



APPENDIX J

CORRESPONDENCE WITH PUBLIC SERVICE AND UTILITIES PROVIDERS

- Appendix J-1: Orange County Fire Authority Correspondence
- Appendix J-2: Cypress Police Department Correspondence
- Appendix J-3: Anaheim Union School District Correspondence



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APPENDIX J-1

ORANGE COUNTY FIRE AUTHORITY CORRESPONDENCE



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IRVINE
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PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

November 3, 2020

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

Subject: Cypress Town Center Environmental Impact Report, City of Cypress

To Whom It May Concern:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Town Center project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 7-acre site (project site) south of Vessels Circle and west of Walker Street in Cypress, California. In its existing condition, the project site is a parking lot with asphalt paving, six overhead light poles, and a 60-foot wide strip of ornamental trees, palm trees, and grass/shrubs on the north portion. The project site is bounded on the north by the Los Alamitos Race Track, on the west by surface parking lots, on the south by a Costco and a vacant parking lot approved for the Cypress City Center mixed-use development, and on the east by a two-story office building. The location of the project site is shown on Figure 1.

The proposed project includes the development of a portion of the Los Alamitos Race Course parking lot area into a residential multi-family community consisting of 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0 (Specific Plan). The total development area would be approximately 248,982 sf and the proposed 135 apartment units would generate approximately 408 new residents.¹ The 135 multi-family residential homes would include two types of multi-family units: 56 two-story condominiums in four buildings arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes located along the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. Refer to Figure 2 (attached) for the Conceptual Site Plan. The proposed project also includes an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle. Access to the project site would be

¹ United States Census Bureau. 2010. 2010 Census. Table DP-1 Profile of General Population and Housing Characteristics.

provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the proposed project includes an off-site, 200-foot-long bioswale to treat drainage from the proposed Vessels Circle extension.

The project site is within the boundaries of the Cypress Town Center and Commons Specific Plan 2.0 and specifically occupies a portion of the Town Center District (TCD). Required discretionary actions associated with the project include the following: certification of the EIR; approval of a Vesting Tentative Tract Map; and approval of a Design Review Permit.

LSA is seeking information on how the proposed project would affect the Orange County Fire Authority's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Tuesday, November 17, 2020. Please email your response to Ryan.Bensley@lsa.net.

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

Sincerely,

LSA Associates, Inc.



Ryan Bensley

Project Manager, AICP

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

ORANGE COUNTY FIRE AUTHORITY QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would appreciate a response by **Tuesday, November 17, 2020**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

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

The Orange County Fire Authority (OCFA) is a Joint Powers Authority responsible for reducing loss of life and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that serves 23 cities in Orange County (County) and all unincorporated areas in the County. The OCFA protects nearly 2 million residents from its 77 fire stations located throughout Orange 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;
- Maintaining a firefighting helicopter used for emergency responses throughout the year;
- Coordinating the inspection of all commercial buildings, investigating all fires, and enforcing hazardous materials regulations;
- Working with developers and jurisdictional planning departments on development projects impacting fire protection services, from conception through planning process approval;
- Conducting new construction inspections, fire safety inspections, and State Fire Marshal-required inspections (including high rise, jail, board and care, and day care inspections), and enforcing applicable fire codes and ordinances;
- Interacting with developers, architects, and engineers to meet the fire protection requirements for buildings and developments by reviewing all architectural blue prints, development plans, and proposals submitted in OCFA's jurisdiction;
- Conducting an inventory program of hazardous materials stored, handled, and used within OCFA's jurisdiction, and maintaining related information on a data base accessible to all emergency response agencies in the event of a major emergency;

¹ Orange County Fire Authority. Website: <https://www.ocfa.org/aboutus/PartnerCities.aspx>

- 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 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 future fire protection and paramedic needs in the service area. In 2019, the City of Cypress generated 4,462 calls for service.²

“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. 46 and 84 would be designated as the “second call” stations to support Fire Station No. 17. Fire Station No. 46, at 7871 Pacific Street, is approximately 2.5 mi east of the project site and is staffed by three captains, three engineers, and nine firefighters/paramedics. Fire Station No. 84, at 12191 Valley View Street in Garden Grove, is approximately 1.5 mi 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 2019–2020, OCFA responded to emergency calls within 9 minutes and seven seconds 90 percent of the time across all service areas.³ Although the ratio of firefighters per 10,000 residents increased slightly in the last two fiscal years from 5.33 to 5.80 firefighters for every 10,000 residents, during the past 10 year time frame emergency call load has increased by 74%, due in part to the City of Santa Ana joining the OCFA in April of 2012.⁴

¹ Orange County Fire Authority, Operations Directory:
<https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed September 23, 2020).

