial water heaters.

COSR-3.1 Encourage innovative site planning and building designs that minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping and building materials.

COSR-3.2 Encourage new development and existing structures to install energy saving features.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update and SCAQMD regulations are available to reduce this impact to a less than significant level.

Level of Significance After Policies/Mitigation: Significant and Unavoidable Impact.

CONSISTENCY WITH REGIONAL PLANS

Environmental Impact: *Buildout of the proposed General Plan Update may conflict or obstruct implementation of the Southern California Association of Government's Regional Comprehensive Plan Guidelines (RCP) and the South Coast Air Quality Management District's Air Quality Management Plan (AQMD).*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in Proposed General Plan Update:

AQ-1.1 Cooperate with the South Coast Air Quality Management District and the Southern California Association of Governments in their effort to implement provisions of the region's Air Quality Management Plan (AQMP), as amended.

AQ-1.8 Implement the required components of the Congestion Management Plan (CMP), and continue to work with Orange County on an annual updates to the CMP.

CIR-1.2 Participate in transportation planning efforts which involve other governmental agencies, mandated programs, and regulations in order to minimize environmental impacts related to transportation.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.5 NOISE

CONSTRUCTION NOISE

Environmental Impact: *Development associated with buildout of the proposed General Plan Update may involve construction-related noise as future parcels are developed and/or renovated.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- N-1.4: Enforce City, State, and Federal Noise Standards, especially those for automobile mufflers and modified exhaust systems.
- N-1.8: Require that new equipment purchased by the City of Cypress comply with noise performance standards.
- N-2.4: Require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.
- N-5.4: Reduce noise generated by building activities by requiring sound attenuation devices on construction equipment.

Mitigation Measures: In addition to the policies listed above, the following mitigation measure is recommended to further reduce noise impacts.

- 4.5.1 Construction-related activities, including construction, repair, remodeling, grading and maintenance of real property, shall be limited to the days and hours specified in the City's Noise Ordinance. In addition, construction equipment is to be equipped with effective muffling devices. Compliance with this measure is subject to field inspections by City staff.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

TRAFFIC NOISE

Environmental Impact: *Future traffic noise levels associated with buildout of the proposed General Plan Update may contribute to an exceedance of the City's noise standard resulting in potential impacts to sensitive receptors.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- N-1.1: Require construction of barriers to shield noise-sensitive uses from excessive noise.
- N-1.2: Ensure the inclusion of noise mitigation measures in the design of new roadway projects in Cypress.
- N-1.3: Reduce transportation noise through proper design and coordination of new or remodeled transportation and circulation facilities.
- N-1.4: Enforce City, State, and Federal Noise Standards, especially those for automobile mufflers and modified exhaust systems.

- N-1.6: Monitor noise from buses and other heavy vehicles in residential areas. If necessary, consider alternate circulation routes for those types of vehicles.
- N-1.7: Discourage through-traffic in residential neighborhoods by use of one-way streets.
- N-2.1: Establish targeted limits of noise for various land uses throughout the community, in accordance with Table N-2.
- N-2.2: Ensure acceptable noise levels near schools, hospitals, convalescent homes, churches, and other noise-sensitive areas, in accordance with Table N-1.
- N-2.4: Require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less than Significant Impact.

STATIONARY NOISE

Environmental Impact: *Stationary noises within the City may impact adjacent land uses.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- N-1.1 Require construction of barriers to shield noise-sensitive uses from excessive noise.
- N-3.1: Enforce the 65 dBA State standard for exterior noise levels for all commercial uses.
- N-3.2: Require that a minimum of 15 feet be landscaped as a buffer between a commercial or mixed use structure and an adjoining residential parcel.
- N-3.3: Require that automobile and truck access to commercial properties located adjacent to residential parcels be located at the maximum practical distance from the residential parcel.
- N-3.4: Truck deliveries within the City to commercial and industrial properties abutting residential uses shall fully comply with the City's Noise Ordinance.
- N-4.1: Require that commercial uses developed as part of a mixed use project (with residential uses) not be noise-intensive.
- N-4.2: Require that mixed-use structures be designed to prevent transfer of noise and vibration from the commercial to the residential use.
- N-4.3: Orient mixed use residential units away from major noise sources.
- N-4.4: Locate balconies and openable windows of residential units in mixed use projects away from the primary street and other major noise sources.
- N-5.1: Review the City's existing noise ordinance and revise as necessary to better regulate noise-generating uses.

