



4.13 PUBLIC SERVICES

This section describes the public services providers within whose jurisdiction the Cypress City Center project (proposed project) site is located and evaluates the potential impacts of the proposed project on public services. This section is based on multiple data sources, including: written correspondence and coordination with public service providers (Appendix I). This section addresses the following public services (service providers are noted in parentheses):

- Fire Protection (Orange County Fire Authority [OCFA])
- Police Protection (Cypress Police Department [CPD])
- Parks (City of Cypress Recreation and Community Services Department)
- Public Libraries (Orange County Public Libraries [OCPL])
- Schools (Cypress School District (CSD) and Anaheim Union High School District (AUHSD))

4.13.1 Methodology

Public service providers were sent a questionnaire requesting information regarding current service provided to the project site and possible constraints or impacts to this service associated with project buildout, which is anticipated to occur in 2022. The impact analyses are based on responses to the questionnaires, data obtained through websites, and adopted planning documents of the service providers. Correspondence with public service providers is included in Appendix I.

4.13.2 Existing Environmental Setting

4.13.2.1 Fire Protection

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 County.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;

¹ Orange County Fire Authority (OCFA). 2019a. Member Cities. Website: <https://www.ocfa.org/aboutus/Partner-Cities.aspx> (accessed December 20, 2019).



- 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;
- 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 is located approximately 0.4 mile northwest of the project site and would be the first to the project site 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

¹ OCFA. 2019b. Operations Directory. Website: <https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed December 1, 2019).



future fire protection and paramedic needs in the service area and has the equipment to handle fires in five-story buildings. In 2018, the City of Cypress generated 3,218 calls for service.¹

“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. 2 and 84 would be designated as the “second call” stations to support Fire Station No. 17. Fire Station No. 2, at 3642 Green Avenue in Los Alamitos, is approximately 3.0 miles southwest of the project site and is staffed by three captains, three engineers, and three firefighters. Fire Station No. 2 is equipped with a paramedic assessment unit engine. Fire Station No. 84, at 12191 Valley View Street in Garden Grove, is approximately 1.5 miles southeast of the project site and is staffed by three captains, three engineers, six firefighters, and six emergency trauma technicians. Fire Station No. 84 is equipped with an ambulance and an 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 2017–2018, OCFA responded to emergency calls within 7 minutes and 58 seconds 80 percent of the time across all service areas.² The shortfall is due to a sustained decrease of OCFA’s firefighter-to-resident ratio covering the prior 10 years (on average 0.6 percent per year) and a 72 percent increase in call load.³ According to the OCFA, there are currently no plans for expanded services or facilities near the project area.⁴

4.13.2.2 Police Protection

The Cypress Police Department (CPD) would serve the project site. Management and supervision of the CPD is provided by 1 chief, 3 commanders, 1 civilian manager, 10 sergeants, and 1 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 23 civilian employees and numerous volunteers.⁵ The current officer-to-resident ratio in 2019 is 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 Lead Patrol Officer program. In addition, the Department has established Community Policing, or Cypress Policing, as the philosophy for providing public safety services.⁶

¹ OCFA. 2019c. Station Statistics. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%202018.pdf> (accessed December 1, 2019).

² OCFA. 2019d. Fiscal Year 2018/2019 Adopted Budget. Website: <https://www.ocfa.org/Uploads/Transparency/OCFA%202018-2019%20Adopted%20Budget.pdf> (accessed December 1, 2019).

³ Ibid.

⁴ OCFA. 2019e. Response to Fire Service Questionnaire. Received December 9, 2019.

⁵ City of Cypress. 2017b. Cypress Police Department Overview. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed December 1, 2019).

⁶ Ibid.



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.¹

4.13.2.3 Parks

Section 4.14, Recreation, provided later in this EIR, contains a detailed discussion related to parks and recreational facilities within the City. There are currently a total of 20 developed public parks within the City. According to the Conservation/Open Space/Recreation Element of the City's General Plan (2001), the City currently has a total supply of approximately 82 acres of park and recreational facilities. However, the City recently added 2.9 acres of park space at the former Mackay School site, which increased its park space to 84.9 acres.² The City is also currently in the process of planning a new approximately 10-acre park at the southeastern corner of Lexington Drive and Cerritos Avenue, with an expected opening date of 2021.³

4.13.2.4 Public Libraries

The Orange County Public Library (OCPL) system provides library services to the County, including the City. OCPL operates 33 library branches across the County, including an outlet in the Orangewood Children's Home.⁴ The Cypress Library is located at 5331 Orange Avenue, approximately 1.5 miles northeast of the project site. As of 2015, the Cypress Branch Library consisted of a 15,000 sf facility with approximately 88,000 books, CDs, and videos.⁵ The branch is open Saturday through Thursday and is closed on Fridays.

