

## 5.0 ALTERNATIVES TO THE PROPOSED PROJECT

### 5.1 INTRODUCTION

Section 15126.6 of the California Environmental Quality Act (CEQA) requires the identification and evaluation of reasonable alternatives designed to feasibly achieve the most the basic objectives of the project, while avoiding or substantially lessening any of the significant environmental effects of the project. In addition, CEQA requires a comparative evaluation of the merits of the alternatives.

Pursuant to Section 15126.6 (f)(1) of the CEQA Guidelines, factors that may be taken into account when addressing the feasibility of alternatives include, but are not limited to, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). Although these factors do not present a strict limit on the scope of reasonable alternatives to be considered, they help establish the context in which “the rule of reason” is measured against when determining an appropriate range of alternatives sufficient to establish and foster meaningful public participation and informed decision-making. This Section of the EIR conforms to the October 26, 1998 CEQA Guidelines.

The basic objectives of the proposed General Plan Update are set forth specifically and in detail in Section 3.2 of this EIR, and are restated below. The first set of objectives outlines the City’s rational and intent to revise the 1993 Cypress General Plan. The second set of objectives relates to the objectives of this Program EIR for the Cypress General Plan Update.

The City of Cypress’ objective for the General Plan Update is to:

- Establish definitive goals and policies that will allow orderly, long-term development in the City of Cypress.

The City of Cypress’ objectives for this Program EIR are as follows:

- To conform with Section 21000 et. seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- To provide a legally defensible foundation upon which decisions may be justified.
- To provide a basis for informative decisions when considering the buildout of the City of Cypress.

The potentially significant impacts that would result from implementation of the proposed General Plan Update are set forth in Section 4.0 of this EIR. The proposed General Plan Update would result in significant and unavoidable impacts with regard to:

- Transportation/Circulation;
- Air Quality; and
- Parks and Recreation.

All other potentially significant impacts can be mitigated to less than significant levels by implementation of the identified policies, conditions or approval or mitigation measures. This Section considers alternatives to otherwise avoid or minimize these impacts.

The following alternatives have been identified for detailed analysis in this Section:

- No Project/No Development; and
- Existing General Plan.

The analysis of alternatives includes the assumption that all applicable policies, conditions of approval or mitigation measures associated with the proposed General Plan Update would be implemented with either of alternatives analyzed in the section. However, applicable policies, conditions of approval or mitigation measures have been incorporated to reduce or avoid the potential impacts of the alternative under consideration, and may not precisely match those identified for the proposed General Plan Update. A description of each alternative and a comparative environmental evaluation to the impacts identified for the proposed General Plan update is provided below.

## **5.2 NO PROJECT/NO DEVELOPMENT**

### **5.2.1 DESCRIPTION**

Implementation of the No Project/No Development Alternative assumes that no additional development would occur; thus, the City would maintain the status quo of existing land use conditions and levels of development in the City of Cypress. Any development that would occur as part of buildout of the proposed General Plan Update would not occur under this Alternative. By definition, this Alternative prohibits the issuance of any further building permits. This situation would void the implementation of any current or future General Plan for the City of Cypress, and would therefore be in direct conflict with California statutes requiring General Plans.

It should be recognized that this alternative is not feasible because development entitlements for the majority of the future growth in the City were previously granted through the approvals of specific plans for the Cypress Business Park and Lincoln Avenue, as well as through approval of development agreements.

### **5.2.2 IMPACT EVALUATION**

The following impact evaluation provides a comparison between the existing land use conditions and levels of development, which would remain unchanged with the No Project/No Development Alternative, and those associated with the proposed General Plan Update. An analysis is provided for each of the impact areas identified in this EIR. The evaluation is followed by a conclusion.

#### **LAND USE**

The No Project/No Development Alternative would not result in any changes to existing land uses within the City of Cypress. As no future development would be permitted, existing land uses as well as levels of development would remain unchanged. Under this Alternative, vacant land in the Cypress Business Park that is currently planned for future development under an appropriate Specific Plan would not be developed. This would void the implementation of the current General Plan for the City of Cypress, and would therefore, directly conflict with CEQA statutes. The proposed General Plan Update would not conflict with the City's existing plans for buildout, nor would it result in conflicts with CEQA statutes. With regard to potential land use impacts, the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update.

