



4.0 EXISTING SETTING, ENVIRONMENTAL ANALYSIS, IMPACTS, AND MITIGATION MEASURES

OVERVIEW OF ENVIRONMENTAL SETTING

The project site is on the northwest corner of Katella Avenue and Winners Circle in the southern portion of Cypress, California, approximately one mile northwest of Garden Grove and immediately north of the Los Alamitos corporate boundary. As shown on Figure 3.1, Regional and Project Location, in Chapter 3.0, Project Description, regional access to the project site is provided via Interstate 605 (I-605), which is located approximately 2 miles west of the project site, and Interstate 405 (I-405) and State Route 22 (SR-22), which are located approximately 3 miles south of the project site.

In its existing condition, the project site is characterized by a paved parking lot, with existing light poles and various electrical utility boxes and lines. A main water valve is within the current right-of-way along Siboney Street near the southwest corner of the project site. Sewer and storm drain infrastructure is also within the current right-of-way along Katella Avenue. No lateral lines serve the project site. The edge condition along Katella Avenue and a portion of Siboney Street has been improved with a public sidewalk, fencing, and ornamental landscaping. The edge condition along Winners Circle has been improved with a public sidewalk and driveway access points, with no landscaping. The interior property is improved with a parking lot and limited landscaping. Vehicular access to the project site is provided from four locations, a right-turn-in/out-only driveway directly on Katella Avenue, two driveways off Winners Circle, and a series of driveways off Siboney Street.

Temporary existing uses on the project site include vehicle parking during events at the nearby Los Alamitos Race Course. The existing parking lot rarely reaches capacity, except for during the Wiener Nationals dog racing event, which takes place annually in July. Other short-term uses include a Christmas tree lot and a truck staging area. Local businesses have leased the project site on a temporary basis from time to time for auxiliary truck and trailer storage.

Vacant land and surface parking lots associated with the Los Alamitos Race Course, as well as the race track itself, are immediately north of the project site. Northeast of the site is a Goodwill Donation Center and Cypress Corporate Park. East of the project site across Winners Circle are commercial and retail services, including a Costco warehouse outlet and restaurant uses. Katella Avenue, a six-lane arterial roadway, borders the project site to the south. Uses to the south of Katella Avenue include commercial and office and business park uses in the City of Los Alamitos. A commercial center, consisting of restaurant, commercial services, and a 24 Hour Fitness as well as a Seventh Day Adventist Church, is to the west of the project site across Siboney Street. The Barton Place Residential Project (now known as Ovation at Flora Park) and a Marriott Hotel are immediately west of the commercial center.



CHAPTER FORMAT

This chapter contains 17 sections, and each section addresses one environmental topic listed in Appendix G of the Guidelines for the California Environmental Quality Act (*State CEQA Guidelines*) (California Code of Regulations [CCR] Title 14, Chapter 3, Sections 15000–15397).

For each environmental impact issue analyzed, the Environmental Impact Report (EIR) includes a detailed explanation of the existing conditions, thresholds of significance that will be applied to determine whether the project’s impacts are significant or less than significant, analysis of the environmental impacts, and a determination of whether the project would have a significant impact if implemented. A “significant impact” or “significant effect” means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora fauna, ambient noise, and object of aesthetic significance. An economic or social change by itself shall not be considered to be a significant effect on the environment.” (14 CCR Section 15382). Each environmental topic section in Chapter 4.0 also includes a discussion of the cumulative effects of the project when considered in combination with other projects, causing related impacts, as required by *State CEQA Guidelines* Section 15130.

Each of the sections is organized into eleven subsections, as follows:

- **Introduction** briefly describes the topics and issues covered in the section.
- **Methodology** describes the approach and methods employed to complete the environmental analysis for the issue under investigation.
- **Existing Environmental Setting** describes the relevant physical conditions that exist at the time of the issuance of the Notice of Preparation (NOP) that may influence or affect the issue under investigation. This section focuses on physical site characteristics that are relevant to the environmental topic being analyzed.
- **Regulatory Setting** lists and discusses the laws, ordinances, regulations, plans, and policies that relate to the specific environmental topic and how they apply to the proposed project.
- **Thresholds of Significance** sets forth the thresholds that are the basis of the conclusions regarding significance, which are primarily the criteria in Appendix G to the *State CEQA Guidelines* and the City of Cypress (City) *Initial Study/Environmental Checklist*, General Plan, or Zoning Code.
- **Project Impacts** describes the potential environmental changes to the existing physical conditions that may occur if the proposed project is implemented. Evidence is presented to show the cause-and-effect relationship between the proposed project and potential changes in the environment. In accordance with *State CEQA Guidelines* Section 15126.2(a), this EIR is required to “identify and focus on the significant environmental effects” of the proposed project. The magnitude, duration, extent, frequency, and range or other parameters of a potential impact are ascertained to the extent feasible to determine whether impacts may be



significant. In accordance with CEQA, potential project impacts, if any, are classified as follows for each of the environmental topics discussed in this EIR.

