



APPENDIX I

PUBLIC SERVICE AND UTILITY PROVIDERS CORRESPONDENCE



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CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 18, 2021

Golden State Water Company
Los Alamitos CSA
10852 South Cherry Street
Los Alamitos, CA 90720

Subject: Citrus Square Project Initial Study/Mitigated Negative Declaration, City of Cypress

To Whom It May Concern:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is necessary to adequately analyze the environmental effects of the Citrus Square project (proposed project). The City is the Lead Agency, and LSA has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 6.3-acre site (project site) at the northeast corner of Moody Street and Orange Avenue in Cypress, California. The project site is currently occupied by the Cypress School District for its administrative and maintenance operations. The location of the project site is shown in Figure 1.

The proposed project includes the construction of 98 total condominium units distributed across 10 different residential buildings as shown on Figure 2. Occupancy at all 98 of the units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a conditional use permit for a residential senior housing project which includes both affordable and market rate units by the City of Cypress. The project would require the demolition and removal of all of the existing structures and improvements on the project site.

LSA is seeking information on how the proposed project would affect the Golden State Water Company's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, June 25, 2021. Please email your response to Ryan.Bensley@lsa.net.

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666.
Thank you for your time and assistance.

Sincerely,

LSA

A handwritten signature in black ink, appearing to read 'R. Bensley'.

Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Regional and Project Location Map
Figure 2: Conceptual Site Plan
Potable Water Service Questionnaire

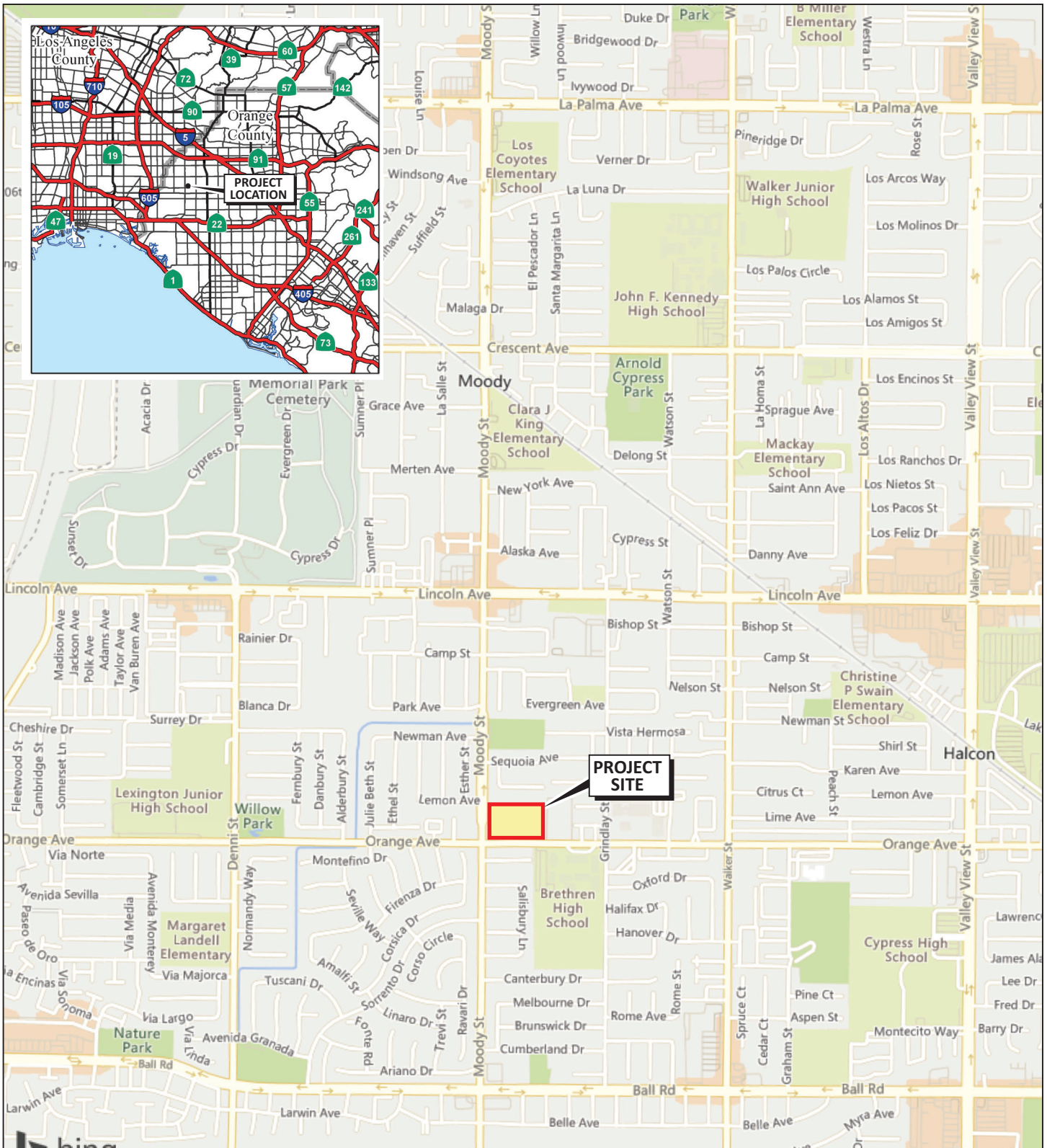
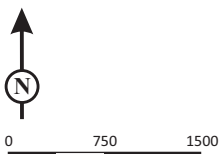


FIGURE 1

LSA



FEET
SOURCE: Bing Maps

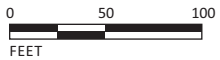
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Citrus Square Project
Regional and Project Location



FIGURE 2

LSA



SOURCE: Bassenian Lagoni

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Citrus Square Project
Conceptual Site Plan

POTABLE WATER QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please email your responses Ryan.Bensley@lsa.net. We would appreciate a response by **Friday, June 25, 2021.**

1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.

