

# **INITIAL STUDY**

## **BARTON PLACE PROJECT**

**4921 KATELLA AVENUE**

**CITY OF CYPRESS, CALIFORNIA 90720**

Submitted to:

City of Cypress  
5275 Orange Avenue  
Cypress, California 90630

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Project No. CCP1401

**LSA**

March 2015

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## TABLE OF CONTENTS

1.0	INTRODUCTION .....	5
2.0	PROJECT DESCRIPTION.....	5
2.1	PROJECT BACKGROUND .....	5
2.2	PROJECT LOCATION .....	5
2.3	EXISTING SURROUNDING LAND USES .....	9
2.4	EXISTING PROJECT SITE.....	9
2.5	CURRENT GENERAL PLAN LAND USE DESIGNATION .....	9
2.6	CURRENT ZONING.....	13
2.7	PROJECT CHARACTERISTICS .....	13
	2.7.1. Senior Residential Community .....	13
	2.7.2. Commercial/Retail Improvements .....	17
	2.7.3. Building Design .....	17
	2.7.4. Access, Circulation and Parking.....	17
	2.7.5. Green Building Characteristics .....	18
	2.7.6. Project Construction.....	18
2.8	DISCRETIONARY ACTIONS, PERMITS, AND OTHER APPROVALS .....	18
3.0	ENVIRONMENTAL CHECKLIST FORM .....	21
3.1	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED .....	22
3.2	DETERMINATION .....	23
3.3	EVALUATION OF ENVIRONMENTAL IMPACTS .....	24
4.0	ENVIRONMENTAL ANALYSIS .....	25
4.1	AESTHETICS.....	34
4.2	AGRICULTURE RESOURCES. ....	35
4.3	AIR QUALITY.....	36
4.4	BIOLOGICAL RESOURCES.....	37
4.5	CULTURAL RESOURCES. ....	40
4.6	GEOLOGY AND SOILS. ....	42
4.7	GREENHOUSE GASES .....	44
4.8	HAZARDS AND HAZARDOUS MATERIALS. ....	45
4.9	HYDROLOGY AND WATER QUALITY.....	49
4.10	LAND USE PLANNING. ....	53
4.11	MINERAL RESOURCES.....	55

4.12	NOISE.....	55
4.13	POPULATION AND HOUSING.....	57
4.14	PUBLIC SERVICES. ....	57
4.15	RECREATION. ....	58
4.16	TRANSPORTATION/TRAFFIC. ....	59
4.17	UTILITIES AND SERVICE SYSTEMS. ....	62
4.18	MANDATORY FINDINGS OF SIGNIFICANCE.....	64
5.0	REFERENCES .....	65

## FIGURES AND TABLES

### FIGURES

Figure 1: Regional and Vicinity Location Map .....	7
Figure 2: Project Site and Surrounding Land Uses Map .....	11
Figure 3: Conceptual Site Plan .....	15

### TABLES

Table A: Other Agency Permits/Approvals .....	22
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## **1.0 INTRODUCTION**

This Initial Study (IS) has been prepared in accordance with the California Environmental Quality Act and the *State CEQA Guidelines* (CEQA) and in conformance with the City of Cypress (City) checklist to evaluate the environmental impacts that may result from the construction and operation of the proposed Barton Place Project (project). As Lead Agency under CEQA, the City has the authority for preparation of this IS and will also have the responsibility for approval or denial of the proposed project. This IS evaluates potential environmental impacts associated with the proposed project.

## **2.0 PROJECT DESCRIPTION**

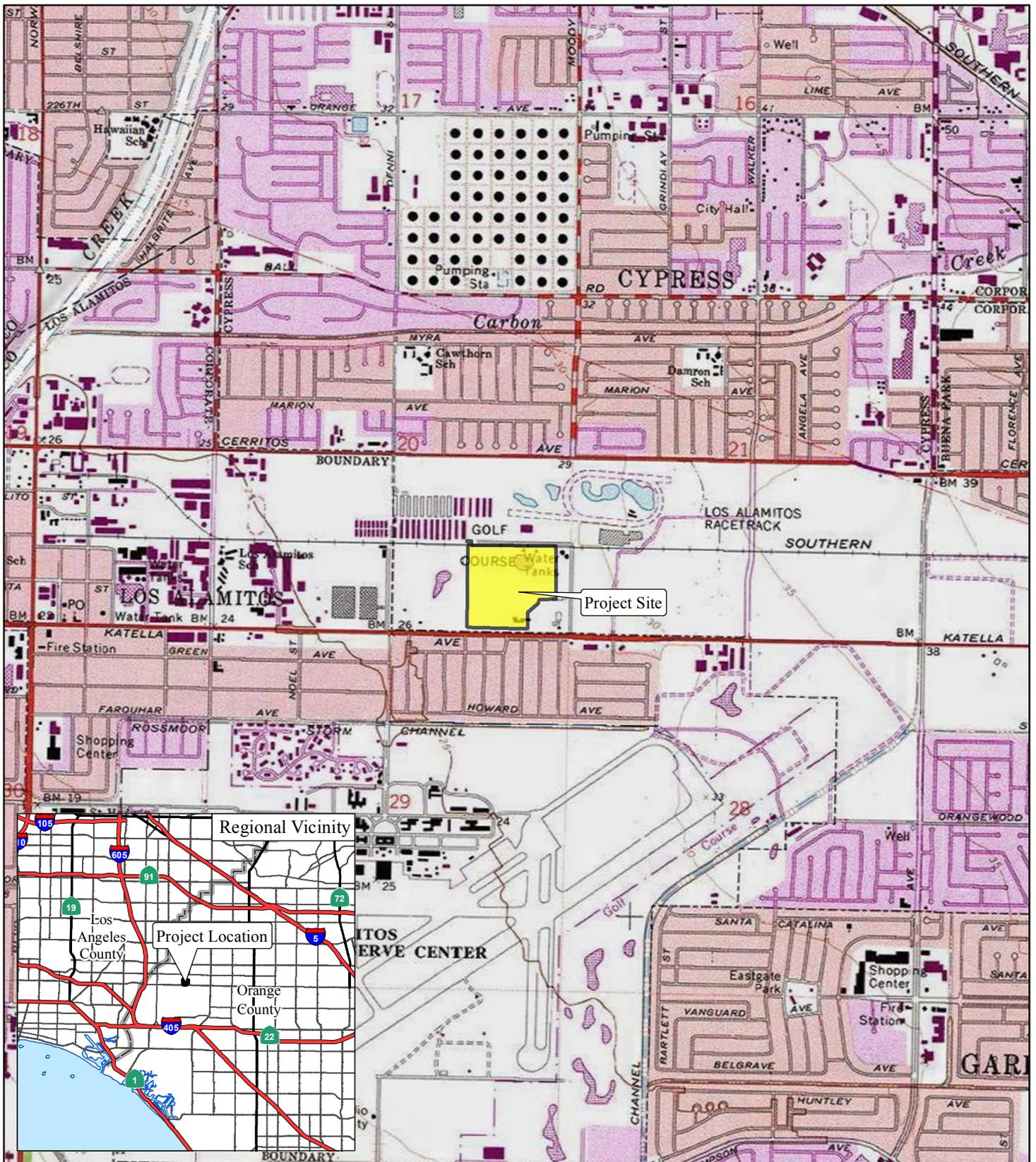
### **2.1 PROJECT BACKGROUND**

On April 17, 1990, the Cypress City Council adopted the original Cypress Business & Professional Center Specific Plan (Original Specific Plan), which established comprehensive guidance and regulations for the development of approximately 298 acres of land within the City, including the approximately 33-acre project site (project site). On June 5, 2012, voters of the City of Cypress approved an Amended and Restated Cypress Business and Professional Center Specific Plan (Amended Specific Plan) as part of an initiative measure titled “Measure L.” The Amended Specific Plan established a new Planning Area 9 that consists of portions of Planning Areas 6, 7, and 8 from the Original Specific Plan. In addition to the designation of the new Planning Area 9, the Amended Specific Plan expanded the permitted uses in Planning Area 9 to include a variety of office, retail and other commercial uses, as well as senior housing and related uses.

### **2.2 PROJECT LOCATION**

The project site is located at 4921 Katella Avenue, in the southwestern portion of the City. The City encompasses approximately 6.5 square miles of land (approximately 4,218 acres) within northwestern Orange County (County). The Cities of Buena Park and La Palma border the City to the north. The City of Hawaiian Gardens, in Los Angeles County, borders the City to the northwest. The City of Los Alamitos borders the City to the west and south and is immediately south of the project site, and the City of Garden Grove is approximately 1 mile southeast of the project site. To the east, the City is bordered by the Cities of Buena Park, Anaheim, and Stanton. Regional access to the project site is provided by Interstate 605 (I-605), State Route 22 (SR-22) and Interstate 405 (I-405). I-605 is located approximately 2 miles west of the project site and extends in a north-south direction. SR-22 and I-405 are approximately 3 miles south of the project site and extend in an east-west direction. A regional depiction of the project location is presented on Figure 1, Regional and Vicinity Location Map.