² Orange County Fire Authority, Station Statistics:
<https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%202019.pdf> (accessed September 23, 2020).

³ Orange County Fire Authority. Fiscal Year 2019/2020 Adopted Budget. Website:
<https://www.ocfa.org/Uploads/Transparency/OCFA%202019-2020%20Adopted%20Budget.pdf> (accessed September 23, 2020).

⁴ Ibid.

2. Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.
3. It is LSA's understanding that fire flow requirements are based on building types and floor area and range from 1,500 to 8,000 gallons per minute at 20 pounds per square inch, based on Attachment 23 of the *Fire Master Plans for Commercial & Residential Development*. Can you provide an estimate of the fire flow requirements for the proposed project?
4. Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or Fire or other emergency services (e.g., as a result of a potential increased call volume)?
5. Can you please provide current (2020, if possible) incident information for Fire Station Nos. 17, 46, and 84 including basic life support calls, advanced life support calls, and fire services?

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

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

Prepared by: _____

Title: _____

Date: _____

Phone: _____

ORANGE COUNTY FIRE AUTHORITY QUESTIONNAIRE

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would appreciate a response by **Tuesday, November 17, 2020**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

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

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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;
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- Maintaining a firefighting helicopter used for emergency responses throughout the year;
- Coordinating the inspection of all commercial buildings, investigating all fires, and enforcing the provisions of the Fire Codes regarding 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;~~ This item is under the jurisdiction of Environmental Health Department of The County of Orange

¹ Orange County Fire Authority. Website: <https://www.ocfa.org/aboutus/PartnerCities.aspx>

- 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 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 future fire protection and paramedic needs in the service area. In 2019, the City of Cypress generated 4,462 calls for service.²

“Second call” stations are fire stations that support the “first-in” station. Fire Stations No. 46 and 84 would be designated as the “second call” stations to support Fire Station No. 17. Fire Station No. 46, at 7871 Pacific Street, is approximately 2.5 mi east of the project site and is staffed by three captains, three engineers, and nine firefighters/paramedics. Fire Station No. 84, at 12191 Valley View Street in Garden Grove, is approximately 1.5 mi 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,~~ OCFA’s Standard of Cover for fire services in urban areas, such as the City of Cypress, are listed below. Response times are from receipt of the service call to a unit on scene:

- First-in engines should arrive on scene to medical aids and/or fires within 7 minutes and 20 seconds 80 percent of the time.
- First-in truck companies should arrive on-scene to fires within 12 minutes 80 percent of the time
- First-in paramedic companies should arrive on-scene at all medical aids within 10 minutes 80 percent of the time.

. In Fiscal Year 2019–2020, OCFA responded to emergency calls within 7 minutes and 56 seconds 80 percent of the time across all service areas.³ Although the ratio of firefighters per 10,000 residents increased slightly in the last two fiscal years from 5.33 to 5.80 firefighters for every 10,000 residents,

¹ Orange County Fire Authority, Operations Directory:

<https://www.ocfa.org/aboutus/Departments/OperationsDirectory/Division7.aspx> (accessed September 23, 2020).

² Orange County Fire Authority, Station Statistics:

<https://www.ocfa.org/Uploads/Transparency/OCFA%20Annual%20Report%202019.pdf> (accessed September 23, 2020).