N-5.3: Where possible, resolve existing and potential conflicts between various noise sources and other human activities.

City Conditions of Approval: Future development projects shall be subject to the following conditions of approval:

- COA-CD50 All roof mounted equipment, such as heating and air conditioning units, shall be adequately screened from public view subject to the approval of City staff. Commercial or industrial developments which adjoin residentially zoned areas shall construct noise baffles and/or deflectors on all mechanical equipment mounted outdoors, to the satisfaction of City staff.
- COA-CD54 The intercom speaker box for the drive-thru restaurant shall be located and equipped with a noise attenuation device to the satisfaction of City staff, so that noise shall not be directed toward adjoining businesses and properties.
- COA-CD61 Outside public address speakers, telephone bells, buzzers and similar devices which are audible on adjoining properties are hereby prohibited.
- COA-CD68 The City Council shall maintain the right to review the restaurant's hours of operation and may, subject to a public hearing, limit the business hours should substantiated complaints be received that the business hours are creating an adverse impact upon neighboring properties.
- COA-CD69 The business hours of operation in relation to truck dock activity shall be limited to the days and hours specified in the Conditions of Approval. Late night or early morning deliveries shall be specifically prohibited.
- COA-B8 An acoustical report shall be submitted with the plans for plan check. Report shall meet the requirements of the Uniform Building Code and Title 24 of the State Administrative Code.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

AIRCRAFT NOISE

Environmental Impact: *Operation of the Joint Forces Training Center (JFTC) Los Alamitos will continue to provide a noise source to surrounding land uses.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- LU-12: Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the Joint Forces Training Center (JFTC) Los Alamitos.
- LU-12.2: Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et. seq.).

LU-12.3: Continue to prohibit new residential development on existing vacant land within the 65 CNEL contour of the Joint Forces Training Center (JFTC) Los Alamitos.

City Conditions of Approval: Future development projects shall be subject to the following conditions of approval:

COA-CD67 Prior to the issuance of building permits for any habitable building proposed for construction within the 60 CNEL contour from the Joint Forces Training Center (JFTC) Los Alamitos, the project proponent shall submit to the City of Cypress an acoustical analysis report. The report shall describe the acoustical design features of the structures required to satisfy the Airport Environs Land Use Plan and State interior noise standards along with evidence that sound attenuation measures specified in the report have been incorporated with the design of the project.

Mitigation Measures: No additional mitigation measures beyond the policies identified in the proposed General Plan Update or adherence with provisions contained within the Airport Environs Land Use Plan are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.6 GEOLOGIC AND SEISMIC HAZARDS

FAULT RUPTURE

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in geologic or seismic hazards with respect to rupture of a known earthquake fault.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update:

- SAF-2.1 Identify and evaluate existing structures for structural safety. Encourage building owners to undertake seismic retrofit improvements.
- SAF-2.2 Implement the Uniform Building Code's seismic standards for construction of new buildings and maintain seismic safety of existing structures.
- SAF-2.3 Require the review of soils and geologic conditions, and if necessary on-site borings, to determine liquefaction susceptibility of a proposed project site.
- SAF-2.4 Study the potential for liquefaction within the City and adopt policies that minimize the potential damage of structures an injury of citizens.

City Conditions of Approval: Future development projects shall be subject to the following condition of approval:

- COA-GEO1 Applicant/developer shall comply with applicable provisions of the Uniform Building, Plumbing and Mechanical Codes, Electrical Code, California Administrative Code, Title 24, and the Code of the City of Cypress.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

LANDSLIDES

Environmental Impact: *The proposed General Plan Update for the City of Cypress may result in geologic or seismic hazards with respect to landslides or soil strength.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan Update pertain to potential impacts resulting from landslides or soil strength.