## **POPULATION, EMPLOYMENT, AND HOUSING**

This Alternative would result in the City neglecting its obligation to maintain a Housing Element, which must include the City's plan for attempting to meet its share of the region's future housing needs. The City of Cypress would not develop any additional housing units under this Alternative. Opportunities to increase employment within the City would be lost with this Alternative, as no additional development in the Cypress Business Park or along Lincoln Avenue would occur. Buildout of the proposed General Plan Update would result in future development within the City. Business Park and commercial development, guided by appropriate Specific Plans would increase employment in the City. The population growth in the City of Cypress expected to result from implementation of the proposed General Plan Update would not result in any significant impacts. In this regard, the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update.

## **TRANSPORTATION/CIRCULATION**

Implementation of the proposed General Plan Update would result in a significant and unavoidable impact for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue. This roadway segment is currently operating at LOS F. Implementation of the No Project/No Development Alternative would neither improve nor worsen the level of service on this roadway segment. In this regard, the No Project/No Development Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **AIR QUALITY**

The No Project/No Development Alternative would reduce potential air quality impacts associated with increased traffic. However, the proposed General Plan Update is intended to promote a mix of housing and employment opportunities in the City, which may reduce the number and length of vehicle trips in the region. Additionally, the proposed General Plan Update would not result in land use changes that would expose people to odorous emissions, toxic air contaminants, or other air contaminants.

The proposed General Plan Update would result in a significant and unavoidable impact with regard to air quality. This Alternative would eliminate the significant and unavoidable air quality impact of the proposed General Plan Update. In this regard, the No Project/No Development Alternative is considered environmentally superior to the proposed General Plan Update.

## **NOISE**

Noise impacts associated with the No Project/No Development Alternative would be less than for the proposed General Plan Update. However, it should be noted that there are some instances of noise standard exceedance within the City. These situations would not be mitigated and would continue under the No Project/No Development Alternative. In this regard, the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update.

## **GEOLOGIC AND SEISMIC HAZARDS**

As no development would occur under this Alternative, impacts such as an increase in the number of structures and/or people potentially exposed to geologic and seismic hazards would not occur. Buildout of the proposed General Plan Update would result in a small increase in the number of people in Cypress, and approximately 149 acres of vacant land that would eventually be developed. As such, a slight increase in geologic and seismic impacts would occur if the proposed General Plan Update were implemented rather than the No Project/No Development Alternative. However, all geologic and seismic impacts associated with the proposed General Plan Update would be less than significant.

Seismic improvements to existing structures in the City identified in the proposed General Plan Update would not be implemented with the No Project/No Development Alternative. As such, existing buildings would deteriorate, and could eventually result in significant seismic hazards. Therefore, the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update in regards to potential geologic and seismic hazards.

### **HYDROLOGY AND DRAINAGE**

Implementation of this Alternative would result in no new or additional development that could be impacted by potential hydrology and drainage hazards (i.e., flood hazards). Buildout of the proposed General Plan Update would result in a slight increase in the population of the City that could be impacted by hydrology or drainage impacts. However, all hydrology and drainage impacts associated with the proposed General Plan Update would be less than significant.

The proposed General Plan Update includes policies regarding the construction of necessary storm drain improvements to eliminate potential flood hazards, which would not be implemented. Therefore, in regards to potential hydrology and drainage impacts the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update.

### **PUBLIC SERVICES AND UTILITIES**

The No Project/No Development Alternative would not result in the expansion of or improvement to existing public services and utilities. Although the existing public services and utilities conditions are adequate in the City of Cypress, over time, their deterioration would be inevitable. The proposed General Plan Update would result in the implementation of policies designed to maintain public services and utilities. This Alternative would eventually result in less than adequate public services and utilities serving the City. In regards to public services and utilities, the No Project/No Development Alternative is considered environmentally inferior to the proposed General Plan Update.

### **PARKS AND RECREATION**

The No Project/No Development Alternative would not result in the expansion of or improvement to existing parks and recreation facilities. The City of Cypress currently falls short of meeting the acreage requirements for park facilities. Implementation of the proposed General Plan Update only exacerbates the acreage deficiency. The No Project/No Development Alternative produces fewer impacts to parks and recreation facilities than the proposed General Plan Update. Thus, the No Project/No Development Alternative is considered environmentally superior to the proposed General Plan Update with regard to parks and recreation.

