AGENDA

REGULAR MEETING
CYPRESS CITY COUNCIL
April 28, 2025
5:15 P.M. - Workshop - Open to the Public
6:00 P.M. - General Session

www.cypressca.org

5275 Orange Avenue
Cypress, California

Interested in speaking to the City Council? Information about participating in the City Council meeting appears at the end of the agenda.

CALL TO ORDER
5:15 P.M.
Executive Board Room

ROLL CALL
Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

ORAL COMMUNICATIONS ON CLOSED SESSION / WORKSHOP ITEMS (Limited to 30 minutes - three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on Closed Session/Workshop items prior to any action taken. Although Council Members may provide brief responses, the City Council may not engage in a discussion with members of the public during the meeting. Please complete a Speaker's Card to address the City Council in-person. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

WORKSHOP SESSION - Open to the public

City Hall Executive Board Room Modernization Options

RECONVENE
6:00 P.M.
Council Chambers

ROLL CALL
Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

INVOCATION St. Irenaeus Catholic Church

PLEDGE OF ALLEGIANCE

REPORT OF CLOSED SESSION / WORKSHOP
City Manager/City Attorney

PRESENTATIONS

- Business Environmental Awards Presentation
- Orange County Fire Authority Update and Lithium-Ion Battery Safety Presentation

ORAL COMMUNICATIONS ON AGENDA ITEMS (Three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on agenda items prior to any action taken. Although Council Members may provide brief responses, the City Council may not engage in a discussion with members of the public during the meeting. Please complete a Speaker's Card to address the City Council in-person. Please follow the instructions at the end of the agenda and wait for the Mayor/City Clerk to call on you to address the City Council virtually. Speakers providing in-person comments will be called first. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

CONSENT CALENDAR
All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item. Council Members voting no or abstaining on a Consent Calendar item may do so without removing the item from the Consent Calendar.

1. **Approve Minutes - Meetings of February 24 and March 10, 2025**
   Prepared by: Alisha Farnell, City Clerk

   Recommendation: Approve as submitted.

2. **Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading**

3. Accept Energy Efficiency and Conservation Block Grant Program Equipment Voucher for the Purchase of Electric Vehicles

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation: Accept the $114,160 Energy Efficiency and Conservation Block Grant Program equipment voucher from the U.S. Department of Energy.

4. Approve Plans and Specifications and Award Contracts for Concrete Rehabilitation (Phase Two), Project 414

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve Plans and Specifications for Concrete Rehabilitation (Phase Two), Project 414; and

2. Award a contract to CT&T Concrete Paving Inc. for $93,546.78, and authorize a contingency of $14,000; and

3. Approve a Task Order for Construction Inspection Services to FCG Consultants, Inc. for $28,385.20 and authorize a contingency of $4,200.

5. Receive the Annual Solid Waste Franchise Consumer Price Index Rate Adjustment

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation: Receive the annual solid waste franchise Consumer Price Index rate adjustment.

6. Approve Three Side Letter Agreements with the Cypress Police Officers' Association

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation:

1. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association regarding modification of special pay provisions for the MOU effective July 1, 2019 through June 30, 2022 to meet CalPERS audit requirements; and

2. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association regarding proration of certain specialty pays during a leave of absence; and

3. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association authorizing special assignment pay for a newly created Homeless Liaison Officer.

7. Approve Alert OC Warning System Memorandum of Understanding with the County of Orange

Prepared by: Mark Lauderback, Chief of Police

Recommendation: Approve a Memorandum of Understanding with the County of Orange for participation in Alert OC and authorize the City Manager to approve future updates.

8. Amend the Senior Transportation Agreement with California Yellow Cab

Prepared by: Jeff Draper, Director of Recreation and Community Services

Recommendation: Approve an amendment to the Senior Transportation Agreement with California Yellow Cab.

9. Approve a Facility Agreement with North Orange County Community College District

Prepared by: Jeff Draper, Director of Recreation and Community Services

Recommendation:

1. Approve a Facility Agreement with North Orange County Community College District; and

2. Authorize the City Manager to execute subsequent agreements to continue emeritus classes at the Senior Center.

10. Receive and File the Cypress Recreation and Park District's Financial Statements and Auditors' Report for the Fiscal Year Ended June 30, 2024

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the District's Basic Financial Statements and Independent Auditors' Report for the Fiscal Year Ended June 30, 2024.

11. Receive and File the Audit Letter to the District Board for the Fiscal Year Ended June 30, 2024

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the Audit Letter from LSL LLP to the Cypress Recreation and Park District Board of Directors for the Fiscal Year ended June 30, 2024.

12. Receive and File the Investment Report for the Month Ended March 31, 2025

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the attached investment report.

13. Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of March 8, 2025 through April 11, 2025

Prepared by: Matt Burton, Director of Finance and Administrative Services

Recommendation: Receive and file the attached payment register summarized below for the period of March 8, 2025 through April 11, 2025:

- Electronic Funds Transfers 16847 through 17023
- Warrants 67440 through 67719
- Payroll Transfers W1552 through W1553

PUBLIC HEARINGS (Three minutes per speaker)

The public may address the City Council on public hearing items prior to any action taken. Although Council Members may provide brief responses, the City Council may not engage in a discussion with members of the public during the meeting. Please complete a Speaker's Card to address the City Council in-person. Please follow the instructions at the end of the agenda and wait for the Mayor/City Clerk to call on you to address the City Council virtually. Speakers providing in-person comments will be called first.

Council Members should disclose communications with anyone relevant to a Public Hearing item.

14. Approve the Business Park Modernization and Integration Project

Prepared by: Alicia Velasco, Planning Director

Recommendation:

1. Adopt a Resolution amending the General Plan Land Use Element; and

2. Introduce for first reading an Ordinance adopting the Cypress Business Park Specific Plan, repealing five specific plans, and approving an Initial Study/Negative Declaration; and

3. Introduce for first reading an Ordinance amending off-street parking requirements and definitions in the Cypress Zoning Ordinance.

15. Approve a Tentative Tract Map for a 26-Unit Townhome Development at 4872 Lincoln Avenue

Prepared by: Alicia Velasco, Planning Director

Recommendation:

1. Adopt a Resolution approving Tentative Tract Map No. 19359 and finding the project exempt from California Environmental Quality Act requirements; and

2. Authorize the City Manager to execute a City Attorney-approved Affordable Housing Agreement.

NEW BUSINESS

16. Approve an Increase to the General Liability Coverage Self-Insured Retention

Prepared by: Alisha Farnell, City Clerk

Recommendation: Increase the General Liability coverage self-insured retention from $150,000 to $300,000 effective July 1, 2025.

17. Approve Fiscal Years 2025-26 and FY 2026-27 Non-Profit Grant Awards

Prepared by: Jeff Draper, Director of Recreation and Community Services

Recommendation: Approve $1,499,839 in Non-Profit Grant Awards for Fiscal Years 2025-26 and 2026-27.

ITEMS REMOVED FROM CONSENT CALENDAR

ITEMS FROM CITY COUNCIL MEMBERS

18. Recognize City Manager Peter Grant for his Accomplishments and Service to the Cypress Community

Agendized by: Bonnie Peat, Council Member

Recommendation: Recognize City Manager Peter Grant for his accomplishments and service to the Cypress community.

ORAL COMMUNICATIONS (Three minutes per speaker. The City Council may adjust the time allotted per speaker.)

The public may address the City Council on any item within the subject matter jurisdiction of the City Council. Although Council Members may provide brief responses, the City Council may not discuss nor take action on items that are not on the agenda. Please complete a Speaker's Card to address the City Council in-person. Members of the public are encouraged to communicate with the City Council via email at adm@cypressca.org or by calling 714-229-6699.

COUNCIL MEMBER REPORTS FROM CITY-AFFILIATED BOARDS AND COMMITTEES AND REMARKS

Since the March 24 City Council meeting, the following Regular Meetings have occurred:

- Joint Forces Training Base Regional Military Affairs Committee - March 25
- Orange County Sanitation District - March 26 and April 23
- Orange County Council of Governments General Assembly - March 27
- Orange County Fire Authority - March 27
- City of Cypress/Anaheim Union High School District Ad Hoc Subcommittee - April 15
- Orange County Mosquito and Vector Control District - April 17
- City of Cypress/Cypress School District Ad Hoc Subcommittee - April 21
- Bridges at Kraemer Place Community Advisory Board - April 23

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

CITY MANAGER REMARKS

ADJOURNMENT - IN MEMORY OF CYPRESS RESIDENT AND COMMUNITY VOLUNTEER RUTH SCHNIPPER

The next meeting will be an adjourned Regular Meeting, to be held on Monday, May 12, 2025, beginning at 5:30 p.m. in the Executive Board Room.

Council Members and the public should promptly exit the Council Chambers and proceed through the Civic Center to the parking lot.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted on the City Hall bulletin board and City website not less than 72 hours prior to the meeting. Dated this 25th day of April, 2025.

_____

Alisha Farnell, City Clerk

PUBLIC PARTICIPATION

Members of the public can participate in the City Council meeting in the following ways:

1. Attend In-Person. First-come, first-served seating is available. All attendees must be free of any symptoms associated with contagious illnesses.

2. Attend Virtually via Webinar. Follow this link: **https://attendee.gotowebinar.com/register/4708322159469284 70**. Advanced registration is recommended.

The public may address the City Council virtually during Oral Communications on Agenda Items and Public Hearings. Virtual participants must click the 'hand raise' button prior to the end of the first in-person speaker to indicate they wish to address the City Council. Upon clicking the 'hand raise' button, please unmute your microphone and wait for the Mayor/City Clerk to call on you.

 = Hand Raise  = Unmute

3. Submit Public Comments Prior to the Meeting. The public may submit comments via email to cityclerk@cypressca.org. Comments submitted by 3:00 p.m. on the day of the meeting will be added to the meeting record.

4. Watch the Meeting. The City Council meeting can be viewed on Spectrum Cable Channel 36 or on the City's website at **www.cypressca.org/watchlive**.

5. Listen to the Meeting. Listen-only teleconferencing is available by calling (914) 614-3221 and entering Access Code 324-193-145. No registration or audio pin is necessary.

INVOCATION POLICY

The City Council does not endorse the content of the invocation and does not endorse the invocational speaker's particular faith, belief and/or religious denomination. The City Council has an established neutral policy for selecting and scheduling invocational speakers. The City Council's policy on invocations is available from the City Clerk.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact the City Clerk at (714) 229-6685 at least 72 hours prior to the meeting to enable the City to make reasonable arrangements to assure accessibility to this meeting.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **1.**

FROM: Alisha Farnell, City Clerk

DATE: 04/28/2025

SUBJECT: **Approve Minutes - Meetings of February 24 and March 10, 2025**

RECOMMENDATION

Approve as submitted.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

February 24, 2025 Regular Meeting Minutes

March 10, 2025 Regular Meeting Minutes

REGULAR MEETING
CYPRESS CITY COUNCIL
FEBRUARY 24, 2025
6:00 P.M. – General Session

A regular meeting of the Cypress City Council was called to order at 6:00 p.m. by Mayor Burke in the Executive Board Room, 5275 Orange Avenue, Cypress, California.

ROLL CALL
Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

STAFF PRESENT

City Manager Peter Grant
City Attorney Fred Galante
Director of Finance and Administrative Services Matt Burton
Director of Recreation and Community Services Jeff Draper
Planning Director Alicia Velasco
Chief of Police Mark Lauderback
Acting Director of Public Works Nick Mangkalakiri
City Clerk Alisha Farnell
Captain Scott Ausmus
Recreation Manager Ian Kokot
Deputy City Clerk Christina Dizol

INVOCATION Pastor Sam Lanka, Neighborhood Church, led the Invocation.

PLEDGE OF ALLEGIANCE Mayor Pro Tem Leo Medrano led the Pledge of Allegiance.

ORAL COMMUNICATIONS ON AGENDA ITEMS

Jimmy Fuller, Cypress, spoke regarding Agenda Item No. 6.

Brooke Nafarrete, Cypress, spoke regarding Agenda Item No. 9.

Pearl Bolter, Cypress, spoke regarding Agenda Item No. 9.

George O' Hara, on behalf of Cypress Chamber of Commerce, spoke regarding Agenda Item No. 6.

Marilyn Reames, Cypress, spoke regarding Agenda Item No. 6.

Bob Youngsma, Cypress, spoke regarding Agenda No. 9.

Colin Edwards, Cypress, spoke regarding Agenda Item No. 9.

Kelly Kay, Cypress, spoke regarding Agenda Items No. 3, 5, 6, and 9.

Beth Culver, Cypress, spoke regarding Agenda Items No. 5 and 9.

CONSENT CALENDAR
All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item.

A motion was made by Mayor Burke, and seconded by Council Member Peat, to approve Consent Calendar items No. 1 through 4.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS:	Chang, Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

Item No. 1: Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading

Item No. 2: Receive an Update on the Strategic Plan Six-Month Objectives

Recommendation: Receive an update on the Strategic Plan six-month objectives.

Item No. 3: Receive and File the Investment Report for the Month Ended January 31, 2025

Recommendation: Receive and file the attached investment report.

Item No. 4: Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of January 11, 2025 through February 7, 2025

Recommendation: Receive and file the attached payment register summarized below for the period of January 11, 2025 through February 7, 2025:

- Electronic Funds Transfers 16533 through 16677
- Warrants 67016 through 67218
- Payroll Transfers W1548 through W1549

PUBLIC HEARINGS

Item No. 5: Approve Amendments to the Lincoln Avenue Specific Plan and the General Plan Land Use Element to Implement the 2021-2029 Housing Element Update

Mayor Buke asked Council Members to disclose any communication with anyone relevant to the item.

No communication was disclosed.

The Planning Director provided a report on this item.

The City Council asked questions of staff.

Mayor Burke opened the Public Hearing.

Mayor Burke invited members of the public to speak on this item.

Marilyn Reames, Cypress, spoke regarding traffic concerns.

Kelly Kay, Cypress, spoke regarding impacts on elections and traffic concerns.

Mayor Burke closed the Public Hearing.

A motion was made by Council Member Peat, and seconded by Council Member Chang, to introduce for first reading an Ordinance amending the Lincoln Avenue Specific Plan and adopt a Resolution amending the General Plan Land Use Element.

The City Attorney read the title of the Ordinance.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS: Chang, Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS: None
ABSENT:	0	COUNCIL MEMBERS: None

RESOLUTION NO. 7001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT UPDATE

NEW BUSINESS

Item No. 6: Approve a Resolution Establishing an Ad Hoc Subcommittee to Consider Options to Ensure the Future Sustainability of the Cypress Community Festival

The City Manager provided procedural guidance.

Mayor Burke provided a brief report on the item.

City Council discussion ensued.

Mayor Burke invited a Community Festival representative to come forward and provide comments.

City Council discussion continued.

Mayor Burke recommended himself and Council Member Peat serve on the ad hoc subcommittee.

A motion was made by Mayor Burke, and seconded by Council Member Chang, to approve the Resolution, as amended by City Council to remove the Chamber of Commerce from Section 2-A, to adopt a Resolution establishing an ad hoc subcommittee, comprised of Mayor Burke and Council Member Peat, to consider options to ensure the future sustainability of the Cypress Community Festival.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS:	Chang, Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

RESOLUTION NO. 7002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX-OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, ESTABLISHING AN AD HOC SUBCOMMITTEE TO CONSIDER OPTIONS TO ENSURE FUTURE SUSTAINABILITY OF THE CYPRESS COMMUNITY FESTIVAL

Item No. 7: Receive the FY 2024-25 Capital Improvement Program Mid-Year Update

The Acting Director of Public Works provided a report on this item.