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LEGEND

Project Site

FIGURE 1



0 1000 2000  
FEET

SOURCE: USGS 7.5' Quad - Los Alamitos (1981), CA

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### **2.3 EXISTING SURROUNDING LAND USES**

The project site is located at the northeast corner of Katella Avenue and Enterprise Drive. Land uses south of Katella Avenue are located in the City of Los Alamitos and include commercial, single-family, and multifamily residential uses. The Cottonwood Church campus is located to the west across Enterprise Drive. The project site is directly bordered on the north by a portion of the Los Alamitos Race Course that includes one-story horse barns currently occupied by quarter and thoroughbred horses, associated equipment, and other portions of the Los Alamitos Race Course. A surface parking area for the Los Alamitos Race Course, a small two-story church, and a four-story Residence Inn Hotel are located to the east of the project site, with commercial uses, including a 24 Hour Fitness and Office Depot, located to the east beyond the hotel. The project site and surrounding uses are depicted on Figure 2.

### **2.4 EXISTING PROJECT SITE**

The project site was previously part of the Cypress Golf Club, which permanently closed in 2004. Following the closure of the Golf Club, the golf course on the project site was demolished, the site was re-graded and all vegetation was removed, except for some ornamental trees and vegetation along the southerly and southeasterly boundaries of the project site. The project site is unimproved, and is not currently utilized for any activity. It is relatively flat, with elevations ranging between approximately 21 feet above sea level in the southwest corner and approximately 32 feet in the northeast corner.

### **2.5 CURRENT GENERAL PLAN LAND USE DESIGNATION**

The project site is currently designated "Specific Plan" on the City's General Plan Land Use Policy Map, in recognition that the project site is subject to the Amended Specific Plan. As set forth in the Land Use Element of the City's General Plan, Specific Plans implement General Plan goals and policies by designating land uses, densities, development, and design standards in more specific detail. The Amended Specific Plan was established to provide comprehensive guidance and regulations for the development of approximately 298.2 gross acres of land within the Amended Specific Plan area, including the project site.

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LSA

LEGEND

Project Site

FIGURE 2



SOURCE: ESRI (2013)

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## 2.6 CURRENT ZONING

The Amended Specific Plan is a regulatory plan that constitutes the zoning for the project site. While the City's Zoning Map designates the project site as PBP-25A (Planned Business Park), the Amended Specific Plan largely governs the permitted uses on, and development standards for, the project site. The project site includes most of Planning Area 9, which is designated as Mixed-Use Commercial/Senior Housing in the Amended Specific Plan, and most of the remaining undeveloped portion of Planning Area 6, which is designated as Professional Office/Hotel and Support Commercial in the Amended Specific Plan.

Within Planning Area 9, the Senior Housing designation permits senior housing (at a density of up to 20 units per acre) and related uses, while the Mixed Use Commercial designation allows a variety of retail and commercial uses. The Amended Specific Plan also permits senior housing and various commercial/retail uses in Planning Area 6, subject to approval by the City's Director of Community Development.

## 2.7 PROJECT CHARACTERISTICS

Figure 2, Project Site and Surrounding Land Uses, illustrates the land uses proposed as part of the project. The proposed mixed-use project includes two components, a senior residential community and commercial/retail improvements along Katella Avenue.

### 2.7.1. Senior Residential Community

Figure 3, Conceptual Site Plan, shows that the senior residential community would be developed on approximately 28 acres on the northern portion of the project site, most of which is located in Planning Area 9, and a small portion of which is located in Planning Area 6, as designated in the Amended Specific Plan. The senior residential community would include 244 homes, which would equate to a density of approximately 8.7 dwelling units per acre, considerably lower than the approximately 560 units and the 20 units per acre allowed under the Amended Specific Plan.

The homes would be for-sale and would incorporate a mix of approximately 152 single-family detached homes and approximately 92 single-family attached homes (i.e., paired homes), in one- and two-story configurations. The maximum height of the units would be up to approximately 30 feet, which is substantially below the maximum height of 55 feet allowed in the Amended Specific Plan.

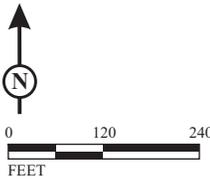
The Amended Specific Plan describes senior residential as "independent living units or other independent housing for persons 55 years of age or older and may include common dining areas and other community facilities." Each home in the senior residential community would require a qualified occupant 55 years of age or older pursuant to recorded covenants, conditions, and restrictions. Each resident would have access to the amenity center and landscaped areas. The amenity center would be located on approximately 1 acre of common area and would include a community clubhouse, pool, spa, outdoor fire place, and barbeque, and gathering areas. The community would include guest parking areas, landscaped parkways, small pocket parks, and access to the adjacent commercial/retail uses. The community would be gated with private streets and all common areas, amenities, and streets would be managed and maintained by a homeowners association (HOA).

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FIGURE 3

LSA



SOURCE: Robert Hidey Architects

Barton Place  
Conceptual Site Plan

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### 2.7.2. Commercial/Retail Improvements

As shown on Figure 3, the proposed commercial/retail improvements would be developed on an approximately 5-acre parcel on the southern portion of the project site and would consist of approximately 50,000 square feet of space. The commercial/retail space would be divided into approximately five buildings. The proposed commercial/retail uses would include neighborhood-serving restaurants, retail stores, and other commercial uses. The commercial/retail improvements would also feature a hardscape plaza, including a water feature, seating, and a gathering area near the corner of Katella Avenue and Enterprise Drive. The height of the commercial/retail buildings would not exceed 40 feet, which is substantially lower than the maximum height of 99 feet permitted by the Amended Specific Plan.

### 2.7.3. Building Design

The proposed architectural elements and features of the proposed project is a “Santa Barbara” style consisting of a mix of neutral colors and a variety of materials such as tile, cement, plaster and wood. The use of multiple residential and commercial/retail buildings with various plane breaks and color tones would break up the scale and massing of the proposed project.

### 2.7.4. Access, Circulation, and Parking

**Residential Community.** Access to the senior residential community would be provided by two new gated private drives off of Enterprise Drive. The main entry/exit would be near the northwest corner of the project site and would provide the primary entrance and exit for all residents and visitors of the senior residential community. A second private drive would provide access for emergency vehicles only. Circulation within the residential community would be provided by a private two-way street that would loop through the neighborhood. The private loop street would connect to private motor courts that would provide access to the residential units. Pedestrians would have access to the residential community by an existing sidewalk along Enterprise Drive. Within the community, a sidewalk adjacent to the loop street would provide access to the homes and community amenity center. A pedestrian gate would be provided along the southern boundary of the senior residential community to provide easy access to the commercial/retail buildings along Katella Avenue. Community residents would have secure access to this gate.

Each of the senior residential units would include an attached two-car garage. Approximately 74 guest parking spaces, including approximately four Americans with Disabilities Act (ADA)-compliant parking spaces, would be provided along the loop street. No resident or guest parking would be allowed within the private motor courts.

**Commercial/Retail.** Access to the commercial/retail area would be provided by two new driveways on Katella Avenue (in locations identified in the Amended Specific Plan, aligning with Midway Drive and Ticonderoga Drive) and a third new driveway on Enterprise Drive (see Figure 3, Conceptual Site Plan). The proposed driveway exits would be controlled by stop signs. Circulation within the commercial/retail area would be provided by two-way drive aisles on the surface parking lot. Pedestrian access for the commercial/retail area would be provided by existing sidewalks along Katella Avenue and Enterprise Drive. The surface parking lot that supports the commercial/retail area would include approximately 277 parking spaces (including the required ADA-compliant spaces).

### **2.7.5. Green Building Characteristics**

The proposed project has been designed to meet sustainability goals, including the California Green Building Code, Title 24 energy efficiency requirements, and Assembly Bill (AB) 1881 water efficient landscape requirements. The senior residential community would also incorporate a number of energy and water conservation measures, green building features, and Low Impact Development (LID) design features. These design features and practices may include, but are not limited to:

- Energy-efficient lighting and mechanical systems;
- Water-efficient plumbing fixtures;
- Water-efficient landscaping, including the utilization of some native plant species in addition to drought-tolerant ornamental species;
- Water quality treatment; and
- Education of homeowners and maintenance staff regarding proper irrigation and landscaping maintenance to limit water runoff.

### **2.7.6. Project Construction**

It is anticipated that the construction period for the senior housing community would be approximately 3 years. It is anticipated that the construction period for the commercial/retail improvements would be approximately 2 years, and that the commercial/retail construction would be completed prior to or concurrently with the construction of the senior housing community.

## **2.8 DISCRETIONARY ACTIONS, PERMITS, AND OTHER APPROVALS**

In accordance with Sections 15050 and 15367 of the *State CEQA Guidelines*, the City of Cypress is the designated Lead Agency for the proposed project and has principal authority and jurisdiction for CEQA actions.

It is anticipated that the proposed project would or could require the following discretionary and ministerial approvals and permits from the City:

- Approval of a site plan review through the Design Review Committee permit process pursuant to the Amended Specific Plan
- Vesting tentative and final tract and parcel maps
- Transfer of land uses from Planning Area 9 to Planning Area 6 pursuant to the Amended Specific Plan
- Conditional use permit to allow a shopping center and restaurants
- Administrative approval of a priority project water quality management plan
- Grading, street and infrastructure permits
- Utility permits (sewer, water, and storm drain)
- Sign permits
- Building permits
- Any other necessary discretionary or ministerial permits and approvals required for the construction or operation of the proposed project.