The Golden State Water Company (GSWC) would provide water services to the project site and would connect the proposed project to the existing 12-inch water mains along Moody Street and Orange Avenue. GSWC provides domestic water service to the project site through the West Orange System. GSWC's Los Alamitos service area includes Cypress, Los Alamitos, and Stanton; additionally, small portions of Buena Park, Garden Grove, La Palma, Seal Beach, and the unincorporated community of Rossmoor are included in the Los Alamitos service area. There are approximately 27,200 customers within GSWC's Los Alamitos service area.¹

The 2015 West Orange Urban Water Management Plan (UWMP) demonstrates that GSWC has adequate domestic water supply for future water demands through 2040. GSWC obtains its water supply for the West Orange System from two primary sources: imported groundwater and GSWC-operated groundwater wells. Imported water is purchased from the Municipal Water District of Orange County (MWDOC). MWDOC is largely a pass-through provider of imported water, obtaining its water supply from the Metropolitan Water District of Southern California (MWD).² According to the UWMP, MWD intends to provide 100-percent supply reliability to MWDOC, which in turn provides 100-percent supply reliability to the West Orange System. Groundwater is extracted from 17 active, GSWC-owned wells in the Orange County Groundwater Basin.³ The UWMP includes a water supply and demand assessment that demonstrates that adequate water supply, including both imported groundwater and groundwater from GSWC-owned wells, will be available to GSWC through 2040.⁴

As of 2015, recycled water was not used within the West Orange System. However, an existing agreement would allow GSWC to purchase recycled water from the Los Angeles County Sanitation District and provide the recycled water to Forest Lawn Memorial-Park in Cypress.⁵ Therefore, projected water supply information in the UWMP includes recycled water as a source.

¹ Golden State Water Company. Los Alamitos Customer Service Area. Website: <http://www.gswater.com/los-alamitos/> (accessed May 19, 2021).

² Golden State Water Company. 2016. *2015 Urban Water Management Plan, West Orange*. Section 6.1. July.

³ Golden State Water Company. 2016. *2015 Urban Water Management Plan, West Orange*. Section 6.2. July 2016.

⁴ Golden State Water Company. 2016. *2015 Urban Water Management Plan, West Orange*. 2016. Section 7.3.

⁵ Ibid. 2016. Section 7.3.

6. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.

Prepared by: _____
Title: _____
Date: _____
Phone: _____



CARLSBAD
FRESNO
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PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 18, 2021

Orange County Fire Authority
Attn: Fire Prevention Department
1 Fire Authority Road
Irvine, CA 92602

Subject: Citrus Square Project Initial Study/Mitigated Negative Declaration, City of Cypress

To Whom It May Concern:

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LSA is seeking information on how the proposed project would affect the Orange County Fire Authority's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, June 25, 2021. Please email your response to Ryan.Bensley@lsa.net.

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Thank you for your time and assistance.

Sincerely,

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Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Regional and Project Location Map
Figure 2: Conceptual Site Plan
Fire Protection Questionnaire

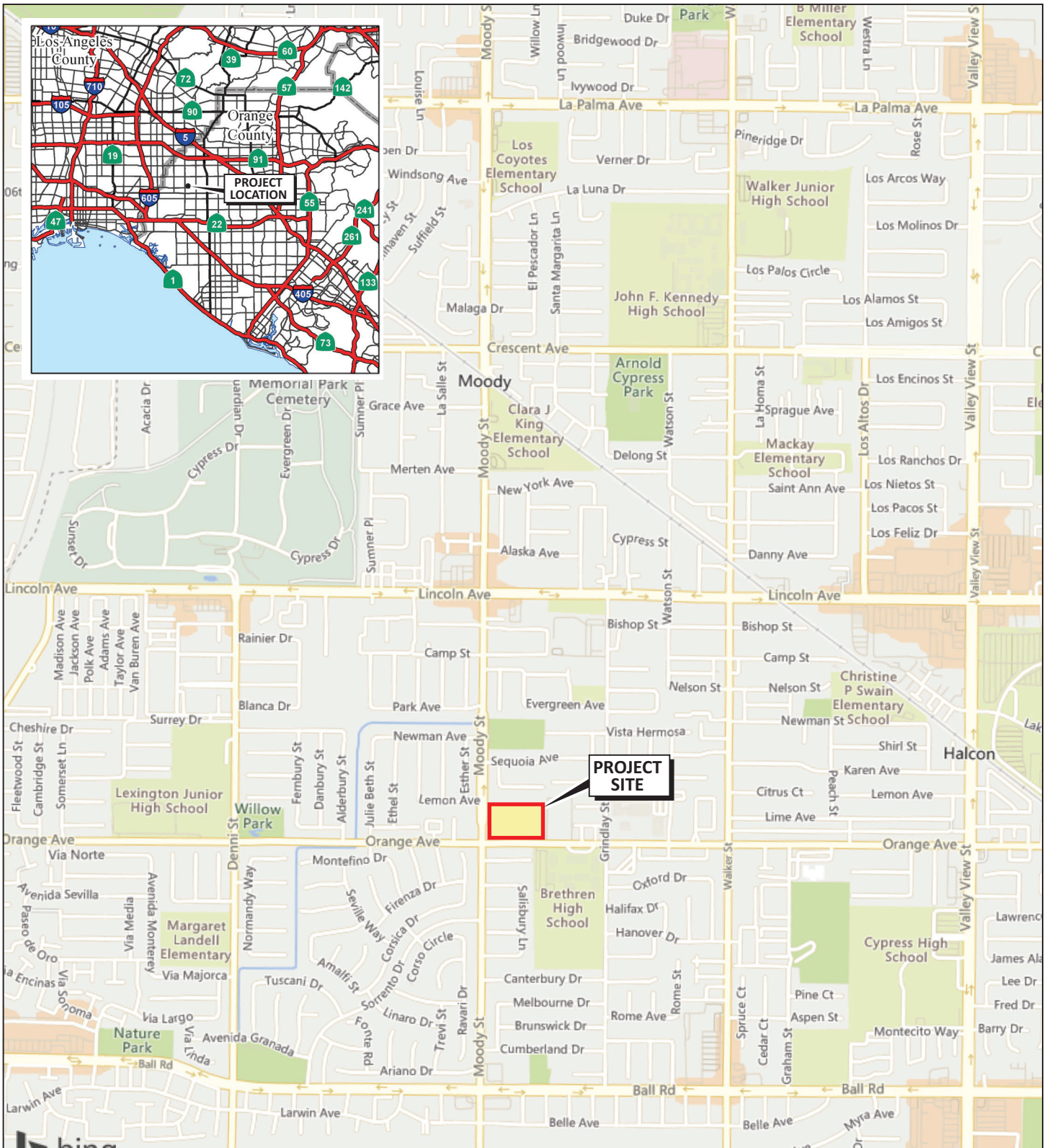
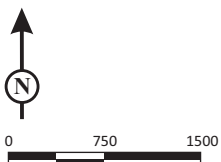


