

4.10 PUBLIC HEALTH AND SAFETY

This section describes the means by which hazardous substances are regulated from a federal, state and local perspective and discusses potential adverse impacts to human health and the environment due to exposure to hazards. For this EIR, the term “hazardous material” includes any material that, because of its quantity, concentration, or physical, chemical, or biological characteristics, poses a considerable present or potential hazard to human health or safety, or to the environment. It refers generally to hazardous chemicals, radioactive materials, and biohazardous materials. “Hazardous waste,” a subset of hazardous materials, is material that is to be abandoned, discarded, or recycled, and includes chemical, radioactive, and biohazardous waste (including medical waste). This Section also addresses public safety issues associated with the Joint Forces Training Center (JFTC) Los Alamitos Airfield.

4.10.1 ENVIRONMENTAL SETTING

HAZARDOUS MATERIALS REGULATORY SETTING

FEDERAL AND STATE HAZARDOUS WASTE MANAGEMENT

The Environmental Protection Agency (EPA) and the California Department of Toxic Substance Control (DTSC) have developed and continue to update lists of hazardous waste subject to regulation. Regulation of hazardous wastes is provided on both the state and federal levels.

REGIONAL

The South Coast Air Quality Management District (SCAQMD) works with the California Air Resources Board (CARB) and is responsible for developing and implementing rules and regulations regarding air toxics on a local level. The SCAQMD establishes permitting requirements, inspects emission sources, and enforces measures through educational programs and/or fines.

In response to the growing Statewide concern of hazardous waste management, State Assembly Bill 2948 (Tanner 1986) enacted legislation authorizing local governments to develop comprehensive hazardous waste management plans. The intent of each plan is to assure that adequate treatment and disposal capacity is available to manage the hazardous wastes generated within its jurisdiction.

ORANGE COUNTY HAZARDOUS WASTE MANAGEMENT PLAN

The Orange County Board of Supervisors in February 1987 (Resolution No. 87-221), authorized the preparation of the Orange County Hazardous Waste Management Plan. The final plan was adopted in January 1989 and subsequently amended in 1991. The City of Cypress subsequently approved the County Plan in 1989 and the amendment in 1991. The State Department of Health Services approved the County’s Plan in late 1991.

The Orange County Hazardous Waste Management Plan provides policy direction and action programs to address current and future hazardous waste management issues that require local responsibility and involvement in Orange County. In addition, the Plan discusses hazardous waste issues, and analyzes current and future hazardous waste generation in the County.

The purpose of the Plan is to coordinate local implementation of a regional action program to effect comprehensive hazardous waste management throughout Southern California. The action program focuses on the development of programs to equitably site needed hazardous waste management facilities; to promote on-site resource reduction, treatment and recycling; and to provide for the collection and treatment needs of small quantity hazardous waste generators.

An important component of the County Hazardous Waste Management Plan will be the monitoring of hazardous waste management facilities to ensure compliance with Federal and State hazardous waste regulations. The siting criteria and any subsequent environmental documentation required pursuant to CEQA will also ensure the mitigation of adverse impacts associated with the siting of any new hazardous waste facility.

HOUSEHOLD HAZARDOUS WASTE PROGRAM

The County of Orange selected permanent Household Hazardous Waste collection facilities as the most appropriate method for managing this waste category. Currently, there are four Household Hazardous Waste Collection Centers that serve the county. These facilities are located in Anaheim, Huntington Beach, Irvine and San Juan Capistrano.

LOCAL HAZARDOUS WASTE MANAGEMENT

As the agency responsible for providing fire protection and emergency services to the City of Cypress, the Orange County Fire Authority (OCFA) regulates the use and storage of hazardous materials for the City and provides emergency response to accidental release of hazardous substances. OCFA implements California’s new Accidental Release Program, and as of July 2000 has instituted a user fee program. These regulations strengthen OCFA’s ability to reduce risks from extremely hazardous substances, such as chlorine and ammonia.

HAZARDOUS MATERIALS USERS

The OCFA requires businesses to disclose hazardous materials and/or hazardous waste handled or stored on site. This disclosure information assists emergency responders in planning for and handling emergencies involving hazardous materials. The program objective is to safeguard the lives of emergency responders and the public, and to minimize property loss. Therefore, businesses are required to disclose hazardous materials or waste equal to or in excess of 500 pounds of a solid, 55 gallons of a liquid, and/or 200 cubic feet of a gas over the course of a 12 month period. In response to federal and state mandates, businesses are required to report chemicals listed on the Federal EPA List of Acutely Hazardous Materials (AHM) if the amounts on hand at any given time exceed the “threshold planning quantity” (TPQ), or if they exceed the quantities listed above 500 pounds/55 gallons/200 cubic feet, whichever is less.