In addition, the proposed project would or could require the following discretionary or ministerial permits and approvals from other governmental agencies:

- Notice of Intent (NOI) to comply with the General Activity Construction National Pollution Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board
- NPDES Permit and Temporary Construction Dewatering Permit from the Regional Water Quality Control Board
- Plan approval, including emergency access and fire water supply, from the Orange County Fire Authority

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## CITY OF CYPRESS

### 3.0 ENVIRONMENTAL CHECKLIST FORM

(To Be Completed By Lead Agency)

1. **Project Title:** Barton Place
2. **Lead Agency Name and Address:** City of Cypress, 5275 Orange Avenue, Cypress, California 90630
3. **Contact Person and Phone Number:** Doug Hawkins, (714) 229-6727
4. **Project Location:** 4921 Katella Avenue, Cypress, California 90720
5. **Project Sponsor's Name and Address:** C33, LLC, 26 Corporate Plaza, Suite 260, Newport Beach, California 92660
6. **General Plan Designation:** Specific Plan
7. **Zoning:** Planning Area 9/Mixed Use Commercial/Senior Housing; and Planning Area 6/Professional Office/Hotel and Support Commercial.

**Description of Project:** 244 senior residences, including approximately 152 single-family detached homes and approximately 92 single-family attached homes), and approximately 50,000 square feet of commercial retail improvements along Katella Avenue. A more detailed overview of the proposed project is provided above in Section 2.0, Project Description.

8. **Surrounding Land Uses and Setting:** The project site is located at the northeast corner of Katella Avenue and Enterprise Drive. Land uses south of Katella Avenue are located in the City of Los Alamitos and include commercial, single-family, and multifamily residential uses. The Cottonwood Church campus is located to the west across Enterprise Drive. The project site is directly bordered on the north by a portion of the Los Alamitos Race Course that includes one-story horse barns currently occupied by quarter horses and thoroughbred horses, associated equipment, and other portions of the Los Alamitos Race Course located beyond. A surface parking area for the Los Alamitos Race course, a small two-story church, and a four-story Residence Inn Hotel are located to the east of the project site, with commercial uses, including a 24 Hour Fitness and Office Depot, located to the east beyond the hotel.

## 9. Other Agencies whose approval is required:

**Table A: Other Agency Permits/Approvals**

Agency	Permit/Approval
State Water Resources Control Board (SWRCB)	Notice of Intent (NOI) to comply with the General Activity Construction National Pollution Discharge Elimination System (NPDES) Permit
Regional Water Quality Control Board (RWQCB)	NPDES Permit and Temporary Construction Dewatering Permit (if necessary)
Orange County Fire Authority	Plan Approval, including emergency access and fire water supply

### 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

**2-27-15**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Douglas Hawkins, City Planner

Printed Name

\_\_\_\_\_  
For City of Cypress

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### 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 5.0, References. All necessary explanations of the checklist answers are provided in—Section 4.0, Environmental Issues.
- 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.
- 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 referenced in Section 5.0, References.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). A source list should be attached (see Section 5.0, References), 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?				✓
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 an 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)?	✓			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?	✓			
e) Create objectionable odors affecting a substantial number of people?			✓	
<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?				✓

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?				✓
<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:				
i) 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.				✓
ii) Strong seismic ground shaking?	✓			
iii) Seismic-related ground failure, including liquefaction?	✓			
iv) 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>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 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?	✓			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 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?				✓

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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?				✓
<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?	✓			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	✓			
ii) Police protection?	✓			
iii) Schools?			✓	
iv) Parks?	✓			
v) 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?	✓			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 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?	✓			

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
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)?	✓			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			
<b>4.19 EARLIER ANALYSES.</b>				
<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, 2001. Cypress General Plan.</li> <li>• City of Cypress, 2001. Cypress General Plan Environmental Impact Report.</li> <li>• City of Cypress, 2012. Amended and Restated Cypress Business and Professional Center Specific Plan.</li> <li>• City of Cypress, 1990. Cypress Business and Professional Center Environmental Impact Report.</li> </ul>				

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## 4.1 AESTHETICS.

### *Would the project:*

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

**No Impact.** A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Aesthetic components of a scenic vista generally include (1) scenic quality, (2) sensitivity level, and (3) view access. Although the City of Cypress (City) does not provide a definition of scenic vistas, potential scenic vistas includes areas with views of the coastline, mountains, or other prominent scenic features that are considered significant visual resources for residents and businesses.

The City is almost entirely developed and neither the project site nor other properties in the project vicinity provide substantial views of any water bodies, mountains, hilltops, or any other significant visual resources. As such, the City has not designated any scenic corridors or scenic vistas within the City. The project site is located in a flat area and is surrounded by urban development, including the Los Alamitos Race Course to the north and east, hotel and commercial uses to the east, church uses to the west, and commercial, single-family residential, and multifamily residential uses to the south. In addition, the proposed project has a relatively low scale (i.e., the maximum height of the residential and commercial/retail structures are 30-40 feet) and would not block the view of any natural features. For these reasons, the development of proposed project would not have a substantial adverse effect on a scenic vista and such impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the Environmental Impact Report (EIR).

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

**No Impact.** The project site is not located in the vicinity of a state scenic highway. According to the Caltrans California Scenic Highway Mapping System, the only State-designated Scenic Highway in the County is a 4-mile portion of SR-91 from State Route 55 (SR-55) to east of the Anaheim City limit. This portion of SR-91 is approximately 12.4 miles east of the project site. Therefore, the proposed project would not damage any scenic resources within a state scenic highway and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**Potentially Significant Impact.** In its existing condition, the approximately 33-acre project site is vacant and includes ornamental trees and vegetation in an approximately 1.5-acre area along the southerly and southeasterly boundaries of the property. The proposed project includes the development of senior residences and commercial/retail uses that have the potential to change the visual character or the quality of the project site. Therefore, the EIR will further analyze the project's impact

on the existing visual character of the project site and the surrounding area.

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

**Potentially Significant Impact.** The proposed project includes the development of senior residences and commercial/retail uses on an existing vacant site, which would create additional sources of light and glare. As the proposed project would introduce new sources of light and glare into the area as compared to the existing conditions, the EIR will further describe project lighting and assess the potential light and glare effects associated with the proposed project.

## 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?*

**No Impact.** The project site was previously part of the Cypress Golf Club, which permanently closed in 2004. Following the closure of the Golf Club, the golf course was demolished, and the site was re-graded and all vegetation was removed, except for some ornamental trees and vegetation along the southerly and southeasterly boundaries of the project site. According to the California Department of Conservation California Important Farmland Finder, the entire project site and surrounding area is designated as, “Urban and Built Up Land.” Therefore, the development of the proposed project would not result in the conversion of any farmland and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** The project site is not designated for agriculture use in the Amended Specific Plan. The Williamson Act was established to encourage the conservation of farmland and certain open space uses by way of lower property taxes to landowners of such property. The project site is not subject to an existing Williamson Act contract. Therefore, the proposed project would not conflict with existing agricultural zoning or a Williamson Act contract, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** As stated previously in response to the threshold question in 4.2(a), above, and as shown on Figure 2, Project Site and Surrounding Land Uses, there are no existing agricultural uses on the project site or on adjacent land uses. Therefore, development of the proposed project would not result in the conversion of on-site or adjacent farmland to non-agricultural use and impacts would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

### 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?*

**Potentially Significant Impact.** The project site is located in the City of Cypress (City), which is located within the South Coast Air Basin (Basin). Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted its 2012 Air Quality Management Plan (AQMP), which contains policies and measures to achieve federal and State standards for improved air quality in the Basin. Due to the size and nature of the proposed project, air quality impacts during construction and operation of the proposed project have the potential to conflict with or obstruct the AQMP. Therefore, impacts related to compliance/conflict with SCAQMD policies and measures will be further evaluated in the EIR.

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

**Potentially Significant Impact.** The proposed project has the potential to result in significant short-term construction-related and long-term operational air quality impacts from both direct and indirect sources. A comprehensive air quality analysis pursuant to the SCAQMD and California Air Resources Board (ARB) requirements will be completed as part of the EIR, analyzing both the short-term and long-term air quality impacts of the proposed project. Therefore, further analysis in the EIR is required to determine the potential for the proposed project to violate or substantially contribute to a violation of an existing air quality standard.

*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)?*

**Potentially Significant Impact.** Development and site improvements associated with the proposed project would result in new indirect, direct, mobile, and stationary

source emissions that could contribute to criteria pollutant emissions, in particular criteria pollutants that have been designated as non-attainment status for the Basin. The proposed project could potentially result in a cumulatively considerable net increase in regional non-attainment status criteria pollutants under applicable federal and State ambient air quality standards. Therefore, further analysis in the EIR is required.

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

**Potentially Significant Impact.** Sensitive populations, including children, senior citizens, and chronically/ acutely ill individuals, are more susceptible to the effects of air pollution than the general population. Sensitive receptor land uses typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Implementation of the proposed project is anticipated to generate an increase in vehicle trips in the vicinity of the project site during construction and operation that could result in an increase in air pollution. Therefore, further analysis in the EIR is required to determine potential impacts to sensitive receptors.