- **Significant and Unavoidable Impact:** If the proposed project is approved with significant and unavoidable impacts, the decision-making body is required to adopt a statement of overriding considerations pursuant to *State CEQA Guidelines* Section 15093 explaining why the project benefits outweigh the unavoidable adverse environmental effects caused by those significant and unavoidable environmental impacts.
- **Less Than Significant with Mitigation Incorporated:** This classification refers to potentially significant environmental impacts that can be feasibly mitigated to a level of insignificance. If the proposed project is approved, the decision-making body is required to make findings pursuant to *State CEQA Guidelines* Section 15091 that significant impacts have been mitigated to the extent feasible through implementation of mitigation measures.
- **Less Than Significant Impact:** Less than significant impacts are environmental impacts that have been identified but are not potentially significant. No mitigation is required for less than significant impacts.
- **No Impact:** A “no impact” determination is made when the proposed project is found to have no environmental impact.
- **Level of Significance Prior to Mitigation** summarizes the potentially significant impacts of the project, if any, prior to mitigation.
- **Regulatory Compliance Measures and Mitigation Measures** describe relevant and applicable laws or regulations that must be adhered to with respect to the construction and/or operation of the proposed project and would reduce or lessen potential impacts related to a particular issue area and identifies project-specific measures that avoid, minimize, rectify, reduce, eliminate, or compensate for a potentially significant impact.
- **Level of Significance after Mitigation** describes the significance of potential impacts after implementation of mitigation measures. Potential significant unavoidable impacts are clearly stated in this section.
- **Cumulative Impacts** refers to potential environmental changes to the existing physical conditions that may occur as a result of project implementation together with all other reasonably foreseeable, planned, and approved future projects in the vicinity of the project site that produce related impacts. *State CEQA Guidelines* Section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” Cumulative impacts may result from individually minor but collectively significant projects taking place over a period of time. Projects that have progressed to the stage where CEQA review has been initiated are normally treated as foreseeable probable future projects. For each of the environmental topics considered in this EIR, the geographic scope of the cumulative analysis is defined.



THRESHOLDS OF SIGNIFICANCE

The threshold questions used in Section 4.9, Hydrology and Water Quality, of this EIR are consistent with those included in the City's *Initial Study/Environmental Checklist*. The rest of the threshold questions used in this EIR are consistent with Appendix G of the *State CEQA Guidelines*.

EFFECTS EVALUATED IN THIS EIR

The discussion of potential effects is presented by environmental resource area in this EIR. As part of the scoping and environmental analysis carried out for the proposed project, the following environmental issues were considered but no adverse impacts were identified. As a result, there is no further discussion about these issues in the document.

Agriculture/Forestry Resources: The proposed project is located within a suburban setting and does not affect any existing agricultural or forestry resources. Furthermore, there are no farmlands or timberlands designations within the project area in the Land Use Element of the City's General Plan or the Zoning Ordinance.

Mineral Resources: As described in the Conservation/Open Space/Recreation Element of the City's General Plan, The State Division of Mines and Geology identifies mineral resource areas throughout the State. According to the Geologic Map of Orange County showing Mines and Mineral Deposits, the City of Cypress does not contain any mineral resources as defined.

Wildfire: There are no very high fire hazard severity zones designated within the City of Cypress either as part of the City's General Plan or Municipal Ordinance and there would be no effect on emergency response or evaluation plans associated with this level of fire hazard zone.

RELATED PROJECTS

In accordance with *State CEQA Guidelines* Section 15130, cumulative impacts are anticipated impacts of the proposed project along with reasonably foreseeable growth. Reasonably foreseeable growth may be based on either:

- A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- A summary of projections contained in the adopted General Plan or related planning document, or in a prior environmental document that has been adopted or certified, and that described or evaluated regional or areawide conditions contributing to the cumulative impact.

