



APPENDIX G

PUBLIC SERVICES AND UTILITIES SERVICE PROVIDER COMMUNICATION



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CYPRESS POLICE DEPARTMENT



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

June 7, 2023

Chris Revere
Support Services Captain
Cypress Police Department
5275 Orange Avenue
Cypress, CA 90630

Subject: Cypress Housing Element Implementation Project Environmental Impact Report, 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 Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Housing Element Implementation project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The City is the Lead Agency responsible for preparing an EIR addressing potential environmental impacts associated with the programmatic update to the City's General Plan, Lincoln Avenue Specific Plan (LASP), Cypress Town Center and Commons Specific Plan 2.0, (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), and Zoning Ordinance (proposed project). The City recently updated its Housing Element for the 6th Cycle Planning Period from 2021 to 2029. To comply with State Housing law, the City's Housing Element was updated to ensure the City's policies and programs can accommodate the estimated housing growth needs identified in the Southern California Association of Governments' Regional Housing Needs Assessment (RHNA) allocation for the 6th Cycle Planning Period. The RHNA allocated Cypress 3,936 dwelling units to accommodate the estimated housing needs of various income levels. The 2021–2029 Housing Element included a candidate site analysis to accommodate the 3,936-unit RHNA and any estimated "carryover" from the 5th Cycle Housing Element, and an additional analysis of candidate sites to address future "no net loss" provisions of Senate Bill 166. As required by State Housing law, including Assembly Bill 1397, the 2021–2029 Housing Element identified land in Cypress that would be able to accommodate the City's share of regional housing needs (either through available sites or amendments to the existing planning and zoning documents). Although the 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units, Cypress has a large unaccommodated housing need of 1,990 units to meet its RHNA allocation of 3,936 units. The 2021–2029 Housing Element outlined several sites that are candidates for future housing development (Opportunity Sites) and identified two potential rezoning scenarios. The proposed project is the implementation of Housing Program 12, based upon one of the two rezoning scenarios in the City's 2021–2029 Housing Element. The proposed project includes amendments to the City's Zoning Ordinance and an update of the City's General Plan to

reflect the 2021–2029 Housing Element adopted on June 27, 2022. The first rezoning scenario, which will be identified as the proposed project in the EIR, would increase the total number of allowable dwelling units within the City by 2,314 units. The second rezoning scenario, identified as Alternative 2 in the EIR, would increase the total number of allowable dwelling units by 2,403 units.

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 Wednesday, June 21, 2023. 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 Associates, Inc.

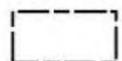
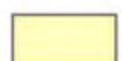


Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Proposed Project Opportunity Sites
Table 1: Proposed Project Dwelling Unit Summary
Figure 2: Alternative 2 Opportunity Sites
Table 2: Alternative 2 Dwelling Unit Summary
Cypress Police Department Questionnaire

Proposed Project Opportunity Sites

LEGEND

-  City Boundary
-  8 units/acre
-  10 units/acre
-  15 units/acre
-  18 units/acre
-  30 units/acre
-  45 units/acre
-  50 units/acre
-  60 units/acre

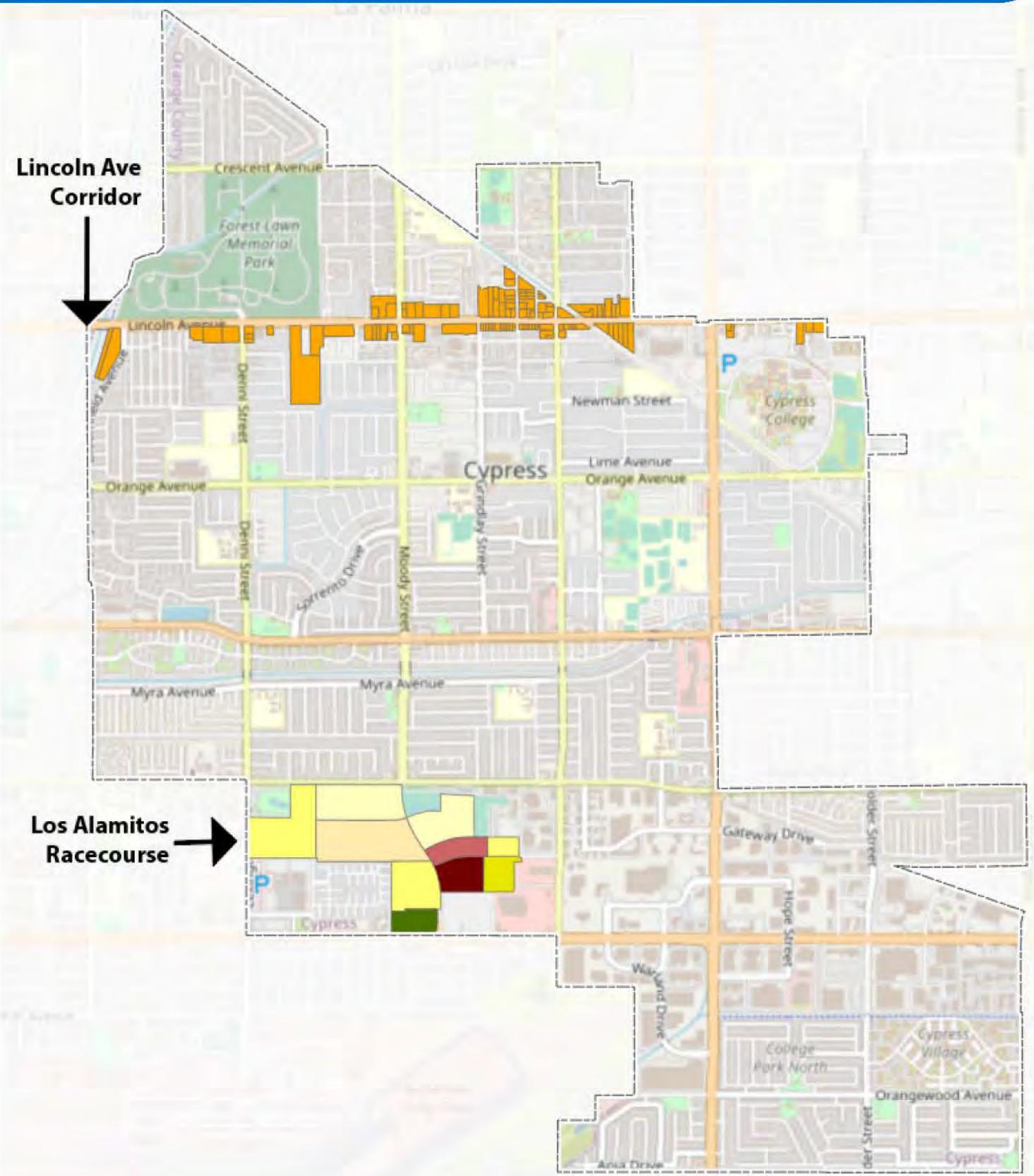
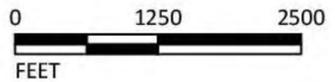