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

**Less Than Significant Impact.** Construction of the proposed project may involve some equipment that could emit some objectionable odors; however, these vehicles and equipment-related odors would be temporary and insubstantial, and would cease after the construction of the proposed project is completed. In addition, the project site is not located directly adjacent to any residential neighborhood, so any temporary odor associated with construction activities would not affect a substantial number of people. Operation of the proposed project would involve activities typically associated with residential and commercial/retail uses, which generally do not result in objectionable odors that would affect adjacent receptors. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

#### **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 Wildlife or U.S. Fish and Wildlife Service?***

**No Impact.** The project site is currently vacant and within an urbanized area of the City. The *Biological Technical Report for the Barton Place Project* was recently prepared for the proposed project that summarized the existing setting and analyzed the potential for impacts to biological resources. The report concludes that (1) there are no State or federally listed threatened or endangered plants or other special-status

plants on the project site and no potential habitat that could support special-status plants, (2) there are no State or federally listed threatened or endangered animals or other special-status animals on the project site and no potential habitat that could support special-status animals and (3) the project site does not include any land designated as critical habitat by the United States Fish and Wildlife Service (USFWS). Therefore, the project would not have a substantial adverse effect on any such species and the impact would be clearly insignificant and unlikely to occur. This topic will not be further analyzed in the EIR.

***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 Wildlife or U.S. Fish and Wildlife Service?***

**No Impact.** The project site is currently vacant, and was previously a portion of the former Cypress Golf Club (Figure 2, Project Site and Surrounding Land Uses). However, the Golf Club closed in 2004 and was subsequently re-graded to remove most of the topographical features and vegetation. In addition, the project site is periodically bladed to clear weeds. As set forth in the Biological Technical Report, the project site does not contain any riparian habitat or other sensitive natural communities. In addition, the Cypress General Plan EIR did not identify any riparian habitat or sensitive natural communities on the project site. As such, the project site has not been identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the USFWS as having riparian habitat or other sensitive natural communities. Therefore, the proposed project would have no impact on any riparian habitat or other sensitive natural community and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

***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?***

**No Impact.** The project site is devoid of any vegetation or features that would be attributed to wetlands. The former golf course was re-graded and the project site is periodically bladed to clear weeds. As set forth in the Biological Technical Report, the project site and surrounding area do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, development of the project site would have no impact on federally protected wetlands, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

***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?***

**Potentially Significant Impact.** As set forth in the Biological Technical Report, no raptor or migrating bird nests were observed within the 1.5-acre ornamental

vegetation area along the southerly and southeasterly boundaries of the project site in recent surveys. The proposed project would have no impact on the nests of raptors or other migratory birds if the existing trees in the ornamental vegetation area are removed outside the applicable avian nesting season (February 1-June 30 for raptors and February 1-August 31 for other migratory birds). In addition, no raptor nests were detected in any of the on-site ornamental trees or proximate offsite ornamental trees.

However, it is possible that, in the future, raptors or other migratory birds could establish nests in the ornamental trees prior to their removal. If and to the extent trees in which such future nests might be established were removed during applicable avian nesting bird season, that activity could potentially impact active raptor/migratory bird nests. Therefore, this topic will be analyzed in the EIR.

As also discussed in the Biological Technical Report, the project site is located within a fully urbanized area and is not within any local or regional wildlife corridor. Therefore, the proposed project exhibits no potential to disrupt wildlife corridors or in any way disrupt movement of native wildlife and the impact would therefore be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**Less Than Significant Impact.** As discussed in the Biological Technical Report, the ornamental vegetation area includes a variety of non-native ornamental trees, including blue gum eucalyptus, bottlebrush, Brazilian pepper, Mexican fan palm, European olive, lemon-scented gum trees, one myoporum, one rubber tree, one weeping fig, one black willow, one Chinese elm, one carrotwood tree and one white mulberry tree. These non-native trees, which would be removed as part of the proposed project, are all invasive species and are not considered significant biological resources.

Some of the ornamental trees are identified as "landmark trees" in Table 4 of the Amended Specific Plan, which was adopted by Cypress voters on June 5, 2012 and sets forth the zoning and development standards for the Project site. These trees are located in "Tree Survey Area 1" and "Tree Survey Area 2" as shown on Exhibit 21 in the Amended Specific Plan. Pursuant to Section VII.D.5 of the Amended Specific Plan, the removal of these trees is allowed, subject to (i) their replacement with an equivalent number of specimen trees (48" box or larger) that are incorporated into the landscaping treatment of the project site, in addition to normal tree planting requirements, and (ii) otherwise in compliance with the Amended Specific Plan and, with respect to the trees removed in Tree Survey Area 2, the City's Tree Replacement Policy, as outlined in Sections 17-17 through 17-27 of the Cypress Municipal Code.

Therefore, the non-native, ornamental trees are not significant biological resources and, in any event, their removal would not conflict with any local policy or ordinance protecting biological resources, so that the proposed project's impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** As discussed in the Biological Technical Report, the project site is not located within any federal, State, regional or local habitat conservation plan (HCP) area or natural community conservation plan (NCCP) area, including the Orange County Habitat Conservation Plan/Natural Community Conservation Plan area. Therefore, the proposed project would not conflict with the provisions of a HCP or NCCP and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

#### 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?*

**No Impact.** The project site was previously part of the Cypress Golf Club, which permanently closed in 2004. Following the closure of the Golf Club, the golf course was demolished and the site was re-graded and all vegetation was removed, except for the ornamental trees and vegetation along the southerly and southeasterly boundaries of the project site (Figure 2, Project Site and Surrounding Land Uses). The project site is vacant and includes no structures. According to the Orange County Historical Landmarks List from the Office of Historic Preservation, there are no historic resources on the project site.

It is noted that the Cypress Business and Professional Center Environmental Impact Report (City of Cypress, 1990, pg. 103, 105) identified one structure with potential historical value, the Vessel House, which at the time was located in Planning Area 6 as designated in the Amended Specific Plan. However, the Vessel House was subsequently relocated to the Seacoast Grace Church property within Planning Area 8 for preservation and is currently used by Seacoast Grace Church as a chapel and meeting rooms. The Vessel House was never identified as an historical resource on any federal or local register of historic landmarks.

Therefore, the proposed project would not result in any impact on historical resources and impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*b) Cause a substantial adverse change in the significance of an archaeological resource defined in CEQA Guidelines Section 15064.5?*

**No Impact.** On January 6, 2015, a record search of all recorded archaeological and built-environment resources was conducted by the California State University, Fullerton, South Central Coast Information Center (SCCIC, 2015). SCCIC's determination letter concluded, based on the record search, that no known

archaeological resources are located on the project site or within a ½-mile radius of the project site. In addition, the project site has been heavily disturbed by the prior grading and development of a portion of the former golf course and its subsequent demolition and removal. For these reasons, the proposed project would have no impact on a known archaeological resource and little potential for unknown archaeological resources to be encountered during site preparation activities.

However, if any unique archaeological resource is unexpectedly discovered during grading and construction activities associated with the project, the project applicant would be required to comply with the regulatory standards set forth in Section 21083.2 of the California Public Resources Code and Section 15064.5(c) of the State CEQA Guidelines, including a determination of whether any such potential unique archaeological resource will be preserved in place or left in an undisturbed state.

Due to the low potential that any unique archaeological resources are located on the project site, and because compliance with the regulatory standards in Section 21083.2 and Section 15064.5(c) would ensure appropriate treatment of any potential unique archaeological resources unexpectedly encountered during grading and excavation activities, the proposed project's impact on archaeological resources would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** According to the *Geotechnical Investigation and Liquefaction Evaluation* and the City of Cypress General Plan EIR (City of Cypress, 2001, pg. 4.6-1), the project site stratigraphy consists of Artificial Fill (af) and Quaternary Alluvium (Qal), which is too young to exhibit significant paleontological resources or geological features. Therefore, the proposed project would have no impact on any unique paleontological resource or site or unique geological feature and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** The January 6, 2015, records search undertaken at the SCCIC concluded that no known archaeological resources are located on the project site or within a ½-mile radius of the project site. In addition, the project site has been heavily disturbed by the prior grading and development of a portion of the former golf course and its subsequent demolition and removal. For these reasons, the proposed project would have no impact on any known human remains and, due to the level of past disturbance, it is not anticipated that human remains exist within the project site.

However, in the unlikely event that any human remains are unexpectedly encountered during earth removal or grading activities associated with the project, the project applicant would be required to comply with the regulatory standards set forth in Section 15064.5(e) of the State CEQA Guidelines, including the cessation of work

and, if the remains are determined to be Native American, to contact the Native American Heritage Commission.

Due to the low potential that any human remains are located on the project site, and because compliance with the regulatory standards in Section 15064.5(e) would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities, the proposed project's impact on human remains would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

## 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:*

*i) 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.*

**No Impact.** According to the California Department of Conservation 2010 Fault Activity Map, there are no known earthquake faults that run through the project site and there is no other evidence of a known fault that runs through the project site. Therefore, the proposed project would not result in any impact related to the rupture of a known earthquake fault and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*ii) Strong seismic ground shaking?*

**Potentially Significant Impact.** No known active faults traverse the project site. However, the project site is located in the seismically active region of Southern California, which is capable of generating moderate to large earthquakes within the project vicinity. Therefore, a preliminary geotechnical report will be conducted for the proposed project. Potential effects associated with seismic ground shaking will be evaluated further in the EIR, based on the analysis and conclusions in the preliminary geotechnical report.