City Council asked questions of staff.

City Council discussion ensued.

A motion was made by Mayor Burke, and seconded by Council Member Chang, to receive the FY 2024-25 Capital Improvement Program Mid-Year Update.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Chang, Minikus, Peat, Medrano and Burke
NOES: 0 COUNCIL MEMBERS: None
ABSENT: 0 COUNCIL MEMBERS: None

ITEMS REMOVED FROM CONSENT CALENDAR

None.

ITEMS FROM CITY COUNCIL MEMBERS

Item No. 8: Consider a Proclamation Recognizing Woman's Club of Cypress Member Kathi McGraw

Council Member Peat provided a report on this item.

A motion was made by Council Member Peat, and seconded by Council Member Minikus, to approve a proclamation recognizing Woman's Club of Cypress member Kathi McGraw.

The motion was unanimously carried by the following roll call vote:

AYES: 5 COUNCIL MEMBERS: Chang, Minikus, Peat, Medrano and Burke
NOES: 0 COUNCIL MEMBERS: None
ABSENT: 0 COUNCIL MEMBERS: None

Item No. 9: Consider Establishing an Ad Hoc Subcommittee to Review and Potentially Make Recommendations Regarding Park Playground Equipment and Playground Equipment Shade Structures

Mayor Burke provided a report on this item.

The City Council discussion ensued.

A motion was made by Mayor Burke, and seconded by Council Member Chang, to adopt a Resolution establishing an ad hoc subcommittee, comprised of Mayor Burke and Council Member Chang, to review and make recommendations regarding park playground equipment and playground equipment shade structures.

The motion was carried by the following roll call vote:

AYES: 2 COUNCIL MEMBERS: Chang and Burke
NOES: 2 COUNCIL MEMBERS: Minikus and Peat
ABSTAIN: 1 COUNCIL MEMBERS: Medrano

RESOLUTION NO. 7003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX-OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, ESTABLISHING AN AD HOC SUBCOMMITTEE TO REVIEW AND POTENTIALLY MAKE RECOMMENDATIONS REGARDING PARK AMENITIES

ORAL COMMUNICATIONS

Robert Winter, Cypress, spoke regarding federal funding impacts.

Brooke Nafarrette, Cypress, spoke regarding community survey questions and OC Animal Care contract.

Pearl Bolter, Cypress, spoke regarding article in the Event-News Enterprise regarding elections.

Teddy Lloyd, Cerritos, spoke regarding Arnold Cypress Park and UCLA Anderson Economic Forecast.

Bob Youngsma, Cypress, spoke regarding dress code and back-up management.

COUNCIL MEMBER REPORTS FROM CITY-AFFILIATED BOARDS AND COMMITTEES AND REMARKS

Council Member Peat:

Attended orientation for the Orange County Sanitation District. Received a plaque from OC Vector control recognizing her two years of service. Attended the City Council team-building workshop.

Council Member Minikus:

Attended the West Cities Police Communications Board meeting. Attended the OC Sanitation District Board meeting and Operations Committee meeting. Attended the Regional Military Affairs Committee meeting. Attended the City Council team-building workshop.

Council Member Chang:

Met with the Orange County Health Officer and Deputy County Health Officer to discuss ways to reduce tobacco use in Cypress. Participated in a meeting with Mayor Pro Tem Medrano and the Chief of Police to discuss e-bike safety. Attended the grand opening event for the Asian, Pacific Islander, and Desi American Resource Center at Cypress College. Attended the Community Survey ad hoc subcommittee meeting with Mayor Burke. Attended the City Council team-building workshop.

Mayor Pro Tem Medrano:

Provided a reminder on the upcoming election for State Senate and encouraged everyone to vote. Announced office hours at GoodFellows coffee shop. Thanked the Police Department for meeting with him and Council Member Chang to discuss e-bike safety. Attended the OC Vector Control Board meeting. Attended the ribbon cutting ceremony for Rainbow Cone. Announced the opening of new business, Paris Baguette. Attended the City Council team-building workshop. Attended the Opening Day Ceremony for Cypress Youth Baseball.

Mayor Burke:

Attended the City Council team-building workshop. Thanked everyone who participated in the Meet the Mayor event at the Cypress Senior Center. Encouraged everyone to visit Rainbow Cone. Attended Social Justice Day at Cypress High School.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

Mayor Burke requested to agendize a discussion regarding workshop sessions being held during the general session. Council Member Chang supported the item.

CITY MANAGER REMARKS

Spoke regarding the City Council team-building workshop and thanked the City Council for their commitment to the community. Attended Assemblywoman Sharon Quirk-Silva's City Leadership Roundtable Discussion with Mayor Burke and Mayor Pro Tem Medrano. Spoke regarding the upcoming Every Student Succeeding event hosted by Cypress School District.

ADJOURNMENT

Mayor Burke adjourned the Regular Meeting at 8:50 p.m. to a Regular Meeting, to be held on Monday, March 10, 2025, beginning at 5:30 p.m. in the Executive Board Room.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

REGULAR MEETING
CYPRESS CITY COUNCIL
MARCH 10, 2025
6:00 P.M. – General Session

A regular meeting of the Cypress City Council was called to order at 6:00 p.m. by Mayor Burke in the Executive Board Room, 5275 Orange Avenue, Cypress, California.

ROLL CALL
Cypress City Council, also acting as the Ex-Officio Governing Board of Directors of the Cypress Recreation and Park District

Mayor David Burke
Mayor Pro Tem Leo Medrano
Council Member Kyle Chang
Council Member Scott Minikus
Council Member Bonnie Peat

STAFF PRESENT

City Manager Peter Grant
City Attorney Fred Galante
Director of Finance and Administrative Services Matt Burton
Director of Recreation and Community Services Jeff Draper
Planning Director Alicia Velasco
Chief of Police Mark Lauderback
Acting Director of Public Works Nick Mangkalakiri
City Clerk Alisha Farnell
Human Resources Manager Regina Nguyen
Captain Scott Ausmus
Deputy City Clerk Christina Dizol

INVOCATION Pastor Logan Berggren, SeaCoast Grace Church, led the Invocation.

PLEDGE OF ALLEGIANCE Council Member Minikus led the Pledge of Allegiance.

ORAL COMMUNICATIONS ON AGENDA ITEMS

Bob Youngsma, Cypress, spoke regarding Agenda Items No. 4, 6, and 7.

Peter Korody, Cypress, spoke regarding Agenda Item No. 8.

Marilyn Reames, Cypress, spoke regarding Agenda Items No. 7 and 8.

Linda Stock, Cypress, spoke regarding Agenda Item No. 8.

Brittney Cook, Cypress, spoke regarding Agenda Item No. 8.

Jean King, Cypress, spoke regarding Agenda Item No. 8.

Paul Kokkinos, Cypress, spoke regarding Agenda Item No. 8.

Christopher Yeh, spoke regarding Agenda Item No. 8.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion unless a Council Member requests separate action on a specific item.

Mayor Burke asked questions regarding Agenda Item No. 6.

The Director of Finance and Administration provided a brief overview of the item.

A motion was made by Mayor Burke, and seconded by Council Member Minikus, to approve Consent Calendar items No. 1 through 6.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS:	Chang, Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

Item No. 1: Approve Minutes - Meetings of January 27, February 10 and February 22, 2025

Recommendation: Approve as submitted.

Item No. 2: Introduce and/or Adopt All Ordinances and Resolutions Presented for Consideration by Title Only and to Waive Further Reading

Item No. 3: Second Reading and Adoption of an Ordinance Amending the Lincoln Avenue Specific Plan to Implement the 2021-2029 Housing Element

Recommendation: Approve the second reading and adopt an Ordinance, by title only and waive further reading, amending the Lincoln Avenue Specific Plan to implement the 2021-2029 Housing Element.

ORDINANCE NO. 1214

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE LINCOLN AVENUE SPECIFIC PLAN RELATED TO MULTI-FAMILY HOUSING DEVELOPMENT AND DESIGN STANDARDS, AND MULTI-FAMILY PERMITTING PROCEDURES IN SUPPORT OF HOUSING ELEMENT IMPLEMENTATION

Item No. 4: Amend the Salary Range for Accounting Supervisor and Add the Classification to Mid-Management Group

Recommendation:

1. Adopt a Resolution, amending Resolution No. 6967, establishing salary ranges for Mid-Management employees; and

2. Adopt a Resolution, amending Resolution No. 6968, establishing salary ranges for Confidential employees.

RESOLUTION NO. 7004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX-OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, AMENDING RESOLUTION NO. 6967 ESTABLISHING SALARY RANGES FOR MID-MANAGEMENT POSITIONS

RESOLUTION NO. 7005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT AMENDING RESOLUTION NO. 6968 ESTABLISHING SALARY RANGES AND BENEFITS FOR CONFIDENTIAL POSITIONS

Item No. 5: Adopt Resolutions Establishing Benefits for Executive Management and Mid-Management Employees

Recommendation:

1. Adopt a Resolution establishing the Executive Management Schedule of Benefits; and

2. Adopt a Resolution establishing the Mid-Management Schedule of Benefits.

RESOLUTION NO. 7006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT AMENDING RESOLUTION NO. 6987 ESTABLISHING BENEFITS FOR EXECUTIVE MANAGEMENT EMPLOYEES

RESOLUTION NO. 7007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT AMENDING RESOLUTION NO. 6987 ESTABLISHING BENEFITS FOR MID-MANAGEMENT EMPLOYEES

Item No. 6: Authorize a Temporary Overhire Position in the Finance Department

Recommendation:

1. Authorize the overhire position of Assistant Director of Finance and Administrative Services/Finance Manager; and

2. Approve a $115,000 transfer of personnel appropriations from the Public Works department to the Finance department.

NEW BUSINESS

Item No. 7: Consider City Council Norms and Civility Principles

The City Manager provided a report on this item.

A motion was made by Council Member Chang, and seconded by Council Member Peat, to approve a Resolution regarding City Council norms and civility principles.

The motion was unanimously carried by the following roll call vote:

AYES:	5	COUNCIL MEMBERS:	Chang, Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None

RESOLUTION NO. 7008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX-OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, RESCINDING THE CIVILITY, CONDUCT, ETHICS AND GOVERNANCE POLICY AND ADOPTING CITY COUNCIL NORMS AND CIVILITY PRINCIPLES

ITEMS REMOVED FROM CONSENT CALENDAR

None.

ITEMS FROM CITY COUNCIL MEMBERS

Item No. 8: Receive a Presentation from the Police Chief Regarding E-bikes

The Chief of Police provided a presentation on this item.

City Council asked questions of staff.

City Council discussion ensued.

No action was taken.

Item No. 9: Propose Strategic Plan Objectives for Consideration at the City Council's Next Strategic Plan Workshop

Mayor Burke provided a report on this item.

Council Member Chang suggested updating our current ordinance regarding smoking in public places.

Mayor Burke suggested campaign finance reforms to increase transparency related to elections.

Mayor Burke suggested the development of a City communications policy.

City Council discussion ensued.

No action was taken.

Item No. 10: Consider Holding March 24 and May 12 Workshops Related to the Consideration of the City's Annual Budget and Capital Improvement Plan in the Council Chambers

Mayor Burke provided a report on this item.

The City Attorney provided procedural guidance.

City Council discission ensued.

A motion was made by Mayor Burke, and seconded by Council Member Chang, to consider holding March 24 and May 12 workshops related to the consideration of the city's Annual Budget and Capital Improvement Plan in the Council Chambers.

The motion failed by the following roll call vote:

AYES:	2	COUNCIL MEMBERS:	Chang and Burke
NOES:	3	COUNCIL MEMBERS:	Medrano, Minikus and Peat
ABSENT:	0	COUNCIL MEMBERS:	None

No further action was taken.

ORAL COMMUNICATIONS

Connery Nickerson, on behalf of Clean Air OC, spoke regarding second-hand smoke and public opinion survey in Cypress.

Anne Mallari, Cypress, spoke regarding We Care OC services provided in Cypress and surrounding communities.

Bob Youngsma, Cypress, spoke regarding Mayor's listening tour, Mayor Pro Tem Medrano's office hours, and Agenda Items No. 8 and 10.

Glenn Button, Cypress, spoke regarding Agenda Items No. 7 and 10.

Brooke Nafarrete, Cypress, spoke regarding public comments made regarding City Manager.

Paul Kokkinos, Cypress, spoke regarding Agenda Item No. 8.

COUNCIL MEMBER REPORTS FROM CITY-AFFILIATED BOARDS AND COMMITTEES AND REMARKS

Council Member Chang:

Met with representatives from Cypress College to discuss future events.

Council Member Peat:

Attended the Economic Development Ad Hoc Subcommittee meeting with Mayor Pro Tem Medrano. Attended Cypress Girl's Softball opening day event. Participated in Read Across America event at Morris Elementary. Participated in Every Student Succeeding event hosted by Cypress School District. Attended Cypress Champion's Baseball picture day. Will attend the annual Matt Ward Exploring On fundraiser and Cypress College Americana Awards ceremony.

Council Member Minikus:

Spoke regarding Champions Baseball. Thanked Council Member Chang and representative from Clean Air OC for bringing awareness to the effects of secondhand smoke. Attended Orange County Sanitation District Operations Committee meeting. Responded to comments made during Oral Communication regarding e-bikes.

Mayor Pro Tem Medrano:

Attended the Noodles for Nonprofits fundraiser at the Cypress Senior Center. Attended Friends of Cypress Library meeting. Attended the Cypress School District Every Student Succeeding event. Participated in a birthday celebration for a resident at the Westmont Senior Living facility. Announced office hours at GoodFellows coffee shop. Attended an Economic Development Ad Hoc Subcommittee meeting. Will be attending the Americana Awards ceremony. Wished everyone a Happy St. Patrick's Day. Spoke regarding e-bike data.

Mayor Burke:

Attended Cypress Girls Softball opening day. Attended Read Across America event at Morris Elementary School. Attended Assemblywomen Sharon Quirk-Silva's Leadership RoundTable discussion. Attended OCFA Board meeting and stated he was appointed to the Budget and Finance Committee and the Legislation and Public Affairs Committee. Announced OCFA Open House event.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

Council Member Peat requested to agendize a discussion regarding how abstention votes are counted. Council Member Chang supported the item.

Council Member Peat requested to agendize a presentation acknowledging the City Manger. Council Member Minikus supported the item.

CITY MANAGER REMARKS

Spoke regarding the upcoming rainstorm and informed the public that sandbags are available at the Public Works Maintenance Yard and OCFA stations. Spoke regarding emergency operations training hosted by Cypress PD and OCFA.

The City Attorney provided a report on a Supreme Court case related to Environmental Protection Agency.

ADJOURNMENT

Mayor Burke adjourned the Regular Meeting at 8:09 p.m. to a Regular Meeting, to be held on Monday, March 24, 2025, beginning at 5:30 p.m. in the Executive Board Room.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____

CITY CLERK OF THE CITY OF CYPRESS

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **3.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 04/28/2025

SUBJECT: **Accept Energy Efficiency and Conservation Block Grant Program Equipment Voucher for the Purchase of Electric Vehicles**

RECOMMENDATION

Accept the $114,160 Energy Efficiency and Conservation Block Grant Program equipment voucher from the U.S. Department of Energy.