Figure 1



Proposed Project

Proposed Project Summary

Specific Plan	Proposed Increase in Housing Unit Capacity
Lincoln Avenue Specific Plan	1,317
Cypress Town Center and Commons Specific Plan 2.0	676
Cypress Business and Professional Center Specific Plan	321
TOTAL	2,314

Table 1

Alternative 2 Opportunity Sites

LEGEND

 City Boundary	 8 units/acre	 18 units/acre
Proposed Density	 10 units/acre	 30 units/acre
 15 units/acre	 45 units/acre	 50 units/acre
 20 units/acre	 60 units/acre	

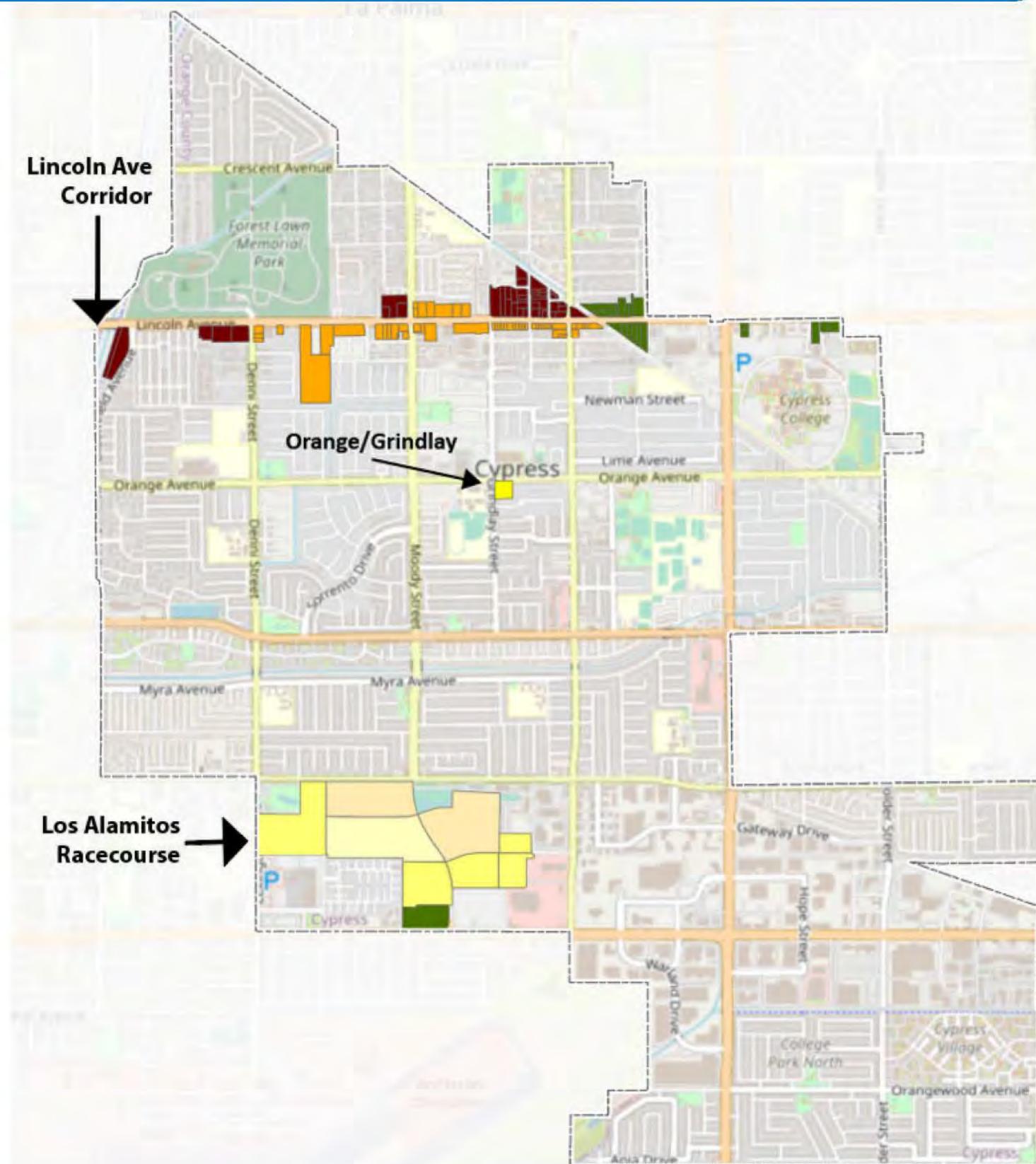
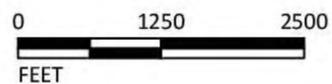


Figure 2

Alternative 2: Lincoln Avenue Specific Plan Mixed Density

This scenario would not affect any of the existing zoning for the Los Alamitos Racecourse, which was established by the voter-approved CTCC Specific Plan.

Alternative 2 Summary

Specific Plan/Zoning	Proposed Increase in Housing Unit Capacity
Cypress Business and Professional Center Specific Plan	321
RM-20 (southeast corner of Orange Avenue and Grindlay Street)	30
Lincoln Avenue Specific Plan	2,052
TOTAL	2,403

Table 2

CYPRESS POLICE DEPARTMENT 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 very much appreciate a response by **Wednesday, June 21, 2023**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

1. Please evaluate the following statements 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) serves the City of Cypress and would provide law enforcement services to the new housing units allowed per the proposed rezoning. Management and supervision of the CPD is provided by 1 chief, 2 captains, 2 lieutenants, 10 sergeants, and a civilian supervisor. Of the CPD's 55 sworn personnel, 41 are dedicated to the delivery of patrol services. In addition to the 55 officers, the department is supported by 23 civilian employees and numerous volunteers.¹ The officer-to-resident ratio in 2022 was 1.1 CPD officer per 1,000 residents.