FIGURE 1

LSA



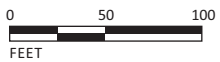
SOURCE: Bing Maps

I:\CCP1603.11\G\Regional Location.cdr (5/11/2021)



FIGURE 2

LSA



SOURCE: Bassenian Lagoni

I:\CCP1603.11\G\Site Plan.cdr (5/11/2021)

Citrus Square Project
Conceptual Site Plan

ORANGE COUNTY FIRE AUTHORITY QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would appreciate a response by **Friday, June 25, 2021**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.

The Orange County Fire Authority (OCFA) is a Joint Powers Authority responsible for reducing loss of life and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that serves 24 cities in Orange County (County) and all unincorporated areas in the County. The OCFA protects over 1,984,758 residents from its 79 fire stations located throughout the County. In addition, OCFA Reserve Firefighters work 10 stations throughout the County¹.

In addition to providing fire suppression, emergency medical services, hazardous materials response, wildland firefighting, technical rescue, and airport rescue firefighting services, the OCFA provides a variety of public services, including the following:

- Receiving and dispatching emergency calls;
- Providing public education programs to schools, businesses, community associations, childcare providers and other members of the community;
- Administering a Reserve Firefighter Program;
- Adopting and enforcing codes and ordinances relative to fire and life safety issues associated with commercial, industrial, and residential development;
- Maintaining a firefighting helicopter used for emergency responses throughout the year;
- Coordinating the inspection of all commercial buildings, investigating all fires, and enforcing hazardous materials regulations;
- Working with developers and jurisdictional planning departments on development projects impacting fire protection services, from conception through planning process approval;
- Conducting new construction inspections, fire safety inspections, and State Fire Marshal-required inspections (including high rise, jail, board and care, and day care inspections), and enforcing applicable fire codes and ordinances;
- Interacting with developers, architects, and engineers to meet the fire protection requirements for buildings and developments by reviewing all architectural blue prints, development plans, and proposals submitted in OCFA's jurisdiction;
- Conducting an inventory program of hazardous materials stored, handled, and used within OCFA's jurisdiction, and maintaining related information on a data base accessible to all emergency response agencies in the event of a major emergency;

¹ Orange County Fire Authority. Website: <https://www.ocfa.org/aboutus/PartnerCities.aspx> (accessed May 19, 2021)

- Conducting California Fire Code inspections, assists in reducing risks associated with the use of hazardous materials in the community, and administering the State-mandated Risk Management and Prevention program;
- Investigating fires to determine their cause, preparing arson and hazardous materials cases for the district attorney, and initiating actions to recover costs for negligently caused fires; and
- Developing and maintaining a fire-safe corridor between the wildland and community developments through fuel modifications and inspections

The City of Cypress is located in Operations Division 7, which serves the cities of Buena Park, Cypress, La Palma, and Stanton along with portions of several unincorporated communities.¹

There is one OCFA fire station in the City (Fire Station No. 17, at 4991 Cerritos Avenue in Cypress). Fire Station No. 17, which is approximately 1 mile (mi) south of the project site, would be the first to the project in the event of an emergency and would thus be designated as the “first-in” station. Fire Station No. 17 is staffed by six captains, six engineers, six firefighter/paramedics, and six firefighters and is equipped with a fire truck and paramedic engine. Fire Station No. 17 was substantially rebuilt and expanded in 2012 with added capacity to accommodate the existing and future fire protection and paramedic needs in the service area. In 2020, the City of Cypress generated 4,012 calls for service.²

“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. 46 and 63 would be designated as the “second call” stations to support Fire Station No. 17. Fire Station No. 46, at 7871 Pacific Street in Stanton, is approximately 3.1 mi southeast of the project site and is staffed by three captains, three engineers, and nine firefighters/paramedics. Fire Station No. 63, at 9120 Holder Street in Buena Park, is approximately 1.4 mi northeast of the project site and is staffed by three captains, three apparatus engineers/paramedics, three firefighter paramedics, and three firefighters. Fire Station No. 63 is equipped with a paramedic engine.

According to the City’s General Plan, Safety Element, it is the OCFA’s goal to have the first responding company for a fire call to reach emergency scene within 8 minutes and paramedics to reach the scene within 5 minutes, at least 90 percent of the time. In Fiscal Year 2019–2020, OCFA responded to emergency calls within 9 minutes and 15 seconds 90 percent of the time across all service areas.³ Although the ratio of firefighters per 10,000 residents increased slightly in the last two fiscal years from 5.39 to 5.86 firefighters for every 10,000 residents, during the past 10 year time frame emergency call load has increased by 83%, due in part to the City of Santa Ana joining the OCFA in April of 2012 and the City of Garden Grove joining in August 2019.⁴

¹ Orange County Fire Authority, Operations Directory:
<https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed May 19, 2021).

² Orange County Fire Authority, Station Statistics:
<https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%202020.pdf> (accessed May 19, 2021).

³ Orange County Fire Authority. Fiscal Year 2020/2021 Adopted Budget. Website:
<https://ocfa.org/Uploads/Transparency/OCFA%202020-2021%20Adopted%20Budget.pdf> (accessed May 19, 2021).