*iii) Seismic-related ground failure, including liquefaction?*

**Potentially Significant Impact.** Liquefaction is a phenomenon in which water-saturated granular soil loses shear strength and behaves like a fluid during strong ground shaking produced by earthquakes. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements. As identified by the State of California Division of Mines and Geology, the project site is located in a required

investigation zone for liquefaction potential (Seismic Hazards Map, Los Alamitos Quadrangle, 1999). Therefore, the preliminary geotechnical report for the proposed project will evaluate potential effects resulting from seismic-related ground failure, including liquefaction will be analyzed further in the EIR.

*iv) Landslides?*

**Less Than Significant Impact.** The project site and surrounding vicinity are relatively flat (Figure 2 Project Site and Surrounding Land Uses). In addition, no landslides have previously been recorded within the City's boundaries (City of Cypress, 2001, pg. 9). Therefore, the proposed project's impact associated with landslides would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**Less Than Significant Impact.** The project site is currently vacant, and is underlain by Bolsa Series soils, as identified in the United States Soil Conservation Service (Soil Survey of Orange County and Western Part of Riverside County Exhibit 4.6-1, Soils Map, Cypress General Plan EIR). The Bolsa Series consists of somewhat poorly drained soils on alluvial fans. The stratigraphy of the project site includes Artificial Fill (af) across the majority of the project site as a result of the previous golf course use. The project site is also underlain with Quaternary Alluvium (Qal), which consists of deposits of silty clays, sands, silty sands, sandy silts, and clayey silts. These soils are not known to be susceptible to erosion and are suitable for development. Implementation of the proposed project would require grading for construction of improvements, including buildings, roadways, and parking lots. Any soil erosion as a result of grading and construction would be subject to City codes and requirements for erosion control, grading, and soil remediation, as well as the requirements established by the National Pollutant Discharge Elimination Systems (NPDES) and under Storm Water Pollution Prevention Plan (SWPPP) rules. After completion of the proposed project, the majority of the project site would be covered by impervious surfaces, including buildings, roadway and parking areas. With compliance of the applicable regulatory standards, the project's impact with respect to soil erosion and loss of topsoil would be clearly insignificant and unlikely to occur. This topic will not be evaluated further in the EIR.

*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?*

**Potentially Significant Impact.** As discussed in Response 4.6(a)(iii), the potential for hazards related to liquefaction exists in this area. As stated in Response 4.6 (iv), the potential for landslides is low for the project site and surrounding area, but the project's potential impacts related to unstable soil, lateral spreading, subsidence, or collapse are currently unknown, and will therefore be evaluated in the preliminary geotechnical report and the EIR.

*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?*

**Less Than Significant Impact.** Expansive soils are soils that experience volumetric changes in response to increases or decreases in moisture content. The project site stratigraphy consists of Artificial Fill (af) and Quaternary Alluvium (Qal) (Southern California Geotechnical, 2012) (City of Cypress, 2001, pg. 4.6-1). These soil types have low shrink-swell potential and, therefore, are not susceptible to expansion. In the event that, following the completion of grading, it is determined that near-surface soils within building pad areas exhibit an elevated expansion potential, potential impact of those expansive soils would be addressed through design of structural foundations and floor slabs in compliance with applicable requirements in the California Building Code, as adopted by the City of Cypress in its Municipal Code.

Since the potential for expansive soils is low and any potential expansion would be addressed through compliance with applicable code requirements, the proposed project would not create substantial potential risks to life or property and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** The proposed project would not include the use of septic tanks or alternative wastewater disposal systems because sanitary sewer and wastewater facilities are available in the vicinity of the project site. Therefore, the project would have no impact with respect to septic tanks or alternative wastewater disposal systems and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

## 4.7 GREENHOUSE GASES.

*Would the project:*

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

**Potentially Significant Impact.** The proposed project consists of a senior residential community and commercial/retail improvements that would generate both direct and indirect greenhouse gas (GHG) emissions. Therefore, further analysis in the EIR is required to determine the potential impacts associated with GHG emissions.

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

**Potentially Significant Impact.** While the City does not have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, there are other applicable State or regional plans, such as the ARB Scoping Plan or other Assembly Bill (AB) 32 implementation guidance that would be reviewed for project consistency or conflicts. Therefore, further analysis in the EIR is required to determine the potential impacts associated with GHG emissions.

#### 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?*

**Less Than Significant Impact.** The construction and operation of the proposed project would involve the use of limited amounts of potentially hazardous materials, including solvents, paints, fuels, oils, and transmission fluids. However, all materials used during construction would be contained, stored, and handled in compliance with applicable standards and regulations established by the Department of Toxic Substances Control (DTSC), the United States Environmental Protection Agency (EPA), and the Occupational Safety and Health Administration (OSHA). Project operation would involve the use of common materials associated with commercial and residential uses (e.g., cleaning products, fertilizers, pesticides, and herbicides, etc.) that could be potentially hazardous if handled improperly or ingested. However, these products are not considered acutely hazardous and are generally considered safe for use. All storage, handling, and disposal of hazardous materials during project construction and operation would comply with applicable laws and regulations. In addition, the proposed senior residential and limited commercial uses would not generate substantial amounts of any hazardous materials. Therefore, the proposed project would have a less than significant impact associated with the routine transport, use, or disposal of hazardous materials and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**Less Than Significant Impact.** As previously stated, the construction and operation of the proposed project would involve the use of potentially hazardous materials, including solvents, paints, fuels, oils, and transmission fluids. Project operation would involve the limited use of hazardous materials typical of residential and commercial uses. All storage, handling and disposal of hazardous materials during project construction and operation would be in compliance with applicable standards and regulations. Therefore, the proposed project would not result in a significant hazard to the public or the environment through a reasonably foreseeable upset or accident condition related to the release of hazardous materials, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**Less Than Significant Impact.** Mayflower Pre-School, Los Alamitos Elementary School, and McAuliffe Middle School are the closest schools to the project site, and are located west of, and more than one-quarter-mile from, the project site at distances of approximately 0.58 miles, 0.66 miles, and 0.68 miles, respectively. In addition, as previously stated, the proposed project would not result in a significant hazard affecting the public during project construction and operation. Furthermore, any use of hazardous materials would be limited and handled, stored, and disposed of in accordance with applicable laws and regulations. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter-mile of an existing or proposed school, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** On April 18, 2014, a site inspection was conducted as part of a Phase I Environmental Site Assessment (Phase I ESA) with respect to the project site, and no recognized environmental conditions were identified on the project site. In addition, no evidence of hazardous substances was observed on the project site. As discussed in the Environmental Data Resources, Inc. (EDR) database report included in the Phase I ESA, the project site is not located on a federal superfund site, State response site, voluntary clean-up site, school clean-up site, corrective action site, or tiered permit site. In addition, the project site is not included on the California Department of Toxic Substance Control Site Cleanup list (Cortese List). Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** The project site is located approximately 0.27 mile north of the Los Alamitos Joint Forces Training Base (JFTB). However, the project site is not located within the area governed by Airport Environs Land Use Plan (AELUP) for the JFTB. The Planning Area for the JFTB in the AELUP includes all area that lies above or penetrates the 100:1 Imaginary Surface, which is graphically shown in Appendix D to the AELUP, as well as Exhibit SAF-7 in the Safety Element of the Cypress General Plan (City of Cypress. General Plan, Exhibit SAF-7, 1995).

As Exhibit SAF-7 in the Safety Element illustrates, the project site does not appear to be located within the area where the construction of improvements potentially

requires notification to the Federal Aviation Administration (FAA). Moreover, even if a small portion of the northeast corner of the project site is located within the "+40" area shown on Exhibit SAF-7, none of the proposed residential improvements would be located in the actual notification area. (City of Cypress, General Plan, Exhibit SAF-7, 1995). Based on the mathematical formula in Exhibit SAF-7, given that the highest ground elevation proposed on the northeastern portion of the project site is approximately 35 feet, the maximum allowable structure height without requiring notification to the FAA is 40 feet ( $[40 + 35] - 35$ ). Since the maximum height of the proposed residential buildings would be 30 feet, none of the proposed improvements would penetrate the 100:1 Imaginary Surface.

The Safety Element also includes Exhibit SAF-9 (Building Site Restrictions, 50 to 1 Clearance Surface), which potentially requires notification to the FAA where proposed improvements would penetrate the 50:1 Imaginary Surface. (City of Cypress, General Plan, Exhibit SAF-9, 1995). However, in accordance with Part 77.9 of the Federal Aviation Regulations, the potential notification requirement with respect to the 50:1 Imaginary Surface only applies to airports that have no runways that exceed 3,200 feet in length (in comparison, the potential notification requirement for the 100:1 Imaginary Surface applies to airports with at least one runway that exceeds 3,200 feet in length). The two runways at the JFTB substantially exceed 3,200 feet in length, so that the potential notification requirement relating to the 100:1 Imaginary Surface, and not the 50:1 Imaginary Surface, applies with respect to the JFTB. This is consistent with the AELUP, which states, as previously discussed, that the Planning Area for the JFTB are based on the 100:1 Imaginary Surface.

