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## APPENDIX J

# SPECIFIC PLAN GENERAL PLAN CONSISTENCY



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### SPECIFIC PLAN

### GENERAL PLAN CONSISTENCY

California State law requires a specific plan to be consistent with the general plan of the adopting locality. To ensure consistency with the City of Cypress (City) General Plan, the existing General Plan (2001; Housing Element 2013) was reviewed relative to this Oxford Place Specific Plan (Specific Plan). Following are the applicable General Plan goals and discussion regarding implementation of the Specific Plan.

#### A.1 LAND USE ELEMENT

**Goal LU-1:** Create a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, and industrial land, while providing adequate recreation and community services to City residents.

Implementation. The land uses allowed by the Specific Plan will aid in creating a balanced land use pattern by providing for additional housing units and adequate recreation in the City.

**Goal LU-2:** Ensure that new development is compatible with surrounding land uses, the circulation network, availability of public facilities, and existing development constraints.

Implementation. The Specific Plan will allow for the development of single-family dwelling units similar in form to the existing single-family dwelling units to the north, south, east, and west of the Oxford Place Specific Plan area (Specific Plan area). The Specific Plan will also permit the development of townhomes that are similar in character to the recently constructed townhomes east of Oxford Academy. The circulation network formed by the entry driveway on Orange Avenue will provide sufficient capacity to support the vehicular trips resulting from the development allowed by the Specific Plan. The existing infrastructure is also sufficient to support the land uses allowed by the Specific Plan.

**Goal LU-4:** Improve urban design in Cypress to ensure that development is both architecturally and functionally compatible and to create identifiable neighborhoods, commercial and business park districts.

Implementation. The architectural design of the preferred land use concept will be complementary to surrounding uses. The new streetscape design and enhanced entry will create an aesthetically pleasing frontage along Orange Avenue.

**Goal LU-5:** Ensure that public facilities and services are available to accommodate development allowed under the General Plan and Zoning Ordinance.

Implementation. Although the Specific Plan will require an amendment of the General Plan Land Use Policy Map, the existing water, sewer, and storm drainage systems are adequate to serve the development allowed by the Specific Plan. Prior to the Tentative Tract Map approval, engineering

studies will be required to determine capacities and develop an infrastructure system for the new residential development. The Specific Plan area will be served by the Orange County Fire Authority, the Cypress Police Department, the Cypress Recreation and Park District, Orange County Transportation Authority, the Cypress Branch of the Orange County Public Library, the Cypress School District, the Anaheim Union High School District, Southern California Edison, the Southern California Gas Company, the Orange County Sanitation District, and the Golden State Water Company.

**Goal LU-22:** Ensure that new development and redevelopment of existing properties comply with the most recent storm water requirements related to improving regional water quality.

**Implementation.** Development allowable under the Specific Plan will be required to comply with existing permits and regulations to ensure protection of water quality, including the Construction General Permit (National Pollutant Discharge Elimination System [NPDES] No. CAS000002, as amended by Orders Nos. 2010-0014-DWQ and 2012-0006-DWQ), Section 13-23 of the City of Cypress Municipal Code, Orange County Municipal Separate Storm Sewer System (MS4) Permit, the 2003 Drainage Area Management Plan (DAMP), the North Orange County Model Water Quality Management Plan (WQMP), and the North Orange County Technical Guidance Document. In addition, a Preliminary WQMP was prepared for the preferred land use concept to address storm water runoff through the implementation of post-construction best management practices (BMPs). Post-construction BMPs would be designed to attenuate the increase in flows on site and would target and reduce pollutants of concern in storm water runoff from the project site, improving regional water quality.

## A.2 CIRCULATION ELEMENT

**Goal CIR-1:** Maintain a safe, efficient, economical, and aesthetically pleasing transportation system providing for the movement of people, goods, and services to serve the existing and future needs of the City of Cypress.

**Implementation.** Orange Avenue has sufficient capacity to serve the land uses allowed by the Specific Plan. The proposed entry point on Orange Avenue will provide safe vehicular and pedestrian access to the Specific Plan area.

**Goal CIR-2:** To facilitate alternative modes of transportation, including public transportation, bicycles, ridesharing, and pedestrians, to support the land use plans and related transportation needs.

**Implementation.** Development allowable under the Specific Plan will enhance the pedestrian experience on Orange Avenue by replacing the existing sidewalk along the southern boundary of the Specific Plan area with an aesthetically appealing meandering sidewalk. The Specific Plan area is served by a Class II bike lane on adjacent Orange Avenue. The preferred land use concept includes a sidewalk system along the internal circulation loop in the Specific Plan area, with four pedestrian connections to the sidewalk along Orange Avenue. Therefore, development allowable under the Specific Plan will improve circulation by encouraging alternative modes of transportation.