City Conditions of Approval:

- COA-GEO2 A soil investigation report shall be submitted with the plans for plan check. Report shall include soil bearing capacity, seismic study, in compliance with the Seismic Hazard Mapping Act of the State of California, grading, paving, sulfate test and other pertinent information under good engineering practice.

Mitigation Measures: No mitigation measures beyond the standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

SOIL EROSION

Environmental Impact: *Buildout of the proposed General Plan Update may result in impacts related to soil erosion or the loss of topsoil.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan Update pertain to potential impacts resulting from soil erosion or loss of topsoil.

Mitigation Measures: Although potential impacts related to soil erosion would be less than significant, the following mitigation measures are recommended to further reduce these impacts.

4.6.1 For any construction or development projects involving grading activities; as soon as possible following the completion of grading, exposed soils shall be seeded or vegetated with a City approved seed mix and/or native vegetation to ensure soil stabilization.

4.6.2 The City of Cypress shall maintain and update the standards and regulations within the City’s Municipal Code that minimize soil disturbance and erosion. Future development projects shall be required to adhere to such standards.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

SEISMIC GROUND SHAKING

Environmental Impact: *The City of Cypress may be subject to high levels of ground shaking during a seismic event. This may result in substantial damage to some buildings within the community.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

SAF-2.1 Identify and evaluate existing structures for structural safety. Encourage building owners to undertake seismic retrofit improvements.

SAF-2.2 Implement the Uniform Building Code’s seismic standards for construction of new buildings and maintain seismic safety of existing structures.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

LIQUEFACTION

Environmental Impact: *The City of Cypress is underlain by soils that contain alluvium deposits that may become unstable during intense groundshaking, resulting in potential liquefaction.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- SAF-2.3 Require the review of soils and geologic conditions, and if necessary on-site borings, to determine liquefaction susceptibility of a proposed project site.
- SAF-2.4 Study the potential for liquefaction within the City and adopt policies that minimize the potential damage of structures and injury of citizens.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

EXPANSIVE SOIL AND SOIL STRENGTH

Environmental Impact: *Buildout of the proposed General Plan Update may result in impacts related to expansive soils or soil strength.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan Update apply to potential impacts resulting from unstable geologic units or expansive soils.

Mitigation Measures: Although all soil type and strength impacts would be considered less than significant, the following mitigation measure is recommended to further reduce any impacts.

- 4.6.3 Development proposals within identified soil or seismic hazard areas shall include design features directed at mitigating such hazards, as confirmed during building design and plan checking stages of review. These mitigating features shall be confirmed during building design and plan checking stages of project review.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.7 HYDROLOGY AND DRAINAGE

WATER QUALITY STANDARDS AND WASTE DISCHARGE REQUIREMENTS

Environmental Impact: *Buildout of the City of Cypress resulting from implementation of the proposed General Plan Update may violate water quality standards or waste discharge requirements.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update: The Conservation/Open Space/Recreation Element includes the following policy:

COSR-1.3 Protect ground water resources from depletion and sources of pollution.

Mitigation Measures: In addition to the above mentioned proposed General Plan Update policy, the following mitigation measures are recommended to further reduce water quality impacts.

4.7.1 The City of Cypress shall require individual development projects to reduce runoff. Additionally, landscape irrigation waste and runoff shall be reduced by water conserving irrigation systems, moisture-sensing devices, and/or avoidance of mounded landscaped areas. The amount and specific type of runoff control will be determined during individual project design review.

4.7.2 Individual development projects shall comply with NPDES rules and regulations, as well as applicable permits. The City of Cypress shall actively enforce all NPDES rules and regulations, including total maximum daily load (TMDL) guidelines, to further reduce the amount of water runoff from the City. Future development projects shall not be approved without compliance to these regulations.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

GROUND WATER DEPLETION

Environmental Impact: *The City of Cypress obtains approximately 75 percent of its water supply from local ground water. Buildout of the proposed General Plan Update may result in impacts associated with the deletion of ground water sources.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

COSR-1.1 Pursue agreements with Southern California Water Company and Orange County Water District to design and implement water conservation measures.

