

# **PROJECT NAME**

## **Address**

### Initial Study/Environmental Checklist

*Prepared by:*

*City of Cypress  
5275 Orange Avenue  
Cypress, California 90630*

*Contact:*

*date*

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## **1.0 INTRODUCTION**

This Initial Study/Environmental Checklist has been prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), published by the Resources Agency of the State of California and in conformance with the City of Cypress CEQA Guidelines.

In accordance with the CEQA Guidelines, this document evaluates the potential environmental impacts associated with the proposed project. The project proposes .

The City of Cypress is the lead agency responsible for the preparation of this environmental documentation in compliance with California Environmental Quality Act (CEQA), and will also have the responsibility for the approval or denial of the project.

## **2.0 PROJECT DESCRIPTION**

The project site is located .

The project applicant, , is requesting .

### **2.1 EXISTING ZONING AND GENERAL PLAN DESIGNATION**

The subject properties are currently located within the Zone.

### **2.2 EXISTING SITE CONDITIONS**

The subject properties are currently .

## Exhibit 1 - Project Vicinity Map

## Exhibit 2 - Project Site Plan

**CITY OF CYPRESS**

**3.0 ENVIRONMENTAL CHECKLIST FORM**

(To Be Completed By Lead Agency)

1. **Project Title:**
2. **Lead Agency Name and Address:** City of Cypress  
5275 Orange Avenue  
Cypress, California 90630
3. **Contact Person and Phone Number:** (714) 229-672
4. **Project Location:**
5. **Project Sponsor's Name and Address:**
6. **General Plan Designation:**
7. **Zoning:**
8. **Description of Project:**
9. **Surrounding Land Uses and Setting:**
10. **Other agencies whose approval is required:**

**3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gases		Population and Housing
	Agriculture Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology and Water Quality		Recreation
	Biological Resources		Land Use and Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities and Service Systems
	Geology and Soils		Noise		Mandatory Findings of Significance

**3.2 DETERMINATION**

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Douglas Dancs, Acting Director of Community Development  
Printed Name

City of Cypress  
For

**3.3 EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis). All documents referenced in the checklist explanations are listed in Section XVII, Earlier Analyses. All necessary explanations of the checklist answers are provided in the attached Exhibit "B".*
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Potentially Significant Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). See the sample question below. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) This is only a suggested form, and lead agencies are free to use different ones.

**4.0 ENVIRONMENTAL ANALYSIS**

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>4.1 AESTHETICS.</b> <i>Would the project:</i>				✓
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓



Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✓
<b>4.2 AGRICULTURE RESOURCES.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as a optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson act contract?				✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓
<b>4.3 AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d) Expose sensitive receptors to substantial pollutant concentrations?				✓
e) Create objectionable odors affecting a substantial number of people?				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>4.4 BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
<b>4.5 CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>4.6 GEOLOGY AND SOILS.</b> <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?				✓
3) Seismic-related ground failure, including liquefaction?				✓
4) Landslides?				✓
b) Result in substantial soil erosion or the loss of topsoil?				✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<b>4.7 GREENHOUSE GASES</b> <i>Would the project:</i>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
<b>4.8 HAZARDS AND HAZARDOUS MATERIALS.</b> <i>Would the project:</i>				

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>4.9 HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?				✓
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
existing land uses or planned uses for which permits have been granted)?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?				✓
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j) Inundation by seiche, tsunami, or mudflow?				✓
k) Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)				✓
l) Result in significant alteration of receiving water quality during or following construction?				✓
m) Could the proposed project result in increased erosion downstream?				✓
n) Result in increased impervious surfaces and associated increased runoff?				✓
o) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
or volumes?				
p) Be tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?				✓
q) Be tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?				✓
r) Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?				✓
s) Have a potentially significant adverse impact on groundwater quality?				✓
t) Cause or contribute to an exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?				✓
u) Impact aquatic, wetland, or riparian habitat?				✓
v) Would the project include new or retrofitted stormwater treatment control Best Management Practices?	—	—	—	✓ —
<b>4.10 LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>4.11 MINERAL RESOURCES.</b> <i>Would the project:</i>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
<b>4.12 NOISE.</b> <i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>4.13 POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<b>4.14 PUBLIC SERVICES.</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?				✓
2) Police protection?				✓
3) Schools?				✓
4) Parks?				✓
5) Other public facilities?				✓
<b>4.15 RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
<b>4.16 TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				✓
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				✓
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Result in inadequate parking capacity?				✓
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus				✓



Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
turnouts, bicycle racks)?				
<b>4.17 UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?				✓
<b>4.18 MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✓

Environmental Checklist Form (cont.)