### **PUBLIC HEALTH AND SAFETY**

Implementation of the No Project/No Development Alternative would not result in the expansion or development of facilities that could impact the health and safety of Cypress residents and employees. In addition, impacts associated with exposure to hazardous waste or aircraft hazards would be less under this Alternative than the proposed General Plan Update. The proposed General Plan Update would result in the implementation of policies designed to maintain public health and safety. However, the No Project/No Development Alternative is considered environmentally superior to the proposed General Plan Update in this regard.

### **5.2.3 CONCLUSION**

The No Project/No Development Alternative would result in no change to the existing conditions within the City of Cypress. Therefore, no new or additional environmental impacts would directly result from this Alternative. However, the No Project/No Development Alternative would prevent the City of Cypress from making needed improvements to existing properties, infrastructure, and public services. Existing conditions, under this Alternative would be maintained, but not improved.

The adoption of the No Project/No Development Alternative would leave the area, or other areas in the region, open for future growth that may not be comparable in quality with the development under the proposed General Plan Update. Hence, if the development did not occur in Cypress, it would probably occur elsewhere in the region. Development in other areas could result in a greater impact on the environment.

Overall, the level of impact under the No Project/No Development Alternative is less than significant, with the exception of traffic and parks and recreation impacts. This Alternative does not significantly reduce or avoid any potential impacts of the proposed General Plan Update.

The No Project/No Development Alternative fails to accomplish the project objectives and has other potential environmental impacts resulting from its implementation. The No Project/No Development Alternative, due to these reasons, is not considered environmentally superior to the proposed General Plan Update.

## **5.3 EXISTING GENERAL PLAN**

### **5.3.1 DESCRIPTION**

As required by Section 15126.6(e) of the CEQA Guidelines, as revised October 26, 1998, the Existing General Plan Alternative describes buildout of the City of Cypress in accordance with existing zoning and general plan land use designations under the policies and implementing strategies of the current General Plan, adopted in 1993.

Implementation of this Alternative assumes that ultimate buildout of the existing General Plan (1993) would occur. The 1993 General Plan encompassed the same geographic area as that in the proposed General Plan Update, but would allow the maximum development of 15,400 dwelling units and 22,401,000 square feet of non-residential uses. A total population of 44,880 was forecasted in the 1993 General Plan.

### **5.3.2 IMPACT EVALUATION**

The following impact evaluation provides a comparison between the current City of Cypress General Plan, adopted in 1993, and the proposed General Plan Update. An analysis is provided for each of the impact areas identified in this EIR. The evaluation is followed by a conclusion.

#### **LAND USE**

The proposed General Plan Update does not include any major land use changes to the 1993 General Plan, but instead provides clarification about land uses and land use designations. The proposed General Plan Update includes a new land use designation, Specific Plan, which provides for the inclusion of the eight adopted Specific Plan Areas on the City's Land Use Map. The addition of this land use designation to the City's Land Use Map would result in a more user-friendly Land Use Element, and would clarify the Specific Plan Areas within the City, as well as eliminate the confusion about

development potential. Under this Alternative, this clarification to the Land Use Map would not be incorporated into the Land Use Element. However, the omission of this clarification to the existing General Plan Land Use Element would not result in any new or additional impacts when compared to the proposed General Plan Update. In addition, the proposed General Plan Update provides a focused discussion of economic development issues, as well as includes goals and policies to ensure long-term economic development goals and policies have been developed for the following issue areas: 1) Lincoln Avenue Specific Plan, 2) commercial and business park areas, 3) expansion of business citywide, 4) maintain business park's competitiveness, 5) expand retail section, 6) market business opportunities, 7) diversity transportation choices, 8) public infrastructure and services and 9) economic monitoring. The Existing General Plan Alternative does not include the economic development goals and policies contained in the proposed General Plan Update. Thus, the Existing General Plan Alternative does not provide the goals and policies to ensure long-term economic development in the City. In this regard, the Existing General Plan Alternative is considered inferior to the proposed General Plan Update.