Even if the 50:1 imaginary surface shown in Exhibit SAF-9 could be applied to the JFTB, the project site does not appear to be located within the area where the construction of improvements potentially requires notification to the FAA. Moreover, even if a small portion of the northeast corner of the project site is located within the "+150" area shown on Exhibit SAF-9, none of the proposed residential improvements would be located in the actual notification area. Based on the mathematical formula in Exhibit SAF-9, given that the highest ground elevation proposed on the northeastern portion of the project site is approximately 35 feet, the maximum allowable structure height without requiring notification to the FAA is 150 feet ( $[150 + 35] - 35$ ). Since the maximum height of the proposed residential buildings would be 30 feet, none of the proposed improvements would penetrate the 50:1 Imaginary Surface.

Therefore, the project site is not located within the JTFB Planning Area in the AELUP. The project site is also not located within 2 miles of a public airport or public use airport. The nearest public airports are the Long Beach Airport and the Fullerton Municipal Airport, located approximately 5 miles west and 6 miles northeast of the project site, respectively.

For these reasons, the proposed project would not be located within an airport land use plan or within 2 miles of a public airport or public use airport and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

***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?***

**No Impact.** The project site is not located within 2 miles of a private airstrip. There are no private airstrips located in the City of Cypress or in the vicinity of the project site. Therefore, no hazardous impacts related to the project site's proximity to a private airstrip would occur and this impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**Less Than Significant Impact.** As set forth in the Safety Element of the Cypress General Plan, the Cypress Disaster Plan serves as the Community's Emergency Operations Plan (EOP). This plan serves to identify and guide emergency response personnel in emergency situations related to natural disasters, technological incidents, and nuclear defense operations. Pursuant to the Safety Element, Ball Road and Valley View Street are designated evacuation routes in the event of a major emergency. These evacuation routes are located approximately 0.7 mile north and 1.2 miles east of the project site, respectively. The proposed project does not include any improvements to Ball Road or Valley View Street, and; therefore, would not interfere with the ability of these streets to serve as an emergency evacuation route.

The proposed project would not interfere with the ability of emergency personnel to serve or access the project site in the event of an emergency situation. Development plans for the proposed project would be reviewed and approved by the City and Orange County Fire Authority (OCFA) to ensure that the adequate emergency access is provided. The proposed project site would not interfere with designated evacuation routes and would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

For these reasons, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

***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?***

**No Impact.** The project site is located in an urbanized area where wildfire is not considered a material risk to people or structures (Figure 1). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death from wildland fires and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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## 4.9 HYDROLOGY AND WATER QUALITY.

*Would the project:*

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

**Potentially Significant Impact.** The development of the proposed project would cause soil disturbance and increase impervious area, which can potentially lead to pollutant loading and storm water runoff. Therefore, the proposed project has the potential to degrade water quality without appropriate mitigation or project design features. Construction activities would be required to comply with the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ.

The proposed project is considered a Priority Project pursuant to the City's Local Implementation Plan and, therefore, a Water Quality Management Plan (WQMP) will be required. The WQMP will evaluate potential effects on water quality and identify low impact development storm water retention and treatment strategies and appropriate hydromodification to address potential effects to water quality. This topic will be evaluated further in the EIR.

*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)?*

**Potentially Significant Impact.** The project site is located within the western portion of the Orange County Groundwater Basin (SCS Engineers, 2014). Currently, groundwater levels on the project site occur at approximately 8 to 12 feet below ground surface (Fusco Engineering, 2014). The development of the proposed senior residential community and commercial/retail improvements on the currently vacant site would increase impervious surfaces on the project site and reduce infiltration. In addition, grading activities might extend to the depth at which groundwater could be encountered. The effect of the proposed project on groundwater will be evaluated as part of the EIR.

*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?*

**Potentially Significant Impact.** No streams or rivers are located on or in the vicinity of the project site. However, the proposed project includes the development of a senior residential community and commercial/retail improvements, which would require the alteration of the project site's drainage pattern. Therefore, further analysis in the EIR is required to determine the potential significance of the project's impact on the existing drainage pattern of the project site and its potential for 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?*

**Potentially Significant Impact.** As discussed in Response 4.9(a), the amount of impervious area will be increased by the proposed project. The proposed project's impact on drainage patterns and stormwater runoff will be evaluated in the EIR.

*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?*

**Potentially Significant Impact.** As stated in Response 4.9(a), the proposed project would increase impervious surfaces on the project site and potentially increase stormwater runoff. This impact will be evaluated in the EIR.

*f) Otherwise substantially degrade water quality?*

**Potentially Significant Impact.** The development of the proposed project would result in potential changes to surface water quality associated with pollutants entering the storm drain system. As discussed in Response 4.9(a), the WQMP will analyze potential pollutants and/or contaminant concentrations associated with storm water runoff from the project site and identify appropriate methods to address water quality effects. Water quality effects will be evaluated further in the EIR.

*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?*

**No Impact.** According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Map Number 06059C0116J, December 3, 2009), the project site is located within Flood Zone X. By definition, areas within Flood Zone X are considered to be outside the 1-percent risk of annual flooding. Therefore, the project would not place housing within a 100-year flood hazard area and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** As discussed in Response 4.9(g), the project site is not located in a 100-year flood hazard area. Therefore, the project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** As stated on page 4.7-2 of the Cypress General Plan Environmental Impact Report flood threats to Cypress are posed by 500-year floods and upstream failures from the Prado, Carbon Canyon or Whittier Narrows Dams (City of Cypress, 2001, pg.4.7-2). However, the potential for these threats is remote and, in any event, the City's emergency evacuation plans would be implemented if any of those dams were susceptible to rupture during heavy rains or other events.

In the event of a flood, the six storm drain channels within the area would provide sufficient protection throughout the City of Cypress. The major storm drain facility in the project area is the Bolsa Chica Channel, which runs adjacent to Valley View Street, extending southwest from south of Katella Avenue, through the Warland/Cypress Business Center. This Channel empties into Huntington Harbor, approximately 5.6 mi southwest of the Amended Specific Plan area.

For these reasons, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** The Pacific Ocean is 7.5 miles southwest of the project site, and there are no enclosed bodies of water nearby that would be a potential risk for seiche at the project site. A tsunami is considered a rare event and, according to the California Department of Conservation Tsunami Inundation Map for the Los Alamitos/Long Beach Quadrangle, the project site is not located within a Tsunami Inundation Area. In addition, the project site is located within a relatively flat and urbanized area. As such, the risk from mudflow would be minimal. Furthermore, the Safety Element of the Cypress General plan has not identified seiche, tsunami, or mudflow as a key safety risk. Therefore, no impacts relating to inundation from seiche, tsunami, or mudflow are anticipated, and the impacts would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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)*

**Potentially Significant Impact.** The development of the proposed project could increase the potential for pollutants (e.g., fuels and oils from parked cars, and fertilizers, etc.) to be transported downstream into impaired water bodies, such as Los Alamitos Channel, Coyote Creek, San Gabriel River, and San Pedro Bay Near/Offshore Zones (Fusco Engineering, 2015, pg. 10). Water quality effects on downstream waters will be evaluated further in the EIR.

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

**Potentially Significant Impact.** Refer to Response 4.9(c) regarding potential project effects on water quality. Potential water quality impacts will be addressed in the EIR.

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

**Potentially Significant Impact.** Refer to Response 4.9(a). The potential for increasing downstream erosion will be evaluated further in the EIR.

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

**Potentially Significant Impact.** As described in Response 4.9(a), the development of the proposed project would increase impervious surfaces and potentially increase runoff from the project site. This potential impact will be evaluated in the EIR.

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

**Potentially Significant Impact.** As discussed in Responses 4.9(a), 4.9(c), 4.9(d) and 4.9(e), the proposed project would increase impervious surfaces, alter existing drainage conditions at the project site and potentially increase stormwater runoff. Potential impacts associated with the impact to drainage patterns due to changes in runoff flow rates or volumes will be evaluated further in the EIR.

***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?***

**Potentially Significant Impact.** The Los Alamitos Channel, Coyote Creek, San Gabriel River, and San Pedro Bay Near/Offshore Zones are all listed as Section 303(d) water bodies and are located within the same watershed as the project site (County of Los Angeles Public Works, 2007). However, it is presently unknown if runoff from the project site would be tributary to an already impaired water body identified on the Section 303(d) list. Potential impacts associated with Section 303(d) water bodies will be evaluated in the EIR.

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

**No Impact.** The project site does not contain any designated environmentally sensitive areas. In addition, runoff from the project site is not tributary to Areas of Special Biological Significance, as designated by the State Water Resources Control Board (Fusco Engineering, 2015). Therefore, the proposed project's impact with respect to environmentally sensitive areas would be clearly insignificant and unlikely to occur. This topic will not be evaluated further in the EIR.

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

**Potentially Significant Impact.** It has not been determined if runoff from the project site would have an impact on surface water quality with respect to marine, fresh or wetland waters. Therefore, this potential impact on surface water quality will be evaluated in the EIR.