The services provided by CPD 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 Lead Patrol Officer program. In addition, the Police Department has established Community Policing, or Cypress 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 manages 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.

¹ City of Cypress. Cypress Police Department Overview Webpage. Website: <https://www.cypress.ca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed May 4, 2023).

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

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: _____

GOLDEN STATE WATER COMPANY



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

June 7, 2023

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

Subject: Cypress Housing Element Implementation Project Environmental Impact Report, 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 Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Housing Element Implementation project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

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which will be identified as the proposed project in the EIR, would increase the total number of allowable dwelling units within the City by 2,314 units. The second rezoning scenario, identified as Alternative 2 in the EIR, would increase the total number of allowable dwelling units by 2,403 units.

LSA is seeking information on how the proposed project would affect 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 Wednesday, June 21, 2023. 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.

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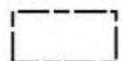
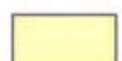
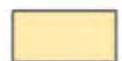


Ryan Bensley
Project Manager, AICP

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Golden State Water Company Questionnaire

Proposed Project Opportunity Sites

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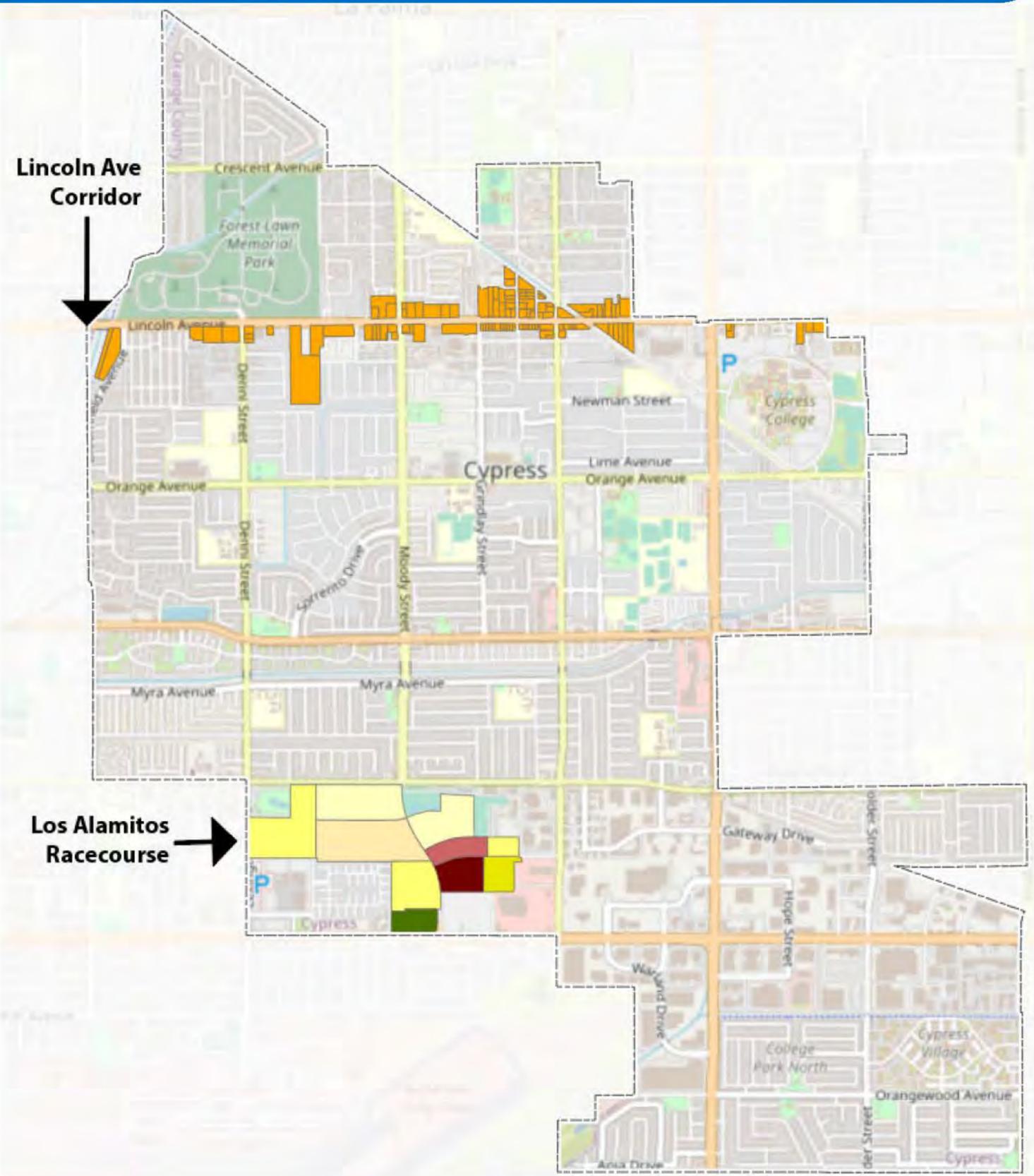
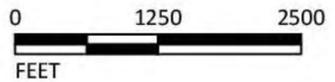