HAZARDOUS AND TOXIC MATERIALS IN CYPRESS

In the past few decades, some chemicals commonly used and widely dispersed have been found to be significantly harmful. Federal, state, and county agencies have generally recognized toxic substances as chemicals or mixtures whose manufacture, processing, distribution, use, or disposal may present an unreasonable risk of injury to human health or the environment. According to the Orange County Health Care Agency, there are approximately 160 businesses¹ that store or utilize hazardous materials above the threshold within Cypress.

Transport of Hazardous Materials. Areas located near major transportation routes are more susceptible to spills of hazardous materials than are other parts of the community. Major transportation arterials in Cypress include Katella Avenue, Valley View Street, and Lincoln Avenue. In addition, the community is within the air approach for the JFTC Los Alamitos.

Pipelines. A number of underground pipelines cross through the City of Cypress. These lines transport natural gas, crude oil, and oil (refer to Exhibit 4.10-1, *Oil and Gas Pipelines*). The Transportation

¹ Correspondence from the Orange County Health Care Agency dated May 8, 2000. The number of businesses were determined in accordance with California Health and Safety Code Section 6.95.

Research Board of the National Research Council has published a special report (# 219) entitled *Pipelines and Public Safety* that discusses the dangers associated with natural gas, crude oil, and oil. The following excerpt is from this document:

"The primary constituent of natural gas, methane, is flammable when mixed with air (Federal Power Commission 1966, 3). Natural gas may leak in relatively small quantities from cracks, flaws, or damaged areas of the pipeline, and not create a serious incident if the operator finds the leak and repairs the line in a timely manner. However, if significant quantities of gas are released into the atmosphere from a rupture of a pipe wall, the gas will burn and can explode if ignited in a confined space (Associated Pullman Kellogg Limited 1981, 7.1).

Crude oil and petroleum products are heavier than air. Crude oil may burn with intense heat if ignited and may contaminate the environment. Petroleum fuels such as gasoline and jet fuel, which are transported in their natural liquid state, also pose a fire and pollution hazard."

SUPERFUND SITES

Currently, there are no Federal or State Superfund sites in the City of Cypress. However, two Federal sites have been identified; one each in both Fullerton and Westminster.²

UNDERGROUND TANK LEAKS

Currently, there are approximately 48 sites located throughout in the City which are participating in underground storage tank clean-up programs enforced by the Orange County Health Care Agency.³ These clean-up activities involve site assessments, groundwater monitoring and remediation.

AIRCRAFT OVERFLIGHT

The Joint Forces Training Center (JFTC) Los Alamitos is located in western Orange County within the City of Los Alamitos. On-site facilities include two runways and associated taxiways, ramp space, and hangars. The JFTC is primarily utilized for helicopter training missions. A portion of the City of Cypress lies within the prevailing approach path of the runways located at the JFTC Los Alamitos. This portion of Cypress is primarily composed of business park facilities. The Airport Land Use Commission (ALUC) for Orange County has adopted an Airport Environs Land Use Plan (AELUP) that seeks to protect the public from the adverse effects of aircraft noise to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents and that no structures or activities adversely affect navigable airspace (refer to Section 4.1, *Land Use* and Section 4.5, *Noise*). Specific land use regulations regarding FAA notification imaginary surfaces, aircraft noise, and building heights have been implemented (refer to Exhibit 4.10-2, *FAA 100:1 Notification Imaginary Surfaces*, and Exhibit 4.10-3, *Building Height Restrictions, 50 to 1 Clearance Surface*. Also refer to Exhibit 4.5-1, *Joint Forces Training Center (JFTC) Los Alamitos Impact Zones*, in Section 4.5, *Noise*).

² Correspondence from County of Orange Health Care Agency, Steve Kim, Hazardous Waste Specialist, May 8, 2000.

³ Ibid.

Insert Exhibit 4.10-1
“Oil and Gas Pipelines”

Insert Exhibit 4.10-2
"FAA 100:1 Notification Imaginary Surfaces"

Insert Exhibit 4.10-3
"BUILDING HEIGHT RESTRICTIONS, 50 TO 1 CLEARANCE SURFACE"

4.10.2 STANDARDS OF SIGNIFICANCE

SIGNIFICANCE CRITERIA

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts which are identified. The criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project. Public health and safety impacts resulting from the implementation of the proposed general plan update could be considered significant if they cause any of the following results:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- 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;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- 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;
- 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;
- 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 (refer to Section 7.0, *Effects Found Not to Be Significant*)
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (refer to Section 7.0, *Effects Found Not to be Significant*); and/or
- 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 (refer to Section 7.0, *Effects Found Not to Be Significant*).