COSR-1.2 Promote the use of native trees in landscaping to conserve water resources.

COSR-1.4 Conserve imported water by utilizing water conservation techniques, water conserving appliances, and drought-resistant landscaping.

COSR-1.5 Support the expansion of reclaimed water production and use wherever possible and economically feasible.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

DRAINAGE AND RUNOFF

Environmental Impact: *Implementation of the proposed General Plan Update may result in impacts to drainage patterns in the City of Cypress that may lead to erosion, siltation, or surface water runoff. Implementation of the proposed General Plan Update may create or contribute runoff water to the stormwater drainage systems in the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan Update pertain to potential impacts related to drainage patterns within the City of Cypress.

Conditions of Approval: Future development projects shall be subject to the following condition of approval:

COA-HYD1 Drainage shall be solved to the satisfaction of the City Engineer. A grading and drainage plan, in ink on Mylar, signed by a registered California civil engineer and using actual grades from an Orange County Surveyor’s Benchmark shall be submitted for approval by the City Engineer. A topography of the area surrounding this development shall be made to establish existing drainage flow patterns. If the existing natural flow of any adjoining parcel is across the land of this development, a drainage easement shall be granted and drainage facilities provided for that property to the satisfaction of the City Engineer. All on-site drainage conveyed to the street shall be by means of an under-sidewalk drain. On-site landscape shall have a slope gradient of one percent (1%) minimum in landscape areas. In parking areas, AC shall have a minimum slope gradient of one and one-half percent (1.5%) or as approved by the City Engineer, and concrete shall have a minimum slope gradient of two-tenths percent (0.2%).

Mitigation Measures: No mitigation measures beyond the standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

FLOODING

Environmental Impact: *Buildout of the proposed General Plan Update may result in potential flooding impacts within the City of Cypress.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

SAF-1.1 Manage development to insure that flooding concerns have been considered prior to development.

LU-5.5 Continue to make incremental improvements to the City’s flood control and drainage system.

Mitigation Measures: In addition to the policies identified above, the following mitigation measure is recommended to further reduce impacts.

- 4.7.3 Potential flooding in the Business Park shall be reduced through project-specific mitigation measures during individual design review. Future development in the City of Cypress would largely be limited to the Business Park. As such, specific mitigation measures designed to reduce flooding impacts shall be required and approved during design review for individual development projects.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

DAM FAILURE

Environmental Impact: *Buildout of the proposed General Plan Update may expose people or structures to hazards involving flooding or the failure of a dam.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- SAF-1.1 Manage development to insure that flooding concerns have been considered prior to development.
- SAF-1.2 Minimize flood hazards by working with the Orange County Department of Public Works to identify and construct needed local and regional storm drain improvements.
- SAF-1.3 Minimize dam inundation hazards through engineering and construction.
- SAF-1.4 Review on an annual basis the emergency evacuation plan to ensure its continued effectiveness.
- SAF-1.5 Support the U.S. Army Corps of Engineers' improvements to Los Angeles County's flood control system and to the Santa Ana River Mainstem project.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.8 PUBLIC SERVICES AND UTILITIES

FIRE PROTECTION

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in the need for additional fire facilities or personnel.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- LU-5.2 Identify public facility and service deficiencies and introduce priority projects into the City's budget process.
- SAF-5.1 Maintain a response time of eight minutes for the first responder engine and provide paramedic service within five minutes.
- SAF-5.2 Evaluate the effects of new development on the Orange County Fire Authority's response time. Ensure through the development review process that new development will not result in reduced emergency service levels.
- SAF-5.3 Maintain and periodically review procedures for dealing with fire emergencies in the City's Disaster Plan.
- SAF-5.4 Establish evacuation routes for an urban fire.
- SAF-5.5 Maintain mutual aid agreements with surrounding jurisdictions for fire protection.
- SAF-5.6 Provide adequate fire equipment access to structures within the community.
- SAF-5.7 Maintain an ongoing fire inspection program to reduce fire hazards associated with older buildings, critical facilities, public assembly facilities, and industrial and commercial buildings.
- SAF-5.8 Promote the utilization of fire-safe building materials and enforce the City's fire sprinkler ordinance.