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during the past 10 year time frame emergency call load has increased by 74%, due in part to the City of Santa Ana joining the OCFA in April of 2012.¹

2. **Are there any current plans for expansion of Fire Department facilities, services, or staff or to construct a new facility? If yes, please explain.**
 - None at this time
3. **It is LSA's understanding that fire flow requirements are based on building types and floor area and range from 1,500 to 8,000 gallons per minute at 20 pounds per square inch, based on Attachment 23 of the *Fire Master Plans for Commercial & Residential Development*. Can you provide an estimate of the fire flow requirements for the proposed project?**
 - Approximately 4250 gpm depending on construction type
4. **Would the project substantially increase response times or create a substantial increase in demand for staff, facilities, equipment, or Fire or other emergency services (e.g., as a result of a potential increased call volume)?**
 - Any project which increases population can potentially increase workload. All projects are cumulative and OCFA uses a fair share approach to mitigate fire service response impacts and facility/equipment needs.
5. **Can you please provide current (2020, if possible) incident information for Fire Station Nos. 17, 46, and 84 including basic life support calls, advanced life support calls, and fire services?**
 - 2020 data is not yet available, the 2019 data is as follows:
 - 17
 - Fires – 22
 - EMS – 1,647
 - Other - 404
 - 46
 - Fires – 63
 - EMS – 2,986
 - Other - 673
 - 86 (8/16/2019 to 12/31/2019)
 - Fires – 13
 - EMS – 528
 - Other - 177
6. **Will the OCFA be able to adequately serve the existing community and the proposed project? If not, can you recommend any measures for mitigating project impacts that might be incorporated into the project?**

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

- *Prior to approval of any subdivision or comprehensive plan approval for a project, the designated site developer may be required to enter into a Secured Fire Protection Agreement with the Orange County Fire Authority.*

¹ Ibid.

- *This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. Said agreement shall be reached as early as possible in the planning process, preferably for each phase or land use sector of the project, rather than on a parcel by parcel basis. The obligation must be satisfied prior to the issuance of the first building permit.*
- Structures of this size and occupancy are required to have automatic fire sprinkler systems designed per NFPA 13 as required in the current CBC, CFC.
- Fire department access shall be provided all around the building
- Attic spaces shall be fully sprinklered.
- It is unlawful to occupy any portions of this apartment building until City building department and OCFA have conducted final inspection and sign off

In addition, we would like to point out that all standard conditions with regard to development, including water supply, built in fire protection systems, road grades and width, access, building materials, and the like will be applied to this project at the time of plan submittal

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

Please see comments in item 6

Prepared by: Tamera Rivers

Title: Management Analyst

Date: 11/09/2020

Phone: (714) 573-6199



APPENDIX J-2

CYPRESS POLICE DEPARTMENT CORRESPONDENCE



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RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

November 3, 2020

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

Subject: Cypress Town Center Environmental Impact Report, City of Cypress

Dear Mr. Revere:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Cypress Town Center project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 7-acre site (project site) south of Vessels Circle and west of Walker Street in Cypress, California. In its existing condition, the project site is a parking lot with asphalt paving, six overhead light poles, and a 60-foot wide strip of ornamental trees, palm trees, and grass/shrubs on the north portion. The project site is bounded on the north by the Los Alamitos Race Track, on the west by surface parking lots, on the south by a Costco and a vacant parking lot approved for the Cypress City Center mixed-use development, and on the east by a two-story office building. The location of the project site is shown on Figure 1.

The proposed project includes the development of a portion of the Los Alamitos Race Course parking lot area into a residential multi-family community consisting of 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0 (Specific Plan). The total development area would be approximately 248,982 sf and the proposed 135 apartment units would generate approximately 408 new residents.¹ The 135 multi-family residential homes would include two types of multi-family units: 56 two-story condominiums in four buildings arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes located along the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. Refer to Figure 2 (attached) for the Conceptual Site Plan. The proposed

¹ United States Census Bureau. 2010. 2010 Census. Table DP-1 Profile of General Population and Housing Characteristics.

project also includes an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle. Access to the project site would be provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the proposed project includes an off-site, 200-foot-long bioswale to treat drainage from the proposed Vessels Circle extension.

The project site is within the boundaries of the Cypress Town Center and Commons Specific Plan 2.0 and specifically occupies a portion of the Town Center District (TCD). Required discretionary actions associated with the project include the following: certification of the EIR; approval of a Vesting Tentative Tract Map; and approval of a Design Review Permit.

LSA is seeking information on how the proposed project would affect the Cypress Police Department's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Tuesday, November 17, 2020. Please email your response to Ryan.Bensley@lsa.net.