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓
<p><b>4.19 EARLIER ANALYSES.</b></p> <p>Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case the following earlier analyses and documents were used:</p> <ul style="list-style-type: none"> <li>• City of Cypress, Cypress City Code, Noise Ordinance, Article VII, Chapter 13, Section 13, adopted 1976.</li> <li>• City of Cypress, Cypress City Code, Appendix I - Zoning, Adopted 4-23-79.</li> <li>• City of Cypress, Zoning Map, Revised 5-13-91.</li> <li>• Cotton Beland Associates, Inc., February, 1993, <u>Cypress General Plan Update</u>.</li> <li>• Cotton Beland Associates, Inc., February, 1993, <u>Cypress General Plan Update Environmental Impact Report</u>.</li> <li>• South Coast Air Quality Management District, 1993, <u>CEQA Air Quality Handbook</u>.</li> </ul>				

**Authority:** Public Resources Code Sections 21083 and 21087.

**Reference:** Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

#### 4. ENVIRONMENTAL ANALYSIS

Section 3 presents a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures where applicable.

##### 4.1 AESTHETICS

- a) *Have a substantial adverse effect on a scenic vista?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

##### 4.2 AGRICULTURE RESOURCES. *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:*

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b). *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c). *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.3 AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

- a). *Conflict with or obstruct implementation of the applicable air quality plan?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b). *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

***Impact?***

- c). *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d). *Expose sensitive receptors to substantial pollutant concentrations?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- e). *Create objectionable odors affecting a substantial number of people?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.4 BIOLOGICAL RESOURCES. *Would the project:***

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

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

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

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c). *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d). *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- e). *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

***Impact?***

**Mitigation Measures:** No mitigation measures are required.

- f). *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**Impact?** .

**Mitigation Measures:** No mitigation measures are required.

**4.5 CULTURAL RESOURCES. *Would the project:***

- a). *Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines section 15064.5?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- b). *Cause a substantial adverse change in the significance of an archeological resource defined in CEQA Guidelines section 15064.5?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- c). *Directly or indirectly destroy a unique paleontological resource or site or unique geological resource?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- d). *Disturb any human remains, including those interred outside of formal cemeteries?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

**4.6 GEOLOGY AND SOILS. *Would the project:***

- a). *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

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

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- 2). *Strong seismic ground shaking?*

***Potentially Significant Unless Mitigated.*** While no active or potentially active faults are located within the City of Cypress, the entire Southern California region is considered to be seismically active. The Newport-Inglewood fault is anticipated to generate the most destructive ground shaking at this site. Four additional faults are located in proximity to Cypress: Norwalk, El Modena, Whittier Elsinore, and Elysian Park. The impact of earthquakes on Cypress depends on several factors. The particular fault, fault location, distance from the City, and magnitude of earthquake all determine the degree of shaking that would occur in the City. The design of the proposed structures will be subject to Uniform Building Code requirements that will limit the impacts of strong seismic groundshaking.

- 3). *Seismic-related ground failure, including liquefaction?*

***Potentially Significant Unless Mitigated.*** The soil and geologic structure underlying Cypress includes alluvium deposits and soils of the Hueneme-Bolsa and San Emigdio Association which are fine sandy loams, silt loams and silty clay loams and may become unstable during intense groundshaking.

The project site is located within a liquefaction zone as identified on the State of California Seismic Hazard Zone Map. The City of Cypress development review requirements for building permits include a soil investigation report to be submitted with plans for plan check. This report is to include soil bearing capacity, seismic study, grading, paving, sulfate test and other pertinent information under good engineering practice which will address the issues of seismic reinforcement and liquefaction.

- 4). *Landslides?*

***No Impact.*** Landslides have not been recorded within the City boundaries and are not anticipated based on the area's flat terrain. The subject site is located in an existing urban area. The property is flat and surrounding properties are flat, with no unusual geographic features, and therefore, does not have the potential to slide, or experience sliding from adjacent areas.