For the purposes of the EIR, a list of past, present, and probable future projects is used in the evaluation of potential cumulative impacts. All proposed, recently approved, under construction, and reasonably foreseeable projects that could produce a related or cumulative impact on the local environment when considered in conjunction with the proposed project are evaluated in an EIR. As stated above, an analysis of the cumulative impacts associated with these related projects and the



proposed project is provided in the cumulative impacts discussion under each individual impact category in Chapter 4.0.

In coordination with the Cities of Cypress, Garden Grove, Los Alamitos, and Stanton, a list of past, present, and probable future projects was developed. As shown in Table 4.A, the projects include various land uses, such as residential, commercial, industrial, hotel, and mixed-use. The locations of the related projects are shown on Figure 4.1, Related Projects. Although some projects on the list have been completed since issuance of the NOP, they remain on the list because they are part of the cumulative analysis for the EIR.

It is noted that some of the related projects may not be completed by 2021 (the proposed project's anticipated buildout year), may never be built, or may be approved and built at reduced densities. However, to provide a conservative forecast, the future baseline forecast assumes that all of the related projects will be fully built out by 2021.

The discussion of cumulative impacts "should be guided by the standards of practicality and reasonableness" (*Environmental Protection Info. Center v. Department of Forestry & Fire Protection* (2008) 44 Cal.4th 459, 524). A proposal that has not crystallized to the point that it would be reasonable and practical to evaluate its cumulative impacts need not be treated as a probable future project (*City of Maywood v. Los Angeles Unified School District* (2012) 208 Cal.App.4th 362, 397). Rather, a potential future project qualifies for inclusion in an analysis of cumulative impacts only to the extent the future project is "both probable and sufficiently certain to allow for meaningful cumulative impact analysis" (*Id.* at 398; see *City of Long Beach v. Los Angeles Unified School Dist.* (2009) 176 Cal.App.4th 889, 902 [when "review[ing] the agency's decision to include information in the cumulative impacts analysis[,] ... [w]e determine whether inclusion was reasonable and practical"]).



Table 4.A: Summary of Related Projects

Project No.	Project Name	Location	Status	Project Description
City of Cypress				
1	Barton Place Mixed-Use (Ovation)	Northeast corner of Katella Avenue and Enterprise Drive	Approximately 100% of the project was completed as of December 2019.	244 du senior housing
2	Barton Place Mixed Use (Westmont)	Northeast corner of Katella Avenue and Enterprise Drive	Approved, construction expected to start soon.	129-unit (152-bed) assisted living 13,700 sf retail
3	Bonanni Development	4620 Lincoln Avenue	Approved	67 du apartments
4	Cypress Sports Park	Southeast corner of Lexington Street and Cerritos Avenue	Approved, not under construction yet.	9-acre sports park (6 soccer fields)
City of Los Alamitos				
5	Residential Development	10845 Cherry Street	Approved	1 duplex
6	Los Alamitos Luxury Apartments	3342 Cerritos Avenue	Approved	107 du apartments
7	Residential Development	10922 Walnut Street	Under construction as of January 2019.	4 du apartments
8	Residential Development	3751 Farquhar Avenue	Completed	4 du condominiums
9	Cottonwood Church Site Residential Development	3311 Sausalito Street	Under construction as of May 2019.	50 du condominiums
10	Residential Development	4071 Farquhar Avenue	Under construction as of March 2019.	5 du condominiums
11	Residential Development	4061 Farquhar Avenue	Under construction as of March 2019.	5 du condominiums
12	Residential Development	10700 Reagan Street	Under construction as of February 2019.	1 duplex
13	Commercial Development	5250 Katella Avenue	Under construction as of May 2019.	2,400 sf coffee shop 2,800 sf restaurant
14	Hotel Development	10650 Los Alamitos Boulevard	Under construction as of May 2019.	107-room hotel
City of Garden Grove				
15	Mixed Use Development	12101–12111 Valley View Street	Under construction as of September 2019.	4,241 sf automatic car wash 1,870 sf drive-through restaurant 2,700 sf sit-down restaurant 2,846 sf movie theater
City of Stanton				
16	Commercial Development	10580–10600 Beach Boulevard	Under construction as of February 2019.	4,100 sf retail 850 sf warehouse
17	Residential Development	7320 Katella Avenue	Proposed	6-unit townhouses