DISCUSSION

The U.S. Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) Program allocates funds to eligible local governments to implement programs and strategies to reduce carbon emissions and improve energy efficiency. Cypress' EECBG allocation is $114,160 in the form of a one-time equipment voucher for the purchase of electric vehicles. The grant will support the City Council's Strategic Plan objective to increase sustainability by facilitating the electrification of the city's civilian fleet.

BUDGET IMPACT

There is no local match requirement to receive these funds. The equipment vouchers will pay for future EV purchases, a portion of which will be included in the proposed FY 2025-26 Budget.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **4.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 04/28/2025

SUBJECT: **Approve Plans and Specifications and Award Contracts for Concrete Rehabilitation (Phase Two), Project 414**

RECOMMENDATION

1. Approve Plans and Specifications for Concrete Rehabilitation (Phase Two), Project 414; and

2. Award a contract to CT&T Concrete Paving Inc. for $93,546.78, and authorize a contingency of $14,000; and

3. Approve a Task Order for Construction Inspection Services to FCG Consultants, Inc. for $28,385.20 and authorize a contingency of $4,200.

DISCUSSION

The Seven-Year Capital Improvement Program includes an annual project for city-wide concrete rehabilitation. This project was separated into two phases and the first phase was awarded by City Council on January 13 and is currently under construction. This second phase will replace over 2,100 square feet of concrete sidewalks, 290 linear feet of curb and gutter, and remove up to 24 trees at various locations. The project includes the replacement of sidewalks uplifted by tree roots, driveway approaches that are severely cracked, and curbs and gutters that pond water. The project also helps maintain the City's compliance with the Americans with Disabilities Act by correcting steep slopes in the pedestrian path of travel.

On March 24, 2025, the City received three bid proposals for the project with CT&T Concrete Paving as the low bidder. FCG Consultants, one of the City's on-call construction management firms, will act as both the construction manager and provide inspection services for the project. A summary of project award information is attached. The project is anticipated to start in May and be completed in June.

BUDGET IMPACT

The FY 2024-25 Budget includes $550,000 for the annual concrete rehabilitation project. The total estimated cost for the previously approved first phase is $265,248.60, funded with General Fund amounts ($250,000) and restricted Gas Tax monies ($15,248.60). The total estimated cost for the recommended second phase of the project is $140,131.98, using budgeted Gas Tax monies.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Project Award Information

Task Order

Project Award Information Checklist

Description of Project:
Citywide Concrete Rehabilitation (Phase 2) - Removal and replacement of sidewalk panels, curb and gutter, driveway approaches, and tree removals.

Contract Working Days: 20 working days

Orange County Register Publication Date: March 7, 2025 & March 14, 2025

Notice Inviting Bids Sent to: CIPList.com, The Orange County Register, SmartProcure INC., Construct Connect, Elite Textile Trading LLC., Onvia, Construction Bid Source

Bid Opening Date: March 24, 2025

No. of Bid Packets Purchased: 12

	Bidders	Base Bid
1.	CT&T Concrete Paving Inc. Diamond Bar, CA	$93,546.78*
2.	CJ Concrete Construction Inc., Santa Fe Springs, CA	$100,520.00
3.	TVR Construction Engineering LLC. Riverside, CA	$121,950.00

Apparent Low Bidder: CT&T Concrete Paving Inc. Diamond Bar, CA – $93,546.78

Qualified to Perform Work: Yes. Staff confirmed bid was responsive.

Contractor's License:		**Registration with DIR:**	
Valid at Time of Award:	Yes	**Contractor:**	Yes
Valid at Time of Bid:	Yes	**Sub-Contractor:**	Yes

Experience:
The apparent low bidder has performed this type of work for multiple government agencies in Southern California.

Construction Management/Inspection Firm: FCG Consultants, Inc.

On-Call Contract Date: July 1, 2024

Amount of Task Order: $ 28,385.20

* The submitted bid amount was $93,546.58 but included a calculation error. The corrected amount is $93,546.78.

BID RESULTS

for

CITYWIDE CONCRETE REHABILITATION (PHASE 2)

PROJECT 414

Bid Opening: 3/24/25 at 11:00 a.m.

PRELIMINARY BID RESULTS - FOR INFORMATIONAL PURPOSES ONLY

	CONTRACTOR	TOTAL BASE BID	
1	CT&T Concrete Paving Inc.	$	93,546.78
2	CJ Concrete Construction, Inc.	$	100,520.00
3	TVR Construction Engineering LLC	$	121,950.00

PROPOSAL BID SHEET
PROJECT 414
CONCRETE REHABILITATION

Date: Monday, March 24th, 2025, at 11:00 A.M.

Company Name: CT&T Concrete Paving Inc.

Address: 324 S. Diamond Bar Blvd, PMB 275, Diamond Bar, CA 91765

Telephone: 909-629-8000

Email: jose.cttinc@gmail.com

Contractor's License No. and Class: 875627, Class A, C8, C12

Contractor's DIR Public Works Registration No: 1000025154

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Project 414, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4 and Special Provisions Section 7) Four Thousand, Nineteen Dollars (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$4719	$4719
2.	1	LS	Traffic Control (Section 600) Four Thousand, Eight Hundred & Five Dollars PER LS	$4805	$4805
3.	2,180	SF	Remove and Replace PCC Sidewalk (Section 201-1, 303 and Special Provisions Section 7) Fourteen Dollars and Ninety-Eight Cents PER SF	$14.98	$32656.40
4.	295	LF	Remove and Replace PCC Curb and Gutter (Section 303 and Special Provisions Section 7) Eighty-One Dollars and Fifty-Six Cents PER LF	$81.56	$24060.20
5.	25	SF	Remove and Replace PCC Driveway Approach (Section 303 and Special Provisions Section 7) Forty-Eight Dollars & Eighty-Nine Cents	$48.89	$1222.25

6.	6	EA	Remove Tree – 4" – 8" DBH (Section 300.1 and Special Provisions Section 7) Eight Hundred Ninety-Five Dollars & Thirteen Cents PER EA	$895.13	$5370.78
7.	15	EA	Remove Tree – 9" – 13" DBH (Section 300.1 and Special Provisions Section 7) PER EA	$977.50	$14662.50
8.	3	EA	Remove Tree – 14"+ DBH (Section 300.1 and Special Provisions Section 7) PER EA	$1006.25	$3018.75
9.	5	EA	Stump Grind Existing Tree Stump – Location TBD (Section 300.1 and Special Provisions Section 7) Six Hundred Six Dollars & Thirty-Eight Cents PER EA	$606.38	$3031.90

TOTAL AMOUNT OF BASE BID: $ 93,546.58 — $93,546.78

TOTAL AMOUNT OF BID IN WORDS: ninety-three thousand five hundred forty-six and fifty-eight hundredths Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	$ 93,546.58

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project. The determination of the lowest responsive Bidder shall be based upon the comparison of the Base Bid only.

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

WEEKEND WORK: Any work adjacent to schools shall be performed during the weekend in coordination with the City Engineer.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY (20)** working days of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above.

BID ADDENDA: Bidders who purchase plans and specifications at the City shall be placed on a bidders list, and shall receive any issued Bid Addenda. Bidders, who obtain plans and specifications from plan rooms or other sources, are responsible to contact the Public Works Department at 714-229-6740, in order to be placed on the Bidders List and receive any issued Addenda. Bidders shall submit a signed copy of all issued Bid Addenda with their bid. Failure to do so, may subject their bid to rejection.

PROPOSAL BID SHEET
PROJECT 414
CONCRETE REHABILITATION

Date: Monday, March 24th, 2025, at 11:00 A.M.

Company Name: CJ Concrete Construction, Inc.

Address: 10142 Shoemaker Ave, Santa Fe Springs, CA 90670

Telephone: (562) 777-2222

Email: jenifer@cjinc.biz

Contractor's License No. and Class: 720989 - A

Contractor's DIR Public Works Registration No: 100 000 2154

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Project 414, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4 and Special Provisions Section 7) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$ 500-	$ 500-
2.	1	LS	Traffic Control (Section 600) PER LS	$ 500-	$ 500-
3.	2,180	SF	Remove and Replace PCC Sidewalk (Section 201-1, 303 and Special Provisions Section 7) PER SF	$ 14.-	$ 30,520
4.	295	LF	Remove and Replace PCC Curb and Gutter (Section 303 and Special Provisions Section 7) PER LF	$ 65-	$ 19,175-
5.	25	SF	Remove and Replace PCC Driveway Approach (Section 303 and Special Provisions Section 7)	$ 25-	$ 750-

6.	6	EA	Remove Tree – 4" – 8" DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 1,200	$ 7,200
7.	15	EA	Remove Tree – 9" – 13" DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 1,800	$ 27,000
8.	3	EA	Remove Tree – 14"+ DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 2,500	$ 7,500
9.	5	EA	Stump Grind Existing Tree Stump – Location TBD (Section 300.1 and Special Provisions Section 7) PER EA	$ 1,500	$ 7,500

TOTAL AMOUNT OF BASE BID: $ 100,645—

TOTAL AMOUNT OF BID IN WORDS: One hundred thousand six hundred forty five Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$** 100,645—

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and **all** other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project. The determination of the lowest responsive Bidder shall be based upon the comparison of the Base Bid only.

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

WEEKEND WORK: Any work adjacent to schools shall be performed during the weekend in coordination with the City Engineer.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY (20)** working days of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above.

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PROPOSAL BID SHEET
PROJECT 414
CONCRETE REHABILITATION

Date: Monday, March 24th, 2025, at 11:00 A.M.

Company Name: TVR Construction Engineering LLC

Address: 4230 Michael St., Riverside, CA - 92507

Telephone: (714) 927 6664

Email: Info@tvrcon.com

Contractor's License No. and Class: 1064223 - A

Contractor's DIR Public Works Registration No: 1000640510

Honorable Councilmembers:

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Project 414, hereby proposes and agrees to furnish all labor, materials, equipment, plant, transportation, services, sales taxes and other costs necessary to complete the entire project in strict conformity with the specifications, general and special provisions, and all addenda therefore as prepared by the Engineering Division of the Department of Public Works Department of the City of Cypress and to complete all work within the contract time specified in this PROPOSAL, for the following bid:

BASE BID

No.	Quantity	Unit	Items of Work (Please Print Unit Prices Written in Words)	Unit Price	Total
1.	1	LS	Mobilization (Section 9-3.4 and Special Provisions Section 7) (Not to exceed 5% of total bid amount excepting Item 1) PER LS	$ 4000	$ 4000
2.	1	LS	Traffic Control (Section 600) PER LS	$ 2000	$ 2000
3.	2,180	SF	Remove and Replace PCC Sidewalk (Section 201-1, 303 and Special Provisions Section 7) PER SF	$ 15	$ 23,700
4.	295	LF	Remove and Replace PCC Curb and Gutter (Section 303 and Special Provisions Section 7) PER LF	$ 100	$ 29,500
5.	25	SF	Remove and Replace PCC Driveway Approach (Section 303 and Special Provisions Section 7)	$ 30	$ 750

6.	6	EA	Remove Tree – 4" – 8" DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 1500	$ 9000
7.	15	EA	Remove Tree – 9" – 13" DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 2000	$ 30,000
8.	3	EA	Remove Tree – 14"+ DBH (Section 300.1 and Special Provisions Section 7) PER EA	$ 3000	$ 9000
9.	5	EA	Stump Grind Existing Tree Stump – Location TBD (Section 300.1 and Special Provisions Section 7) PER EA	$ 1000	$15,000

TOTAL AMOUNT OF BASE BID: $ 121,950.0

TOTAL AMOUNT OF BID IN WORDS:

One Hundred Twenty-One Thousand Nine Hundred Fifty Dollars Dollars

(Please Print Total Amount of Bid in WORDS)

Total BASE BID PRICE:	**$** 121,950.00

The Total Amount of Base Bid shall include all work and cost for work as specified on the project plans and delineated in the project specifications and all other incidental and appurtenant work that is necessary to complete the specific items of work including Bidder's overhead and mark-up, purchase of materials, taxes, transportation, permit fees, and all other costs made necessary by the Contract Documents to provide the City of Cypress with a complete operational facility meeting the approval of the City of Cypress and other agencies having jurisdiction over the project. The determination of the lowest responsive Bidder shall be based upon the comparison of the Base Bid only.

No bidder may withdraw his bid for a period of ninety (90) calendar days after the opening of bids.

WEEKEND WORK: Any work adjacent to schools shall be performed during the weekend in coordination with the City Engineer.

CONTRACT TIME: It is understood and agreed that the time limit for the completion of the above work shall be within **TWENTY (20)** working days of the commencement date given on the Notice to Proceed, and that required overtime and other costs are a part of the bid as noted above.

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April 3, 2025

Mr. Kevin Chin
Associate Engineer
City of Cypress
Public Works Engineering

SUBJECT: PROPOSAL TO PROVIDE CONSTRUCTION MANAGEMENT, CONSTRUCTION INSPECTION, AND MATERIALS TESTING SERVICES FOR THE CONCRETE REHABILITATION PROJECT NO. 414.

Dear Mr. Chin,

FCG Consultants, Inc. is please to present our proposal to the City of Cypress to provide professional Construction Management, Construction Inspection, and Materials Testing for the Concrete Rehabilitation Project No. 414 in accordance with Attachment "A" - Scope of Services and Attachment "B" – Schedule of Compensation. All work will be completed pursuant to the City of Cypress On-Call Construction Management and Inspection Services Contract dated July 1, 2024.

We look forward to partnering with the City on this project. If there are any questions regarding this proposal, please contact me at (714) 312-0317 or maha.fakhouri@fcgconsultants.com with any questions you may have.

Sincerely,

Maha Fakhouri
President / CEO

ATTACHMENT "A"
SCOPE OF SERVICES

Construction Management (Optional):

- Preconstruction services including pre-job meeting, coordination, and establishing construction processes (RFI, Change Order, Work Schedule, progress pay, maintaining as-builts, etc.)
- Construction progress/coordination including weekly meetings, monitoring schedule, project budget, project RFIs, change orders, progress payments, monitor stormwater BMPs, and special meetings as required.
- Utility coordination, monitoring of construction schedules, shop drawing review, submittal review, public notification, public complaint resolution, traffic coordination, coordination with other City departments, interpretation of PSE, analysis of changed conditions, development of corrective actions, negotiation of change orders, and other related services.
- Provide project inspection, field visits, pre-construction job walks, emergency and night inspections, coordinate testing, and conduct observation to ensure adherence to project plans and specifications and provide QA/QC.
- Document tracking and control including RFIs, submittals, change orders, correspondence, field orders, project schedules, weekly statement of working days, progress payments, meeting agendas & minutes, progress reports, test results, claims, inspection daily logs, time & material reporting, photo records, and project closeout.

Construction Inspection:

- Represent the City's interests with the overall construction inspection of this project.
- Monitor the Contractor's compliance with the project contract, specifications, and National Pollutant Discharge Elimination System (NPDES).
- Assist the City staff with public relations, including distributing construction notices and responding to inquiries of residents and the general public.
- Attend the preconstruction meeting and subsequent weekly field meetings, as needed.
- Assist the City's Construction Manager in monitoring and documenting the Contractor's adherence to the approved construction schedule.
- Be present on the job site when construction is in progress and when inspection is required. Full-time or Part-time inspection work is proposed as requested by the City.
- Provide assistance and direction to technicians performing material tests, as needed.
- Measure and verify the project pay item quantities in place. All pay item quantities must be confirmed with the Contractor prior to submission of the invoice for payment.
- Review Contractor's invoices.
- Prepare daily inspection reports (Daily Activity Reports, Weekly Statement of Working Days, etc.).
- Review Traffic Control and coordinate adjustments as needed.
- Identify items requiring correcting action by either the Contractor or the City. Monitor and document timely corrective actions implemented by the Contractor.
- Develop punch list items and monitor corrections made.