City Conditions of Approval: Future development projects shall be subject to the following conditions of approval:

- COA-F4 All requirements of the Orange County Fire Marshal's Office shall be complied with prior to a Certificate of Occupancy being issued.
- COA- FP2 Prior to the issuance of a building permit, the applicant shall provide evidence of adequate fire flow. The Orange County Fire Authority Water Availability for Fire Protection form shall be signed by the applicable water district and submitted for approval to the Orange County Fire Authority. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected by insufficient fire flow.

Mitigation Measures: In addition to the policies and standard City conditions of approval listed above, the following mitigation measure is recommended to further reduce any impacts.

4.8-1 Prior to buildout of the proposed General Plan Update, the Orange County Fire Authority shall investigate the possibility of closing Station 12 and consolidating Station 12 with Station 17. Any determination regarding existing or new stations by the OCFA shall ensure that adequate service levels are maintained in the City of Cypress.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

POLICE

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in the need for additional police facilities or personnel.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- LU-5.2 Identify public facility and service deficiencies and introduce priority projects into the City's budget process.
- SAF-6.2 Maintain a response time of approximately three minutes for emergency calls and six minutes for non-emergency calls.
- SAF-6.3 Ensure public awareness and participation in crime prevention. Develop new and expand existing educational programs dealing with personal safety awareness.
- SAF-6.4 Continue to support citizen programs that fight crime and promote citizen involvement, such as Citizens Emergency Response Team and DARE.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

SCHOOLS

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in adverse physical impacts to Anaheim Union High School District facilities.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan update are applicable to impacts to school facilities.

Mitigation Measures: The following mitigation measure is recommended to reduce any impacts.

4.8.2 In accordance with AB 2926, project developers shall pay development fees levied in accordance with Education Code Section 17620 and Government Code Sections 65995, 65995.5 and 65995.7.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in adverse physical impacts to the Cypress School District facilities.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update: No policies within the proposed General Plan Update are applicable to impacts to school facilities.

Mitigation Measures: The following mitigation measure is recommended to reduce any impacts.

- 4.8.3 In accordance with AB 2926, project developers shall pay development fees levied in accordance with Education Code Section 17620 and Government Code Sections 65995, 65995.5 and 65995.7.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

LIBRARIES

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand for the Library facility within the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies Proposed in the General Plan Update: No policies within the proposed General Plan Update pertain to impacts resulting from increased library demand.

Mitigation Measures: No additional mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

WATER

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand for the water service within the City.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies Proposed in the General Plan Update: No policies within the proposed General Plan Update pertain to impacts resulting from increased water service demand.

Mitigation Measures: No additional mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

SEWER

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand for the sewer system within the City.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies Proposed in the General Plan Update:

- LU-5.2 Identify public facility and service deficiencies and introduce priority projects into the City's budget process.

- LU-5.6 To ensure an orderly extension of essential services and facilities, and preservation of a free-flowing circulation system, continue to require provision of essential facilities and

services at the developer's expense where these systems do not exist or are not already part of the City's financed capital improvement program.

City Conditions of Approval: Future development projects shall be subject to the following conditions of approval:

COA- E20 A sewer plan shall be submitted for approval by the City Engineer. Unused sewer laterals connecting existing buildings at this property shall be plugged at the property line.

COA-E25 A Sanitary Sewer Connection Fee shall be paid for increased category of use, per Orange County Sanitation District Ordinance No. OCSD-09. Fee shall be paid to the Engineering Division prior to issuance of permits. (Condition applies to alterations and modifications to existing structures).

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

SOLID WASTE

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand for solid waste service provided to the City.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies Proposed in the General Plan Update:

COSR-4.1 Implement the Source Reduction and Recycling Element as required by State legislation.

COSR-4.2 Continue to comply with the requirements mandated by AB 939.

COSR-4.3 Maximize public awareness of all source reduction programs, including opportunities for community feedback and school education.

COSR-4.4 Maximize integration of all source reduction programs.