⁴ Ibid.

From: [Rivers, Tamy](#)
To: [Ryan Bensley](#)
Subject: RE: Citrus Square Project Initial Study
Date: Thursday, July 8, 2021 11:24:01 AM
Attachments: [image002.png](#)
[image003.png](#)

One other correction is 23 cities instead of 24. Placentia started their own Fire Department last year.



Tamera Rivers

Management Analyst
Orange County Fire Authority
Office: 714-573-6199
tamyivers@ocfa.org

In service of others!

From: Rivers, Tamy
Sent: Thursday, July 08, 2021 11:21 AM
To: 'Ryan Bensley' <Ryan.Bensley@lsa.net>
Cc: Logan, Jeff <jefflogan@ocfa.org>
Subject: RE: Citrus Square Project Initial Study

Hi Ryan,

I have completed the requested document. I used track changes for corrections to Question 1. Please review the comments and contact me if you have any questions.

Thanks!



Tamera Rivers

Management Analyst
Orange County Fire Authority
Office: 714-573-6199
tamyivers@ocfa.org

In service of others!

From: Ryan Bensley [<mailto:Ryan.Bensley@lsa.net>]
Sent: Thursday, July 08, 2021 8:03 AM
To: Rivers, Tamy <TamyRivers@ocfa.org>

Subject: RE: Citrus Square Project Initial Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Per your request, I've attached a copy of the questionnaire in Word format.

Thanks,

Ryan Bensley, AICP | Associate/Environmental Planner

LSA | 20 Executive Park, Suite 200

Irvine, CA 92614

949-553-0666 Tel

714-926-9283 Mobile

[Website](#)

From: Rivers, Tamy <TamyRivers@ocfa.org>

Sent: Thursday, July 8, 2021 8:00 AM

To: Ryan Bensley <Ryan.Bensley@lsa.net>

Subject: Citrus Square Project Initial Study

Good Morning,

I am currently working on your questionnaire. Would it be possible to get an electronic copy in Word so I can complete and send to you today.



Tamera Rivers

Management Analyst

Orange County Fire Authority

Office: 714-573-6199

tamyrivers@ocfa.org

In service of others!

ORANGE COUNTY FIRE AUTHORITY QUESTIONNAIRE

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¹ Orange County Fire Authority. Website: <https://www.ocfa.org/aboutus/PartnerCities.aspx> (accessed May 19, 2021)

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Commented [RT1]: The County of Orange (Not OCFA) is responsible for this item

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- Conducting California Fire Code inspections, assists in reducing risks associated with the use of hazardous materials in the community, and administering the State-mandated Risk Management and Prevention program;
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“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. ~~46-13~~ and 63 would be designated as the “second call” stations to support Fire Station No. 17. Fire Station No. ~~4613~~, at ~~7822 WALKER ST in LA PALMA~~~~7871 Pacific Street in Stanton~~, is approximately ~~3.12~~ mi ~~southeast-northeast~~ of the project site and is staffed by three captains, three engineers, and ~~nine-six~~ firefighters/~~paramedics~~. Fire Station No. 63, at 9120 Holder Street in Buena Park, is approximately 1.4 mi northeast of the project site and is staffed by three captains, three apparatus engineers/~~paramedics, and three-six~~ firefighter-~~paramedics, and three firefighters~~. Fire Station No. 63 is equipped with a paramedic engine.

Commented [RT2]: I would remove the paramedic off of this document, it gets long and confusing with firefighter and firefighter paramedics. The paramedic cert doesn't have to be held by the firefighter alone, it could be the Captain or the Engineer. If you want to break it down for one title you would be more consistent to do for all and that may confuse your audience. I would highly suggest removing paramedic from the document. Also after doing some research, 46 the sixth closest station to this area. Please see chart below for the station locations, distances and staffing.

Fire Station	Address	Distance from Project	Apparatus	Staffing
17	4991 CERRITOS AVE, CYPRESS	1 Mile	PME17	3 Captains 3 Engineer 6 FireFigh
			T17	3 Captains 3 Engineers 6 FireFighters
63	9120 HOLDER ST, BUENA PARK	2 Miles	PME63	3 Captains 3 Engineers 6 FireFighters

¹ Orange County Fire Authority, Operations Directory:
<https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed May 19, 2021).

² Orange County Fire Authority, Station Statistics:
<https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%202020.pdf> (accessed May 19, 2021).

13	7822 WALKER ST, LA PALMA	2.2 Miles	PME13	3 Captains 3 Engineers 6 FireFighters
02	3642 GREEN AVE, LOS ALAMITOS	2.8 Miles	PME02	3 Captains 3 Engineers 6 FireFighters
84	12191 VALLEY VIEW ST, GARDEN GROVE	3.5 Miles	PME84	3 Captains 3 Engineers 6 FireFighters
61	7440 LA PALMA AVE, BUENA PARK	3.7 Miles	PME61	3 Captains 3 Engineers 6 FireFighters
			T61	3 Captains 3 Engineers 6 FireFighters
46	7871 PACIFIC ST, STANTON	4 Miles	PAUE46 M46	3 Captains 3 Engineers 3 FireFighters 6 Firefighters

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Description	2020	2019	2018	2017	2016
Cypress Incidents	3,099	3,387	3,218	3,239	3,168
OCFA Incidents	148,721	151,812*	142,516	141,858	136,934

* - 8/16/2019 Garden Grove joined OCFA

** 2020 saw a reduction in incidents jurisdiction wide because of pandemic environment

¹ Orange County Fire Authority. Fiscal Year 2020/2021 Adopted Budget. Website: <https://ocfa.org/Uploads/Transparency/OCFA%202020-2021%20Adopted%20Budget.pdf> (accessed May 19, 2021).

² Ibid.

2. Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.

Not at this time

3. It is LSA’s understanding that fire flow requirements are based on building types and floor area and range from 1,500 to 8,000 gallons per minute at 20 pounds per square inch, based on Attachment 23 of the *Fire Master Plans for Commercial & Residential Development*. Can you provide an estimate of the fire flow requirements for the proposed project?