ATTACHMENT "B"
SCHEDULE OF COMPENSATION

City of Cypress
Inspection for
Concrete Rehabilitation
Project 414
20 Working Days Construction Duration

Role / Name	Total Hours	Hourly Rate	Extended Fee
Construction Manager	20	$229.68	$4,593.60
Roadway Inspector – Pre-con to Closeout	140	$149.29	$20,900.60
Materials Testing			$2,891.00
Total Estimated Fee			**$28,385.20**

Exclusions to Scope of Services and Fees:

- Nighttime / Weekend inspection and weekday hours in excess of a regular 8-hour shift that would be subject to overtime pay, unless so authorized in writing by the City.
- Special Inspections.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **5.**

FROM: Nick Mangkalakiri, Acting Director of Public Works

DATE: 04/28/2025

SUBJECT: **Receive the Annual Solid Waste Franchise Consumer Price Index Rate Adjustment**

RECOMMENDATION

Receive the annual solid waste franchise Consumer Price Index rate adjustment.

DISCUSSION

The solid waste franchise provides Valley Vista Services (VVS) an annual rate adjustment each July 1. The adjustment includes a weighted average of component indexes based on the published Consumer Price Index (CPI), the County gate fee for disposal, and the recycling and transfer facility gate fee for green waste recycling. The franchise includes CPI caps: 3.5 percent plus 85 percent of the CPI increase above the cap on regular disposal; and five percent plus 85 percent of the CPI increase above the cap on green waste recycling. The resulting rate adjustment effective in July 2025 is 3.16 percent for residential accounts, 3.14 percent for commercial accounts, and ranges between 3.11 percent to 3.24 percent for all other services.

Beginning in July, residential rates will be $25.25 per month (a $0.77 increase). Commercial rates vary based on container size and frequency of service. For the average commercial customer with a three-cubic yard dumpster serviced once per week, the rate will be $174.20 per month (a $5.30 increase).

The franchise requires VVS to prepare and distribute a notice to customers within 60 days of the effective date of a rate change.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

VVS Rate Adjustment Letter
Residential Rate Adjustment Table
July 2024 County of Orange Trash Rate Survey

Valley Vista Services
Waste Disposal and Recycling Division
17445 East Railroad Street • City of Industry, California 91748 • (626) 961-6291 • Fax (626) 961-1105

Recovering the Earth's Resources

March 12, 2025

Mr. Nick Mangkalakiri
Director of Public Works
City of Cypress
5275 Orange Avenue
Cypress, CA 90630

Re: Annual Rate Adjustment under the terms of "An Exclusive Franchise Agreement for the Provision of Solid Waste & Recycling Services" dated September 22, 2014 – ***Amended November 22, 2021.***

Dear Mr. Mangkalakiri,

In reference to the above, the agreement allows for the annual application for rate adjustment effective July 1, 2016 and each year thereafter.

This letter shall serve as Valley Vista Services, Inc.'s (VVS) formal application for rate adjustment as per the terms of the agreement with implementation of the new rates effective July 1, 2025.

The Agreement provides for rate adjustments based upon provisions detailed in Article 49, Section 9.02, and Subsections 9.02.1, 9.02.2, 9.02.3, 9.02.4, 9.02.5 and Section 9.03.

The Automatic Adjustment is based upon the change in the Consumer Price Index (CPI) for the period ending February 2025 including changes in Orange County landfill gate rates. Included in this letter are work papers requesting rate increases based on the February 2025 CPI index. This is based on computations without any extraordinary increase factors.

We look forward to discussing the proposed rate adjustments with you at your earliest opportunity.

Sincerely,

David M. Perez
President

Printed on Recycled Paper

CART SERVICE

Row	Rate Component	A Old Index	B New Index	C Percent Change in Index ((Column B/ Column A)-1)
1	Collection [1]	328.232	338.438	3.11%
2	Disposal [2]	41.31	42.65	3.24%
3	Green Waste [1]	328.232	338.438	3.11%

STEP TWO: Determine Weighted Change Row	Rate Component	D Maximum Allowed Percentage Change	E Component Weighting	F Total Weighted Change (Column D x E)
4	Collection Service [4]	3.11%	**46.00%**	1.43%
5	Disposal	3.24%	**37.00%**	1.20%
6	Green Waste [5]	3.11%	**17.00%**	0.53%
6.5	Discretionary Rate Adjustment			0.00%
7	Total Residential Cart Percentage Rate Adjustment			***3.16%***

STEP THREE: Apply Percentage Change to Rates Row	Rate Category	G Current Rate	H Total Weighted Percentage Change (from Row 7, Column F)	I Rate Increase or Decrease (Column G x Column H)	J Adjusted Rate (Column G + Column I)
8	RESIDENTIAL CART SERVICE – One 96-gallons capacity each: refuse, recycling, and green waste carts – weekly collection; billing provided by City billing Agent.	24.48	3.16%	0.77	25.25
9	Additional Refuse Cart(s) – Each.	7.22	3.16%	0.23	7.45
10	Additional Green Waste Cart(s) – Each after first 2.	36.15	3.16%	1.14	37.29
11	First Additional Green Waste Cart and All Additional Recycling Carts will be free of charge.	n/c	n/a	n/a	n/c
12	Cart Delivery (addition, removal or exchange) beyond two (2) per type per customer.	36.15	3.16%	1.14	37.29
13	Cart Replacement Due to Customer Damage.	72.27	3.16%	2.28	74.55
14	On-Call Bulky Waste / E-Waste (Up to two (2) items per year.)	n/c	n/a	n/a	n/c
15	On-Call Bulky Waste / E-Waste (beyond two (2) per year.)	72.27	3.16%	2.28	74.55
16	Annual Holiday Tree Collection	n/c	n/a	n/a	n/c
17	Cart Roll-Out Service – Incremental Charge (in addition to base charge in line 8).	36.15	3.16%	1.14	37.29

(1) Consumer price index - All Urban Consumers, All Items, Los Angeles - Riverside - Orange County, CA CUURS49ASA0 replaces CUURA421SA0 as of February prior to July 1 when the rate change will take effect. The Initial index will be 241.059.

(2) Disposal gate fee for solid waste at Orange County Landfills as per Waste Disposal Agreement in effect as of March 15 prior to July 1 when the rate change will take effect. Initial index will be 32.36.

(3) N/A

(4) Maximum allowed percentage change not to exceed 3.5%, above this is 85% of change over 3.5%

(5) Maximum allowed percentage change not to exceed 5% for Greenwaste, above this is 85% of change over 5%

BIN/COMPACTOR SERVICE		A	B	C	
Row	Rate Component	Old Index	New Index	Percent Change in Index ((Column B/ Column A)-1)	
1	Collection [1]	328.232	338.438	3.11%	
2	Disposal [2]	41.31	42.65	3.24%	
STEP TWO: Determine Weighted Change		D	E	F	
Row	Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change (Column D x E)	
3	Collection [4]	3.11%	80.00%	2.49%	
4	Disposal	3.24%	20.00%	0.65%	
4.5	Discretionary Rate Adjustment			0.00%	
5	Total Commercial Service Percentage Rate Adjustment			***3.14%***	
STEP THREE: Apply Percentage Change to Rates		G	H	I	J
Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 5 or 1, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
6	Refuse 2 Cu Yards 1 x WK	156.53	3.14%	4.91	161.44
7	Refuse 2 Cu Yards 2 X Wk	270.02	3.14%	8.47	278.49
8	Refuse 2 Cu Yards 3 X WK	360.57	3.14%	11.31	371.88
9	Refuse 2 Cu Yards 4 X Wk	451.13	3.14%	14.15	465.28
10	Refuse 2 Cu Yards 5 X Wk	538.77	3.14%	16.90	555.67
11	Refuse 2 Cu Yards 6 X Wk	627.49	3.14%	19.68	647.17
12	Refuse 3 Cu Yards 1 x Wk	168.90	3.14%	5.30	174.20
13	Refuse 3 Cu Yards 2 X Wk	279.46	3.14%	8.76	288.22
14	Refuse 3 Cu Yards 3 X Wk	382.34	3.14%	11.99	394.33
15	Refuse 3 Cu Yards 4 X Wk	480.62	3.14%	15.07	495.69
16	Refuse 3 Cu Yards 5 X Wk	575.83	3.14%	18.06	593.89
17	Refuse 3 Cu Yards 6 X Wk	675.63	3.14%	21.19	696.82
18	Refuse 4 Cu Yards 1 x Wk	231.44	3.14%	7.26	238.70
19	Refuse 4 Cu Yards 2 X Wk	377.76	3.14%	11.85	389.61
20	Refuse 4 Cu Yards 3 X Wk	458.93	3.14%	14.39	473.32
21	Refuse 4 Cu Yards 4 X Wk	538.55	3.14%	16.89	555.44
22	Refuse 4 Cu Yards 5 X Wk	619.69	3.14%	19.44	639.13
23	Refuse 4 Cu Yards 6 X Wk	724.28	3.14%	22.72	747.00
24	Extra Dump Refuse	61.43	3.14%	1.93	63.36
25	Locking Bin Fee 1x	23.19	3.14%	0.73	23.92
26	Locking Bin Fee 2x	30.92	3.14%	0.97	31.89
27	Locking Bin Fee 3x	38.64	3.14%	1.21	39.85
28	Locking Bin Fee 4x	46.36	3.14%	1.45	47.81
29	Locking Bin Fee 5x	54.10	3.14%	1.70	55.80
30	Locking Bin Fee 6x	61.83	3.14%	1.94	63.77
31	96 Gallon Cart	30.71	3.14%	0.96	31.67
32	96 Gallon Cart Extra Dump	15.35	3.14%	0.48	15.83
33	Compactor 2 Cu Yards 1 x WK	307.11	3.14%	9.63	316.74
34	Compactor 2 Cu Yards 2 X Wk	537.44	3.14%	16.86	554.30
35	Compactor 2 Cu Yards 3 X WK	721.69	3.14%	22.63	744.32
36	Compactor 2 Cu Yards 4 X Wk	921.31	3.14%	28.89	950.20
37	Compactor 2 Cu Yards 5 X Wk	1,074.87	3.14%	33.71	1,108.58
38	Compactor 2 Cu Yards 6 X Wk	1,228.42	3.14%	38.53	1,266.95
39	Compactor 3 Cu Yards 1 x Wk	337.81	3.14%	10.59	348.40
40	Compactor 3 Cu Yards 2 X Wk	552.79	3.14%	17.34	570.13
41	Compactor 3 Cu Yards 3 X Wk	767.76	3.14%	24.08	791.84
42	Compactor 3 Cu Yards 4 X Wk	959.70	3.14%	30.10	989.80
43	Compactor 3 Cu Yards 5 X Wk	1,151.64	3.14%	36.12	1,187.76
44	Compactor 3 Cu Yards 6 X Wk	1,351.26	3.14%	42.38	1,393.64
45	Compactor 4 Cu Yards 1 x Wk	368.53	3.14%	11.56	380.09
46	Compactor 4 Cu Yards 2 X Wk	568.14	3.14%	17.82	585.96
47	Compactor 4 Cu Yards 3 X Wk	813.82	3.14%	25.52	839.34
48	Compactor 4 Cu Yards 4 X Wk	998.09	3.14%	31.30	1,029.39
49	Compactor 4 Cu Yards 5 X Wk	1,228.42	3.14%	38.53	1,266.95
50	Compactor 4 Cu Yards 6 X Wk	1,474.10	3.14%	46.23	1,520.33

OTHER SERVICES		A	B	C	
Row	**Rate Component**	**Old Index**	**New Index**	**Percent Change in Index ((Column B/ Column A)-1)**	
1	Collection [1]	328.232	338.438	3.11%	
2					
STEP TWO: Determine Weighted Change		**D**	**E**	**F**	
Row	**Rate Component**	**Maximum Allowed Percentage Change**	**Component Weighting**	**Total Weighted Change (Column D x E)**	
3	Collection [3]	3.11%	100.00%	3.11%	
4					
4.5	Discretionary Rate Stabilization			0.00%	
5	Total Commercial Service Percentage Rate Adjustment			***3.11%***	
STEP THREE: Apply Percentage Change to Rates		**G**	**H**	**I**	**J**
Row	**Rate Category**	**Current Rate**	**Total Weighted Percentage Change (from Row 5, Column F)**	**Rate Increase or Decrease (Column G x Column H)**	**Adjusted Rate (Column G + Column I)**
6	On-Call Bulky Waste – Commercial Premises	77.60	3.11%	2.41	80.01
7	On-Call Bulky Waste / E-Waste – Multi-Family Premises (Up to two (2) items per year.)				
8	On-Call Bulky Waste / E-Waste – Multi-Family Premises (Beyond two (2) items per year.)	77.60	3.11%	2.41	80.01
9	On-Call E-Waste & U-Waste Collection & Recycling – Commercial & Multi-Family Premises	77.60	3.11%	2.41	80.01
10	Household Hazardous Waste Collection – Multi-Family Premises	77.60	3.11%	2.41	80.01
11	Emergency Service	77.68	3.11%	2.42	80.10
12	Maximum Late Fee	7.43%	3.11%	0.23%	7.66%
13	Bin Washing Service beyond Once a Year				

BIN SERVICE - RECYCLING		A	B	C	
Row	Rate Component	Old Index	New Index	Percent Change in Index ((Column B/ Column A)-1)	
1	Collection [1]	328.232	338.438	3.11%	
2					
STEP TWO: Determine Weighted Change		D	E	F	
Row	Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change (Column D x E)	
3	Collection [4]	3.11%	100.00%	3.11%	
4					
4.5	Discretionary Rate Stabilization			0.00%	
5	Total Commercial Service Percentage Rate Adjustment			***3.11%***	
STEP THREE: Apply Percentage Change to Rates		G	H	I	J
Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 5, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
6	Recycling 3 Cu Yards 1 x Wk	126.68	N/A	75% of Bin Rate	130.65
7	Recycling 3 Cu Yards 2 X Wk	209.60	N/A	75% of Bin Rate	216.17
8	Recycling 3 Cu Yards 3 X Wk	286.76	N/A	75% of Bin Rate	295.75
9	Recycling 3 Cu Yards 4 X Wk	360.47	N/A	75% of Bin Rate	371.77
10	Recycling 3 Cu Yards 5 X Wk	431.87	N/A	75% of Bin Rate	445.42
11	Recycling 3 Cu Yards 6 X Wk	506.72	N/A	75% of Bin Rate	522.62
12	96 Gallon Cart Recylcing	23.03	N/A	75% of Bin Rate	23.75
13	Extra Dump Recycling - Bin	46.56	3.11%	1.45	48.01
14	Extra Dump Recycling - 96 Gal Cart	15.52	3.11%	0.48	16.00