COSR-4.5 Encourage composting as an alternative to disposal for organic wastes.

COSR-4.6 Coordinate with the County and surrounding jurisdictions to dispose of special waste including tires, construction/demolition debris, medical waste, asbestos, and household hazardous waste.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

ELECTRICITY

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand in electricity service provided to the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies Proposed in the General Plan Update: No policies within the proposed General Plan Update pertain to impacts to electrical service.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

NATURAL GAS

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand on natural gas provided to the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Policies Proposed in the General Plan Update: No policies within the proposed General Plan Update pertain to impacts to natural gas service.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

TELEPHONE

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in increased demand for telephone service provided to the City.*

Level of Significance Before Policies/Mitigation: Less Than Significant Impact.

Impact Analysis: Implementation of the proposed General Plan Update would result in an increased demand for telephone service. However, Pacific Bell has indicated that they have the facilities to supply the future demand anticipated from the implementation of the General Plan Update, therefore, impacts are less than significant.

Policies Proposed in the General Plan Update: No policies within the proposed General Plan Update pertain to impacts to telephone service.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

2.6.9 PARKS AND RECREATION

Environmental Impact: *Buildout of the City of Cypress in accordance with the proposed General Plan Update may result in significant impacts to the recreational facilities within the City.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update: The Conservation/Open Space and Recreation, Land Use, and Air Quality Elements include the following policies:

- COSR-6.1 Continue to require new developments to provide recreational opportunities for their residents in accordance with the City's park standard, three acres of parkland per 1,000 residents.
- COSR-6.2 Preserve existing recreational and park facilities and develop new park and recreational facilities (including skating-oriented facilities) and/or programs as necessary to maintain an adequate level of service and a wide variety of programs.
- COSR-6.3 Maximize the recreational opportunities offered by existing open space and recreation resources so that they serve the greatest portion of the community.
- COSR-6.4 Where feasible, community, neighborhood and mini-parks should be located adjacent to school sites, but the prime locational criterion will be how well local neighborhoods are served.
- COSR-6.5 Continually reassess the community's recreational and open space standards and opportunities in relation to satisfying the needs of the population.
- COSR-6.6 Design new and renovated parks for convenient and accessible use by handicapped, elderly, and otherwise less mobile persons within the community.
- COSR-6.7 Evaluate and, where feasible, utilize the opportunities offered by abandoned road and railroad rights-of-way and similar environmentally impacted or unused linear open space to construct low maintenance greenbelts and multi-use trails.
- COSR-6.8 Preserve public and private open space lands for active and passive recreational opportunities.
- COSR-6.9 Continue to cooperate with the Anaheim Union High School and Cypress School Districts for the maximum feasible use of public facilities to meet recreational needs. In addition, pursue joint-use agreements with Cypress College.
- COSR-6.10 Encourage all future public neighborhood and community parks in the City to be designed as joint-use facilities contiguous with public schools, sharing playfields, playgrounds, and other amenities wherever possible.
- COSR-6.11 Encourage and, where appropriate, require the inclusion of recreation facilities and open space within future residential, industrial and commercial developments.
- COSR-7.2 Work closely with other public agencies, including other parks and recreation departments and school districts, in developing cooperative park and recreation programs.

- COSR-7.4 Provide as wide a range of recreational opportunities as possible, including athletics, arts, crafts, and cultural arts programs and facilities for all ages and interest groups.
- COSR-7.5 Ensure that parks and recreation facilities are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots and picnic areas.
- COSR-7.6 Develop long-term agreements with the School District and, as appropriate, other agencies that will maximize joint-use and multiple-use of facilities, eliminate program uncertainty, and reduce overall operations and maintenance costs.
- LU-1.7 Where feasible, increase the amount and network of public and private open space and recreational facilities for active or passive recreation as well as for visual relief.
- LU-4.6 Continue to emphasize the Civic Center as the focal point of the community, civic, cultural, and recreational activities.
- LU-5.1 Encourage within economic capabilities a wide range of accessible public facilities and community services, including fire and police protection, flood control and drainage, educational, cultural and recreational opportunities and other governmental and municipal services.
- LU-10.7 Determine the need and desirability for providing a public multi-use trail along the former Union Pacific right-of-way.
- AQ-1.4 Develop neighborhood parks near concentrations of residents to encourage pedestrian travel to the recreation facilities.

