

4.11 CUMULATIVE IMPACTS

This Section analyzes potential impacts resulting from reasonably foreseeable growth, including the proposed General Plan Update.

4.11.1 INTRODUCTION

The CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts ...”. The CEQA Guidelines Section 15130, as revised October 26, 1998, state that the discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great a detail as is provided for the effects attributable to the project alone. This discussion is guided by the standards of practicality and reasonableness, and focuses on the cumulative impact to which the identified on-going projects contribute, rather than the attributes of other projects that do not contribute to the cumulative impact. The following elements are necessary in an adequate discussion of cumulative impacts:

- (1) Either:
 - a. A list of relevant past, present and probable future projects, producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or
 - b. A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.
 1. When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resources being examined, the location of the project and its type...
 2. “Probable future projects” may be limited to those projects requiring an agency approval for an application which has been received at the time the notice of preparation is released, unless abandoned by the applicant; projects included in an adopted capital improvements program, general plan, regional transportation plan, or other similar plan; projects included in a summary of projections or projects (or development areas designated) in a previously approved project (e.g., a subdivision); or those public agency projects for which money has been budgeted.
 3. Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.
- (2) A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available.

- (3) A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable, feasible options for mitigation or avoiding the project's contribution to any significant cumulative effects.
- (4) With some projects, the only feasible mitigation for cumulative impacts may involve the adoption of ordinance or regulations rather than the imposition of conditions on a project-by-project basis.

Cumulative impacts may be discussed in terms of General Plan Update impacts, in combination with impacts anticipated for future development (including approved and planned development within the project area and surrounding affected area). The geographic area for each impact varies, depending on the nature of the impact, whether it is regional, such as air quality, or local, such as noise.

Quantification can be difficult for cumulative impacts, as it requires speculative estimates of impacts including, but not limited to the following: the geographic diversity of impacts (impacts of future development may affect different areas); variations in time of impacts; and data for buildout projections may change following subsequent approvals. However, every attempt has been made herein to make sound qualitative judgements of the combined effects of, and relationship between, land uses and potential impacts.

This EIR assesses the overall environmental effects of the proposed General Plan Update at a program level of detail. This EIR evaluates the overall (cumulative) effects of buildout in accordance with the land use designations, land use assumptions, and all goals, policies, and implementing strategies contained in the proposed General Plan Update. Therefore, the environmental analysis in Sections 4.1 through 4.10 of this EIR addressed cumulative effects of development within the City.

In compliance with CEQA Guidelines Section 15130(1)(b), this section of the EIR describes the environmental effects of the proposed General Plan Update in combination with the effects of regional buildout, as forecasted in the Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide (RCPG).

As of January 1, 2000, there were approximately 49,031 residents located within the City of Cypress. These residents receive public services from the public agencies discussed in Section 4.8. Since the City is substantially built out, the ultimate City population under the proposed General Plan Update would not be expected to substantially exceed the current City population. At buildout, the City of Cypress is anticipated to have a maximum population of 51,524 in the year 2020. Therefore, an additional 2,493 residents are anticipated in the City under General Plan Update buildout conditions.

The Southern California Association of Governments projects that Orange County's population is estimated to grow from 2,859,100 in 2000 to approximately 3,244,800 in the year 2020. This would represent an increase in population of approximately 385,700 people over this 20-year time period. The number of households in Orange County is projected to increase from approximately 910,100 in 2000 to approximately 1,102,300 in the year 2020. The number of jobs in Orange County is projected to increase from approximately 1,381,700 in 2000 to approximately 2,116,600 in the year 2020.

Like the City of Cypress, northern and western Orange County as a whole is largely built out. Therefore, most of northern and western Orange County's future growth will be accomplished through infill development within existing urban areas. Environmental constraints such as: water supply, landfill capacity, energy demand, air quality, traffic constraints, and others, will become predominate issues of concern as northern and western Orange County approaches ultimate buildout.

4.11.2 CUMULATIVE ANALYSIS

Potential cumulative impacts of the proposed General Plan Update, in combination with SCAG projections as described, are discussed below. Pursuant to Section 15355(b) of the CEQA Guidelines, "The cumulative impact...is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects."

Cumulative development associated with the proposed General Plan Update and future growth within the City of Cypress would result in potential impacts to the following resource areas:

- Land Use;
- Population, Employment, and Housing;
- Transportation/Circulation;
- Air Quality;
- Noise;
- Geologic and Seismic Hazards
- Hydrology and Drainage;
- Public Services and Utilities;
- Parks/Recreation/Trails; and
- Public Health and Safety.

LAND USE

The proposed General Plan Update would not involve any changes to the existing land use designations in the City of Cypress. On a project-by-project basis, under proposed General Plan Update buildout conditions, the increased land use intensity would result in the loss of vacant/agricultural areas primarily located in the Cypress Business Park, and increased human activity in the City of Cypress.

Continued urbanization and intensification of land uses resulting from development in the Orange County region would result in a loss of agricultural land and open space. Opportunities for mitigation would generally be limited to dedication of additional lands in the region as open space or as permanent agricultural preserves. Given the high value of property in much of Orange County, opportunities for permanent dedication of open space and agricultural lands are likely to be limited. Buildout of the City of Cypress would contribute to this loss of agricultural land in a limited way. Approximately 149 acres of vacant/agricultural land located in the City would eventually be developed, many under the guidance of Specific Plans for the area.

However, the proposed General Plan Update would result in less than significant land use impacts, and all future projects under regional and proposed General Plan Update buildout would be required to mitigate their respective land use impacts. Therefore, the incremental impact of the proposed General Plan Update, when considered in combination with buildout of the region would not result in cumulatively significant impacts related to land use.