According to the Public Services and Facilities Element of the Orange County General Plan (2012), the County's standard for library service is 0.2 square foot (sf) of library space per capita. According to the County's service standards of 0.2 sf of library space per capita and 1.5 books per capita, the Cypress Branch Library has the capacity to accommodate a population of 75,000 and enough books to serve a population of 58,667. The City currently exceeds the County's standards for size and number of books since the City's most current population estimate is 49,833.⁶

¹ City of Cypress. 2017b. Cypress Police Department Overview. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed December 1, 2019).

² City of Cypress. 2017a. Cypress City Council Breaks Ground at Mackay Park. January 23. Website: <http://www.cypressca.org/Home/Components/News/News/54/> (accessed December 31, 2019).

³ City of Cypress. 2019. Cypress Receives Donation of Over 8 Acres for New Park from Los Alamitos Race Course, May 21, 2018. Website: <https://www.cypressca.org/Home/Components/News/News/1158/17?arch=1> (accessed December 31, 2019).

⁴ Orange County Public Libraries (OCPL). 2019a. About OCPL. Website: <http://www.ocpl.org/services/about> (accessed December 18, 2019)

⁵ City of Cypress. 2015. *Barton Place Final Environmental Impact Report*. October.

⁶ California Department of Finance. E-5 Population and Housing Estimates for Cities Counties, and the State 2011–2019 with 2010 Census Benchmark. Website: <http://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed December 1, 2019).



According to correspondence with the OCPL, dated December 26, 2019, the State American Library Association or the County of Orange no longer sets quantitative standards for public library buildings and the library demand standard of 0.2 sf of library space per capita is obsolete with the advent of electronic access to library services.¹ According to the OCPL, these standards no longer exist as libraries in Orange County, are usually built by the City, and administered by the County to meet the needs of the specific community. According to the OCPL, the Cypress library is at full capacity.²

It should also be noted that, according to the Public Services and Facilities Element of the Orange County General Plan, the 0.2 sf of library space per capita standard has been accepted by the Orange County Board of Supervisors as a planning guide for the purpose of projecting the number and location of new libraries needed.

4.13.2.5 Public Schools

The provision of education and school facilities in the City is the responsibility of the Cypress School District (CSD) which served the City's kindergarten through sixth-grade students and Anaheim Union High School District (AUHSD), which serves the City's junior high and high school districts (grades 7 through 12).

The CSD currently operates six elementary schools; five are located within Cypress and one is in La Palma. The CSD's 2018–2019 enrollment was 3,923.³ In addition, all of the CSD's schools offer on-site privately owned and operated childcare and preschool services.

The AUHSD encompasses 46 square miles and has schools in Anaheim, Cypress, Buena Park, La Palma, and Stanton. According to correspondence with the AUHSD on December 20, 2019, AUHSD is composed of 8 junior high, 8 high schools, and the Oxford Academy Hope School, and Gilbert High School.⁴ AUHSD's enrollment totaled 30,292 students in the 2018–2019 school year.⁵

The project site is within the attendance boundaries of the following schools: Frank Vessels Elementary (0.7 mile northeast of the site), Lexington Junior High (1.5 mile northwest of the site), and Cypress High School (1.2 mile northeast of the site). According to the AUHSD, both the Lexington Junior High School and Cypress High School are operating beyond their existing capacities.⁶ Planned improvements for Lexington Junior High School and Cypress High School include improvements to existing infrastructure and services but do not include the new construction of classrooms.⁷

¹ OCPL. 2019b. Response to Library Services Questionnaire. Received December 26, 2019.

² Ibid.

³ California Department of Education. DataQuest. Enrollment Data 2018–2019. Website: <https://dq.cde.ca.gov/dataquest/> (accessed December 1, 2019).