### **A.3 CONSERVATION/OPEN SPACE/RECREATION ELEMENT**

**Goal COSR-1:** Conserve ground water and imported water resources.

**Implementation.** The landscape standards for the Specific Plan area mandate the use of drought-tolerant plant materials and reduced turf use to conserve water resources. Further, as required by State laws and codes, water-conserving toilets and faucets will be incorporated into the development allowable under the Specific Plan.

**Goal COSR-2:** Preserve the few remaining native plant and animal species, as well as non-native plants, utilized in landscaping throughout the City.

**Implementation.** The Specific Plan area is currently landscaped with ornamental, non-native plant species, and does not contain any designated landmark trees. Undeveloped portions of the Specific Plan area have been colonized by invasive, non-native species. It is anticipated that some or all of the existing vegetation in the Specific Plan area will need to be removed to accommodate the development of the residential uses allowed under the Specific Plan. Should this occur, the new development will provide new street trees along Orange Avenue and the private streets in the Specific Plan area. Trees and other landscaping will be consistent with other landscaping in the City, which will preserve the City's general aesthetic uniformity and commitment to the principle of urban forestry. It will also contribute to the overall aesthetic quality of the Specific Plan area and surrounding area.

**Goal COSR-3:** Conserve energy resources through the use of available technology and conservation practices.

**Implementation.** Development allowable under the Specific Plan will comply with all City policies, ordinances, and requirements relating to energy conservation and the water efficiency and energy conservation requirements included in the California Building Standards Code (California Code of Regulations, Title 24).

**Goal COSR-4:** Reduce solid waste produced in the City.

**Implementation.** Development allowable under the Specific Plan will comply with all City policies, ordinances, and State requirements relating to the reduction of solid waste.

**Goal COSR-5:** Preserve Cypress' archaeological and paleontologic resources.

**Implementation.** [TBD – waiting for results of records searches for archaeo and paleo resources. This section will be updated upon receipt of those results and whether or not we need to make note of CEQA mitigation as compliance with this policy.]

**Goal COSR-6:** Provide recreation/park facilities and programs for all those who live and work in Cypress.

**Implementation.** Residential development in the Specific Plan area will comply with the City's park and recreational facilities dedication and/or fee provisions and requirements in the Cypress

Municipal Code and Quimby Act park requirements. In addition, the preferred land use concept would provide a lawn for recreational activities and a playground for young children.

#### A.4 SAFETY ELEMENT

**Goal SAF-2:** Protect life and property in Cypress from seismic events and resulting hazards.

Implementation. While no active or potentially active faults are located in the City, the entire region is considered to be seismically active. The General Plan's environmental documentation identifies geologic hazards including landslides, erosion, and liquefaction within the City and establishes measures to mitigate such conditions. The City implements the California Building Standards Code's seismic safety standards regarding new development construction.

**Goal SAF-3:** Minimize risks to life and property associated with the handling, transporting, treating, generating, and storing of hazardous materials.

Implementation. The City has adopted the State-approved Orange County Hazardous Waste Management Plan, which addresses community issues related to hazardous materials. In addition, the City has developed a disaster plan in the event of natural or man-made disasters; the plan includes evacuation routes throughout the City. Evacuation routes include Ball Road to the south and Valley View Street to the east of the Specific Plan area. Therefore, the development of the residential uses allowable under the Specific Plan would not subject future residents to unacceptable risks related to hazardous materials.

**Goal SAF-5:** Protect life and property in the City of Cypress from urban fires. Maintain the Orange County Fire Authority's high level of service to community businesses and residents.

Implementation. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical care to the Specific Plan area. OCFA's closest fire station is located at 4991 Cerritos Avenue, approximately 1 mile south of the Specific Plan area. Development allowable under the Specific Plan will comply with all applicable building codes and safety standards and will be subject to plan review by OCFA. Therefore, development allowed under the Specific Plan will not degrade emergency service levels.

**Goal SAF-6:** Maintain the police department's high quality of service to the City.

Implementation. Police services to the Specific Plan area are provided by the Cypress Police Department, which is located at 5275 Orange Avenue, approximately 0.2 mile east of the Specific Plan area. Given the short distance between the Specific Plan area and the City's police facility, the Cypress Police Department should be able to quickly respond to calls for service within the Specific Plan area without degrading service levels.

**Goal SAF-8:** Protect Cypress residents from air operation accidents.

Implementation. The Specific Plan area is not located within any of the flight approach impact zones identified in the Joint Forces Training Center Los Alamitos planning area established by the Airport Land Use Commission for Orange County. Therefore, the development of the residential uses

allowable under the Specific Plan would not subject future residents to unacceptable risks related to air safety.