OCFA requires building plans to be submitted to determine fire flow requirements.

4. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or Fire or other emergency services (e.g., as a result of a potential increased call volume)?

All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.

Mitigation: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.

This Agreement shall specify the developer’s pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis.

This agreement is typically entered into with developers on a project specific basis to contribute a pro rata share towards funding capital improvements necessary to establish adequate fire protection facilities and equipment. The Secured Fire Protection Agreement is not related to the provision of an “adequate tax base directed to the Structural Fire Fund to offset short and long range costs”, but rather to mitigating the impact of a project on OCFA as it impacts capital and infrastructure needs.

5. Can you please provide current (2021, if possible) incident information for Fire Station Nos. 17, 46, and 63 including basic life support calls, advanced life support calls, and fire services?

Since it is determined that 46 is not a first responding station I have included the other stations provided on the previously added table

First Due	Incident Type	2016	2017	2018	2019	2020	2021*
ORC17	Fires	27	33	22	22	32	15
	EMS	1,644	1,567	1,647	1,644	1,338	713

	Others	398	422	408	404	395	223
	Total	2,069	2,022	2,077	2,070	1,765	951
	Fires	32	32	32	19	33	15
ORC63	EMS	1,476	1,588	1,556	1,660	1,296	689
	Others	297	260	303	353	326	178
	Total	1,805	1,880	1,891	2,032	1,655	882
	Fires	39	37	28	25	31	15
ORC13	EMS	1,657	1,807	1,829	1,788	1,765	880
	Others	404	414	371	451	496	270
	Total	2,100	2,258	2,228	2,264	2,292	1,165
	Fires	25	19	15	23	22	11
ORC02	EMS	1,241	1,132	1,251	1,295	1,214	610
	Others	348	339	337	374	410	204
	Total	1,614	1,490	1,603	1,692	1,646	825
	Fires	0	0	0	13	24	6
ORC84	EMS	0	0	0	528	1,224	659
	Others	0	0	0	176	348	177
	Total	0	0	0	717	1,596	842
	Fires	57	49	51	34	52	35
ORC61	EMS	2,456	2,518	2,585	2,594	2,073	1,159
	Others	485	503	443	540	697	399
	Total	2,998	3,070	3,079	3,168	2,822	1,593
	Fires	70	68	59	63	75	38
ORC46	EMS	3,300	3,341	3,342	2,985	2,567	1,349
	Others	587	501	495	674	637	360
	Total	3,957	3,910	3,896	3,722	3,279	1,747

* 2021 data is from 1/1/2021 to 7/7/2021

6. Will the OCFA be able to adequately serve the existing community and the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

Any project which increases population can potentially increase workload. All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.

Mitigation: Prior to approval of any subdivision or comprehensive plan approval for the project, the designated site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.

7. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.

The following are items we would address in the environmental documents to mitigate impacts on emergency response services:

1. Prior to approval of any subdivision or comprehensive plan approval for a project, the designated site developer may be required to enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.
 - This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis. The obligation must be satisfied prior to the issuance of the first building permit.
2. The project is subject to review by the County and the OCFA for various construction document plan checks for the applicable fire life safety codes and regulations. The project will be subject to the current editions of the CBC, CFC and related codes.
3. Structures of this size and occupancy are required to have automatic fire sprinkler systems designed per NFPA 13 as required in the current CBC, CFC.
4. A water supply system to supply fire hydrants and automatic fire sprinkler systems is required. Fire flow and hydrant spacing shall meet the minimums identified in the codes. Please refer to the California Fire Code Appendix section. These tables are also located in OCFA Guideline B09, Attachment 23.
5. This project is in a fuel modification zone and is subject to review by the County and the OCFA. Please refer to OCFA Guideline C-05.
6. Fire department access shall be provided all around the building
7. If the project scope includes or requires the installation of traffic signals on public access ways, these improvements shall include the installation of optical preemption devices.
8. Attic spaces shall be fully sprinklered.
9. It is unlawful to occupy any portions of this apartment building until City building department and OCFA have conducted final inspection and sign off In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.
10. In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal.

Prepared by: Tamera Rivers

Title: Management Analyst

Date: 7/8/2021

Phone: 714-573-6199

Ryan Bensley

Subject: FW: Citrus Square Project Initial Study

From: "Rivers, Tamy" <TamyRivers@ocfa.org>
Date: July 28, 2021 at 2:56:03 PM PDT
To: Alicia Velasco <avelasco@cypressca.org>
Subject: RE: Citrus Square Project Initial Study

This is fine.

<image001.png>

Tamera Rivers

Management Analyst
Orange County Fire Authority
Office: 714-573-6199
tamyivers@ocfa.org

In service of others!

From: Alicia Velasco [<mailto:avelasco@cypressca.org>]
Sent: Wednesday, July 28, 2021 2:54 PM
To: Rivers, Tamy <TamyRivers@ocfa.org>
Subject: Fwd: Citrus Square Project Initial Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamy

I wanted to follow up on this. Do you have an update?

Thanks
Alicia

From: Alicia Velasco
Sent: Monday, July 19, 2021 2:15 PM
To: 'Rivers, Tamy' <TamyRivers@ocfa.org>
Subject: Citrus Square Project Initial Study

Hi Tamy,

Thank you for your comments provided to LSA regarding the Citrus Square Project Initial Study within the City of Cypress. Based on past practice for other projects, the City would prefer to include the requirement that the Applicant enter into a secured fire protection agreement as a condition of approval rather than a mitigation measure within the IS/MND. Entering into a SFA is more of a project condition for approval (similar to requiring a fire truck turning radius) as opposed to mitigating an environmental impact. Please let me know if you have any concerns with that approach.

Thanks

Alicia

From: Rivers, Tamy <TamyRivers@ocfa.org>
Sent: Thursday, July 8, 2021 11:21 AM
To: Ryan Bensley <Ryan.Bensley@lsa.net>
Cc: Logan, Jeff <jefflogan@ocfa.org>
Subject: RE: Citrus Square Project Initial Study

Hi Ryan,

I have completed the requested document. I used track changes for corrections to Question 1. Please review the comments and contact me if you have any questions.