Mitigation Measures: In addition to the policies listed above, the following mitigation measures are recommended to further reduce any impacts.

- 4.9-1 Develop cooperative arrangements with adjacent park departments and park and recreation districts for providing a coordinated set of recreational programs and a broader range of recreational resources than currently available.
- 4.9-2 Continue to employ cooperative use arrangements with the Anaheim Union High School District and the Cypress School District in providing additional recreational resources. If necessary, these cooperative use arrangements can be formalized into written agreements. Past practice has been to cooperate on a regular but informal basis. In addition, pursue joint-use agreements with Cypress College.
- 4.9-3 Continue to work with various civic and recreation oriented private groups (e.g., Boys Club and YMCA) in providing a recreational program that is well coordinated and responsive to changing community needs.

Level of Significance After Policies/Mitigation: Significant and Unavoidable Impact.

2.6.10 PUBLIC HEALTH AND SAFETY

HAZARDOUS MATERIALS USE, GENERATION & TRANSPORT

Environmental Impact: *New commercial or industrial development in accordance with the proposed General Plan Update may result in an increased risk of upset associated with the routine use, generation, and transportation of hazardous materials, which may potentially pose a health or safety hazard.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- LU-2.1 Ensure a sensitive transition between commercial or business park uses and residential uses by implementing precise development standards with such techniques as buffering, landscaping, and setbacks.
- LU-2.8 Ensure adequate monitoring of those uses that utilize hazardous materials to avoid industrial accidents, chemical spills, fires, and explosions.
- LU-4.7 Review and revise, as necessary, the City's development standards and project review/approval process to improve the quality of new development and to protect the public health and safety.
- AQ-4.2 Promote local recycling of wastes and the use of recycled materials.
- SAF-3.1 Locate new and relocate existing land uses that utilize, produce, transport, or store hazardous materials a safe distance from other land uses that may be adversely affected by such activities.
- SAF-3.2 Encourage and support the proper disposal of household waste and waste oil. Monitor dry cleaners, film processors, auto service establishments, and other businesses generating hazardous waste materials to ensure compliance with approved disposal procedures.
- SAF-3.3 Prosecute unlicensed dumping of toxic or hazardous materials into the ground or water in Cypress. Increase the fines levied for illegal dumping. Encourage citizens to report dumping when they observe it.
- SAF-3.4 Support efforts to enforce State "right to know" laws, which outline the public's right to information about local toxics producers.

City Conditions of Approval: Future development projects shall be subject to the following conditions of approval:

- COA- FP11(A) Prior to the approval of an use/site permit(s), issuance of any grading permits or building permits, whichever occurs first, the applicant shall submit to the Fire Chief a list of the quantities of all hazardous, flammable and combustible materials, liquids or gases to be stored, used, or handled on site. These liquids and materials shall be classified according to the uniform fire code using the "Orange County Fire Authority Chemical Classification Handout." The submittal shall provide a summary sheet listing each hazard class, the total quantity of chemicals stored per class and the total quantity

of chemicals used in that class. All forms of materials are to be converted to units of measure in pounds, gallons and cubic feet.

COA-FP11(B) Prior to the issuance of a building permit, the applicant shall contact the Orange County Fire Authority Hazardous Materials Disclosure Office at (714) 744-0463 to obtain a “Hazardous Materials Business Information and Chemical Inventory Packet”. This shall be completed and submitted to the Fire Chief prior to the issuance of a building permit.

Mitigation Measures: In addition to the policies and standard City conditions of approval listed above, the following mitigation measures are recommended to further reduce any impacts.