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact. The standards used to evaluate the significance of impact are often qualitative rather than quantitative because appropriate quantitative standards are either not available for many types of impacts or are not applicable for some types of projects.

4.10.3 IMPACTS AND MITIGATION MEASURES

HAZARDOUS MATERIALS USE, GENERATION & TRANSPORT

- **NEW COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN ACCORDANCE WITH THE PROPOSED GENERAL PLAN UPDATE MAY RESULT IN AN INCREASED RISK OF UPSET ASSOCIATED WITH THE ROUTINE USE, GENERATION, AND TRANSPORTATION OF HAZARDOUS MATERIALS, WHICH MAY POTENTIALLY POSE A HEALTH OR SAFETY HAZARD.**

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

Impact Analysis: Many types of businesses utilize hazardous substances as part of their routine operations. Currently, there are a variety of existing business operations in the City of Cypress that use, store, or transport hazardous substances, as well as generate hazardous waste. New non-residential development within Cypress may result in an increase in commercial and industrial land uses involving the use of hazardous materials or generation of hazardous waste. The types and quantities of hazardous materials utilized by the various types of businesses which could locate in the City would vary tremendously and, as a result, the nature of potential hazards would also be varied. Such substances can range from common automobile oil and household pesticides to chlorine, dry-cleaning solutions, ammonia, or substances used in commercial and industrial operations. Since the proposed General Plan Update does not include any specific development projects, no specific type of hazard associated with these materials can be identified and the likelihood of a hazard presenting a serious health or safety to the public cannot be determined at this time. However, it can be generally concluded that any additional non-residential development within the City would result in an increase in the use and transport of hazardous materials and an increase in generation of hazardous waste. The consequence of this increased presence of hazardous materials in the City is an increase in the potential for human exposure to these substances, with possible public health and safety consequences.

New development that locates near residential areas or within ¼-mile from a school could expose these sensitive land uses to greater risk of exposure to hazardous materials, wastes or emissions. In most instances, a buffer in the form of a major street, channel, or intervening land use separates residential areas from industrial areas. The majority of future development in the City would occur in the Cypress Business Park area. Light industrial and research/development uses in the Business Park may utilize, transport, and/or store chemicals, creating a possible fire hazard. The accidental release or combustion of these hazardous materials could endanger individuals within the community.

While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to maintain risks to acceptable levels. As described in the Settings section, there are several federal, state and local regulatory agencies that oversee hazardous materials handling and management. Oversight by the appropriate agencies and compliance with applicable regulations are considered adequate to offset the negative effects related to the use and transport of hazardous materials in the City. In addition, the following General Plan Update policies and mitigation measures would further reduce hazardous materials impacts to a less than significant level.

Policies in the Proposed General Plan Update: The Land Use Element, Air Quality Element, and Safety Element includes the following policies:

- LU-2.1 Ensure a sensitive transition between commercial or business park uses and residential uses by implementing precise development standards with such techniques as buffering, landscaping, and setbacks.

- LU-2.8 Ensure adequate monitoring of those uses that utilize hazardous materials to avoid industrial accidents, chemical spills, fires, and explosions.

- LU-4.7 Review and revise, as necessary, the City’s development standards and project review/approval process to improve the quality of new development and to protect the public health and safety.

- AQ-4.2 Promote local recycling of wastes and the use of recycled materials.

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

- SAF-3.2 Encourage and support the proper disposal of household waste and waste oil. Monitor dry cleaners, film processors, auto service establishments, and other businesses generating hazardous waste materials to ensure compliance with approved disposal procedures.

- SAF-3.3 Prosecute unlicensed dumping of toxic or hazardous materials into the ground or water in Cypress. Increase the fines levied for illegal dumping. Encourage citizens to report dumping when they observe it.

- SAF-3.4 Support efforts to enforce State “right to know” laws, which outline the public’s right to information about local toxics producers.

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

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

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

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

- 4.10.1 Ensure that all new land uses within the City of Cypress comply with applicable laws regarding hazardous substances transport, storage, use and handling; and incorporate precautions that protect adjoining uses from unacceptable health and safety risks.