Thanks!

<image001.png>

Tamera Rivers
Management Analyst
Orange County Fire Authority
Office: 714-573-6199

tamyivers@ocfa.org

In service of others!

From: Ryan Bensley [<mailto:Ryan.Bensley@lsa.net>]

Sent: Thursday, July 08, 2021 8:03 AM

To: Rivers, Tamy <TamyRivers@ocfa.org>

Subject: RE: Citrus Square Project Initial Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Per your request, I've attached a copy of the questionnaire in Word format.

Thanks,

Ryan Bensley, AICP | Associate/Environmental Planner

LSA | 20 Executive Park, Suite 200

Irvine, CA 92614

949-553-0666 Tel

714-926-9283 Mobile

[Website](#)

From: Rivers, Tamy <TamyRivers@ocfa.org>
Sent: Thursday, July 8, 2021 8:00 AM
To: Ryan Bensley <Ryan.Bensley@lsa.net>
Subject: Citrus Square Project Initial Study

Good Morning,

I am currently working on your questionnaire. Would it be possible to get an electronic copy in Word so I can complete and send to you today.

<image001.png>

Tamera Rivers

Management Analyst
Orange County Fire Authority
Office: 714-573-6199

tamyivers@ocfa.org

In service of others!





CARLSBAD
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IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

June 18, 2021

Orange County Sanitation District
Attn: Environmental Review
10844 Ellis Avenue
Fountain Valley, CA 92708

Subject: Citrus Square Project Initial Study/Mitigated Negative Declaration, City of Cypress

To Whom It May Concern:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is necessary to adequately analyze the environmental effects of the Citrus Square project (proposed project). The City is the Lead Agency, and LSA has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 6.3-acre site (project site) at the northeast corner of Moody Street and Orange Avenue in Cypress, California. The project site is currently occupied by the Cypress School District for its administrative and maintenance operations. The location of the project site is shown in Figure 1.

The proposed project includes the construction of 98 total condominium units distributed across 10 different residential buildings as shown on Figure 2. Occupancy at all 98 of the units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a conditional use permit for a residential senior housing project which includes both affordable and market rate units by the City of Cypress. The project would require the demolition and removal of all of the existing structures and improvements on the project site.

LSA is seeking information on how the proposed project would affect the Orange County Sanitation District's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, June 25, 2021. Please email your response to Ryan.Bensley@lsa.net.

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666.
Thank you for your time and assistance.

Sincerely,

LSA

A handwritten signature in black ink, appearing to read 'R. Bensley', is centered below the typed name.

Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Regional and Project Location Map
Figure 2: Conceptual Site Plan
Wastewater Service Questionnaire

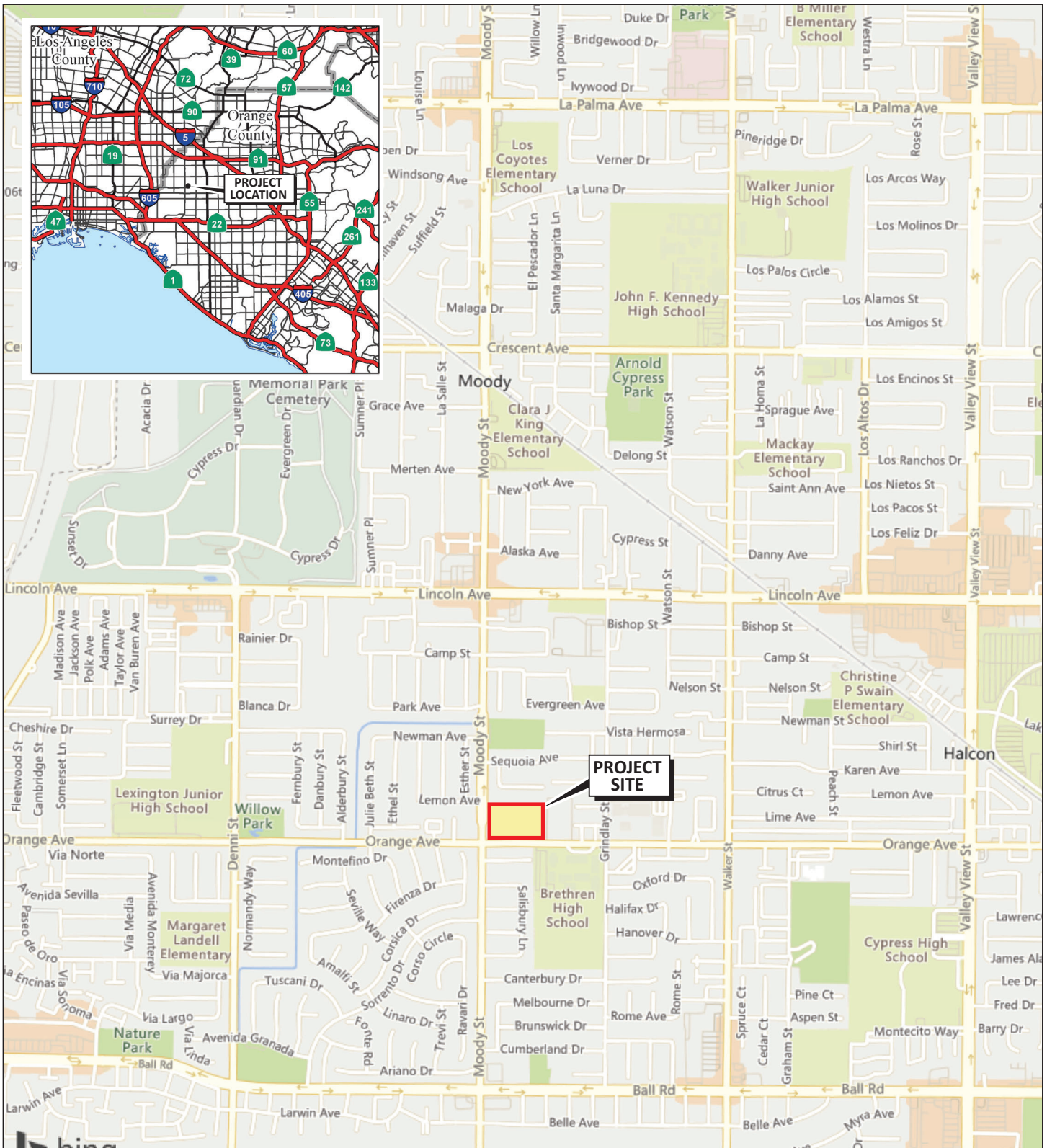
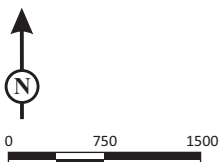