Figure 1



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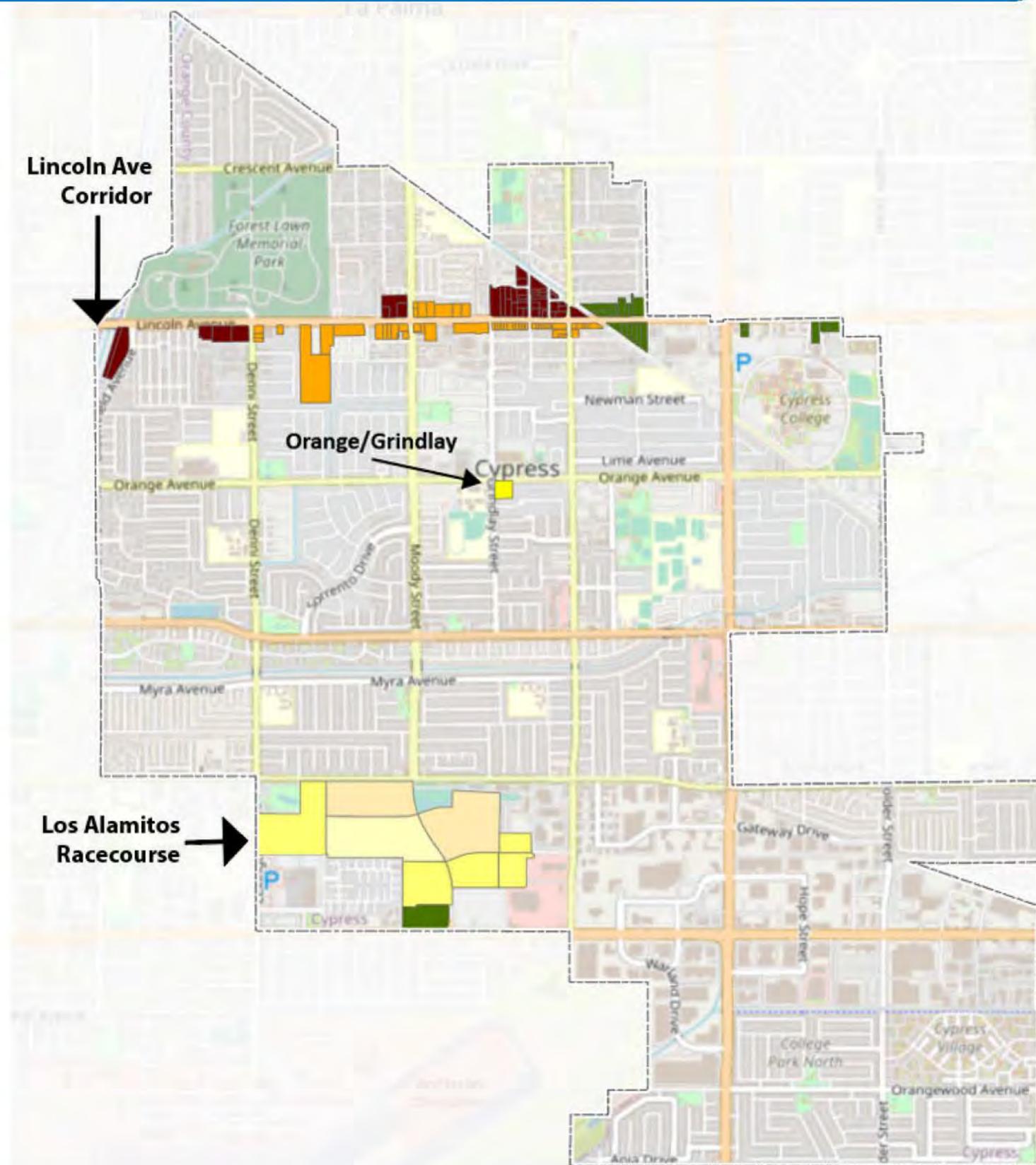
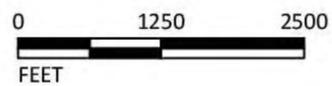


Figure 2

Alternative 2: Lincoln Avenue Specific Plan Mixed Density

This scenario would not affect any of the existing zoning for the Los Alamitos Racecourse, which was established by the voter-approved CTCC Specific Plan.

Alternative 2 Summary

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GOLDEN STATE WATER COMPANY 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 **Wednesday, June 21, 2023.**

- 1. Please evaluate the following statements 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 opportunity sites via water mains along Katella Avenue and Lincoln Avenue. GSWC provides domestic water service to the City 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 2020 West Orange Urban Water Management Plan (UWMP) demonstrates that GSWC has adequate domestic water supply for future water demands through 2045. GSWC obtains its water supply for the West Orange System from the following sources: imported water is purchased from the Municipal Water District of Orange County (MWDOC), pumped ground water from the Orange County Groundwater Basin, purchased supplies from the City of Seal Beach, and recycled water supplies from the City of Cerritos. 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 2020 UWMP, MWD intends to provide reliable imported water supplies to MWDOC, which in turn provides reliability to the West Orange System. Groundwater is extracted from 17 active GSWC-owned wells in the Orange County Groundwater Basin managed by the Orange County Water District.³ The UWMP includes a water supply and demand assessment that demonstrates that adequate water supply, including imported water, groundwater, and recycled water from the City of Cerritos, are all resilient during dry conditions and will be available to GSWC through 2045.⁴

The proposed rezoning of the opportunity sites would increase the City's housing unit capacity by 2,314 dwelling units under the proposed project scenario or 2,403 dwelling units under Alternative 2. According to water demand factors included in the California Emissions Estimator Model (CalEEMod) emissions model, the new housing units allowed under the proposed project are estimated to demand approximately 225,257 gallons per day (gpd) or 252 acre-feet per year (afy) of potable water. As noted in the attached tables, most of the new housing units on the opportunity

¹ Golden State Water Company. Los Alamitos Customer Service Area. Website: <http://www.gswater.com/los-alamitos/> (accessed May 12, 2023).

² Golden State Water Company. 2020. *20120 Urban Water Management Plan, West Orange*. Section 3.2. 2020.

³ Golden State Water Company. 2020. *2020 Urban Water Management Plan, West Orange*. Section 3.1. 2020.

⁴ Golden State Water Company. 2020. *2020 Urban Water Management Plan, West Orange*. 2020. Section 5.4.

sites under the proposed project and Alternative 2 would be located within the Lincoln Avenue Specific Plan (LASP). Many of the potential dwelling units within the LASP may replace existing commercial/office uses; however, the water demand estimate does not take credit for any existing water demand associated with the existing development along Lincoln Avenue, which may be eliminated if those uses are discontinued due to redevelopment.

- 2. The housing units on the opportunity sites would connect with an existing domestic water main along Katella Avenue and Lincoln Avenue. Please confirm the existing size and design capacity of these water lines and their ability to serve the additional housing units allowed under the proposed project.**

- 3. Are there any current plans for expansion of water facilities? If yes, please briefly describe.**

4. Would the development of new housing units on the opportunity sites create a need to expand existing facilities/staff, construct a new facility, or otherwise adversely impact the types of service you provide? Please explain.

5. Based on the information provided, would GSWC be able to adequately serve the potential new housing units on the opportunity sites? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?