BIN GREEN WASTE SERVICES		A	B	C	
Row	Rate Component	Old Index	New Index	Percent Change in Index ((Column B/ Column A)-1)	
1	Collection [1]	328.232	338.438	3.11%	
2	Disposal [1]	328.232	338.438	3.11%	
STEP TWO: Determine Weighted Change		D	E	F	
Row	Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change (Column D x E)	
3	Collection [4]	3.11%	80.00%	2.49%	
4	Disposal [5]	3.11%	20.00%	0.62%	
4.5	Discretionary Rate Adjustment			0.00%	
5	Total Commercial Service Percentage Rate Adjustment			*3.11%*	
STEP THREE: Apply Percentage Change to Rates		G	H	I	J
Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 5 or 1, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
6	Green Waste 2 Cu Yards 1 x WK	105.01	3.11%	3.27	108.28
7	Green Waste 2 Cu Yards 2 X Wk	130.51	3.11%	4.06	130.51
8	Green Waste 2 Cu Yards 3 X WK	218.74	3.11%	6.80	225.54
9	Green Waste 2 Cu Yards 4 X Wk	315.02	3.11%	9.80	324.82
10	Green Waste 2 Cu Yards 5 X Wk	367.52	3.11%	11.43	378.95
11	Green Waste 2 Cu Yards 6 X Wk	420.02	3.11%	13.06	433.08
12	Green Waste 3 Cu Yards 1 x Wk	115.50	3.11%	3.59	119.09
13	Green Waste 3 Cu Yards 2 X Wk	175.00	3.11%	5.44	180.44
14	Green Waste 3 Cu Yards 3 X Wk	262.51	3.11%	8.16	270.67
15	Green Waste 3 Cu Yards 4 X Wk	350.01	3.11%	10.88	360.89
16	Green Waste 3 Cu Yards 5 X Wk	393.77	3.11%	12.24	406.01
17	Green Waste 3 Cu Yards 6 X Wk	455.02	3.11%	14.15	469.17
18	Green Waste 4 Cu Yards 1 x Wk	157.50	3.11%	4.90	162.40
19	Green Waste 4 Cu Yards 2 X Wk	262.51	3.11%	8.16	270.67
20	Green Waste 4 Cu Yards 3 X Wk	315.02	3.11%	9.80	324.82
21	Green Waste 4 Cu Yards 4 X Wk	385.00	3.11%	11.97	396.97
22	Green Waste 4 Cu Yards 5 X Wk	437.52	3.11%	13.60	451.12
23	Green Waste 4 Cu Yards 6 X Wk	481.26	3.11%	14.96	496.22
24	Locking Bin Fee 1x	23.74	3.11%	0.74	24.48
25	Locking Bin Fee 2x	31.65	3.11%	0.98	32.63
26	Locking Bin Fee 3x	39.57	3.11%	1.23	40.80
27	Locking Bin Fee 4x	47.48	3.11%	1.48	48.96
28	Locking Bin Fee 5x	55.41	3.11%	1.72	57.13
29	Locking Bin Fee 6x	63.32	3.11%	1.97	65.29
30	96 Gallon Cart	92.28	3.11%	2.87	95.15

BIN ORGANICS SERVICES		A	B	C	
Row	Rate Component	Old Index	New Index	Percent Change in Index ((Column B/ Column A)-1)	
1	Collection [1]	328.232	338.438	3.11%	
2	Disposal [1]	328.232	338.438	3.11%	
STEP TWO: Determine Weighted Change		D	E	F	
Row	Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change (Column D x E)	
3	Collection [4]	3.11%	80.00%	2.49%	
4	Disposal [5]	3.11%	20.00%	0.62%	
4.5	Discretionary Rate Adjustment			0.00%	
5	Total Commercial Oragnics Service Percentage Rate Adjustment			***3.11%***	
STEP THREE: Apply Percentage Change to Rates		G	H	I	J
Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 5, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
6	Organics 2 Cu Yards 1 x WK	213.30	3.11%	6.63	219.93
7	Organics 2 Cu Yards 2 X Wk	367.91	3.11%	11.44	379.35
8	Organics 2 Cu Yards 3 X WK	491.31	3.11%	15.28	506.59
9	Organics 2 Cu Yards 4 X Wk	614.66	3.11%	19.11	633.77
10	Organics 2 Cu Yards 5 X Wk	734.07	3.11%	22.83	756.90
11	Organics 2 Cu Yards 6 X Wk	854.98	3.11%	26.58	881.56
12	Organics 3 Cu Yards 1 x Wk	230.15	3.11%	7.16	237.31
13	Organics 3 Cu Yards 2 X Wk	380.77	3.11%	11.84	392.61
14	Organics 3 Cu Yards 3 X Wk	520.95	3.11%	16.20	537.15
15	Organics 3 Cu Yards 4 X Wk	652.75	3.11%	20.30	673.05
16	Organics 3 Cu Yards 5 X Wk	784.57	3.11%	24.40	808.97
17	Organics 3 Cu Yards 6 X Wk	920.56	3.11%	28.62	949.18
18	Organics 4 Cu Yards 1 x Wk	315.35	3.11%	9.81	325.16
19	Organics 4 Cu Yards 2 X Wk	514.70	3.11%	16.00	530.70
20	Organics 4 Cu Yards 3 X Wk	625.30	3.11%	19.44	644.74
21	Organics 4 Cu Yards 4 X Wk	733.78	3.11%	22.82	756.60
22	Organics 4 Cu Yards 5 X Wk	844.35	3.11%	26.25	870.60
23	Organics 4 Cu Yards 6 X Wk	986.84	3.11%	30.68	1,017.52
24	96 Gallon Cart	110.72	3.11%	3.44	114.16
24	70 Gallon Cart	105.34	3.11%	3.28	108.62

ROLL-OFF SERVICES

Row	Rate Component	A Old Index	B New Index	C Percent Change in Index ((Column B/ Column A)-1)
1	Collection [1]	328.232	338.438	3.11%
2	Disposal [2]	41.31	42.650	3.24%

STEP TWO: Determine Weighted Change		D	E	F
Row	Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change (Column D x E)
3	Total Roll-Off Collection & Other Services Pecentage Rate Adjustment [3]	3.11%	100.00%	3.11%
4	Roll-Off Disposal [3]	3.24%	100.00%	3.24%
4.5	Discretionary Rate Adjustment			0.00%

STEP THREE: Apply Percentage Change to Rates		G	H	I	J
Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 3 & 4, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
5	MRF C&D Service Component [4]	29.93	3.11%	0.93	30.86
6	Disposal Component	41.49	3.24%	1.35	42.83
7	Per Ton C&D MRF Processing Fee for C&D (Row 5 + Row 6) [5]	71.42	3.19%		73.69

Row	Rate Category	Current Rate	Total Weighted Percentage Change (from Row 3 or 4, Column F)	Rate Increase or Decrease (Column G x Column H)	Adjusted Rate (Column G + Column I)
8	Roll-Off Or Compactor Service Up to 6 Tons	641.17	3.11%	19.94	661.11
9	Roll-Off C&D Service Up to 6 Tons	828.56	3.11%	25.76	854.32
10	Roll-Off Daily Rental (after 7 days with no dump)	14.17	3.11%	0.44	14.61
11	Roll-Off Dead Run	42.51	3.11%	1.32	43.83
12	Overloaded Container	53.61	3.24%	1.74	55.35
13	3-Yard Clean up Bin: Includes one dump	170.03	3.11%	5.29	175.32
14	3-Yard Clean-up Bin (each dump)	70.85	3.11%	2.20	73.05
15	3-Yard Clean-up Bin Dead run	14.17	3.11%	0.44	14.61
16	3-Yard Clean-up Bin Rental (after 7 days with no dump)	7.09	3.11%	0.22	7.31

Series Id: CUURS49ASA0 replaces CUURA421SA0
Not Seasonally Adjusted
Area: Los Angeles-Riverside-Orange County, CA
Item: All items
Base Period: 1982-84=100

Download:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2015	239.724	241.297	243.738	243.569	246.093	245.459	247.066	246.328	245.431	245.812	245.711	245.357	244.632	243.313	245.951
2016	-	247.113	247.873	248.368	249.554	249.789	249.784	249.700	250.145	251.098	250.185	250.189	249.246	248.309	250.184
2017	252.373	253.815	254.525	254.971	255.674	255.275	256.023	256.739	257.890	258.883	259.135	259.220	256.210	254.439	257.982
2018	261.235	263.012	264.158	265.095	266.148	265.522	266.007	266.665	268.032	269.482	268.560	267.631	265.962	264.195	267.730
2019	269.468	269.608	271.311	273.945	274.479	274.380	274.682	274.579	276.054	278.075	277.239	275.553	274.114	272.199	276.030
2020	277.755	278.657	276.589	275.853	276.842	278.121	279.899	280.116	279.366	279.947	280.102	279.560	278.567	277.303	279.832
2021	280.178	281.347	282.648	285.808	287.620	289.218	290.890	291.333	292.209	294.961	296.790	297.925	289.244	284.470	294.018
2022	301.209	302.164	306.679	308.302	310.649	314.072	313.415	313.608	315.033	317.014	314.633	312.601	310.782	307.179	314.384
2023	318.591	317.571	317.873	320.089	320.514	322.055	321.931	324.050	324.984	324.545	323.341	323.456	321.583	319.449	323.718
2024	326.640	328.232	330.671	332.572	332.956	332.357	332.928	333.359	334.123	334.242	333.718	334.531	332.194	330.571	333.817
2025	337.508	338.438													

COLLECTION	CHANGE	10.206					
	PERCENT	3.11%					
	CAP TIER ONE	3.50%					https://data.bls.gov/timeseries/CUURS49ASA0
	ALLOWABLE 100%	3.11%					
	ALLOWABLE OVER CAP:						
	85% -0.39%	0.00%					
	TOTAL CPI	**3.11%**	CART SERVICE	ORGANICS		BIN SERVICE GW	
GREENWASTE/ ORGANICS	CHANGE	10.206					
	PERCENT	3.11%					
	CAP TIER ONE	5.00%					
	ALLOWABLE 100%	3.11%					
	ALLOWABLE OVER CAP:						
	85% -1.89%	0.00%					
	TOTAL CPI	**3.11%**	CART SERVICE	ORGANICS		BIN SERVICE GW	
DISPOSAL							
	DISPOSAL OLD	41.31	UPDATE WITH ORANGE COUNTY VERIFICATION				
	DISPOSAL NEW	42.65					
	CHANGE	1.34					
	PERCENT	**3.24%**	CART SERVICE				
OTHER SERVICE	CHANGE	10.206	OTHER SERVICES				
	PERCENT	3.11%					
	CAP TIER ONE	3.50%					
	ALLOWABLE 100%	3.11%					
	ALLOWABLE OVER CAP:						
	85% -0.39%	0.00%					
	TOTAL CPI	**3.11%**					

	MAXIMUM RESIDENTIAL	MAXIMUM RATES	
A.	RESIDENTIAL CART SERVICE – One 96-gallons capacity each: refuse, recycling, and green waste carts – weekly collection; billing provided by City billing Agent.	25.25	Per Month
B.	Additional Refuse Cart(s) – Each.	7.45	Per Month
C.	Additional Green Waste Cart(s) – Each after first 2.	37.29	Per Month
D.	First Additional Green Waste Cart and All Additional Recycling Carts will be free of charge.	No Charge	
E.	Cart Delivery (addition, removal or exchange) beyond two (2) per type per customer.	37.29	Per Trip
F.	Cart Replacement Due to Customer Damage.	74.55	Per Event
G.	On-Call Bulky Waste / E-Waste (Up to two (2) items per year.)	No Charge	
H.	On-Call Bulky Waste / E-Waste (beyond two (2) per year.)	74.55	Per item
I.	Annual Holiday Tree Collection	No Charge	
J.	Cart Roll-Out Service – Incremental Charge (in addition to base charge in line A).	37.29	Per Month

ITEM	MAXIMUM COMMERCIAL ROLL-OFF BOX & COMPACTOR SERVICE	MAXIMUM RATES	
A.	Roll-Off Box or Compactor Service up to 6 Tons	661.11	Per Pull
B.	Roll-Off C&D Service Up to 6 Tons	854.32	Per Pull
C.	C&D MRF Fee	73.69	Per Ton
D.	Daily Rental (After 7 days with no dump)	14.61	Per Day
E.	Dead Run	No Charge	0
F.	Overload Container	55.35	Per Ton

0

ITEM	MAXIMUM TEMPORARY BIN SERVICE	MAXIMUM RATES	
A.	3-Yard Bin: Delivery and Removal (1st Dump included)	175.32	
B.	3-Yard Bin: Additional Dump	73.05	Each Dump
C.	Dead Run	14.61	
D.	Daily Rental (After 7 days with no dump)	7.31	Per Day

ITEM	OTHER SERVICES	MAXIMUM RATES	
A.	On-Call Bulky Waste – Commercial Premises	80.01	Per Item
B.	On-Call Bulky Waste / E-Waste – Multi-Family Premises (Up to two (2) items per year.)	No Charge	
C.	On-Call Bulky Waste / E-Waste – Multi-Family Premises (Beyond two (2) items per year.)	80.01	Per Item
D.	On-Call E-Waste & U-Waste Collection & Recycling – Commercial & Multi-Family Premises	80.01	Per Item
E.	Household Hazardous Waste Collection – Multi-Family Premises	80.01	Per Item
F.	Emergency Service	80.10	Per Hour
G.	Maximum Late Fee	7.66%	Per Annum
H.	Bin Washing Service beyond Once a Year	No Charge	

MAXIMUM MONTHLY COMMERCIAL & MULTI-FAMILY SOLID WASTE SERVICE RATES							
Container Size	Pickups per Week						
	1 X	2 X	3 X	4 X	5 X	6 X	Extra Dump
2 Cubic Yards	161.44	278.49	371.88	465.28	555.67	647.17	63.36
3 Cubic Yards	174.20	288.22	394.33	495.69	593.89	696.82	63.36
4 Cubic Yards	238.70	389.61	473.32	555.44	639.13	747.00	63.36
Locking Bin Fee	23.92	31.89	39.85	47.81	55.80	63.77	63.36
96 Gal Cart	31.67	n/a	n/a	n/a	n/a	n/a	15.83

MAXIMUM MONTHLY COMMERCIAL SOURCE-SEPARATED RECYCLING SERVICE RATES							
Container Size	Pickups per Week						
	1 X	2 X	3 X	4 X	5 X	6 X	Extra Dump
3 Cubic Yards	130.65	216.17	295.75	371.77	445.42	522.62	48.01
96 Gal Cart	23.75	n/a	n/a	n/a	n/a	n/a	16.00

MAXIMUM MONTHLY COMPACTOR SERVICE RATES						
Container Size	Pickups per Week					
	1 X	2 X	3 X	4 X	5 X	6 X
2 Cubic Yards	316.74	554.30	744.32	950.20	1,108.58	1,266.95
3 Cubic Yards	348.40	570.13	791.84	989.80	1,187.76	1,393.64
4 Cubic Yards	380.09	585.96	839.34	1,029.39	1,266.95	1,520.33
Locking Bin Fee	23.92	31.89	39.85	47.81	55.80	63.77

MAXIMUM MONTHLY COMMERCIAL & MULTI-FAMILY GREEN WASTE SERVICE RATES						
Container Size	Pickups per Week					
	1 X	2 X	3 X	4 X	5 X	6 X
2 Cubic Yards	108.28	130.51	225.54	324.82	378.95	433.08
3 Cubic Yards	119.09	180.44	270.67	360.89	406.01	469.17
4 Cubic Yards	162.40	270.67	324.82	396.97	451.12	496.22
Locking Bin Fee	23.92	31.89	39.85	47.81	55.80	63.77
96 Gal Cart	95.15	n/a	n/a	n/a	n/a	n/a

MAXIMUM MONTHLY COMMERCIAL & MULTI-FAMILY ORGANIC WASTE SERVICE RATES						
Container Size	Pickups per Week					
	1 X	2 X	3 X	4 X	5 X	6 X
2 Cubic Yards	219.93	379.35	506.59	633.77	756.90	881.56
3 Cubic Yards	237.31	392.61	537.15	673.05	808.97	949.18
4 Cubic Yards	325.16	530.70	644.74	756.60	870.60	1,017.52
96 Gal Cart	114.16	211.20	308.23	405.27	502.30	n/a
70 Gal Cart	108.62	201.92	294.31	386.71	479.10	n/a

Residential Consumer Price Index Rate Adjustment Calculations

Rate Component	Maximum Allowed Percentage Change	Component Weighting	Total Weighted Change
Collection Service	3.11%	46%	1.43%
Disposal	3.24%	37%	1.20%
Green Waste	3.11%	17%	0.53%
Total Adjustment			**3.16%**

*For further details see the March 12, 2025 Valley Vista Services rate adjustment letter. This does not include the 1.5% city compliance fee.