du = dwelling unit
sf = square foot/feet

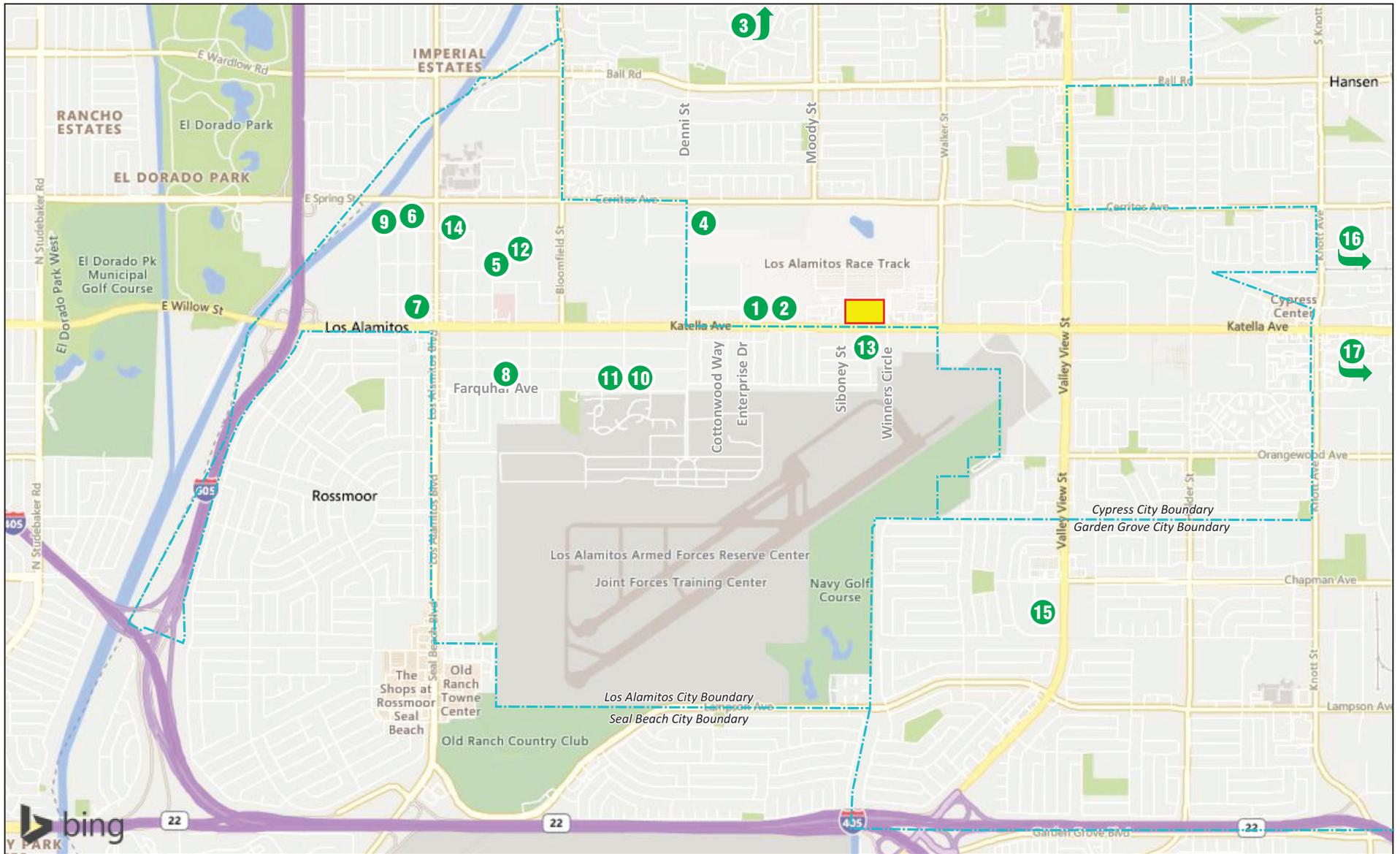
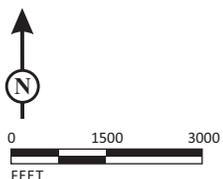


FIGURE 4.1

LSA



SOURCE: Bing Maps

- LEGEND**
- Project Site
 - # - Related Projects
 - City Boundary

Cypress City Center
Location of Related Projects



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