⁴ AUHSD. 2019. Response to School Services Questionnaire. Received December 20, 2019.

⁵ California Department of Education. DataQuest. Enrollment Data 2018–2019. Website: <https://dq.cde.ca.gov/dataquest/> (accessed December 1, 2019).

⁶ AUHSD. 2019. Response to School Services Questionnaire. Received December 20, 2019.

⁷ AUHSD. 2014. *Facilities Master Plan*. Website: <https://auhdsblueprint.auhsd.us/overview.aspx> (accessed December 30, 2019)



4.13.3 Regulatory Setting

4.13.3.1 Federal Regulations

There are no federal policies related to public services applicable to the proposed project.

4.13.3.2 State Regulations

Assembly Bills 2926, 1600, and 2751. To assist in providing facilities to serve students generated from new development projects, the State enacted Assembly Bill (AB) 2926 in 1986, which allows school districts to collect impact fees from developers of new residential, commercial, and industrial developments. Development impact fees are also referenced in the 1987 Leroy Greene Lease-Purchase Act, which requires school districts to contribute a matching share of the costs for the construction, modernization, or reconstruction of school facilities. Subsequent legislation has modified the fee structure and general guidelines. In 1987, the provisions of AB 2926 have been expanded and revised by AB 1600, which limits the ability of a school district to levy School Fees unless (i) there is a need for the School Fee revenues generated, and (ii) there is a nexus or relationship between the need for School Fee revenues and the type of development project on which the School Fee is imposed. (The requirements of AB 1600 were clarified with the passage in 2006 of AB 2751, which codifies the findings of *Shapell Industries vs. Milpitas Unified School District*.)

Senate Bill 50 and California Education Code Section 17620. Senate Bill 50 and California Education Code Section 17620. Senate Bill (SB) 50, the Leroy F. Greene School Facilities Act of 1998, was signed into law on August 27, 1998. It is a program for funding school facilities largely based on matching funds. The approval of Proposition 1A authorized funds for SB 50 in the amount of \$9.2 billion, including grants for construction of new schools and modernization of existing schools. The new construction grant provides funding on a 50/50 State and local match basis. The modernization grant provides funding on a 60/40 State and local match basis. Districts that are unable to provide some or all of the local match requirements and are able to meet financial hardship provisions may be eligible for additional State funding.¹ SB 50 (codified as California Education Code Section 17620) allows school districts to levy a fee, charge, dedication, or other requirement against any development project within its boundaries for the purpose of funding the construction or reconstruction of school facilities. The maximum fee amount that school districts can assess is limited by statutes provided in California Government Code Section 65995. According to the AUHSD, the current Development Impact fees for projects within the AUHSD's jurisdictional boundaries are \$3.79 per square foot of enclosed residential floor space and \$0.61 per square foot of enclosed commercial/industrial floor space; however, these fees are reviewed and adjusted from time to time.² The fees are collected by the AUHSD and shared equally with the CSD.

The payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to levels that are less than significant (see California Government Code Section 65996). Stated another way, the provisions of SB 50 provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in the

¹ State of California. 2007. State Allocation Board. *Office of Public School Construction, School Facility Program Handbook*. April.

² AUHSD. 2019. Response to School Services Questionnaire. Received December 20, 2019.



California Environmental Quality Act (CEQA) or other State or local laws. The California Department of Education permits local school districts to increase facility fees subject to Department of Education review and with approval of a nexus study from the school District that demonstrates that costs incurred by the school District for the provision of school facilities and services are higher than Level 1 funding provides. In such an instance, a nexus must be demonstrated in the study between the increase proposed by the local school District and the actual cost of provision of school facilities and services.

California Fire Code. The California Fire Code (CFC) includes regulations for emergency planning, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Several fire safety requirements include: installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

Office of Emergency Services. The State of California passed legislation authorizing the Office of Emergency Services to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

4.13.3.3 Regional Regulations

There are no regional policies or regulations related to public services applicable to the proposed project.

4.13.3.4 Local Regulations

City of Cypress Municipal Code. The Cypress Municipal Code includes the following requirement that would apply to the proposed project related to the provision of public services:

- **Section 5-3 (California Fire Code, adoption, amendments),** adopts the 2019 CFC, with some amendments and modifications. Generally, the intent of the CFC is to prescribe regulations for the safeguarding of life and property from the hazard of fire and explosion.