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

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

ORANGE COUNTY FIRE AUTHORITY



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

June 7, 2023

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

Subject: Cypress Housing Element Implementation Project Environmental Impact Report, City of Cypress

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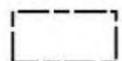
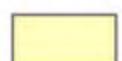
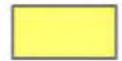


Ryan Bensley
Project Manager, AICP

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Orange County Fire Authority Questionnaire

Proposed Project Opportunity Sites

LEGEND

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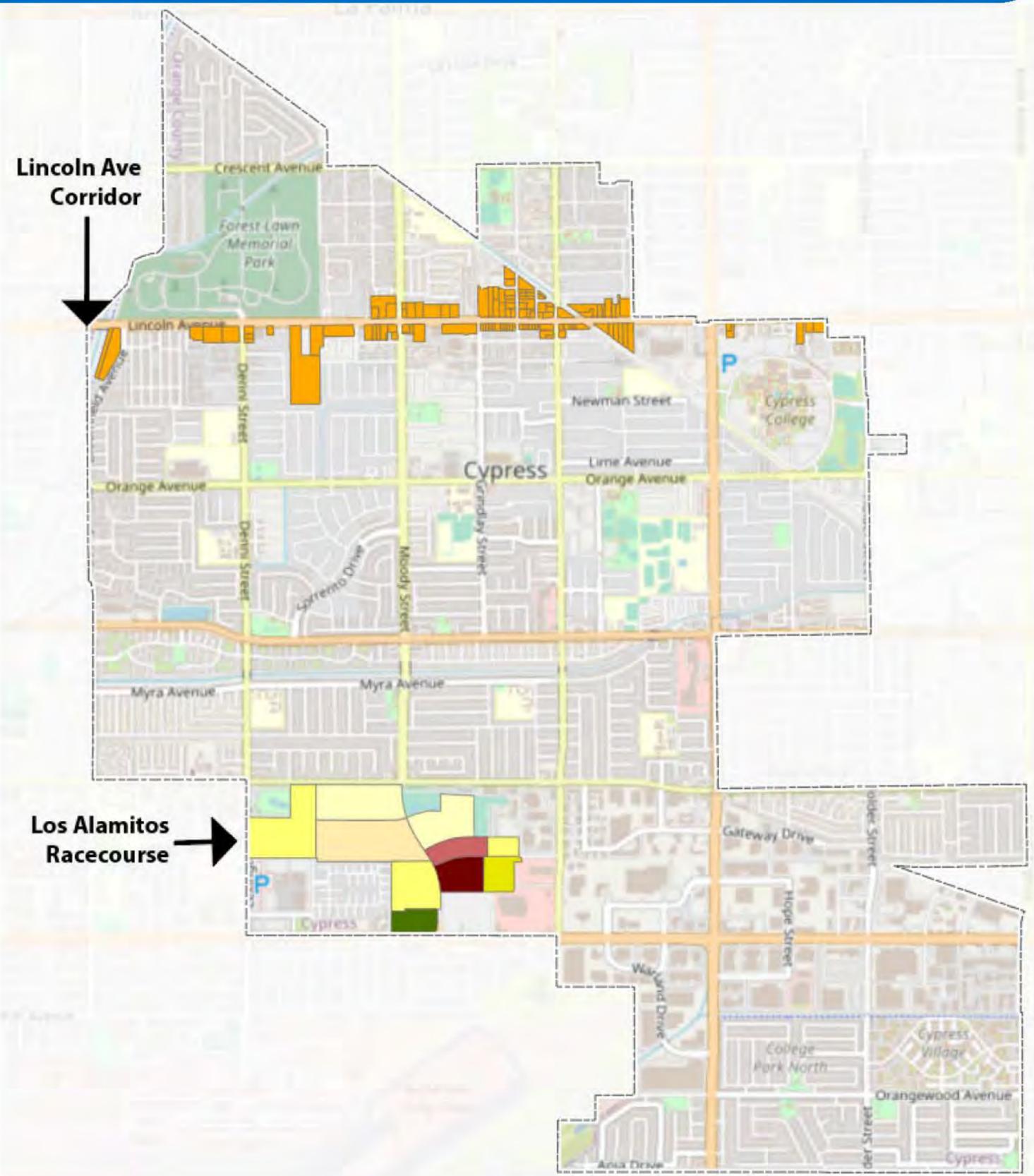
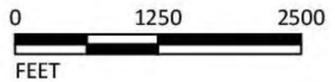


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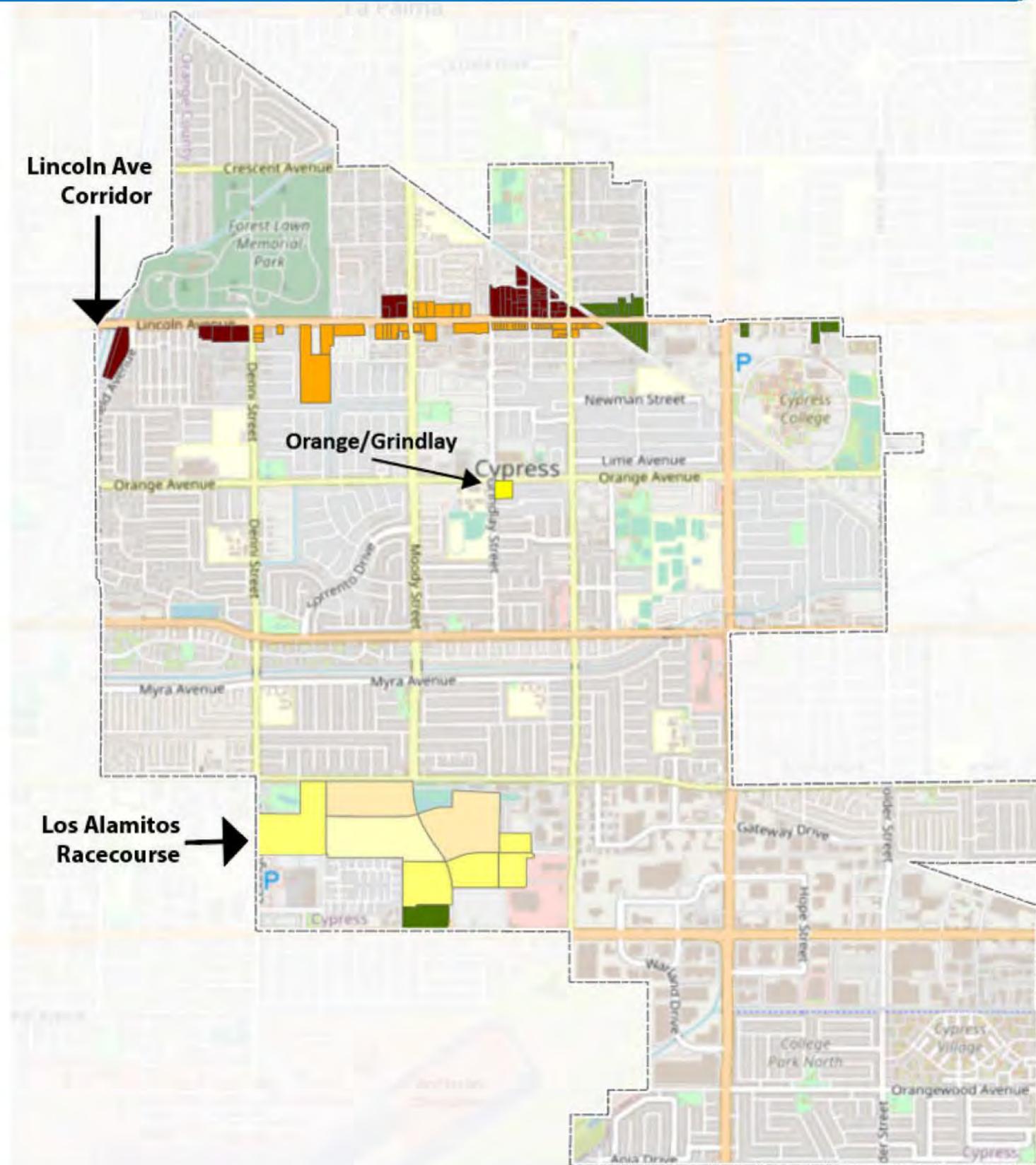
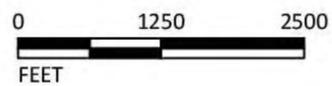