***Mitigation Measures:*** No mitigation measures are required.

b). *Result in substantial soil erosion or the loss of topsoil?*

***Impact?***

c). *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

***Impact?***

d). *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

***Impact?***

***Mitigation Measures:***

e). *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

#### **4.7 GREENHOUSE GASES**

a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

b). *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

#### **4.8 HAZARDS AND HAZARDOUS MATERIALS. *Would the project:***

a). *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.



- b). *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c). *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d). *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- e). *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- f). *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- g). *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

**4.9 HYDROLOGY AND WATER QUALITY. *Would the project:***

- a) *Violate any water quality standards or waste discharge requirements?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- f) *Otherwise substantially degrade water quality?*

***Impact?***

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- j) *Inundation by seiche, tsunami, or mudflow?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediments, nutrients, oxygen-demanding substances, and trash)*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- l) *Result in significant alteration of receiving water quality during or following construction?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- m) *Could the proposed project result in increased erosion downstream?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- n) *Result in increased impervious surfaces and associated increased runoff?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- p) *Be tributary to an already impaired water body, as listed on the Clean Water Act Section 303d list? If so, can it result in an increase in any pollutant for which the water body is already impaired*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- q) *Be tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- r) *Have a potentially significant environmental impact on surface water quality on either marine, fresh, or wetland waters?*

***Impact?***

**Mitigation Measures:** No mitigation measures are required.

- s) *Have a potentially significant adverse impact on groundwater quality?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- t) *Cause or contribute to an exceeded applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- u) *Impact aquatic, wetland, or riparian habitat?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- v) *Would the project include new or retrofitted stormwater treatment control Best Management Practices?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

#### **4.10 LAND USE PLANNING. *Would the Project:***

- a) *Physically divide an established community?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.11 MINERAL RESOURCES. *Would the Project:***

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.12 NOISE. *Would the Project Result in:***

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

***Impact?***

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

***Impact?***

***Mitigation Measure:*** Refer to mitigation measure 6. No additional mitigation measures are required.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.13 POPULATION AND HOUSING. *Would the Project:***

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

***Impact?***

**Mitigation Measures:** No mitigation measures are required.

**4.14 PUBLIC SERVICES. *Would the Project:***

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

1) *Fire protection?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

2) *Police Protection?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

3) *Schools?*

**Impact?**

Elementary Schools:	$5 \times 0.6 = 3.0$
Junior High Schools:	$5 \times 0.1 = 0.5$
High Schools:	$5 \times 0.2 = 1.0$
	5 Students

Developers are required to pay school impact fees, as authorized by State Law, to reduce impacts resulting from new development. Therefore, any new increase in the number of students resulting from this development would be mitigated through the payment of the school impact fee.

**Mitigation Measures:** No mitigation measures are required.

4) *Parks?*

**Impact?**

**Mitigation Measures:** No mitigation measures are required.

5) *Other public facilities?*



***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.15 RECREATION. *Would the Project:***

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

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

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

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.16 TRANSPORTATION/TRAFFIC. *Would the Project:***

Staff has reviewed the project to evaluate the potential impacts of the proposal including an estimate of the number of trips which will be generated by the project. The anticipated daily trip projections were determined utilizing the 5<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

- a) *Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- e) *Result in inadequate emergency access?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- f) *Result in inadequate parking capacity?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- g) *Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

**4.17 UTILITIES AND SERVICE SYSTEMS. *Would the Project:***

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant*

*environmental effects?*

***Impact?***

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

***Impact?***

***Mitigation Measures:*** No mitigation measures are required.

#### **4.18 MANDATORY FINDINGS OF SIGNIFICANCE**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or*

*animal or eliminate important examples of the major periods of California history or prehistory?*

***Impact?***

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

***Impact?***

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

***Impact?***

#### **4.19 RECOMMENDATION**

The environmental assessment, including Section 4.0, indicates that all potential significant environmental impacts of the project are mitigated to a level of insignificance by the recommended mitigation measures. Therefore, issuance of a mitigated Negative Declaration for this project is appropriate and recommended.

**5.0 SUMMARY OF MITIGATION MEASURES**

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.