- 4.10.1 Ensure that all new land uses within the City of Cypress comply with applicable laws regarding hazardous substances transport, storage, use and handling; and incorporate precautions that protect adjoining uses from unacceptable health and safety risks.
- 4.10.2 Establish and adopt development standards which ensure that new commercial and industrial development near proposed residential, school use or mixed use districts does not create an unacceptable risk of human exposure to hazardous materials.
- 4.10.3 Coordinate with hazardous substance regulatory agencies to ensure that businesses located in the City comply with all hazardous materials regulations during the permitting and site inspection processes.
- 4.10.4 Ensure through land use approvals (General Plan and Zoning) that the siting and permitting of businesses which store, treat, handle, and recycle hazardous wastes are directed to suitable locations in order to ensure the protection of public health and the environment. Through these approvals the City shall impose appropriate mitigation for protection of public health and the environment.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

ACCIDENTIAL RELEASE OF HAZARDOUS MATERIALS

Environmental Impact: *Accidental release of hazardous materials uses, stored, or transported in the City may result in a public health risk.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- LU-2.8 Ensure adequate monitoring of those uses that utilize hazardous materials to avoid industrial accidents, chemical spills, fires, and explosions.
- SAF-3.1 Locate new and relocate existing land uses that utilize, produce, transport, or store hazardous materials a safe distance from other land uses that may be adversely affected by such activities.
- SAF-3.3 Prosecute unlicensed dumping of toxic or hazardous materials into the ground or water in Cypress. Increase the fines levied for illegal dumping. Encourage citizens to report dumping when they observe it.
- SAF-3.4 Support efforts to enforce State “right to know” laws, which outline the public’s right to information about local toxics producers.

Mitigation Measures: In addition to the policies listed above, the following mitigation measures are recommended to further reduce any impacts.

- 4.10.5 Coordinate with hazardous substance regulatory agencies to ensure that businesses located in the City comply with all hazardous substances regulations.
- 4.10.6 Provide businesses with technical assistance on reducing and/or eliminating the use of hazardous substances in order to further reduce the potential for accidental releases.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

INCREASED AIR TOXIC EMISSIONS

Environmental Impact: *New businesses locating in the City of Cypress may include additional sources of air toxic emissions, potentially increasing exposure of residents and employees to air toxics.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- AQ-1.1 Cooperate with the South Coast Air Quality Management District and the Southern California Association of Governments in their effort to implement provisions of the region’s Air Quality Management Plan, as amended.

City Conditions of Approval: Future development projects shall be subject to the following condition of approval:

- COA-B3 Applicant/developer shall comply with all disclosure requirements of the Orange County Fire Authority for hazardous materials use and/or storage and the South Coast Air Quality Management District for exhaustion of air contaminants.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.

AIRCRAFT OVERFLIGHT

Environmental Impact: *The accident potential from aircraft overflights may impact structures and individuals within the flight pattern of Joint Forces Training Center (JFTC) Los Alamitos.*

Level of Significance Before Policies/Mitigation: Potentially Significant Impact.

Policies in the Proposed General Plan Update:

- SAF-8.1 Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.
- SAF-8.2 Monitor legislation and regulations established by the Joint Forces Training Center (JFTC) Los Alamitos.
- SAF-8.3 Establish an emergency response plan for aircraft incidents.

- LU-12.1 Prohibit structures that are determined to be a "hazard" by the FAA because the proposed structure would:
- Raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA-approved airport layout plan or a proposed procedure formally on file with the FAA);
 - Result in a loss in airport utility, such as causing the usable length of the runway to be reduced;
 - Conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.
- LU-12.2 Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.)
- LU-12.3 Continue to prohibit new residential development on existing vacant land within the 65 CNEL contour of the Joint Forces Training Center (JFTC) Los Alamitos.

City Condition of Approval: Future development projects shall be subject to the following condition of approval:

- COA-E21 The developer shall comply with all requirements of the FAA should any portions of the development encroach within 100 to 1 imaginary surface surrounding the JFTC Los Alamitos. Encroachment within the 50 to 1 approach surface will require approval by the FAA. A Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA in accordance with the Federal Aviation Regulations Part 77.

Mitigation Measures: No mitigation measures beyond the policies identified in the proposed General Plan Update or standard City conditions of approval are required.

Level of Significance After Policies/Mitigation: Less Than Significant Impact.