COUNTY OF ORANGE
OC Waste&Recycling
Our Community. Our Commitment.

TRASH RATE SURVEY 2024

CITY		RESIDENTIAL RATE	COMMERCIAL RATE	HAULER
Aliso Viejo		$ 24.71	$ 145.21	CR&R
Anaheim		$ 27.78	$ 206.17	Republic Services
Brea		$ 27.80	$ 181.12	Republic Services
Buena Park		$ 25.02	$ 180.63	EDCO
Costa Mesa		$ 24.10	Franchise Hauler List	Costa Mesa Sanitary District
Cypress		$ 24.48	$ 168.90	Valley Vista Services
Dana Point		$ 25.26	$ 178.23	CR&R
Fountain Valley		$ 27.86	$ 237.16	Republic Services
Fullerton		$ 26.29	$ 225.32	Republic Services
Garden Grove		$ 28.57	$ 228.78	Republic Services
Huntington Beach		$ 27.77	$ 221.73	Republic Services
Irvine		$ 22.49	$ 173.54	Waste Management
La Habra		$ 27.89	$ 180.40	CR&R
La Palma		$ 25.72	$ 166.31	EDCO
Laguna Beach		$ 27.05	$ 231.09	Waste Management
Laguna Hills		$ 23.00	$ 154.00	CR&R
Laguna Niguel		$ 24.78	$ 166.48	CR&R
Laguna Woods		$ 23.52	$ 144.08	CR&R
Lake Forest		$ 22.35	$ 124.88	CR&R
Los Alamitos		$ 15.11	$ 146.58	Universal Waste
Midway City Sanitary District		$ 16.80	$ 142.03	Midway City Sanitary District
Mission Viejo		$ 25.56	$ 178.02	Waste Management
Newport Beach		$ 26.54	Franchise Hauler List	CR&R
Orange		$ 24.93	$ 138.66	CR&R
Placentia		$ 41.20	$ 215.96	Republic Services
Rancho Santa Margarita		$ 26.13	$ 167.51	CR&R
San Clemente		$ 26.17	$ 184.06	CR&R
San Juan Capistrano		$ 27.25	$ 172.68	CR&R
Santa Ana		$ 26.39	$ 215.48	Republic Services
Seal Beach		$ 23.96	$ 199.87	Republic Services
Stanton		$ 23.65	$ 165.94	CR&R
Tustin		$ 20.73	$ 151.80	CR&R
Villa Park		$ 39.25	$ 192.33	Republic Services
Westminster		$ 16.80	$ 142.03	Midway City Sanitary District
Yorba Linda		$ 32.85	$ 198.56	Republic Services
Unincorporated OC:	**Area**			
Unincorporated Rossmoor	FA1	$ 23.47	$ 181.99	CR&R
Unincorporated BP, Placentia, & YL Islands	FA2	$ 29.11	$ 206.48	Republic Services
Unincorporated Orange Islands	FA3	$ 22.39	$ 181.99	CR&R
Unincorporated OPA/Canyons	FA5 CA-1	$ 25.38	$ 291.24	Waste Management
Unincorporated El Modena Islands	FA5 CA-2	$ 22.39	$ 181.99	CR&R
Unincorporated North Tustin	FA6	$ 26.72	$ 291.24	Waste Management
Unincorporated Emerald Bay	FA7-B	$ 32.76	$ 291.24	Waste Management
Unincorporated South County	FA8	$ 22.96	$ 210.59	Waste Management
Unincorporated Rancho Mission Viejo	FA9	$ 23.47	$ 181.99	CR&R

Residential Rates are based on Single Family standard sets of refuse, recycling, and green waste carts (Monthly fee)
Commercial Trash Rates are based on 3 cubic yard bins (Monthly Fee for 1X/weekly pickup)
*Costa Mesa residential waste collection services are administered by the Costa Mesa Sanitary District
*Newport Beach residential refuse collection is provided by the City and no disposal fees are collected; however, a recycling rate of $6.39/month per residential unit is included in their municipal bill or property tax roll
*Seal Beach Utility Services provides water and trash collection for residences, the fee for trash collection is included with the water bill
*Westminster residential waste collection services are administered by the Midway City Sanitary District
*BP = Buena Park; YL = Yorba Linda

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **6.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 04/28/2025

SUBJECT: **Approve Three Side Letter Agreements with the Cypress Police Officers' Association**

RECOMMENDATION

1. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association regarding modification of special pay provisions for the MOU effective July 1, 2019 through June 30, 2022 to meet CalPERS audit requirements; and

2. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association regarding proration of certain specialty pays during a leave of absence; and

3. Adopt a Resolution approving a Side Letter of Agreement between the City of Cypress and the Cypress Police Officers' Association authorizing special assignment pay for a newly created Homeless Liaison Officer.

SUMMARY

DISCUSSION

In recent months, three labor-related matters have been identified which require a meet and confer process between the City and the Cypress Police Officers' Association (CPOA). These matters include the retroactive modification of special pay provisions in the MOU covering July 1, 2019 thru June 30, 2022, the proration of specialty pays when an employee is on an unpaid leave of absence, and the creation of a new special assignment pay for the Homeless Liaison Officer. The City and the CPOA have reached agreement on these matters as detailed below and memorialized in the recommended side letter agreements.

Modification to Special Pay Provision

In November 2023, the California Public Employees' Retirement System (CalPERS)

conducted an audit of the City's reporting of Education Incentive Pay for the period July 1, 2021 through June 30, 2023. As a result of the audit, CalPERS has required the City to retroactively modify language in the CPOA MOU covering the period under audit. The language modifications, while minor, are necessary to clarify employee eligibility for education pay that had been previously calculated as a percentage of base salary and had been converted to a flat dollar amount. The City worked with CalPERS on developing the language contained in the recommended side letter agreement.

Proration of Special Pay
Certain special pays for CPOA members, such as longevity and master pay, are calculated as a percentage of base salary. When an employee is out on a leave of absence without pay, these forms of pay are automatically decreased. However, several special forms of pay (education incentive, Police Officers Standards Training, bilingual and SWAT pay) are established in the MOU as a flat dollar amount and the MOU is silent on how these forms of pay are treated when an employee is on an unpaid leave of absence. In order to have consistency on how all specialty pays are prorated during a leave of absence, both parties have agreed to the clarification language in the recommended side letter agreement. The proration of the flat dollar forms of specialty pay will apply to all unpaid leaves of absence except any unpaid leave resulting from disciplinary action.

Creation of Homeless Liaison Officer Special Assignment
Homelessness has become a growing concern in Cypress, requiring a more focused and consistent response. The Homeless Liaison Officer (HLO) position was created to provide dedicated support and connect individuals with housing, mental health, and employment services. What began as an ancillary assignment assigned by shift has evolved into a role with increasing duties and responsibilities, driven by the rising demand for outreach and coordination. Based on these factors, it is recommended a compensated HLO special assignment be created to better align police resources with current community needs. The additional compensation of five percent over base salary would be consistent with the other established special assignments, and would be funded with salary savings resulting from vacancies in other budgeted special assignment positions.

These changes have been memorialized in the attached Side Letter Agreements and will be incorporated into future MOUs.

BUDGET IMPACT

The additional compensation for the HLO special assignment will use funding budgeted for a vacant special assignment position. There is no budget impact associated with the other two side letter agreements.

LEGAL REVIEW

The City's labor attorney provided input and reviewed the terms of the Side Letter Agreements.

APPROVED BY: Peter Grant, City Manager

Attachments

Resolution - Modification of Special Pay Provision

Resolution - Proration of Special Pays During LOA
Resolution - Homeless Liaison Special Assignment
Side Letter - Modification of Special Pay Provision
Side Letter - Proration of Special Pay
Side Letter - Homeless Liaison Special Assignment

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING THE SIDE LETTER AGREEMENT BETWEEN THE CITY OF CYPRESS AND THE CYPRESS POLICE OFFICERS' ASSOCIATION REGARDING CLARIFICATION OF SPECIAL PAY PROVISIONS

WHEREAS, the Cypress Police Officers' Association (CPOA) is an unincorporated, recognized employee organization within the meaning of Government Code § 3501(b); and

WHEREAS, the California Public Employees Retirement System (CalPERS) conducted an audit of the City's administration of education incentive pay; and

WHEREAS, the findings of the audit required the City to clarify the language in Article VI of the CPOA Memorandum of Understanding effective July 1, 2019 through June 30, 2022; and

WHEREAS, the City and the Association established a Side Letter Agreement with the amended language; and

WHEREAS, all other terms and conditions of the Memorandum of Understanding between the City of Cypress and the Cypress Police Officers' Association July 1, 2019 through June 30, 2022, shall remain in effect.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District as follows:

The Side Letter Agreement, attached hereto, is hereby approved and incorporated herein by reference, a copy of which is on file in the Office of the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District, at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OFTHE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING THE SIDE LETTER AGREEMENT BETWEEN THE CITY OF CYPRESS AND THE CYPRESS POLICE OFFICERS' ASSOCIATION REGARDING PRORATION OF SPECIAL PAYS

WHEREAS, the Cypress Police Officers' Association is an unincorporated, recognized employee organization within the meaning of Government Code § 3501(b); and

WHEREAS, Article VI of the Memorandum of Understanding, does not address payment of special pays while an employee is on a leave of absence; and

WHEREAS, the City proposed that flat dollar pays such as Education Incentive, POST Certificate, Bilingual and SWAT be treated in the same manner as percentage-based special pays in that the amount is prorated based on hours worked or used; and

WHEREAS, the Association largely agreed to the proposal with the exception made for unpaid leave resulting from disciplinary action; and

WHEREAS, the City and the Association established a Side Letter Agreement outlining the terms of the proration of special pays; and

WHEREAS, all other terms and conditions of the Memorandum of Understanding between the City of Cypress and the Cypress Police Officers' Association July 1, 2022 through June 30, 2026, shall remain in effect.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District as follows:

The Side Letter Agreement, attached hereto, is hereby approved and incorporated herein by reference, a copy of which is on file in the Office of the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District, at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OFTHE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____

CITY CLERK OF THE CITY OF CYPRESS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, AND ACTING AS EX OFFICIO GOVERNING BOARD OF DIRECTORS OF THE CYPRESS RECREATION AND PARK DISTRICT, APPROVING THE SIDE LETTER AGREEMENT BETWEEN THE CITY OF CYPRESS AND THE CYPRESS POLICE OFFICERS' ASSOCIATION REGARDING SPECIAL ASSIGNMENT PAY FOR HOMELESS LIAISON

WHEREAS, the Cypress Police Officers' Association is an unincorporated, recognized employee organization within the meaning of Government Code § 3501(b); and

WHEREAS, the Homeless Liaison Officer position was created to provide dedicated support and connect individuals with housing, mental health, and employment services; and

WHEREAS, the Homeless Liaison is an ancillary assignment assigned to multiple officers by shift; and

WHEREAS, formalizing this role by creating a Homeless Liaison special assignment ensures better service delivery and aligns police resources with current community needs; and

WHEREAS, the City and the Association established a Side Letter Agreement adding Homeless Liaison to the list of assignments eligible for special assignment pay; and

WHEREAS, all other terms and conditions of the Memorandum of Understanding between the City of Cypress and the Cypress Police Officers' Association July 1, 2022 through June 30, 2026, shall remain in effect.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District as follows:

The Side Letter Agreement, attached hereto, is hereby approved and incorporated herein by reference, a copy of which is on file in the Office of the City Clerk.

PASSED AND ADOPTED by the City Council of the City of Cypress, and acting as ex-officio governing Board of Directors of the Cypress Recreation and Park District, at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OFTHE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

CITY CLERK OF THE CITY OF CYPRESS

SIDE LETTER OF AGREEMENT
BETWEEN THECITY OF CYPRESS
AND THE CYPRESS POLICE OFFICERS' ASSOCIATION

The City of Cypress ("City") and the Cypress Police Officers' Association ("Association") (collectively, the "Parties") hereby agree to modify the Memorandum of Understanding (MOU) effective July 1, 2019 - June 30, 2022, as indicated below. As these changes are effective retroactively and the applicable MOU is expired, these terms shall not be subject to further negotiations or demand.

1. Article VI SPECIAL PAY PROVISIONS, is hereby amended to modify the following provision:

Section 5. Educational Pay

A. Educational Incentive Pay

1. Employees shall be eligible for a fixed dollar amount of Educational Incentive Pay for the following degrees:

Associate Degree	$364.91 per month ($168.42 per pay period)
Bachelor's Degree	$547.37 per month ($252.63 per pay period)

2. Educational Incentive Pay will only be paid for degrees obtained through colleges or universities accredited by an organization recognized by the Council of Higher Education Accreditation that enhance their ability to do their job.

3. All payments under this section are subject to approval by the Police Chief and Human Resources. Payment to employees shall be based on highest achievement level only.

4. Employees hired prior to 9/13/13 are eligible for Educational Incentive Pay, but will be capped at the dollar amount attained as of 2/28/16 as listed in the table below. These amounts are based on the applicable Educational Incentive Pay parameters in effect as of 2/28/16: 5% for an Associate degree, 7.5% for a Bachelor's degree, for the highest level achieved only.

Employee	Amount Per Pay Period	Degree
Ausmus, Scott	$307.86	Bachelor's
Brewer, James	$278.49	Bachelor's
Carlson, Erik	$278.49	Bachelor's
Carrillo, Juan	$195.44	Associate
Charland, Matthew	$278.49	Bachelor's
Clemons, Mark	$278.49	Bachelor's
Faessel, Gregory	$323.23	Bachelor's
Healy, Brian	$356.44	Bachelor's
Krok, Johnathan	$185.66	Associate
Lee, Christopher	$278.49	Bachelor's
Mondon, Rebecca	$278.49	Bachelor's
McBain, Michael	$185.66	Associate

Mellana, Thomas	$278.49	Bachelor's
Miller, Cassie	$278.49	Bachelor's
Pinvidic, Dean	$237.63	Associate
Ruiz, Paul	$278.49	Bachelor's
Sanchez, Andrew	$278.49	Bachelor's
Taveras, Rafael	$278.49	Bachelor's
Wintersole, Michael	$293.16	Bachelor's
Yu, Angus	$265.25	Bachelor's

5. Employees hired after 9/2/13 or employees hired prior to 9/3/13 that achieve education at a level higher than attained as of 2/28/16, shall be eligible for Education Incentive Pay as indicated in the above subsection 1.