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

Sincerely,

LSA Associates, Inc.



Ryan Bensley

Project Manager, AICP

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

POLICE PROTECTION

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Tuesday, November 17, 2020**. Please return the completed questionnaire via email to Ryan.Bensley@lsa.net.

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

The Cypress Police Department (CPD) would serve the project site. Management and supervision of the CPD is provided by 1 Chief, 2 Captains, 2 Lieutenants, 10 Sergeants, and 1 Civilian Supervisor. Of the CPD's 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.¹ The officer-to-resident ratio in 2019 was 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.

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

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

¹ City of Cypress. Cypress Police Department Webpage. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve> (accessed September 23, 2020).

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

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

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

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

Prepared by: _____

Title: _____

Date: _____

Phone: _____

POLICE PROTECTION

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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, and S.W.A.T. team. In addition, the Department has established Community Policing, or Cypress Policing, as the philosophy for providing public safety services.

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

The Cypress Police Department does not have any current plans to increase the number of police officers at the police department. However, the police department will undergo remodel construction in the upcoming months. The station remodel includes seismic retrofitting. The anticipated date of completion is unknown at this time.

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

Implementation of the proposed project will not result in substantial physical impacts associated with the provision of new or physically altered governmental facilities or the need for a new or physically

¹ City of Cypress. Cypress Police Department Webpage. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve> (accessed September 23, 2020).

altered governmental facilities in order to maintain acceptable service ratios, response times, or other performance objectives beyond those identified. No changes are proposed to roadways that will require police response personnel to modify their traffic patterns.

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

Overall, the police department would recommend a design consistent with natural surveillance. The placement of physical features, activities, and people in a way that maximizes visibility will help deter crime as well as create a sense of security within the complex. Another aspect of design would be natural access control. Restricting or encouraging people to come into a space through strategic placement of entrances, exits, fencing, landscaping, and lighting is also beneficial.

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

Based upon the proposed project description, the police department should be able to adequately service the area and residents within the complex.

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

Prepared by: Scott Ausmus

Title: Lieutenant

Date: 11-16-2020

Phone: 714-229-6624

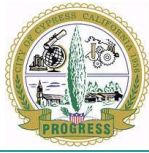


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APPENDIX J-3

ANAHEIM UNION SCHOOL DISTRICT CORRESPONDENCE



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CARLSBAD
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ROSEVILLE
SAN LUIS OBISPO

November 3, 2020

Dr. Jennifer Root
Assistant Superintendent, Business Services
Anaheim Union High School District
501 North Crescent Way
Anaheim, CA 92801

Subject: Cypress Town Center Environmental Impact Report, City of Cypress

Dear Dr. Root:

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The proposed project includes the development of a portion of the Los Alamitos Race Course parking lot area into a residential multi-family community consisting of 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0 (Specific Plan). The total development area would be approximately 248,982 sf and the proposed 135 apartment units would generate approximately 408 new residents.¹ It is estimated that the proposed project's 135 residential units could generate approximately 68 elementary school students and 27 middle/high school students for a total of 95 students.² The 135 multi-family residential homes would include two types of multi-family units: 56 two-story condominiums in four buildings arranged around motor courts in the

¹ United States Census Bureau. 2010. 2010 Census. Table DP-1 Profile of General Population and Housing Characteristics.

² State of California, Office of Public School Construction. January 2019. School Facility Program Handbook. Website: https://www.dgs.ca.gov/-/media/Divisions/OPSC/Services/Guides-and-Resources/SFP_Hdbk_ADA.ashx?la=en&hash=14D0F03EABD3AF437F3F4E2FDE1A602AFDFEE6C2 (accessed September 24, 2020).

center portion of the project site; and 79 three-story row townhomes located along the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. Refer to Figure 2 (attached) for the Conceptual Site Plan. The proposed project also includes an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle. Access to the project site would be provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the proposed project includes an off-site, 200-foot-long bioswale to treat drainage from the proposed Vessels Circle extension.

The project site is within the boundaries of the Cypress Town Center and Commons Specific Plan 2.0 and specifically occupies a portion of the Town Center District (TCD). Required discretionary actions associated with the project include the following: certification of the EIR; approval of a Vesting Tentative Tract Map; and approval of a Design Review Permit.