Figure 2

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This scenario would not affect any of the existing zoning for the Los Alamitos Racecourse, which was established by the voter-approved CTCC Specific Plan.

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Table 2

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 **Wednesday, June 21, 2023**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

1. Please evaluate the following statements 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 23 cities in Orange County (County) and all unincorporated areas in the County. The OCFA protects over 1,921,424 residents from its 77 fire stations located throughout the County (including two Specialty stations)¹.

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 the planning process approval;
- Conducting new construction inspections, fire safety inspections, and State Fire Marshal-required inspections (including high rise, jail, board and care, and daycare inspections), and enforcing applicable fire codes and ordinances;

¹ Orange County Fire Authority. Website: <https://www.ocfa.org/aboutus/PartnerCities.aspx> (accessed May 2023).

- Interacting with developers, architects, and engineers to meet the fire protection requirements for buildings and developments by reviewing all architectural blueprints, 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 database accessible to all emergency response agencies in the event of a major emergency;
- Conducting California Fire Code inspections, assisting 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 (City) is in Operations Division 7, which serves the cities of Buena Park, Cypress, La Palma, and Stanton along with portions of several unincorporated communities.²

There is one OCFA fire station in the City (Fire Station No. 17, at 4991 Cerritos Avenue in Cypress). Fire Station No. 17 would be the first to the opportunity sites in the event of an emergency and would thus be designated as the “first-in” station. Fire Station No. 17 is staffed daily by two captains, two fire apparatus engineers, four firefighters and has a total staffing of twenty-four firefighters. The station is equipped with a fire truck, fire engine and medic engine. Fire Station No. 17 was rebuilt and expanded in 2012 with added capacity to accommodate the existing and future fire protection and paramedic needs in the service area. In 2021, the City of Cypress generated 4,789 calls for service.³

“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. 46 and 84 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 miles east of the nearest opportunity site and is staffed daily by one captain, one fire apparatus engineer, and three firefighters and has a total staffing of fifteen firefighters. Fire Station 46 is equipped with a PAU engine and medic engine. Fire Station No. 84, at 12191 Valley View Street in Garden Grove, is approximately 2 miles southeast of the nearest opportunity site and is staffed daily by one captain, one fire apparatus engineer, two firefighters, and has a total staffing of twelve firefighters. Fire Station No. 84 is equipped with a medic engine and an engine.

² Orange County Fire Authority, Operations Directory: Website: <https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed May 3, 2023).

³ Orange County Fire Authority, Station Statistics. Website: [https://www.ocfa.org/Uploads/Transparency/OCFA %20Annual%20Report%2021.pdf](https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%2021.pdf) (accessed May 3, 2023).

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 the emergency scene within 8 minutes and paramedics to reach the scene within 5 minutes, at least 90 percent of the time. In Fiscal Year 2021–2022, OCFA responded to emergency calls within 9 minutes and fifty-four seconds 90 percent of the time across all service areas.⁴ The number of firefighters per 10,000 residents has remained steady over the last three fiscal years ranging from 5.86 to 5.94 firefighters.⁵

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.

3. 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)?

⁴ Orange County Fire Authority. Fiscal Year 2022/2023 Adopted Budget. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%202022-2023%20Adopted%20Budget.pdf> (accessed May 3, 2023).

⁵ Ibid.

4. Can you please provide current (2023, if possible) incident information for Fire Station Nos. 17, 46, and 84 including basic life support calls, advanced life support calls, and fire services?

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

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: _____

ORANGE COUNTY SANITATION DISTRICT



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

June 7, 2023

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

Subject: Cypress Housing Element Implementation Project Environmental Impact Report, 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 Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Housing Element Implementation project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The City is the Lead Agency responsible for preparing an EIR addressing potential environmental impacts associated with the programmatic update to the City's General Plan, Lincoln Avenue Specific Plan (LASP), Cypress Town Center and Commons Specific Plan 2.0, (CTCC Specific Plan), Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), and Zoning Ordinance (proposed project). The City recently updated its Housing Element for the 6th Cycle Planning Period from 2021 to 2029. To comply with State Housing law, the City's Housing Element was updated to ensure the City's policies and programs can accommodate the estimated housing growth needs identified in the Southern California Association of Governments' Regional Housing Needs Assessment (RHNA) allocation for the 6th Cycle Planning Period. The RHNA allocated Cypress 3,936 dwelling units to accommodate the estimated housing needs of various income levels. The 2021–2029 Housing Element included a candidate site analysis to accommodate the 3,936-unit RHNA and any estimated "carryover" from the 5th Cycle Housing Element, and an additional analysis of candidate sites to address future "no net loss" provisions of Senate Bill 166. As required by State Housing law, including Assembly Bill 1397, the 2021–2029 Housing Element identified land in Cypress that would be able to accommodate the City's share of regional housing needs (either through available sites or amendments to the existing planning and zoning documents). Although the 2021–2029 Housing Element identifies several adequate sites that are able to accommodate the development of up to 1,946 new housing units, Cypress has a large unaccommodated housing need of 1,990 units to meet its RHNA allocation of 3,936 units. The 2021–2029 Housing Element outlined several sites that are candidates for future housing development (Opportunity Sites) and identified two potential rezoning scenarios. The proposed project is the implementation of Housing Program 12, based upon one of the two rezoning scenarios in the City's 2021–2029 Housing Element. The proposed project includes amendments to the City's Zoning Ordinance and an update of the City's General Plan to reflect the 2021–2029 Housing Element adopted on June 27, 2022. The first rezoning scenario,