6. Employees serving an original probationary period shall be ineligible to receive Education Incentive Pay.

B. Peace Officer Standards & Training (POST) Pay

1. Employees hired prior to 9/13/13, are eligible Peace Officer Standards & Training (POST) Pay capped at the dollar amount attained as of 2/28/2016 as listed in the table below. These amounts are based on the following: 2.5% for an Intermediate POST Certificate, 5% for an Advanced POST Certificate.

Employee	Amount Per Pay Period	POST Certificate
Diaz, Darrell	$185.66	Advanced
Marshall, Brook	$185.66	Advanced
Mount, Eric	$92.83	Intermediate
Patopoff, Christopher	$92.83	Intermediate
Paul, Brock	$92.83	Intermediate
Rodriguez, Robert	$185.66	Advanced
Swift, Jeffrey	$92.83	Intermediate

2. Employees hired after 9/2/13 or employees hired prior to 9/3/13 that achieve a higher-level POST Certificate than attained as of 2/28/16, shall be eligible for POST Pay as indicated below.

Intermediate POST Certificate	$182.46 per month ($84.21 per pay period)
Advanced POST Certificate	$364.91 per month ($168.42 per pay period)

2. Except as modified herein, or by subsequent written agreement of the Parties, all other existing terms of the MOU and any applicable Side Letters shall remain unchanged and in full force and effect as provided thereon.

CITY OF CYPRESS

By: _____ Dated: 4/23/25

By: _____ Dated: 4/23/25

CYPRESS POLICE OFFICERS' ASSOCIATION

By: _____ Dated: 04/23/25

By: _____ Dated: 04/23/25

SIDE LETTER OF AGREEMENT
BETWEEN THE CITY OF CYPRESS
AND THE CYPRESS POLICE OFFICERS' ASSOCIATION
REGARDING PRORATION OF SPECIAL PAYS

Pursuant to the provisions of the Memorandum of Understanding (hereinafter "MOU") between the City of Cypress (hereinafter "City") and the Cypress Police Officers' Association (hereinafter "CPOA") July 1, 2022 – June 30, 2026, Section 5, Section 6, Section 10 and Section 14 of Article VI – Special Pay Provisions will be addressed in this side letter.

When an employee is on unpaid or partial paid leave of absence, it is the City's position that Education Incentive Pay, POST Certification Pay and SWAT Pay should be prorated, much like vacation and sick leave accruals. Other special pays are percentage-based and therefore, the calculation of these pays is self-regulated. The City proposed that all special pays be calculated in the same manner to ensure consistency. The CPOA agreed to prorating the aforementioned pays with the exception for unpaid leave due to disciplinary action. The parties met and conferred on the matter and agreed the following language will be added to each respective Section of Article VI:

Section 5. Educational Incentive Pay

E. Educational Incentive Pay will be prorated when an employee is on unpaid or partial paid leave of absence. This does not apply to unpaid leave due to disciplinary action.

Section 6. Peace Officer Standards and Training (POST) Certificate Pay

E. POST Certificate Pay will be prorated when an employee is on unpaid or partial paid leave of absence. This does not apply to unpaid leave due to disciplinary action.

Section 10. Bilingual Pay

I. Bilingual Pay will be prorated when an employee is on unpaid or partial paid leave of absence. This does not apply to unpaid leave due to disciplinary action.

Section 14. SWAT Pay

SWAT Pay will be prorated when an employee is on unpaid or partial paid leave of absence. This does not apply to unpaid leave due to disciplinary action.

It is the intent of both parties to incorporate the language above in a future Memorandum of Understanding between the City of Cypress and the Police Officers' Association.

Except as modified herein, or by subsequent written agreement of the Parties, all other existing terms of the MOU and any applicable Side Letters shall remain unchanged and in full force and effect as provided thereon.

CITY OF CYPRESS

By: _____ Dated: 4/23/25

By: _____ Dated: 4/23/25

CYPRESS POLICE OFFICERS' ASSOCIATION

By: _____ Dated: 04/24/25

By: _____ Dated: 04/24/25

SIDE LETTER OF AGREEMENT
BETWEEN THE CITY OF CYPRESS
AND THE CYPRESS POLICE OFFICERS' ASSOCIATION
REGARDING SPECIAL ASSIGNMENT PAY FOR HOMELESS LIAISON

Pursuant to the provisions of the Memorandum of Understanding (hereinafter "MOU") between the City of Cypress (hereinafter "City") and the Cypress Police Officers' Association (hereinafter "CPOA") July 1, 2022 – June 30, 2026, Section 11(B) – Special Assignment Pay of Article VI – Special Pay Provisions, the following is stated:

B. Effective January 6, 2023, employees in a special assignment will receive five percent (5%) of base salary as special assignment pay.

1. Eligible assignments include: Detectives, SIU, Task Force, Personnel & Training, School Resource Officer, Traffic Safety, Motors, and Canine Handler.

2. To be eligible for special assignment pay, employees must have a minimum of two years of experience as a sworn officer with the Cypress Police Department or a minimum of two years of experience as a sworn officer with another California agency and one year as a sworn officer with the Cypress Police Department.

3. Special assignment pay will be suspended if any employee is off work for more than 30 consecutive days for any reason, except as provided by State and Federal law.

4. The parties agree this is not pensionable compensation.

Homeless Liaison Officers (HLO) provide resources and support to the homeless population. They work alongside service providers to assist with housing, employment opportunities, mental health services, and basic essentials. Currently, the role of the HLO are ancillary duties and assigned to multiple Police Officers by shift. The City and CPOA met and conferred and agreed to add the Homeless Liaison Officer position to the list of assignments eligible for special assignment pay in lieu of filling the vacant Canine Handler position. The Police Department has two Canine Handlers, one of which has been vacant since April 2023.

The selection process for the Homeless Liaison will follow the same procedures as established for other special assignments. The special assignment pay will be limited to the Police Officer assigned as the full-time Homeless Liaison and will be effective May 9, 2025 or after a formal selection process is completed; whichever is later.

It is the intent of both parties to incorporate Homeless Liaison to the assignments eligible for special assignment pay in Section B (1) above in a future Memorandum of Understanding between the City of Cypress and the Police Officers' Association.

Except as modified herein, or by subsequent written agreement of the Parties, all other existing terms of the MOU and any applicable Side Letters shall remain unchanged and in full force and effect as provided thereon.

CITY OF CYPRESS		**CYPRESS POLICE OFFICERS' ASSOCIATION**	
By:	Dated: 4/23/25	By:	Dated: 04/23/25
By:	Dated: 4/23/25	By:	Dated: 04/23/25

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **7.**

FROM: Mark Lauderback, Chief of Police

DATE: 04/28/2025

SUBJECT: **Approve Alert OC Warning System Memorandum of Understanding with the County of Orange**

RECOMMENDATION

Approve a Memorandum of Understanding with the County of Orange for participation in Alert OC and authorize the City Manager to approve future updates.

DISCUSSION

Alert OC is Orange County's mass notification system. Introduced in 2008, Alert OC unified local agencies' separate, duplicative systems and provides timely emergency notifications to residents, businesses, and visitors. Alert OC informs the public about disasters, at-risk missing persons, severe weather, public health risks, and other emergencies. The system enhances public safety and complements other public warning mechanisms such as social media, radio, and television. Alert OC delivers notifications via telephone, text message, email, and Teletypewriter (TTY)/Telecommunications Device for the Deaf (TDD).

Local agencies participate in Alert OC through a Memorandum of Understanding (MOU) with the County of Orange and Cypress joined in August 2008. Since then, the County has periodically revised the MOU to update service providers and technological advancements. The County recently renewed its contract with Everbridge (a mass notification software provider) to maintain Alert OC through December 2029. To continue participating in the system, the County requires local agencies to approve an updated MOU. There are no significant changes to MOU and no cost to the City as the County funds the system.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney has reviewed the MOU.

APPROVED BY: Peter Grant, City Manager

Attachments

2024 MOU Alert OC
Exhibit A
Exhibit B
Exhibit C

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE COUNTY OF ORANGE
AND
PARTICIPANTS
FOR USE OF COUNTYWIDE MASS NOTIFICATION SYSTEM

This Memorandum of Understanding, hereinafter referred to as "MOU," dated December 30, 2024, which date is stated for purposes of reference only, is entered into by and between the County of Orange, a political subdivision of the State of California, hereinafter referred to as "COUNTY," and the undersigned municipalities, public universities and water agencies responsible for protecting a resident population and maintaining a dedicated public safety answering point (PSAP) within the County of Orange, hereinafter referred to individually as "PARTICIPANT" or collectively as "PARTICIPANTS."

This MOU is intended to establish governance and terms of use for a Countywide Public Mass Notification System.

RECITALS

WHEREAS, COUNTY is sponsoring a Countywide Public Mass Notification System ("System") for the primary intent of providing timely communication to the public during times of emergency; and

WHEREAS, the County is making use of the System available to all cities and agencies within the County of Orange who have the responsibility for protecting a resident population and maintaining a dedicated public safety answering point (PSAP); and

WHEREAS, COUNTY entered into Orange County Agreement No MA-060-25010178 ("Agreement") with Everbridge, Inc., for the provision of Public Mass Notification System Services, on or about December 30, 2024 attached hereto as Attachment A, to disseminate critical, time-sensitive emergency information to COUNTY's residents and businesses through phone and e-mail devices for emergency notification purposes; and

WHEREAS, COUNTY agrees to provide to PARTICIPANTS access to the services provided by Everbridge, Inc. as contained in the Agreement in exchange for abiding by the terms set forth in this MOU; and

WHEREAS, PARTICIPANTS agree to uphold the same terms and conditions of the Agreement, to use the System in compliance with all usage agreements, including but not limited to the End User License Agreement, identified and incorporated herein as Attachment A (Orange County Agreement No. MA-060-25010178 and Attachment B (Countywide Public Mass Notification System Policy and Guideline) and the terms of this MOU to receive the benefits under the Agreement

NOW, THEREFORE, the parties agree as follows:

I. Definitions:

"Agreement" shall refer to Orange County Agreement No. MA-060-25010178 between COUNTY and Everbridge, Inc.

"Countywide" shall mean all geographic locations in Orange County, California.

"Contact information" shall mean PARTICIPANT and public contact data stored in the System for the purpose of disseminating communication in accordance with this MOU and its Attachments.

"Confidential Information" shall include but not be limited to personal identifying information about an individual such as address, phone number, Social Security number, or any other identifier protected from disclosure by law, and/or any other information otherwise protected from disclosure by law, for example, the identity of a victim of a sex crime or a juvenile.

"Emergency" shall include, but not be limited to, instances of fire, flood, storm, epidemic, riots, or disease that threaten the safety and welfare of the citizens and property located within the boundaries of the COUNTY and PARTICIPANTS' respective jurisdictions.

"Emergency information" shall mean information relevant to the safety and welfare of recipients in the event of an Emergency. Such information shall include but not be limited to instructions and directions to alleviate or avoid the impact of an emergency.

"Emergency notification situation" shall mean instances when emergency information is to be distributed through the System.

"Individual User" shall mean an agent, officer, employee or representative of PARTICIPANT that has been granted access to the System as set forth in this MOU.

"Non-emergency information" shall refer to information that is not relevant to the safety and welfare of recipients but has been deemed to be of significant importance to a PARTICIPANT's jurisdiction to justify the use of the System to distribute such information.

"Non-emergency notification situation" shall mean instances when a PARTICIPANT deems non-emergency information to be of significance to a PARTICIPANT'S jurisdiction and the PARTICIPANT uses the System to distribute such information.

"System" shall mean the Public Mass Notification System as provided by Everbridge, Inc. to COUNTY under the Agreement. The System is designed to disseminate information by utilizing common communications, i.e. telephone and e-mail communications to community members and businesses as permitted under the Agreement.

II. **Hold Harmless:** PARTICIPANT will defend, indemnify and save harmless COUNTY, its elected officials, officers, agents, employees, volunteers and those special districts and agencies which COUNTY's Board of Supervisors acts as the governing Board ("COUNTY INDEMNITEES") from and against any and all claims, demands, losses, damages, expenses or liabilities of any kind or nature which COUNTY, its officers, agents, employees or volunteers may sustain or incur or which may be imposed upon them for injury to or death of persons, or damages to property as a result of, or arising out of the acts, errors or omissions of PARTICIPANT, its officers, agents, employees, subtenants, invitees, licensees, or contracted vendors. COUNTY will defend, indemnify and save harmless PARTICIPANT, its officers, agents, employees and volunteers from and against any and all claims, demands, losses, damages, expenses or liabilities of any kind or nature which PARTICIPANT, its officers, agents, employees or volunteers may sustain or incur or which may be imposed upon them for injury to or death of persons, or damages to property as a result of, or arising out of the acts, errors or omissions of COUNTY, its officers, agents, employees, subtenants, invitees, licensees, or contracted vendors.

III. **Term:** This MOU shall be in effect from December 30, 2024, and shall expire on December 30, 2029 unless COUNTY funding of the System becomes unavailable at which time PARTICIPANTS will be given six-month advance notice per the termination terms found in Paragraph VIII. Termination, below.

IV. **Scope of Services**: PARTICIPANTS shall receive from COUNTY access to the same services being provided by Everbridge, Inc. to the COUNTY under the Agreement. COUNTY's involvement in this MOU is limited only to extending the availability of the terms and conditions of the Agreement to the PARTICIPANTS.

V. **Use:** Use of the System and its data, including but not limited to contact information, is governed by the terms, conditions and restrictions set forth in the terms provided in Attachment A, B, and C. All PARTICIPANTS agree to the terms and conditions contained in Attachments A, B, and C. COUNTY retains the right to update Attachments A, B, and C as needed, in whole or in part, during the life of this MOU. Any and all revised Attachments will be distributed to PARTICIPANTS within five business days of the revision date and shall be incorporated into this MOU. Such modifications to the Attachments shall not be deemed an amendment for the purposes of Paragraph IX. Amendments, below.

PARTICIPANT, including each of its agents, officers, employees, and representatives who are given access to the System, agrees to abide by the individual terms of each agreement and the additional conditions incorporated herein. Breach of use may result in individual user or PARTICIPANT access account termination.

PARTICIPANT agrees to require each Individual User to execute an Individual User Agreement (Attachment C) regarding their obligations to maintain the confidentiality of login and password information; ensure that they will use the System in accordance with

all applicable laws and regulations, including those relating to use of personal information; that they may be responsible for any breach of the terms of the Agreement with Everbridge and/or this MOU; and the confidentiality provisions of this MOU. PARTICIPANT further agrees to provide a copy of the signed Individual User Agreement to COUNTY and notify COUNTY, in writing, if an individual user withdraws their consent to the Individual User Agreement at anytime during the term of this MOU. PARTICIPANT further agrees the COUNTY may update the Individual User Agreement and require a copy of the updated signed Individual User Agreement to the COUNTY.

The scope of services under the Agreement is limited to using the System to distribute business communication to PARTICIPANT inter-departmental resources and/or emergency information to the public in emergency notification situations.

All PARTICIPANTS have read and accept the terms and conditions found in COUNTY's "Countywide Public Mass Notification System Policy and Guideline (October 15, 2024)," attached hereto as Attachment B.