## **A.5 NOISE ELEMENT**

**Goal N-1:** Reduce noise impacts from transportation noise sources.

**Implementation.** A small portion of the southern Specific Plan area is in the 60 to 65 Community Noise Equivalent Level (CNEL) range for noise from Orange Avenue. Sound barriers may be required for the planned townhomes along Orange Avenue. Any outdoor living areas along Orange Avenue will be required to meet community noise standards set forth in the Cypress Municipal Code through site plan review.

**Goal N-2:** Incorporate noise considerations into land use planning decisions.

**Implementation.** Demolition and construction noise resulting from the preferred land use concept will be adequately mitigated. In addition, as described above, the preferred land use concept would not subject future residents to exterior noise levels that exceed City standards for residential uses.

**Goal N-5:** Develop measures to control non-transportation noise impacts.

**Implementation.** The Specific Plan land uses and construction activities will be subject to the requirements of the City's Noise Ordinance. In addition, demolition and construction noise resulting from the preferred land use concept will be adequately mitigated. The preferred land use concept would not subject future residents to exterior noise levels that exceed City standards for residential uses.

## **A.6 AIR QUALITY ELEMENT**

The following two goals are similar in scope and are thus addressed together.

**Goal AQ-1:** Reduce air pollution through proper land use and transportation planning.

and

**Goal AQ-2:** Improve air quality by reducing the amount of vehicular emissions in Cypress.

**Implementation.** Development allowable under the Specific Plan will also enhance the pedestrian experience on Orange Avenue by replacing the existing sidewalk along the southern boundary of the Specific Plan area with an aesthetically appealing meandering sidewalk. The Specific Plan area is served by a Class II (on-road) bike lane on adjacent Orange Avenue. The preferred land use concept includes a sidewalk system along the internal circulation loop in the Specific Plan area, with four pedestrian connections to the sidewalk along Orange Avenue. Therefore, development allowable under the Specific Plan has the potential to improve air quality by locating development adjacent to a bike way and sidewalks, thereby encouraging non-motorized transportation.

**Goal AQ-3:** Reduce particulate emissions to the greatest extent feasible.

Implementation. The majority of the particulate emissions generated within the Specific Plan area will be produced during construction of the allowed development. Particulate emissions from construction will be minimized through compliance with the rules and regulations of the South Coast Air Quality Management District (SCAQMD) regarding construction-related emissions.

**Goal AQ-4:** Reduce emissions through reduced energy consumption.

Implementation. Energy conservation practices must be incorporated into the design of development within the Specific Plan area as required by State and local laws (i.e., Title 24 of the California Building Standards Code).

## A.7 GROWTH MANAGEMENT ELEMENT

**Goal GM-1:** Reduce traffic congestion.

Implementation. The projected trips calculated for the land uses permitted under the Specific Plan are expected to allow all of the studied intersections to continue operating at a Level of Service 'C' or better. Orange Avenue has sufficient current capacity to accommodate the projected traffic associated with the preferred land use concept for the Specific Plan area, approximately 400 trips per day.

**Goal GM-2:** Ensure adequate transportation facilities are provided for existing and future inhabitants of the City.

Implementation. The development allowed under the Specific Plan will not result in any traffic impacts on City streets and intersections as the pedestrian, bicycle, and vehicle trips associated with the residential uses will be adequately served by the City's existing sidewalks, bicycle facilities, and road network.

**Goal GM-4:** Strive to maintain the good balance between jobs and housing in Cypress.

Implementation. Similar to most cities in the surrounding region, the City has seen strong demand for new housing in recent years. The residential uses allowable under the Specific Plan will provide additional housing opportunities in an area of the City that is suitable and appropriate for such development.

## A.8 HOUSING ELEMENT

**Goal HOU-3:** Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.

Implementation. The Specific Plan will provide quality, market-rate housing designed to meet the strong demand for new homes for-sale. The Specific Plan will provide for the development of new housing at different price points by permitting the development of low- and medium-density housing. The preferred land use concept proposed for the Specific Plan area provides for single-



family dwelling units and townhouses, ranging in size from approximately 1,577 to 2,090 square feet.

**Goal HOU-4:** Ensure the provisions of adequate and appropriate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.

Implementation. The Specific Plan permits residential development in an area of the City that is suitable and appropriate for such development. Development allowable under the Specific Plan will increase the number of housing units in the City, helping it achieve its fair share of the region's housing needs. The preferred land use concept will provide 45 new market-rate dwelling units for above-moderate-income households, which will satisfy a large portion of the City's fair share allocation for new housing at the above-moderate-income level.

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