which will be identified as the proposed project in the EIR, would increase the total number of allowable dwelling units within the City by 2,314 units. The second rezoning scenario, identified as Alternative 2 in the EIR, would increase the total number of allowable dwelling units by 2,403 units.

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 Wednesday, June 21, 2023. 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 Associates, Inc.

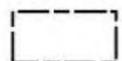
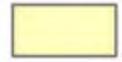


Ryan Bensley
Project Manager, AICP

Attachments: Figure 1: Proposed Project Opportunity Sites
Table 1: Proposed Project Dwelling Unit Summary
Figure 2: Alternative 2 Opportunity Sites
Table 2: Alternative 2 Dwelling Unit Summary
Orange County Sanitation District Questionnaire

Proposed Project Opportunity Sites

LEGEND

-  City Boundary
-  8 units/acre
-  10 units/acre
-  15 units/acre
-  18 units/acre
-  30 units/acre
-  45 units/acre
-  50 units/acre
-  60 units/acre

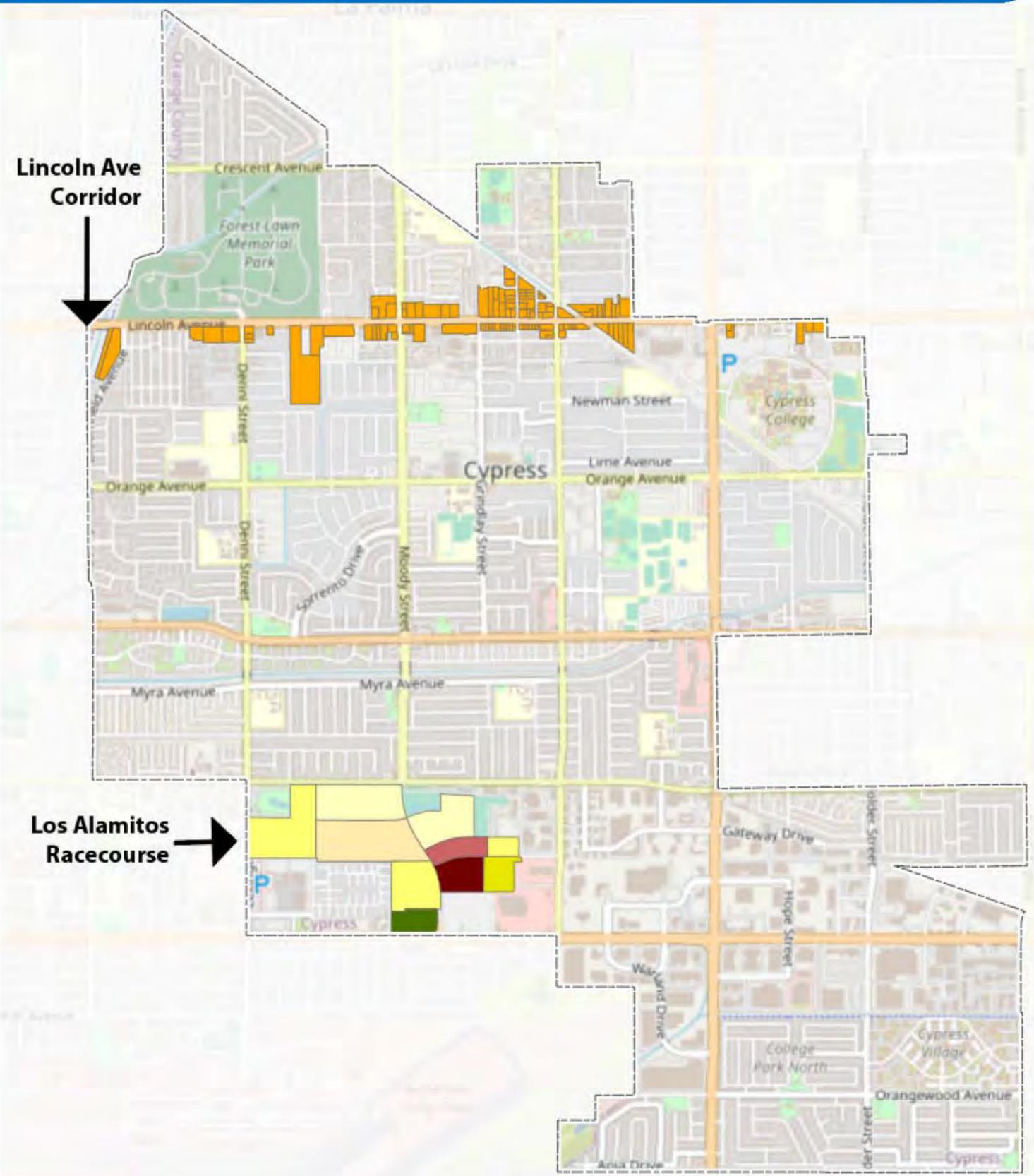
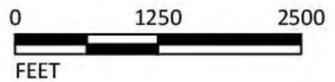


Figure 1



Proposed Project

Proposed Project Summary

Specific Plan	Proposed Increase in Housing Unit Capacity
Lincoln Avenue Specific Plan	1,317
Cypress Town Center and Commons Specific Plan 2.0	676
Cypress Business and Professional Center Specific Plan	321
TOTAL	2,314

Table 1

Alternative 2 Opportunity Sites

LEGEND

	City Boundary		8 units/acre		10 units/acre		15 units/acre		20 units/acre
	Proposed Density		18 units/acre		45 units/acre		50 units/acre		60 units/acre
			30 units/acre						