4.13.4 Thresholds of Significance

The thresholds for public services impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City's *Initial Study/Environmental Checklist*. The proposed project may be deemed to have a significant impact with respect to public services if it would:

Threshold 4.13.1(i): Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?



- Threshold 4.13.1(ii):** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?
- Threshold 4.13.1(iii):** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?
- Threshold 4.13.1(iv):** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?
- Threshold 4.13.1(v):** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

4.13.5 Project Impacts

- Threshold 4.13.1(i):** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for *fire protection*?

4.13.5.1 Construction

Less Than Significant Impact. The proposed project would incrementally increase demand for fire services. The proposed project would not result in construction activities that would substantially change the existing fire protection needs in the area. There would be minimal fire protection needs during the temporary construction activities. Furthermore, short-term construction activities would be limited to the project site and would not significantly impact the ability of emergency response vehicles traveling through streets adjacent to the project site. Therefore, construction of the proposed project would result in less than significant impacts related to the provision of fire services.



In addition, the proposed project would be required to comply with all Occupational Safety and Health Administration (OSHA) requirements regarding site safety during construction. All construction managers and personnel would be trained in emergency response and fire safety, and on-site fire suppression equipment specific to construction activities would be maintained.

As discussed previously, OCFA Fire Station No. 17, which is approximately 0.4 mile from the project site was rebuilt and expanded to accommodate existing and planned future needs in the service area in 2012. Therefore, construction activities associated with the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered facilities, the construction of which could cause significant environmental impacts. Therefore, the proposed project's potential impact on fire protection services with respect to construction activities would be less than significant.

4.13.5.2 Operation

Less Than Significant with Mitigation Incorporated. The proposed project would incrementally increase demand for fire protection and emergency service calls. The proposed project would adhere to the development standards described in the City's Municipal Code related to public safety. The proposed project would also be designed to comply with all OCFA requirements, including providing adequate fire flow/structure protection to the project site and providing adequate access for emergency vehicles. Written correspondence with Tamera Rivers, a Management Analyst at OCFA indicated it is estimated that the structures proposed would require a fire flow of approximately 3,000-4,000 gallons per minute (gpm) for 3 hours.¹ Additionally, the proposed project would comply with current editions of the California Building Code, California Fire Code, and related codes.

As stated in Section 4.12, Population and Housing, the proposed project would not induce substantial population growth in the City and therefore would be able to be served by Fire Station No. 17. The proposed project would be designed to comply with all OCFA requirements, including providing adequate fire flow/structure protection to the project site and providing adequate access for emergency vehicles. Written correspondence with the OCFA indicated that all OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs. To address any potential impacts to fire services, Mitigation Measure PS-1, which requires the applicant/developer to enter into a Secured Fire Protection Agreement prior to the issuance of any building permits, would be implemented. The Secured Fire Protection Agreement with the OCFA would ensure adequate service to the project site. The OCFA would review and comment on the site plan prior to project approval. As part of the review, the OCFA would impose standard conditions of approval, which would ensure all impacts regarding fire protection would be less than significant. Therefore, the proposed project would not require the construction of new fire protection facilities or the upgrade of existing facilities, which could cause significant environmental impacts, in order to maintain acceptable service ratio, response times, or other performance objectives for fire protection. Impacts would be less than significant with the implementation of Mitigation Measure PS-1.

¹ OCFA. 2019e. Response to Fire Service Questionnaire. Received December 9, 2019.



Threshold 4.13.1(ii): **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for *police protection*?**

4.13.5.3 Construction

Less Than Significant Impact. Short-term construction activities associated with the proposed project would not substantially change the existing police protection needs in the area. There would be minimal police protection needs beyond the existing conditions during construction activities. Therefore, construction of the proposed project would result in less than significant impacts related to the provision of police services; no mitigation is required.