- 4.10.2 Establish and adopt development standards which ensure that new commercial and industrial development near proposed residential, school use or mixed use districts does not create an unacceptable risk of human exposure to hazardous materials.

- 4.10.3 Coordinate with hazardous substance regulatory agencies to ensure that businesses located in the City comply with all hazardous materials regulations during the permitting and site inspection processes.
- 4.10.4 Ensure through land use approvals (General Plan and Zoning) that the siting and permitting of businesses which store, treat, handle, and recycle hazardous wastes are directed to suitable locations in order to ensure the protection of public health and the environment. Through these approvals the City shall impose appropriate mitigation for protection of public health and the environment.

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

ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS

○ ACCIDENTAL RELEASE OF HAZARDOUS MATERIALS USES, STORED, OR TRANSPORTED IN THE CITY MAY RESULT IN A PUBLIC HEALTH RISK.

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

Impact Analysis: As described previously, new commercial and industrial development or expansion of commercial and industrial uses would result in an increase in the use and transport of hazardous materials in the City. The increased use and transport of hazardous materials in the City increases the potential for accidental releases of hazardous materials. Typical incidents that could result in accidental release of hazardous materials including leaking underground storage tanks, accidents during transport causing a “spill” of a hazardous material, and/or natural disasters causing the unauthorized release of a substance. These and other types of incidents could cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the same hazardous substances could migrate into the soil or enter a local stream channel causing contamination of soil and water. Contamination of the local groundwater table could also occur. Depending on the nature and extent of the contamination, groundwater supplies could become unsuitable for use as a domestic water source. Human exposure to contaminated soil or water could have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

Accidental releases would most likely occur in the commercial and industrial areas and along transport routes leading to and from these areas. Commercial and industrial areas are distributed through the City, but the primary concentration of businesses are located within the Cypress Business Park area. This area is somewhat separated from most sensitive land uses, such as residential neighborhoods and is in an appropriate location for businesses utilizing, producing, or storing hazardous waste. In addition, the City's setback requirements from streets and the rail lines minimize the damage that may occur from transportation related hazardous waste spills. Light industrial and research/development uses in the Cypress Business Park may utilize, transport, and/or store chemicals, creating a possible fire hazard. The accidental release or combustion of these hazardous materials could endanger individuals within the community. The transportation of hazardous waste poses special problems. Since there are no freeways within Cypress, accidents involving hazardous waste would most likely occur on the City's major arterials, including Katella Avenue, Valley View Street, and Lincoln Avenue, and on the Southern Pacific Railroad line.

The use and storage of hazardous substances is regulated by CalEPA, the State Water Resources Control Board, the Orange County Fire Authority (Hazardous Materials Program), and the Orange County Health Care Agency (Hazardous Materials Section). The California Highway Patrol and the California Department of Transportation enforce hazardous substance transportation regulations. The Orange County Fire Authority provides emergency response to accidental release of hazardous substances. The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the

Business Plan Act) requires that a business that uses, handles, or stores hazardous materials above a certain quantity prepare a plan which must include an inventory of hazardous substances on the premises. A Risk Management and Prevention Plan (RMPP) may be required for businesses that use acutely hazardous substances and are located in proximity to sensitive land uses. As part of the RMPP, businesses that handle acutely hazardous materials must include a hazard and operability study (HAZOP) which analyze potential hazards to sensitive populations in the vicinity. The Orange County Fire Authority oversees the submittal of Business Emergency Plans which are intended to mitigate potential release of a hazardous substances and minimize potential harm or damage. Oversight by the appropriate agencies and compliance with applicable regulations are considered adequate to offset the negative effects related to the accidental release of a hazardous materials in the City. In addition, the following General Plan Update policies and mitigation measures would further reduce hazardous materials impacts to a less than significant level.

Policies in the Proposed General Plan Update: The Land Use, and Safety Elements include the following policies:

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

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

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

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

INCREASED AIR TOXIC EMISSIONS

- **NEW BUSINESSES LOCATING IN THE CITY OF CYPRESS MAY INCLUDE ADDITIONAL SOURCES OF AIR TOXIC EMISSIONS, POTENTIALLY INCREASING EXPOSURE OF RESIDENTS AND EMPLOYEES TO AIR TOXICS.**

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

Impact Analysis: As a result of buildout of the General Plan Update new commercial and industrial uses developed in the City would increase the potential sources of air toxic emissions. Additional sources of air toxic emissions in the City would contribute to risk of human exposure to toxic substances. Human exposure to toxic air emissions could have potential health effects depending on a variety of factors, including the nature and concentration of the toxic substance and the degree of

exposure. As with other toxic substances, people who face the greatest potential for exposure to toxic air emissions are those who reside or work in close proximity to emission sources. Toxic air emissions differ from other hazardous substances in that they can be easily transported by air currents. While this allows these emissions to be quickly carried over relatively large distances when released into the open air (depending on atmosphere conditions), it can also cause the emissions to be readily dispersed into lower concentrations.