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

**Potentially Significant Impact.** Refer to Response 4.9(b) regarding the proposed project's potential to affect groundwater and groundwater quality. This potential environmental impact will be evaluated in the EIR.

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

**Potentially Significant Impact.** As discussed in Response 4.9(a), the proposed project would increase impervious area and potentially introduce new sources of water contaminants that could affect water quality objectives or degrade beneficial uses. This potential impact will be evaluated in the EIR.

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

**Potentially Significant Impact.** As described in Response 4.4(c), there are no aquatic wetland or riparian habitats on the project site. Potential off-site water quality impacts on aquatic, wetlands or riparian habitats will be evaluated in the EIR.

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

**Potentially Significant Impact.** As described in Response 4.9(a), the proposed project would increase impervious surfaces and alter existing drainage conditions at the project site. A WQMP will be prepared for the proposed project that identifies appropriate BMPs with respect to project design, construction and operation. This potential impact will be evaluated in the EIR

#### **4.10 LAND USE PLANNING.**

***Would the project:***

*a) Physically divide an established community?*

**No Impact.** The City of Cypress and the adjacent City of Los Alamitos are located in largely developed areas. The project site is currently vacant, but was previously developed as part of the Cypress Golf Club. There is no established community within the area governed by the Specific Plan. To the north of the project site is a portion of the Los Alamitos Race Course that includes one-story horse barns that are

occupied by quarter and thoroughbred horses and associated equipment. To the east of the project site is a surface parking area for the Los Alamitos Race Course, a small two-story church, and a four-story Residence Inn Hotel. To the south, on the far side of Katella Avenue, are commercial and multifamily uses, behind which are single-family residences, all located in the City of Los Alamitos. To the west is Enterprise Drive, with the Cottonwood Church campus beyond. Although there are residential dwelling units located the general vicinity of the project site, none of these homes would be physically divided by project development. Therefore, the proposed project would not physically divide an established community and this impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

***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?***

**Less Than Significant Impact.** The primary planning documents regulating land use for the project site are the Cypress General Plan, the Amended Specific Plan, and the Cypress Zoning Ordinance. The land use designation for the project site in the Land Use Element of the General Plan is "Specific Plan", and the General Plan references and describes the Amended Specific Plan and the various Planning Areas, including Planning Area 9. The Amended Specific Plan implements the General Plan goals and policies and is in conformance with the General Plan.

As previously discussed, the Amended Specific Plan was amended by the voters of Cypress in 2012 to create Planning Area 9 and permit senior housing and a variety of commercial/retail uses within that Planning Area. The proposed project is consistent with the Amended Specific Plan, subject to obtaining the permits and approvals identified in Chapter 2.0 above, from the City in accordance with the Amended Specific Plan and the City's Zoning Ordinance and Subdivision Ordinance.

The project applicant may also be required to obtain permits or approvals from other governmental agencies to proceed with the proposed project, and compliance with the plans, policies and regulations of those agencies will be required to obtain such permits and approvals.

With the foregoing permits and approvals, the proposed project would comply with the applicable requirements in the Amended Specific Plan, Zoning Ordinance and Subdivision Ordinance. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation or regulation of an agency with jurisdiction over the project and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** As discussed in Response 4.4(f), the project site is not located in a habitat conservation plan area or natural community conservation plan area. Therefore, the proposed project would not conflict with any such plan and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

#### 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?*

**No Impact.** As discussed in the Conservation/Open Space/Recreation Element of the Cypress General Plan, no mineral resources have been identified anywhere in the City (Cypress General Plan, 2001, pg. COSR-6). Therefore, the development of the proposed project would not affect the availability of a known mineral resource, and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** As set forth in the Conservation/Open Space/Recreation Element, no mineral resources have been identified anywhere in the City and the project site has not been designated as a locally important resource recovery site.<sup>1</sup> Therefore, the proposed project would not result in the loss of a locally important mineral resource recovery site, and the impact would be clearly insignificant and unlikely to occur. This topic will not be evaluated in the EIR.

#### 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?*

**Potentially Significant Impact.** Construction and operation of the proposed project may generate noise levels that would potentially exceed standards established in the Cypress General Plan or noise ordinance, or applicable standards of other agencies. The EIR will evaluate the proposed project's potential noise impacts.

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

<sup>1</sup> City of Cypress General Plan, Conservation/Open Space/Recreation Element. 2001. Page 6.

**Potentially Significant Impact.** Although operation of the proposed project would not result in groundborne vibration, construction of the proposed project would require earthwork and grading, which could cause potential vibration impacts. The EIR will evaluate the proposed project's potential vibration impacts.

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

**Potentially Significant Impact.** The proposed project includes a senior residential community and commercial/retail improvements on the currently undeveloped project site. Therefore, the proposed project would increase ambient noise levels in the project vicinity. The EIR will evaluate the proposed project's potential impacts related to increased ambient noise levels.

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

**Potentially Significant Impact.** The construction of the proposed project may generate elevated temporary or periodic increases in ambient noise levels. The EIR will evaluate the proposed project's potential impacts related to increased temporary ambient noise levels.

*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?*

**No Impact.** The JFTB is located approximately 0.27 mile south of the project site in the City of Los Alamitos. As shown on Exhibit SAF-8 in the Safety Element of the Cypress General Plan, the project site is not located within the 60 dB CNEL Contour for the JFTB (which is described in Exhibit SAF-8 as an "Impact Zone"). Therefore, the development of the proposed project would not expose people residing or working in the project area to excessive or high noise impact levels and this impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

*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?*

**No Impact.** Refer to Response 4.8(f). The project site is not located within the vicinity of a private airstrip. Therefore, this impact would be clearly insignificant and unlikely to occur. This topic will not be evaluated in the EIR.

#### 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)?*

**Potentially Significant Impact.** The proposed project would increase the number of residents and jobs in the City. The EIR will evaluate potential population growth.

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

**No Impact.** The project site is vacant. Therefore, the proposed project would not displace any existing housing and this impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** The project site is vacant. Therefore, the proposed project would not displace any people and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

#### 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:*

*i) Fire protection?*

**Potentially Significant Impact.** Fire protection services are provided to the City through a contract with the Orange County Fire Authority (OCFA). The proposed project includes the development of a senior residential community and commercial/retail improvements that would generate additional demand for fire protection services. The proposed project's potential impact on fire protection services will be evaluated in the EIR.

*ii) Police Protection?*

**Potentially Significant Impact.** Police protection services are provided to the City through its Police Department (CPD). The proposed project includes the development

of a senior residential community and commercial/retail improvements that would generate additional demand for police protection services. The proposed project's potential impact on police services will be evaluated in the EIR.

*iii) Schools?*

**Less Than Significant Impact.** The proposed senior residential community would not include a school-age population. Employment generated by the commercial element of the proposed project could cause a limited number of employees relocating to the City, resulting in a limited increase of students within the Cypress and/or Los Alamitos School Districts. Therefore, the impact of the proposed project on schools would be clearly insignificant and unlikely to occur. Moreover, the project applicant will be required to pay school fees to the Cypress and/or Los Alamitos School Districts as required pursuant to Section 65995 et seq. of the California Government Code, and the payment of such school fees would constitute full and complete mitigation for any potential impact to school facilities. This topic will not be analyzed further in the EIR.

*iv) Parks?*

**Potentially Significant Impact.** The City requires new residential development to pay fees for the purposes of providing park and recreation facilities in accordance with Cypress Municipal Code Chapter 25, Subdivisions, Article 6, Parks and Recreational Facilities, Section 25-41, Provision of Park and Recreational Facilities. Additionally, the proposed project would include an amenity center to be located on approximately 1 acre of common area and would include a community club house. Additional amenities may include a pool, spa, outdoor fire place, barbeque, and gathering areas. However, because the proposed project could potentially increase the use of parks, further analysis in the EIR is required to determine the potential impacts on parks.

*v) Other public facilities?*

**Potentially Significant Impact.** The degree to which population growth associated with the proposed project could incrementally increase demand for library facilities, community centers and senior centers has not been determined. Further analysis in the EIR is required to determine the potential impact on these public facilities.

## 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?*

**Potentially Significant Impact.** Implementation of the proposed project could increase the use of park facilities located within the City. The increase in residential

units and population is consistent with the growth projections in the Cypress General Plan, and no additional impacts beyond those identified in the Cypress General Plan EIR would occur with implementation of the proposed project. Therefore, the population increase associated with the proposed project would not substantially impact the use of the City's existing parks and/or other recreational facilities. Also, the proposed project has its own recreational facilities. Additionally, the proposed project would be required to pay fees for the purpose of providing park and recreation facilities in accordance with Cypress Municipal Code Chapter 25, Subdivisions, Article 6, Parks and Recreational Facilities, Section 25-41, Provision of Park and Recreational Facilities. Thus, while the proposed project could slightly increase City residents the proposed project provides its own amenities and will pay applicable fees. However, because the proposed project could increase the use of parks or other recreational facilities, further analysis in the EIR is required to determine the potential impacts on parks and other recreational facilities.

*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?*

**Potentially Significant Impact.** The proposed senior residential community includes an amenity center in an approximately 1-acre common area that would include a community clubhouse, pool, spa, outdoor fireplace, and barbeque and gathering areas. The impacts associated with the construction and operation of the amenity center will be evaluated in the EIR as part of the proposed project.