In addition, implementation of this Alternative would not result in additional impacts related to compatibility with applicable plans, policies, or regulations, or loss of open space/vacant land. In regards to potential land use impacts, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

**POPULATION, EMPLOYMENT, AND HOUSING**

As previously noted, the Existing General Plan Alternative provided for a maximum of 15,400 dwelling units, 22,401,000 square feet of non-residential uses and total population of 44,880.

The proposed General Plan Update includes a maximum development potential of 17,415 dwelling units and 22,604,000 square feet of non-residential uses. The 2020 population forecast is 51,524.

The proposed General Plan Update has been modified to reflect the current development trend in the City, as well as of the County and the region. While the proposed General Plan Update buildout numbers are slightly greater than those in the 1993 General Plan, the land use designations within the City can accommodate the projected growth. Thus, impacts related to population, employment and housing would be similar to those for the 1993 General Plan. In this regard, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

**TRANSPORTATION/CIRCULATION**

The proposed General Plan Update has updated the City's traffic model to reflect current and buildout conditions. Under the Existing General Plan Alternative, the City would continue with an outdated traffic model. However, the updated traffic model has identified a significant and unavoidable impacts that were not identified in the 1993 General Plan. The proposed General Plan Update has identified a significant and unavoidable impact for one roadway segment: Knott Avenue from Cerritos Avenue to Katella Avenue. This roadway segment is currently operating at LOS F. Implementation of the Existing General Plan Alternative would neither improve nor worsen the level of service on this roadway segment. In this regard, the No Project/No Development Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

**AIR QUALITY**

The 1993 General Plan EIR identified particulate emission impacts as a cumulatively significant and unavoidable impact on a citywide basis. Associated vehicle trips and air contaminant emissions under the Existing General Plan Alternative would be similar to those under the proposed General Plan

Update. Thus, implementation of either the Existing General Plan Alternative or the proposed General Plan Update produces a significant and unavoidable air quality impact. In this regard, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **NOISE**

As no significant land use changes are proposed as part of the General Plan Update, implementation of this Alternative would not result in additional impacts related to noise when compared to the proposed General Plan Update. In this regard, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **GEOLOGIC AND SEISMIC HAZARDS**

The proposed General Plan Update Safety Element provides updated information regarding geologic and seismic hazards within the City. However, due to the nature of geologic conditions, and the time scale at which they are measured, this information is largely unchanged from the 1993 General Plan. Implementation of the Existing General Plan Alternative would not result in impacts related to seismic safety. As no significant land use changes are included as part of the proposed General Plan Update, implementation of this Alternative would not result in additional impacts related to development in the areas of ground surface rupture due to faulting, seismic shaking, seismically-induced ground deformation, including liquefaction, landsliding and slope instability, erosion, or expansive soils, when compared to the proposed General Plan Update. Therefore, in regards to potential geologic and seismic impacts, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **HYDROLOGY AND DRAINAGE**

The Conservation Element in the proposed General Plan Update provides updated information regarding the amount of groundwater utilized by the City of Cypress. Implementation of the Existing General Plan Alternative would result in the omission of this data, and the continued use of outdated information, based on 1993 conditions. However, as no policies regarding hydrology and drainage would change under the proposed General Plan Update, the omission of these clarifications would not result in additional impacts related to hydrology and drainage when compared to the proposed General Plan Update. Additionally, as no significant land use changes are included as part of the proposed General Plan Update, implementation of this Alternative would not result in additional impacts related to development in areas susceptible to flooding, when compared to the proposed General Plan Update. Therefore, in regards to potential hydrology and drainage impacts, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **PUBLIC SERVICES AND UTILITIES**

The Safety and Conservation/Open Space/Recreation Elements in the proposed General Plan Update address public services and utilities, as do the same Elements in the 1993 General Plan. Information regarding fire and police protection, schools, solid waste disposal, and energy consumption has been updated in the proposed General Plan Update. Implementation of the No Project/Existing General Plan Alternative would omit this updated information from the City's General Plan. However, as no significant land use changes are included as part of the proposed General Plan Update, implementation of this Alternative would not result in additional impacts related to the demand for additional police, fire, school, parks and recreation, solid waste, storm drain, water supply, or wastewater facilities and services, when compared to the proposed General Plan Update. Therefore, no significant public services and utilities impacts would result from implementation of this Alternative. In regards to

potential public services and utilities impacts, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