LSA is seeking information on how the proposed project would affect the Anaheim Union High School District's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Tuesday, November 17, 2020. Please email your response to Ryan.Bensley@lsa.net.

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

Sincerely,

LSA Associates, Inc.



Ryan Bensley

Project Manager, AICP

Attachments: Figure 1: Regional and Project Location Map
Figure 2: Conceptual Site Plan
School Services Questionnaire

SCHOOL QUESTIONNAIRE

For your convenience, LSA has provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. Please email your responses to Ryan.Bensley@lsa.net. We would appreciate a response by **Tuesday, November 17, 2020**.

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

The Cypress School District (CSD) serves the City's kindergarten through sixth-grade students. Anaheim Union High School District (AUHSD) serves the City's junior high and high school students (grades 7 through 12).

The AUHSD encompasses 46 square miles and has schools in Anaheim, Cypress, Buena Park, La Palma, and Stanton. AUHSD is composed of 10 junior high and 12 high schools. AUHSD's enrollment totaled 29,832 students in the 2019-2020 school year.¹

The project site is within the attendance boundaries of the following schools: Lexington Junior High (1.5 mile northwest of the site) and Cypress High School (1 mile northeast of the site).

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. 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 135 residential units could generate approximately 68 elementary school students and 27 middle/high school students (refer to Table A, Projected School Enrollment).

Table A: Projected School Enrollment

Grade Levels	Student Generation Factor	Projected Enrollment
Elementary School	0.5 student/unit	68 students
Middle/High School	0.2 student/unit	27 students
Total	--	95 students

Source: State of California, Office of Public School Construction. January 2019. School Facility Program Handbook. Website: https://www.dgs.ca.gov/-/media/Divisions/OPSC/Services/Guides-and-Resources/SFP_Hdbk_ADA.ashx?la=en&hash=14D0F03EABD3AF437F3F4E2FDE1A602AFDFEE6C2 (accessed September 24, 2020).

Note: The projected enrollment is based on 135 residential units.

According to the CSD's Facilities Master Plan adopted in February 2019, the current Development Impact Fees for projects within the AUHSD's jurisdictional boundaries were \$3.80 per square foot of enclosed residential floor space a; however, these fees are reviewed and adjusted from time to time.²

¹ California Department of Education. DataQuest. Enrollment Data 2019-2020. Website: <https://dq.cde.ca.gov/dataquest/> (accessed September 24, 2020).

² Cypress School District. Facilities Master Plan 2018/19. Revised February 2019. Website: <https://4.files.edl.io/308b/02/16/19/180111-3ad0439e-1cfc-474b-ac14-dc7bbb000524.pdf> (accessed September 24, 2020).

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

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

Prepared by: _____

Title: _____

Date: _____

Phone: _____



November 12, 2020

Ryan Bensley
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614

Subject: Cypress Town Center Environmental Impact Report, City of Cypress

Dear Mr. Bensley:

This letter is in response to LSA request for Anaheim Union High School District (AUHSD) input related to the impact of the proposed Cypress Town Center. AUHSD provides the following input as it relates to the operations of the District and the facilities serving potential students housed by the new project.

School Questionnaire Item No. 1:

1. AUHSD is composed of eight high schools, eight junior high schools and four specialized campuses; current enrollment based on Month 3 reporting is 30,356.
2. For budgetary purposes, please note that the Developmental Impact Fee will be increased to \$4.08 per square foot of enclosed residential floor space at an upcoming board meeting.

School Questionnaire Item No. 2:

The AUHSD Master Plan includes the following planned new construction at the serving facilities:

Lexington JHS – New STEAM Labs and expanded Physical Education facilities.

Cypress HS – New STEAM Labs, classrooms, Band classroom, Dance classroom, Black Box theater and Collaboration Lab.

School Questionnaire Item No. 3:

There will be cost impact due to bussing fees for Special Education students in this area.

Please contact me should there be any questions or comments regarding this request.

Sincerely,

Patricia Neely
Director, Facilities Planning|Design|Construction

c: Colleen Patterson, Interim Assistant Superintendent, Business Services



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