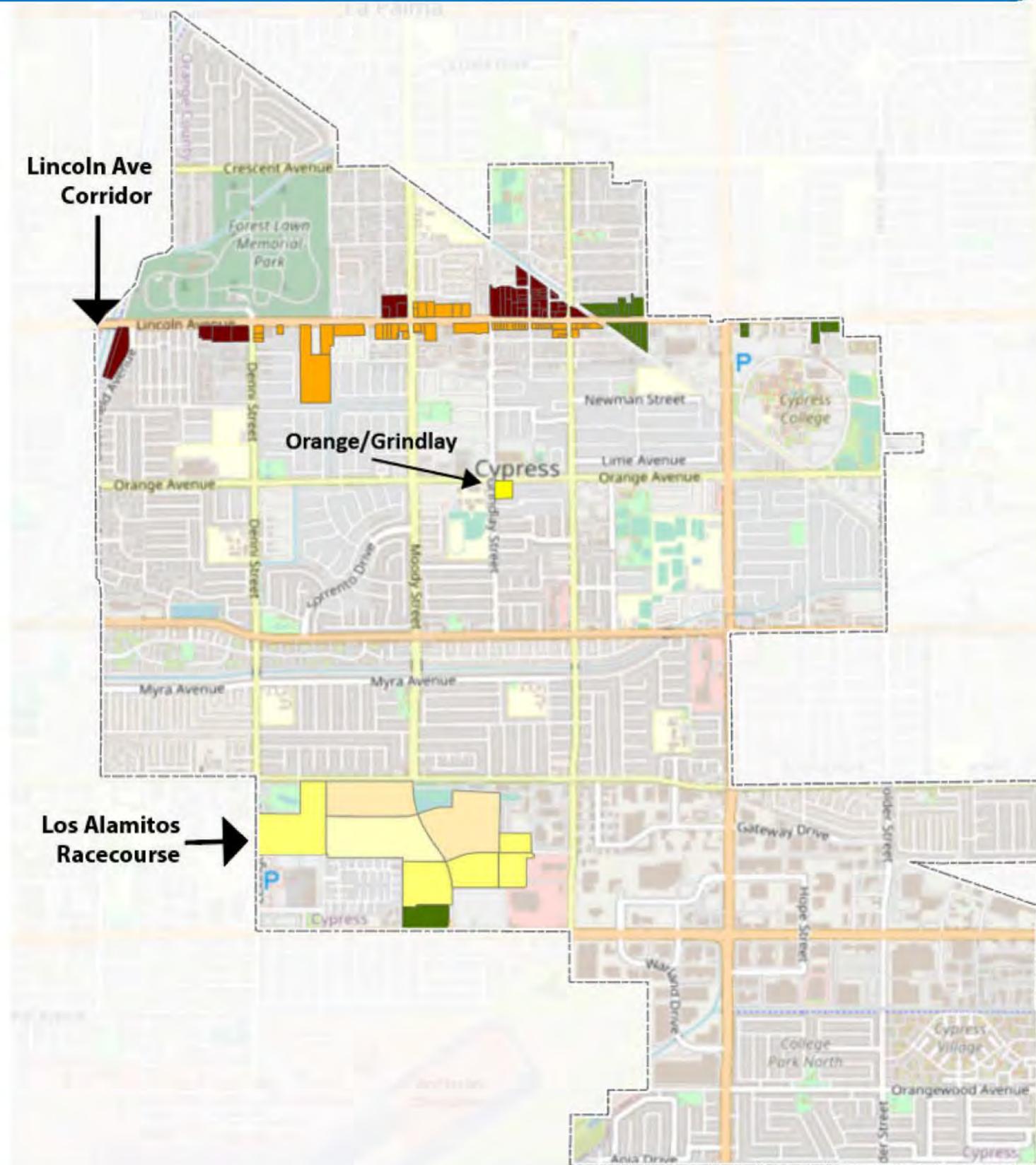
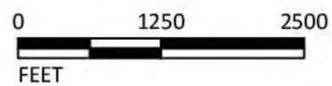


Figure 2

Alternative 2: Lincoln Avenue Specific Plan Mixed Density

This scenario would not affect any of the existing zoning for the Los Alamitos Racecourse, which was established by the voter-approved CTCC Specific Plan.

Alternative 2 Summary

Specific Plan/Zoning	Proposed Increase in Housing Unit Capacity
Cypress Business and Professional Center Specific Plan	321
RM-20 (southeast corner of Orange Avenue and Grindlay Street)	30
Lincoln Avenue Specific Plan	2,052
TOTAL	2,403

Table 2

ORANGE COUNTY SANITATION DISTRICT 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 **Wednesday, June 21, 2023.**

1. Please evaluate the following statements 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 City of Cypress 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 opportunity sites. The proposed project would connect with OCSD's 30-inch trunk collection line in Lexington Avenue before eventually discharging to the OCSD's Reclamation Plant No. 1 in Fountain Valley.

As of 2022, 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 The proposed rezoning of the opportunity sites would increase the City's housing unit capacity by 2,314 dwelling units under the proposed project scenario or 2,403 dwelling units under Alternative 2. Without subtracting wastewater generated from existing uses, the new housing units allowed under the proposed project are estimated to generate approximately 219,178 gallons of wastewater per day. As noted in the attached tables, most of the new housing units on the opportunity sites under the proposed project and Alternative 2 would be located within the Lincoln Avenue Specific Plan (LASP). Many of the potential dwelling units within the LASP may replace existing commercial/office uses; however, the wastewater generation estimate does not take credit for any existing wastewater generated by existing development along Lincoln Avenue, which may be eliminated if those uses are discontinued due to development.

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

¹ Orange County Sanitation District (OCSD). 2021–2022 Annual Report Resource Protection Division Pretreatment Program. Website: <https://www.ocsd.com/Home/ShowDocument?id=21050> (accessed May 11, 2023).

² Orange County Sanitation District (OCSD). Facts and Key Statistics Webpage. Website: <https://www.ocsd.com/services/regional-sewer-service> (accessed May 11, 2023).

³ Orange County Sanitation District (OCSD). Capital Improvement Program Fiscal Year 2021/2022. Website: <https://www.ocsd.com/Home/ShowDocument?id=26170> (accessed May 11, 2023).

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

3. Would the development of new housing units on the opportunity sites 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 potential new housing units on the opportunity sites? 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: _____