The South Coast Air Quality Management District (SCAQMD) works with the California Air Resources Board (CARB) and is responsible for developing and implementing rules and regulations regarding air toxics on a local level. The SCAQMD establishes permitting requirements, inspects emission sources, and enforces measures through educational programs and/or fines. Existing regulations, permitting requirements, and inspections by the SCAQMD are considered adequate to reduce this impact to a less than significant level. In addition, the following General Plan Update policy would further reduce impacts to a less than significant level.

Policies in the Proposed General Plan Update: The Air Quality Element includes the following policy:

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

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

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

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

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

AIRCRAFT OVERFLIGHT

○ **THE ACCIDENT POTENTIAL FROM AIRCRAFT OVERFLIGHTS MAY IMPACT STRUCTURES AND INDIVIDUALS WITHIN THE FLIGHT PATTERN OF JOINT FORCES TRAINING CENTER (JFTC) LOS ALAMITOS.**

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

Impact Analysis: As a result of buildout of the proposed General Plan Update, structures and individuals within the flight pattern of the JFTC Los Alamitos could be subjected to the potential of off-airport accidents. However, development within the flight pattern of the JFTC Los Alamitos is regulated to ensure that land uses are not people intensive, as demonstrated by the City's commitment to prohibiting new residential development in noise impact areas and avoiding excessively tall buildings or large concentrations of people in areas detrimental to the airport. The Orange County Airport Land Use Commission (ALUC) has established Clear Zones and Accident Potential Zones around the JFTC Los Alamitos. The definitions of the zones and allowable uses are described below.

Clear Zones signify an extreme crash hazard. Only airport-related uses, open space uses and certain types of transportation and utility uses are permitted in this zone. No buildings intended for human habitation are permitted in the Clear Zone.

Accident Potential Zones signify a considerable crash hazard. All forms of residential uses are unacceptable in this zone, as places of indoor and outdoor assembly, such as churches, schools, conference centers or restaurants. Commercial, industrial, and airport-related uses are acceptable in this providing the uses adhere to the density and intensity of the use restriction.

The land use restrictions in the Clear Zone and Accident Potential Zone provide the necessary limitations to reduce the potential impacts of off-airport accidents to persons and property on the ground. According to the 1995 (Airport Environs Land Use Plan (AELUP), the Accident Potential Zone "A" located within the boundaries of JFTC Los Alamitos is now designated at "CZ" Clear Zone or "RPZ" Runway Protection Zone. In addition, the AELUP identifies that the Clear Zones are located entirely within the boundaries of JFTC Los Alamitos and does not identify any off-base accident potential zones.

As previously stated, the portion of Cypress within the prevailing approach path of the runways located at the JFTC Los Alamitos is primarily composed of business park facilities. Specific land use regulations regarding FAA notification imaginary surfaces, aircraft noise, and building heights have been implemented to reduce impacts of due to aircraft overflight to a less than significant level. In addition, the following General Plan Update policies would further reduce impacts to a less than significant level.

Policies in the Proposed General Plan Update: The Safety and Land Use Elements include the following policies:

- SAF-8.1 Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.
- SAF-8.2 Monitor legislation and regulations established by the Joint Forces Training Center (JFTC) Los Alamitos.
- SAF-8.3 Establish an emergency response plan for aircraft incidents.
- LU-12.1 Prohibit structures that are determined to be a "hazard" by the FAA because the proposed structure would:
 - Raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA-approved airport layout plan or a proposed procedure formally on file with the FAA);
 - Result in a loss in airport utility, such as causing the usable length of the runway to be reduced;
 - Conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.
- LU-12.2 Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.)
- LU-12.3 Continue to prohibit new residential development on existing vacant land within the 65 CNEL contour of the Joint Forces Training Center (JFTC) Los Alamitos.

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

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

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

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

4.10.4 UNAVOIDABLE SIGNIFICANT IMPACTS

All public health and safety impacts associated with implementation of the proposed General Plan Update for the City of Cypress would be less than significant by adherence to/compliance with policies in the proposed General Plan Update and standard City conditions of approval, and with the imposition of mitigation measures. No unavoidable significant public health and safety impacts would occur.