4.13.5.4 Operation

Less Than Significant Impact. The population and housing growth anticipated as a result of the proposed project would incrementally increase demand for police protection and emergency service calls. Although there may be an incremental increase in calls for service related to new residents, the related population growth and anticipated commercial/retail activity would not be considered substantial. As stated in Section 4.12, Population and Housing, the proposed project would not induce substantial population growth. Although the proposed project may incrementally contribute to the need for one additional police officer to meet future demand, the addition of one new police officer would not necessitate the expansion of the City's existing police facilities because the new police officer would be accommodated in existing facilities. Therefore, the proposed project is expected to be adequately served by existing police facilities. Additionally, the proposed hotel, apartment building, movie theater, and retail buildings are anticipated to hire private security, enhancing on-site surveillance and potentially reducing the demand for police services to the project site. Additionally, the CPD would review the site plan during the project approval phase and would impose standard conditions of approval. Therefore, the proposed project would not require the construction of new police protection facilities or the upgrade of existing facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objective for police protection. Potential impacts related to the provision services for operation of the proposed project would be less than significant, and no mitigation is required.

Threshold 4.13.1(iii): **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for *schools*?**



Less Than Significant Impact. The California Office of Public School Construction has published general student yield factors for elementary, secondary (middle/high school), and unified school districts in California (May 2009). These student generation rates were used to estimate the number of elementary and secondary school students that could be generated as a result of project implementation. Based on these generation factors, it is estimated that the proposed project’s 251 residential units could generate approximately 126 elementary school students and 50 middle/high school students (refer to Table 4.13.A, Projected School Enrollment).

Table 4.13.A: Projected School Enrollment

Grade Levels	Student Generation Factor	Projected Enrollment
Elementary School	0.5 student/unit	126 students
Middle/High School	0.2 student/unit	50 students
Total	--	176 students

Source: State of California, Office of Public School Construction. 2019. School Facility Program Handbook. January. Website: https://www.dgs.ca.gov/-/media/Divisions/OPSC/Services/Guides-and-Resources/SFP_Hdbk_ADA.ashx?la=en&hash=14D0F03EABD3AF437F3F4E2FDE1A602AFDFEE6C2 (accessed December 31, 2019).

Note: The projected enrollment is based on 251 residential units.

The increase in students projected as a result of project implementation would incrementally increase the demand for school facilities. Pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The Applicant/Developer would be required to pay such fees to reduce any impacts of new residential development on school services as provided in Section 65995 of the California Government Code (refer to Regulatory Compliance Measure PS-1 below). The fees are collected by the AUHSD and shared equally with the CSD.

Pursuant to the provisions of Government Code Section 65996, a project’s impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued. According to the AUHSD, the current Development Impact Fees for projects within the AUHSD’s jurisdictional boundaries were \$3.79 per square foot of enclosed residential floor space and \$0.61 per square foot of enclosed commercial/industrial floor space; however, these fees are reviewed and adjusted from time to time.¹ Therefore, with payment of the required fees, as outlined in Regulatory Compliance Measure PS-1, potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant. No mitigation is required.

Threshold 4.13.1(iv): **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?**

¹ AUHSD. 2019. Response to School Services Questionnaire. Received December 20, 2019.



Less Than Significant Impact. A detailed discussion of the proposed project's impacts to parks and recreational facilities is provided in Section 4.14, Recreation. As discussed in Section 4.14, the incremental increase in demand for park facilities created by the project's proposed 251 residential units would result in limited use of existing recreation facilities in the project vicinity. However, this increased demand would be offset by the payment of park fees required by Regulatory Compliance Measure REC-1. Additionally, on-site amenities included in the proposed project include: fitness area, open air courtyard, club room, and a dog park, which would be available to residents and their guests. The inclusion of these recreational facilities would offset some of the demand for parks and recreational facilities associated with the new residents. Therefore, the proposed project would not result in additional physical impacts associated with the provision of new or physically altered park facilities. Impacts to parks and recreation facilities would be less than significant, and no mitigation is required.

Threshold 4.13.1(v): **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?**

4.13.5.5 Construction

Less Than Significant Impact. Short-term construction activities would not have any impact on the existing OCPL system because there are no nearby libraries that could be impacted by construction activities and construction activities would not generate demand for library services. It is unlikely that construction workers would increase the demand for library services during construction of the proposed project as most workers would commute directly to and from the project site for the sole purpose of working on the proposed project. Therefore, no new libraries would be required to be developed nor would an existing library need to be expanded to provide adequate public library services during proposed project construction. Therefore, the proposed project's potential impact on public libraries during construction would be less than significant. No mitigation is required.