FIGURE 1

LSA



FEET
SOURCE: Bing Maps

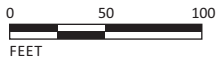
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Citrus Square Project
Regional and Project Location



FIGURE 2

LSA



SOURCE: Bassenian Lagoni

I:\CCP1603.11\G\Site Plan.cdr (5/11/2021)

Citrus Square Project
Conceptual Site Plan

WASTEWATER QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please email your responses Ryan.Bensley@lsa.net. We would appreciate a response by **Friday, June 25, 2021.**

1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.

The project site is in the sewer service area of the Orange County Sanitation District (OCSD). The OCSD is responsible for the provision of wastewater treatment facilities that serve the project site. The proposed project would connect with OCSD's 30-inch trunk collection line before eventually discharging to the OCSD's Reclamation Plant No. 1 in Fountain Valley.

As of 2019, Reclamation Plant No. 1 had a primary treatment capacity of 204 million gallons per day (mgd)¹, and was running under capacity at approximately 120 mgd.² According to wastewater generation factors included in the CalEEMod emissions model, the proposed project is estimated to generate 12,595.5 gallons per day (gpd) of wastewater (approximately 90 percent of the project's indoor water use estimate of 13,995 gpd).

Additionally, through its Capital Improvement Program, the OCSD strives to continue maintaining its facilities at optimal levels by planning, designing, and preparing for future demand by developing Facilities and Biosolids Master Plans that address 20-year planning horizons.³

2. Are there any current plans for expansion of wastewater facilities? If yes, please briefly describe.

¹ Orange County Sanitation District. 2019–2020 Annual Report Resource Protection Division - Pretreatment Program. Website: <https://www.ocsan.gov/home/showpublisheddocument/30137/637400823456670000> (accessed May 19, 2021).

² Orange County Sanitation District. Facts and Key Statistics Webpage. Website: <https://www.ocsd.com/services/regional-sewer-service> (accessed May 19, 2021).

³ Orange County Sanitation District. Capital Improvement Program Fiscal Year 2019/2020. Website: <https://www.ocsan.gov/Home/ShowDocument?id=29999> (accessed May 19, 2021).

3. Would the proposed project create a need to expand existing facilities/staff, construct a new facility, or otherwise adversely impact the types of service you provide? Please explain.

4. Based on the information provided, would the Orange County Sanitation District be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

5. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.

Prepared by: _____

Title: _____

Date: _____

Phone: _____



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SAN LUIS OBISPO

June 17, 2021

Chris Revere
Administrative Division Commander
Cypress Police Department
5275 Orange Avenue
Cypress, CA 90630

Subject: Citrus Square Project Initial Study/Mitigated Negative Declaration, City of Cypress

Dear Mr. Revere:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is necessary to adequately analyze the environmental effects of the Citrus Square project (proposed project). The City is the Lead Agency, and LSA has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 6.3-acre site (project site) at the northeast corner of Moody Street and Orange Avenue in Cypress, California. The project site is currently occupied by the Cypress School District for its administrative and maintenance operations. The location of the project site is shown in Figure 1.

The proposed project includes the construction of 98 total condominium units distributed across 10 different residential buildings as shown on Figure 2. Occupancy at all 98 of the units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a conditional use permit for a residential senior housing project which includes both affordable and market rate units by the City of Cypress. The project would require the demolition and removal of all of the existing structures and improvements on the project site.

LSA is seeking information on how the proposed project would affect the Cypress Police Department's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, June 25, 2021. Please email your response to Ryan.Bensley@lsa.net.

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666.
Thank you for your time and assistance.

Sincerely,

LSA

A handwritten signature in black ink, appearing to read 'R. Bensley'.

Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Regional and Project Location Map
Figure 2: Conceptual Site Plan
Police Protection Questionnaire