## **PARKS AND RECREATION**

The Conservation/Open Space/Recreation Element in the proposed General Plan Update addresses parks, recreation facilities, and trails within the City of Cypress, as does the same Element in the 1993 General Plan. Information regarding these issues is largely unchanged, but has been updated in the proposed General Plan Update. The City of Cypress currently falls short of meeting the acreage requirements for park facilities. Implementation of the proposed General Plan Update only exacerbates the acreage deficiency. The Existing General Plan Alternative identified a deficit of park, but would result in a smaller deficit than the proposed General Plan Update. Thus, the Existing General Plan Alternative is considered environmentally superior to the proposed General Plan Update with regard to parks and recreation.

## **PUBLIC HEALTH AND SAFETY**

The Safety Element in the proposed General Plan Update address public health and safety, as does the same Element in the 1993 General Plan. Information regarding public health and safety has been updated in the proposed General Plan Update. An additional safety goal (Goal SAF-7) has been added to the proposed General Plan Update, "Use good design as a means to promote human safety." Three additional policies to carry out this goal are also included in the proposed General Plan Update. Implementation of the No Project/Existing General Plan Alternative would omit this updated information and these specific safety goal and related policies from the City's General Plan. However, as no land use changes are included as part of the proposed General Plan Update, implementation of this Alternative would not result in additional impacts related to the demand public safety. Nevertheless, implementation of the proposed General Plan Update would provide the citizens of Cypress with increased public safety, as additional safety policies would be implemented beyond those in the existing 1993 General Plan. In this regard, the Existing General Plan Alternative is considered neither environmentally superior nor inferior to the proposed General Plan Update.

### **5.3.3 CONCLUSION**

Implementation of the 1993 General Plan would result in slightly fewer dwelling units and non-residential square footage than the proposed General Plan Update. The Existing General Plan Alternative would result in similar environmental impacts as the proposed General Plan Update for land use; population, employment and housing; air quality; noise, geologic and seismic hazards; hydrology and drainage; public services and utilities; and public health and safety. Slightly fewer impacts are anticipated for traffic and parks and recreation. Implementation of the Existing General Plan does not eliminate significant traffic, air quality or parks and recreation impacts, but these impacts are slightly less than those for the proposed General Plan Update.

However, as it is the intent of the proposed General Plan Update to provide new information based on current conditions within the City, the 1993 General Plan evaluated under the No Project/Existing General Plan Alternative would not serve the City as adequately as the proposed General Plan Update.

Overall, the Existing General Plan Alternative and the proposed General Plan Update would result in similar environmental impacts; thus the Existing General Plan Alternative is not considered environmentally superior when compared to the proposed General Plan Update.



## **5.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

CEQA requires that an Environmentally Superior Alternative be identified; that is, an alternative that would result in the fewest or least significant environmental impacts.

The No Project/No Development Alternative would result in the eventual deterioration of existing conditions within the City of Cypress. This would lead to the disrepair of existing buildings and infrastructure that could result in safety impacts. Additionally, land use impacts would occur as the Business Park areas, already planned for development would remain vacant.

As it is the intent of the proposed General Plan Update to provide new information based on current conditions within the City, the 1993 General Plan evaluated under the Existing General Plan Alternative would not serve the City as adequately as the proposed General Plan Update. Overall, the Existing General Plan Alternative and the proposed General Plan Update would result in similar environmental impacts; thus it is not necessary to select the Existing General Plan Alternative to reduce significant environmental effects. With respect to meeting the stated objectives of the General Plan Update and EIR, the proposed General Plan Update includes goals and policies to ensure long-term development throughout the City. The addition of the economic development goals and policies in the proposed General Plan Update is consistent with the stated objective to “establish definitive goals and policies that will allow orderly, long-term development in the City of Cypress.” The Existing General Plan Alternative does not contain the economic development goals and policies, and thus, does not fully meet the stated objective for the General Plan Update.

Based on the analysis of each of the Alternatives, the proposed General Plan Update is the environmentally superior alternative.