4.13.5.6 Operation

Less Than Significant Impact. Demand for library services is typically determined based on the size of the resident population. As stated in Section 4.12, Population and Housing, the proposed project would result in 758 new residents, which is not substantial. As of 2015, the Cypress Branch Library consisted of a 15,000 sf facility with approximately 88,000 books, CDs, and videos.¹ According to the County's service standards of 0.2 sf of library space per capita and 1.5 books per capita, the Cypress Branch Library has the capacity to accommodate a population of 75,000 and enough books to serve a population of 58,667. The City currently exceeds the County's standards for size and number of books since the City's most current population estimate is 49,833.² Accordingly, the Cypress Branch

¹ City of Cypress. 2015. *Barton Place Final Environmental Impact Report*. October.

² California Department of Finance. E-5 Population and Housing Estimates for Cities Counties, and the State 2011–2019 with 2010 Census Benchmark. Website: <http://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed December 18, 2019).



Library has sufficient capacity to accommodate the additional population growth associated with the proposed project.

As noted above, the OCPL does not use a library demand ratio. According to the OCPL, the Cypress Library is at full capacity and consideration should be given to implement a development fee to mitigate the impact on Cypress Library and its services to the facility. However, implementation of the proposed project would generate additional funding for the City and County through property tax revenue and sales tax revenue the proposed project would generate. These funds could be used for the development of new or expanded library facilities or new library equipment if required. The allocation of additional tax revenues would be at the discretion of City policymakers based on City needs.

For the reasons discussed above, the proposed project would not result in additional physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance measures. The proposed project's impacts would be less than significant; no mitigation is required.

4.13.6 Level of Significance Prior to Mitigation

Impacts related to police services, schools, parks, and libraries would be less than significant prior to mitigation. The proposed project would result in potentially significant impacts to fire protection services, and mitigation is required.

4.13.7 Regulatory Compliance Measures and Mitigation Measures

4.13.7.1 Regulatory Compliance Measures

The proposed project would comply with the following standards, the implementation of which is intended to reduce impacts related to public services.

Regulatory Compliance Measure REC-1

Dedication of Parkland and/or Payment of Park Fees.

Prior to issuance of any building permits, the Applicant/ Developer shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress Municipal Code to the Director of the City of Cypress Community Development Department, or designee.

Regulatory Compliance Measure PS-1

Payment of School Fees. Prior to issuance of any building permits, the Applicant/Developer shall provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of school fees to the Anaheim Union High School District has been made in compliance with Section 65995 of the California Government Code.



4.13.7.2 Mitigation Measures

Mitigation Measure PS-1

Secured Fire Protection Agreement. Prior to the issuance of any building permits, the Applicant/ Developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority (OCFA). This Agreement shall specify the Applicant/ 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.

4.13.8 Level of Significance after Mitigation

With the implementation of Mitigation Measure PS-1, potentially significant impacts would be reduced below a level of significance.

4.13.9 Cumulative Impacts

As defined in the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for public services. The project site is a vacant parking lot located in an urban area with existing services provided by public service providers in the vicinity. The cumulative area for public services is listed below for each individual public service provider.

4.13.9.1 Fire Protection

The geographic area for cumulative analysis of fire protection services is defined as the service territory of Fire Station No. 17. As stated above, Fire Station No. 17 was rebuilt and expanded to accommodate existing and planned future needs in its service area. Although the proposed project would increase calls for service the increase in calls for service is not anticipated to result in an excessive increase in calls for service. Therefore, the proposed project would not have a cumulatively significant impact on the provision of fire services.

Of the 17 related projects, 4 would potentially be served by Fire Station No. 17. Operation of the related project is anticipated to increase the overall demand for fire protection services provided by Fire Station No. 17. As discussed in Section 4.12, Population and Housing, population growth generated by the proposed project in conjunction with related projects would not result in substantial unplanned population growth. Thus, the proposed project and the related project's population increase would be accommodated as part of OCFA's long-term growth planning for fire and other public facilities. Additional demands for fire protection services would be funded by existing funding sources (i.e., property tax and government funding), to which the proposed project and related projects would contribute. Additionally, to address the increase in cumulative regional demand for fire and emergency medical services. The OCFA requires all developers to enter into a



secured fire protection agreement with OCFA to ensure the availability of adequate fire protection services. The agreements specify a developer's pro-rata fair-share funding for capital improvements necessary to establish and maintain adequate fire protection facilities, equipment, and personnel. Therefore, the proposed project's contribution to fire protection impacts would not be cumulatively considerable, and no mitigation is required.