#### 4.16 TRANSPORTATION/TRAFFIC.

*Would the project:*

*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)?*

**Potentially Significant Impact.** The development of the proposed project would cause an increase in traffic in relation to the existing traffic load and capacity of the street system within the project area. A Traffic Impact Analysis (TIA) will be prepared that evaluates the proposed project's impact on existing traffic levels and roadway capacity—and the EIR will incorporate the analysis and conclusions in the TIA.

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

**Potentially Significant Impact.** As discussed in Response 4.16(a), the proposed project would increase vehicle trips at intersections in the project vicinity. The TIA will evaluate the proposed project's impact on those intersections and the EIR will incorporate the analysis and conclusions in the TIA.

*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?*

**No Impact.** The JFTB is the only airport in proximity to the project site, at a distance of approximately 0.27 mile to the south. However, as discussed in Response 4.8(e), based on the notification procedure with respect to structure heights in the vicinity of the JFTB, the proposed project does not include any structures that would potentially interfere with air traffic patterns relating to the JFTB. In addition, the senior residential uses associated with the proposed project would not increase aviation traffic at THE JFTB or materially increase aviation traffic at other airports. Therefore, the proposed project would not result in a change in air traffic patterns and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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

**No Impact.** The proposed project does not include any design features that would increase a hazard. The onsite access, circulation and parking for the senior residential community and commercial/retail area are typical for these types of uses and would not create or increase a hazard. In addition, as previously discussed in Response 4.8(e), none of the low-scale buildings associated with the proposed project would interfere with military overflights associated with the JFTB.

Similarly, the proposed project does not include any incompatible uses that would increase a hazard risk. The proposed senior residential and commercial/retail uses are consistent with the existing residential and commercial/retail uses in the area.

For these reasons, the proposed project would not substantially increase hazards due to a design feature or incompatible uses and the impact would be clearly insignificant and unlikely to occur. Moreover, the proposed project will be required to comply with all relevant City design standards to ensure that it does not include any design feature that would result in a substantially increased hazard. This topic will not be analyzed further in the EIR.

*e) Result in inadequate emergency access?*

**Less Than Significant Impact.** As discussed in Response 4.8(g), the proposed project would be designed with adequate emergency access that would be subject to review and approval by the City and the OCFA. The proposed project would have two vehicle access points to the senior residential community and three vehicle access points to the commercial/retail area. Vehicular access to the senior community would be located along Enterprise Drive. The southerly senior residential access point would be dedicated for emergency access only. Access to the commercial/retail area would be maintained through two vehicular access points along Katella Avenue and one vehicular access point on Enterprise Drive. All access points and circulation would be required to comply with City and OCFA requirements. Therefore, the proposed project would have adequate emergency access and this impact would be clearly

insignificant and unlikely to occur. this topic will not be analyzed further in the EIR.

*f) Result in inadequate parking capacity?*

**Less Than Significant Impact.** The proposed project includes parking spaces for the senior residential and commercial/retail uses that exceed the number of parking required under the Amended Specific Plan. With respect to the senior residential community, the Amended Specific Plan requires one parking space per residential dwelling unit and one uncovered guest space per 20 dwelling units. Based on these requirements, 244 spaces for residents and 13 guest spaces would be required, for a total of 257 parking spaces. In comparison, the proposed project includes 488 garage spaces for residents and 78 open spaces for guests, for a total of 566 parking spaces. Therefore, the proposed project includes a sufficient number of parking spaces for the senior residential community to comply with the applicable parking requirements in the Amended Specific Plan.

With respect to the approximately 50,000 square feet of proposed commercial/retail uses the Amended Specific Plan requires 277 parking spaces. As shown on the conceptual site plan (Figure 3), the proposed project includes a total of approximately 277 parking spaces for the commercial/retail uses. Therefore, the proposed project includes a sufficient number of commercial/retail parking spaces to comply with the Amended Specific Plan.

However, to allow for a full discussion of the potential parking impacts associated with the proposed project, this topic will be addressed in the EIR.

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

**No Impact.** The project site is not currently subject to any adopted plan or program supporting alternative transportation. In any event, the proposed senior residential community would be developed in close proximity to existing commercial/retail uses and adjacent to the proposed commercial/retail improvements, and a pedestrian gate will be constructed as part of the project to allow senior residents to walk to and from the commercial/retail area. The development of the senior residential community in close proximity to commercial/retail uses would reduce the number and length of vehicle trips by the senior residents.

It is also noted that Katella Avenue is currently served by OCTA Bus Route 50, which includes eastbound and westbound stops between the City of Orange and the City of Long Beach. There is an existing concrete bus turnout near the northeast corner of Katella Avenue and Enterprise Drive, approximately 130 feet west of the proposed commercial/retail driveway access points along Katella Avenue that would be aligned with Midway Drive. However, it is currently inactive. The closest active bus stop to the project is located on Katella Avenue between Enterprise Drive and Cottonwood Way. The proposed project would not conflict with either the active or inactive OCTA bus stops.

For these reasons, the proposed project would not conflict with adopted policies, plans or programs supporting alternative transportation and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

#### 4.17 UTILITIES AND SERVICE SYSTEMS.

*Would the project:*

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

**Potentially Significant Impact.** The City of Cypress is located within the service territory of the Orange County Sanitation District (OCSD), which owns and maintains the sewer mains within the project vicinity. Wastewater from the proposed project would be conveyed to treatment plants located in Fountain Valley (Plant No.1) and Huntington Beach (Plant No. 2). This wastewater could potentially contribute to exceedance of the wastewater treatment requirements of the Regional Water Quality Board (RWQCB), but this has not yet been determined. Therefore, impacts related to the OCSD's ability to provide adequate wastewater treatment services for the proposed project will be evaluated further in the EIR.

*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?*

**Potentially Significant Impact.** The proposed project would require treatment of water and wastewater. The City Department of Public Works indicated in a will-serve letter dated June 5, 2014, that the sewer system has adequate capacity to serve the project site. In addition, the Golden State Water Company (GSWC) provided a will-serve letter dated April 11, 2014, indicating that GSWC has an adequate supply of water to serve the proposed project. The EIR will evaluate whether existing water and wastewater treatment facilities will be sufficient to accommodate the proposed project.

*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?*

**Potentially Significant Impact.** As described in Response 4.9(c), the proposed project has the potential to increase off-site storm water flow. The EIR will identify whether new or expanded storm water drainage facilities would be required with respect to the proposed project and, if so, evaluate their environmental effects.

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

**Potentially Significant Impact.** GSWC provided a will-serve letter dated April 11,

2014, indicating that GSWC has an adequate water supply to serve the proposed project. However, the proposed project's water demand and the availability of an adequate water supply will be evaluated in the EIR.

*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?*

**Potentially Significant Impact.** The proposed project would increase demand on the wastewater treatment or conveyance system over existing conditions. The proposed project's wastewater generation will be identified and its potential impact on existing wastewater facilities will be evaluated in the EIR.

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

**Potentially Significant Impact.** The proposed project would generate solid waste that would require disposal at an appropriate landfill or other disposal facility. Because there are no existing structures on the project site, no demolition waste would be generated. Construction of the proposed project is not anticipated to generate a substantial amount of waste. Operation of the proposed project would produce waste typical of residential and commercial development. As indicated in a will-serve letter dated December 11, 2014, Valley Vista Services would provide waste disposal services for the proposed project. Actual waste generation from construction and operation of the proposed project will be determined and the proposed project's potential impact on landfill facilities will be evaluated in the EIR.

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

**Less Than Significant Impact.** The proposed project would be required to comply with the applicable requirements relating to solid waste in the Cypress Municipal Code, which requires an adequate area for collecting and loading recyclable materials in concert with Countywide efforts and programs to reduce the volume of solid waste entering landfills. In addition, the location of recycling/separation areas is required to comply with all applicable federal, public health, state, or local laws relating to fire, building, access, transportation, circulation, or safety. Compliance with all applicable State and Orange County regulations for the use, collection, and disposal of solid and hazardous wastes is also mandated. The City will require that the proposed project comply with all of these requirements. Therefore, the proposed project would comply with federal, state and local statutes and regulations related to solid waste and the impact would be clearly insignificant and unlikely to occur. This topic will not be analyzed further in the EIR.

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#### 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?*

**Potentially Significant Impact.** Based on the discussions in Responses 4.4, Biological Resources, and 4.5, Cultural Resources, the proposed project would not 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 major periods of California history or prehistory. However, as discussed in Response 4.4(d), if and to the extent the non-native, ornamental trees on the project site were removed during the applicable avian nesting season for raptors and other migratory birds, that activity could potentially impact active raptor/migratory bird nests. Therefore, the EIR will evaluate the impact of the proposed project on raptors and other migratory birds.

*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)?*

**Potentially Significant Impact.** The proposed project, when considered in conjunction with other approved or pending projects the City and elsewhere in the project vicinity, could potentially result in cumulatively considerable impacts. The EIR will assess the potential for the proposed project to contribute to cumulative impacts.

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

**Potentially Significant Impact.** The potential for the proposed project to have substantial adverse effects on human beings, either directly or indirectly, will be evaluated in the EIR, as well as other potentially significant environmental impacts identified in this IS.

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