POPULATION, EMPLOYMENT, AND HOUSING

Population, housing and employment trend data relevant to the City of Cypress, County of Orange and region extending into the year 2020 is provided in Table 4.2-1 in this EIR. Current projections shown in Table 4.2-1 represent the numeric interpretation of the 1993 Cypress General Plan, Orange County General Plan and regional plans. The proposed General Plan Update is intended to update the policies for future growth within the City of Cypress. Orange County projections include these considerations and account for the proposed development within the City.

As shown in Table 4.2-1, the central Orange County region is anticipating moderate growth over the next 20 years. Buildout of the proposed General Plan Update would result in a small increase in population, employment, and housing within the City of Cypress, and Orange County. SCAG projects that by the year 2020 the City of Cypress would contribute 49,072 individuals, 52,700 jobs and 16,296 households to the County's totals. It is important to note that the City of Cypress estimates a higher population by the year 2020 than SCAG. The proposed General Plan Update projects a population of 51,524 individuals for the year 2020. As such, the analysis in this EIR is based on a higher buildout population, and therefore represents a worse case scenario than if SCAG figures were used. SCAG's projections would result in Cypress accounting for 1.51 percent of the County's total population, 1.24 percent of the County's total jobs, and 1.48 percent of the County's total households.

The proposed General Plan Update would contribute to regional growth with respect to population, housing and employment. However, implementation of the proposed General Plan Update would not significantly alter regional growth rates, because the anticipated growth has been included in both County and regional projections. Thus, implementation of the proposed General Plan Update would not result in significant cumulative impacts with respect to population, employment or housing. Growth in general may have the potential to result in other significant environmental consequences. However those issues are addressed elsewhere in this EIR.

TRANSPORTATION/CIRCULATION

The Circulation Element of the proposed General Plan Update considers the impacts of traffic traveling through, as well as within the City of Cypress. Future cumulative travel patterns within and through the City of Cypress would be directly influenced by changes to the surrounding regional transportation system. The proposed General Plan Update does not involve any major changes to existing land use designations or new land use designations that would increase vehicle trips on congestion on City roadways. Significant impacts on transportation are associated with one segment of a regionally serving street: Knott Avenue from Cerritos Avenue to Katella Avenue. No other direct impacts on intersections or roadway segment capacity within the City are anticipated to result from buildout of the proposed General Plan Update.

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.

NOISE

Increased traffic volumes resulting from proposed General Plan Update buildout and buildout of surrounding municipalities in the County are anticipated to result in cumulatively substantial increases

in vehicular noise levels along major thoroughfares in the area. Although residences and other sensitive land uses located along these segments may be currently impacted by existing traffic noise, buildout conditions would be expected to further such impacts. However, since the proposed General Plan Update involves no modifications to the existing land use designations within the City, it would not directly result in increased traffic noise in the area.

In addition to traffic noise, future projects under the proposed General Plan Update buildout would increase the ambient noise levels within the City as a result of short-term construction activities and long-term operations. In order to mitigate adverse noise impacts, development proposals would continue to be reviewed for compliance with criteria set forth in the proposed General Plan Update. Acoustical studies shall be required and noise attenuation features incorporated into new development where necessary to comply with specific interior and exterior noise levels. Future projects under regional buildout conditions would be required to satisfy the similar noise criteria and requirements of the municipality in which such projects are undertaken. The incremental impact of proposed General Plan Update buildout when considered in combination with regional buildout would therefore be less than significant.

GEOLOGIC AND SEISMIC HAZARDS

The City of Cypress is 95 percent built out and therefore, future development projects would be limited. However, any future development in the Orange County area or in the City of Cypress would encounter geologic and seismic risks based on their individual site constraints. Implementation of the proposed General Plan Update would not result in any significant geologic and seismic impacts. The geologic and seismic impacts of individual project development under proposed buildout conditions would be site-specific and would not contribute to cumulative impacts.

HYDROLOGY AND DRAINAGE

The proposed General Plan Update would not result in any significant hydrology or drainage impacts. Any future development projects in the Orange County area or in the City of Cypress would be required to mitigate specific hydrologic impacts on a project-by-project basis. Therefore, any such impacts associated with individual project development under proposed buildout conditions would be site-specific and would not contribute to cumulative impacts.

PUBLIC SERVICES AND UTILITIES

Buildout of the proposed General Plan Update would not result in any significant public services and utilities impacts. The increase in population within the City that would result from implementation of the proposed General Plan Update would not burden existing public services and utilities. In addition, projects proposed under buildout of the proposed General Plan Update would be required to pay school 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 schools impacts by providing funding for new and/or renovated schools 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, may result in increased demands upon existing public facilities and services. However, as described in Section 4.8 of this EIR, the proposed General Plan Update would not substantially lower the current level of service of the respective public services. As such, the incremental contribution of the proposed General Plan Update to public services and utilities impacts would be less than 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.

PUBLIC HEALTH AND SAFETY

No significant public health and safety impacts would result from implementation of the proposed General Plan Update. The increase in population within the City that would result from implementation of the proposed General Plan Update would not burden public health and safety services. Regional projects and projects under buildout of the proposed General Plan Update would be required to evaluate their respective public health and safety impacts on a project-by-project basis. However, as described in Section 4.10 of this EIR, the proposed General Plan Update would not substantially burden existing public health and safety services. As such, the incremental contribution of the proposed General Plan Update to public health and safety impacts would be less than significant.

4.11.3 CONCLUSION

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.