4.13.9.2 Police Protection

The geographic area for cumulative analysis of police protection services is defined as the service area for the Cypress Police Department. Although the proposed project would result in an incremental increase in calls for service, it would not result in the need for additional or physically altered police facilities.

Of the 17 related projects, 4 are located within the City of Cypress. As discussed previously population growth generated by the proposed project in conjunction with related projects would not result in substantial unplanned population growth. As such, the proposed project and the related project's demand for police services would be accommodated by the City and the OCSD's long-term growth planning for police protection services and facilities. Additionally, additional demands for OCSD services would be funded by existing funding sources (i.e., property taxes and government funding), to which the proposed project and related projects would contribute. Therefore, the proposed project's contribution to police protection impacts would not be cumulatively considerable, and no mitigation is required.

4.13.9.3 Schools

The geographic area for cumulative analysis of school services includes the school districts that serve the proposed project (CSD and AUHSD). As described above, the proposed project would not result in significant impacts to school facilities. However, a cumulative increase in the demand for school services is anticipated to take place with the development of future residential projects, the proposed project itself, and more specifically, the future household growth within the school boundaries currently servicing the project site. Of the 17 related projects listed in Table 4.A, Summary of Related Projects, in Chapter 4.0, Existing Setting, Environmental Analysis, Impacts, and Mitigation Measures, only three contain residential uses and are within the boundaries of the CSD and the AUHSD. Two of the three developments, Barton Place Mixed-Use and SRM Cypress (Westmont) would not result in the generation of students because the residential uses included in these developments consist of senior housing and assisted living facilities, which would not house any students. The Bonanni Development would generate approximately 34 elementary school students and 14 middle/high school students.

As discussed above, the proposed project would generate an increase of 126 elementary school students and 50 middle/high school students. When added to the students generated by the Bonanni Development, the cumulative student generation would include 160 elementary school students and 64 middle/high school student for a total of 224 students. As described above, all projects are required to pay full payment of requisite development fees pursuant to California Government Code Section 65995, as described in Regulatory Compliance Measure PS-1. Because the proposed project and all future related projects would be required to pay school fees as required by Regulatory Compliance Measure PS-1, cumulative impacts that the proposed project may have on



school services would be less than significant. Therefore, the proposed project's contribution to school impacts would not be cumulatively considerable, and no mitigation is required.

4.13.9.4 Parks

Section 4.14, Recreation, of this EIR, contains a detailed discussion of the proposed project's potential impacts on parks and recreational facilities. As discussed therein, the proposed project and the applicable related projects would not result in a significant cumulative impact to park and recreational facilities and the incremental contribution of the proposed project to a potentially significant impact would not be cumulatively considerable.

4.13.9.5 Public Libraries

The geographic area for the assessment of cumulative impacts pertaining to library services is the City of Cypress. Of the 17 related projects, the three projects involving residential uses would introduce new residents to the library service area, potentially increasing demand for library services. Nonresidential projects are viewed as having relatively limited impacts attributable to occasional and incidental use of library facilities for generalized research purposes. As discussed in Section 4.12, Population and Housing, if the proposed project and all related residential units in the City were constructed, the cumulative population increase would be 1,552 residents. According to the State of California Department of Finance population estimates, the City's population in January 2019 was 49,833.¹ Therefore, the cumulative population increase would result in a population of 51,385 residents in the City. As discussed above, the OCPL adopted service standards of 0.2 sf of library space per capita and 1.5 books per capita were used to evaluate the potential impacts of the proposed project. Based on this service standard, the Cypress Branch Library has the capacity to accommodate a population of 75,000 and enough books to serve a population of 58,667. Therefore, the Cypress Branch Library has sufficient capacity to accommodate anticipated demand from future projects. Therefore, the proposed project's contribution to library impacts would not be cumulatively considerable.

¹ California Department of Finance. E-5 Population and Housing Estimates for Cities Counties, and the State 2011–2019 with 2010 Census Benchmark. Website: <http://dof.ca.gov/Forecasting/Demographics/Estimates/e-5/> (accessed December 18, 2019).