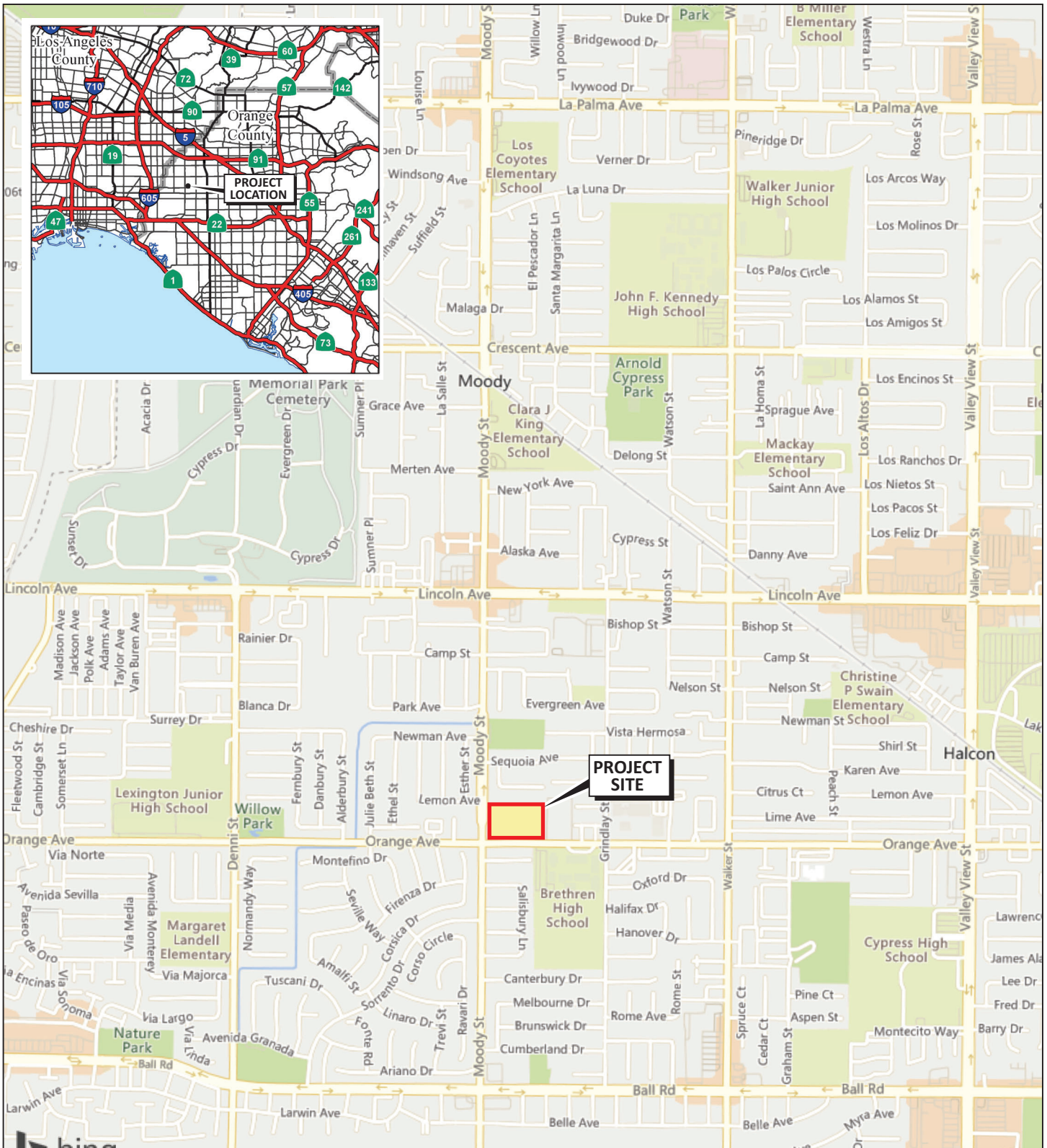
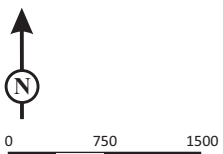


FIGURE 1

LSA



FEET
SOURCE: Bing Maps

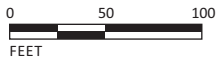
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Citrus Square Project
Regional and Project Location



FIGURE 2

LSA



SOURCE: Bassenian Lagoni

I:\CCP1603.11\G\Site Plan.cdr (5/11/2021)

Citrus Square Project
Conceptual Site Plan

POLICE PROTECTION

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Monday June 28, 2021**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net and copy Alicia Velasco at avelasco@cypressca.org.

1. Please evaluate the following statement for accuracy. If any of the information contained in the text below is incorrect or should be updated, please indicate the needed revisions below.

The Cypress Police Department (CPD) would serve the project site. Management and supervision of the CPD is provided by 1 chief, 2 captains, 2 lieutenants, 10 sergeants, and 1 civilian supervisor. Of the CPD's 57 sworn personnel, 41 are dedicated to the delivery of patrol services. In addition to the 57 officers, the department is supported by 13 civilian employees and numerous volunteers.¹ The officer-to-resident ratio in 2019 was approximately 1.0 CPD officer per 1,000 residents.

The services provided by the department include a detective bureau, canine teams, narcotics team, vice and intelligence, motorcycle officers, Personnel & Training, Positive Actions thru Character Education (P.A.C.E.) program, S.W.A.T. and a School Resource Officer program. In addition, the CPD has established Community Policing as the philosophy for providing public safety services.

Police dispatch services for the City of Cypress are provided by the West Cities Police Communications Center, also known as West-Comm. West-Comm is a consolidated police dispatch center, formed by a Joint Powers Authority between the cities of Cypress, Los Alamitos and Seal Beach. Located at the Seal Beach Police Department, West-Comm serves a combined population of approximately 90,000 and handles approximately 100,000 calls for service each year.

2. Are there any current plans for expansion of Police Department facilities, services, or staff or to construct a new facility? If yes, please explain.

The Police Department is currently undergoing a complete interior renovation and seismic retrofit, with an expected completion in the fall of 2021. During construction, most police operations are being run out of the Cypress Senior Center, located at 9031 Grindlay Street, Cypress.

¹ City of Cypress. Cypress Police Department Overview Webpage. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed May 19, 2021).

3. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or police or other emergency services (e.g., as a result of potential increase in call volume)?

The proposed development is expected to create a modest increase in demand for emergency services. However, the Police Department's staffing and resources are capable of responding efficiently to the increased call volume.

4. Are there any specific crime prevention design features that the Police Department recommends for incorporation into the proposed project?

Adequate Lighting: Due to the regional increase in property crimes (thefts from vehicles, vehicle theft, burglary, theft, etc.), the lighting in the parking area and pedestrian walkways should be sufficient to illuminate the area, deter crime, and provide heightened nighttime visibility for residents and police.

Clearly Visible Address/Unit Numbering: Officers conducting extra patrols or responding to calls for service at the site rely on clearly visible numbering on individual units to help them quickly identify a location to direct additional resources. Numbering for individual condominiums should be, minimally, visible to the naked eye from pedestrian walkways.

5. Based on the proposed project description, will the Police Department be able to adequately serve the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

The Police Department should be able to adequately provide police services to the site.

- 6. Please provide any additional comments or questions you would like to see addressed in the environmental analysis for this project.**

Prepared by: _____

Title: _____

Date: _____

Phone: _____