VI. **Notice:** Any notice or notices required or permitted to be given pursuant to this MOU shall be submitted in writing and delivered in person, via electronic mail or via United States mail as follows:

COUNTY:

County of Orange – Sheriff-Coroner Department
Emergency Management Division
Attn: Director of Emergency Management
2644 Santiago Canyon Road
Silverado, CA 92676

PARTICIPANTS: Each PARTICIPANT shall provide to COUNTY a contact person and notice information upon entering into this MOU. Each PARTICIPANT shall notify COUNTY if there is an updated contact person.

Notice shall be considered tendered at the time it is received by the intended recipient.

VII. **Confidentiality**: Each party agrees to maintain the confidentiality of confidential records and information to which they have access a result of their use of the System and pursuant to all statutory laws relating to privacy and confidentiality that currently exist or exist at any time during the term of this MOU. All information and use of the System shall be in compliance with California Public Utilities Code section 2872. No party shall post confidential information as part of a mass notification unless the law allows such information to be released.

VIII. **Termination:** The COUNTY or any PARTICIPANT may terminate its participation in this MOU at any time for any reason whatsoever. If any PARTICIPANT chooses to terminate its participation in this MOU, the terminating PARTICIPANT shall provide written notification in accordance with Paragraph VI. Notice, above. Such notice shall be

delivered to the COUNTY 30 days prior to the determined termination date. A terminating PARTICIPANT shall uphold the obligations contained in Paragraph II. Hold Harmless, in its entirety and Paragraph VII. Confidentiality, above. Upon termination, PARTICIPANT agrees to inform each PARTICIPANT user to stop using the System and to relinquish all System access, user accounts, passwords and non-PARTICIPANT data to COUNTY immediately. PARTICIPANT may choose to delete and/or export non-public PARTICIPANT (aka inter-departmental) owned contact information, as well as export resident provided contact information prior to termination. Resident provided contact information acquired through PARTICIPANT sources shall remain in the System and available to the County for regional or multi-jurisdictional notification use as needed.

Should COUNTY discontinue its funding for the System, which shall be grounds for COUNTY's termination of its participation, COUNTY shall give PARTICIPANTS one month advance courtesy notice prior to terminating the Agreement. All other reasons for terminating by COUNTY shall be valid upon providing notice to the PARTICIPANTS. Upon termination by COUNTY, this MOU shall no longer be in effect.

Termination by a PARTICIPANT shall not be deemed an amendment to this MOU as defined in Paragraph IX. Amendments, below.

IX. **Amendments:** This MOU may be amended only by mutual written consent of the parties involved unless otherwise provided for in this MOU. The modifications shall have no force and effect unless such modifications are in writing and signed by an authorized representative of each party. Termination by a PARTICIPANT or adding a new PARTICIPANT to this MOU shall not be deemed an amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed by their duly authorized representatives as of the dates opposite the signatures.

COUNTY OF ORANGE

By: _____ Date: 12/13/2024
Don Barnes, Sheriff-Coroner
County of Orange

By: DocuSigned by: Wendy Phillips _____ Date: 10/23/2024
Wendy Phillips, County Counsel
County of Orange

PARTICIPANT: _____

By: _____ Date: _____
Authorized Signature

_____
Print Name and Title

CONTRACT MA-060-25010178
With
Everbridge, Inc.
For
Public Mass Notification System

This Contract MA-060-25010178, for the procurement of an Public Mass Notification System (PMNS), (hereinafter referred to as "Contract") is made and entered into as of the date fully executed by and between the County of Orange, a political subdivision of the State of California on behalf of Orange County Sheriff Department, OCSD, (hereinafter referred to as "County/Client,") and Everbridge, Inc., with a place of business at 155 N. Lake Ave., Suite 900, Pasadena, CA 91101-1849, (hereinafter referred to as "Contractor,") with County and Contractor sometimes individually referred to as "Party", or collectively referred to as "Parties"

ATTACHMENTS

This Contract is comprised of this document and the following Attachments, which are attached hereto and incorporated by reference into this Contract:

Attachment A-Scope of Work
Attachment B- Compensation and Pricing Provisions
Attachment C-Staffing Plan
Attachment D - Software Products – Maintenance and Support
Attachment E – Acceptance and Testing Procedures
Attachment F – Training
Attachment G – Functional Requirements

Exhibit I

RECITALS

WHEREAS, Contractor and County are entering into this Contract for the procurement of a Public Mass Notification System under a firm fixed fee Contract; and

WHEREAS, County solicited Contract for the procurement of a Public Mass Notification System as set forth herein, and Contractor represented that it is qualified to provide a Public Mass Notification System to the County as further set forth here; and

WHEREAS, Contractor agrees to provide a Public Mass Notification System to the County as further set forth in the Scope of Work, attached hereto as Attachment A; and

WHEREAS, County agrees to pay Contractor based on the schedule of fees set forth in Compensation and Pricing Provision, attached hereto as Attachment B; and

WHEREAS, the County Board of Supervisors has authorized the Purchasing Agent or designee to enter into a Contract for a Public Mass Notification System with the Contractor;

NOW, THEREFORE, the Parties mutually agree as follows:

DEFINITIONS

- **Administrator**: Government official, employee or agency responsible for the day-to-day responsibility and oversight for the mass notification system, including design, development, coordination, implementation, monitoring and evaluation.
- **Application program interface (API)**: A set of functions and procedures allowing the creation of applications that access the features or data of an operating system, application, or other service.
- **Coding Accuracy Support System (CASS)**: Coding Accuracy Support System (CASS) is a certification system from the United States Postal Service (USPS) for address validation.
- **Cyber-protection**: The prevention of damage to, unauthorized use of, or exploitation of, and, if needed, the restoration of electronic information and communications systems and the information contained therein to ensure confidentiality, integrity, and availability. Includes protection and restoration, when needed, of information networks and wireline, wireless, satellite, public safety answering points, and 911 communications systems and control systems.
- **Data:** Any information, algorithms, or other content that the County, the County's employees, agents and end users upload, create or modify using the goods/services pursuant to this Contract, including but not limited to email addresses, telephone numbers, and geo-coded E911 data. Data also includes user identification information and metadata which may contain Data or from which the County's Data may be ascertainable. Personal Data shall include personal information, as defined by Civil Code Section 1798.3.
- **Data Breach:** Any access, destruction, loss, theft, use, modification or disclosure of Data by an unauthorized party or that is in violation of Contract terms and/or applicable state or federal law
- **Documentation**: The term "Documentation" shall mean, with respect to any particular items: (i) all of the written, printed, electronic, or otherwise formatted materials that relate to such items, or any component thereof; (ii) all user, operator, system administration, technical, training, support, and other manuals and all other written, printed, electronic, or other format materials that represent, demonstrate, explain or describe the functional, operational or performance capabilities of such items; and (iii) all specifications, materials, flow charts, notes, outlines, manuscripts, writings, pictorial or graphical materials, schematics, and other documents that represent, demonstrate, explain or describe such items.
- **ESRI mapping**: (Environmental Systems Research Institute) is an international supplier of geographic information system (GIS) software, web GIS and geodatabase management applications.
- **Geo-coding**: Provide geographical coordinates corresponding to (a location).
- **Geo-targeting/targeted**: The practice of delivering content to a user based on his or her geographic location.
- **Human Error:** Any action or inaction on the part of a Contractor's employee or agent that prevents the accomplishment of the goods'/services' intended functions and the services specified in the Scope of Work.
- **IPAWS**: FEMA's Integrated Public Alert and Warning System (IPAWS) is an internet-based capability that federal, state, local, tribal, and territorial authorities can use to issue critical public alerts and warnings.
- **Notification**: A communication distributed to the public and internal responders/relevant personnel that contains important, timely, accurate, and accessible information regarding an actual or potential emergency or incident, including the cause, size and current situation thereof; resources committed and response status of the emergency management organization; and other matters of general interest to the public, responders, and additional stakeholders (both directly affected and indirectly affected). Categories of notification may include: update, alert, advisory, activation, watch or warning.
- **Registrant**: Member of the public who is enrolled or enrolling in the system.

- **Security Incident:** The potentially unauthorized access to Personal Data or Non-Public Data the Contractor believes could reasonably result in the use, disclosure or theft of the County's unencrypted Personal Data or Non-Public Data within the possession or control of the Contractor. A Security Incident may or may not turn into a Data Breach.
- **Solutions:** Contractor's proprietary interactive communication services that the end-user Client has licensed access to.
- **Technical Failure:** A malfunction in the vendor's hardware or software which prevents the accomplishment of the services specified in the Scope of Work. A malfunction of the hardware prevents the accomplishment of the hardware's intended functions and services specified in the Scope of Work. A malfunction of the software prevents the accomplishment of intended services even though the hardware may be functioning properly. Technical failures include, but are not limited to, an improper or incomplete conversion or upgrade of the hardware or software.
- **User**: Government employee or affiliated volunteer who has the ability to log-in to the system for administrative purposes (e.g., maintaining contact lists, sending notifications, monitoring notification results, etc.). Includes employees and contractors of other public entities who are authorized by the County to access the system pursuant to a Memorandum of Understanding between the County and those public entities.
- **WEA/EAS**: Wireless Emergency Alerts/Emergency Alert System.

ARTICLES

General Terms and Conditions:

A. **Governing Law and Venue:** This Contract has been negotiated and executed in the state of California and shall be governed by and construed under the laws of the state of California. In the event of any legal action to enforce or interpret this Contract, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California, and the parties hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure Section 394. Furthermore, the parties specifically agree to waive any and all rights to request that an action be transferred for adjudication to another county.

B. **Entire Contract:** This Contract contains the entire Contract between the parties with respect to the matters herein, and there are no restrictions, promises, warranties or undertakings other than those set forth herein or referred to herein. No exceptions, alternatives, substitutes or revisions are valid or binding on County unless authorized by County in writing. Electronic acceptance of any additional terms, conditions or supplemental Contracts by any County employee or agent, including but not limited to installers of software, shall not be valid or binding on County unless accepted in writing by County's Purchasing Agent or designee.

C. **Amendments:** No alteration or variation of the terms of this Contract shall be valid unless made in writing and signed by the parties; no oral understanding or agreement not incorporated herein shall be binding on either of the parties; and no exceptions, alternatives, substitutes or revisions are valid or binding on County unless authorized by County in writing.

D. **Taxes:** Unless otherwise provided herein or by law, price quoted does not include California state sales or use tax. Out-of-state Contractors shall indicate California Board of Equalization permit number and sales permit number on invoices, if California sales tax is added and collectable. If no permit numbers are shown, sales tax will be deducted from payment. The Auditor-Controller will then pay use tax directly to the State of California in lieu of payment of sales tax to the Contractor.

E. **Intentionally left blank**

F. **Acceptance Payment:** Unless otherwise agreed to in writing by County, payment shall be made

annually in advance and in accordance with Attachment B, Compensation and Pricing Provisions. Only in the event the Contractor is terminated for material breach, County shall immediately receive one/twelfth (1/12) of all prepaid PMNS subscription and services (as listed in this contract) for each month or portion thereof remaining for the applicable Contract year as listed in this Contract.

G. **Warranty:** Contractor Warranty. Contractor shall provide the services in material compliance with the functionality and specifications set forth on the applicable Solution Documentation. Contractor shall provide 24X7X365 customer support. Professional Services shall be performed in a professional manner consistent with industry standards.

Disclaimer. THE FOREGOING REPRESENT THE ONLY WARRANTIES MADE BY CONTRACTOR HEREUNDER, AND CONTRACTOR EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. CONTRACTOR DOES NOT WARRANT THAT THE SOLUTION WILL OPERATE ERROR FREE OR WITHOUT INTERRUPTION. WITHOUT LIMITING THE FOREGOING, IN NO EVENT SHALL CONTRACTOR HAVE ANY LIABILITY FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE ARISING FROM FAILURE OF THE SOLUTION TO DELIVER AN ELECTRONIC COMMUNICATION, HOWEVER CAUSED AND UNDER ANY THEORY OF LIABILITY, EVEN IF CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE.

SMS Transmission. CLIENT ACKNOWLEDGES THAT THE USE OF SHORT MESSAGING SERVICES ("SMS"), ALSO KNOWN AS TEXT MESSAGING, AS A MEANS OF SENDING MESSAGES INVOLVES A REASONABLY LIKELY POSSIBILITY FROM TIME TO TIME OF DELAYED, UNDELIVERED, OR INCOMPLETE MESSAGES AND THAT THE PROCESS OF TRANSMITTING SMS MESSAGES CAN BE UNRELIABLE AND INCLUDE MULTIPLE THIRD PARTIES THAT PARTICIPATE IN THE TRANSMISSION PROCESS, INCLUDING MOBILE NETWORK OPERATORS AND INTERMEDIARY TRANSMISSION COMPANIES. ACCORDINGLY, CONTRACTOR RECOMMENDS THAT SMS MESSAGING NOT BE USED AS THE SOLE MEANS OF COMMUNICATION IN AN EMERGENCY SITUATION.

H. **Patent/Copyright Materials/Proprietary Infringement:**

Contractor shall defend, indemnify and hold Client harmless from and against any Claim against Client arising out of (i) any breach by Contractor of applicable privacy laws; (ii) any breach by Contractor of its data security obligations; or (iii) an allegation that the Solution as contemplated hereunder infringes an issued patent or other IP Right in a country in which the Solution is provided to Client. If (x) any aspect of the Solution is found or, in Contractor's reasonable opinion is likely to be found, to infringe upon the IP Right of a third party or (y) the continued use of the Solution is enjoined, then Contractor will promptly and at its own cost and expense at its option: (i) obtain for Client the right to continue using the Solution; (ii) modify such aspect of the Solution so that it is non-infringing; or (iii) replace such aspect of the Solution with a non-infringing functional equivalent. If, after all commercially reasonable efforts, Contractor determines in good faith that options (i) - (iii) are not feasible, Contractor will remove the infringing items from the Solution and refund to Client on a pro-rata basis any prepaid unused fees paid for such infringing element. The remedies set forth in this Section are Client's exclusive remedy for Claims for infringement of an IP Right. Contractor shall have no obligation or liability for any claim pursuant to this Section to the extent arising from: (i) the combinations, operation, or use of the Solution supplied under this Agreement with any product, device, or software not supplied by Contractor to the extent the combination creates the infringement; (ii) the unauthorized alteration or modification by Client of the Solution; or (iii) Contractor's compliance with Client's designs, specifications, requests or instruction pursuant to an engagement for Everbridge Professional Services relating to the Solution to the extent the claim of infringement is based on the foregoing.

Indemnification Process. The indemnifying party's obligations under this Section are contingent upon the indemnified party (a) promptly giving notice of the Claim to the indemnifying party once the Claim is known; (b) giving the indemnifying party sole control of the defense and settlement of the Claim (provided that the indemnifying party may not settle such Claim unless such settlement unconditionally releases the indemnified party of all liability and does not adversely affect the indemnified party's business or service); and (c) providing the indemnifying party all available information and reasonable assistance.

I. **Assignment:** Assignment: The terms, covenants, and conditions contained herein shall apply to and bind the heirs, successors, executors, administrators and assigns of the parties. Furthermore, neither the performance of this Contract nor any portion thereof may be assigned by Contractor without the express written consent of County, which consent shall not be unreasonably withheld or delayed. Any attempt by Contractor to assign the performance or any portion thereof of this Contract without the express written consent of County shall be invalid and shall constitute a breach of this Contract.

J. **Non-Discrimination:** In the performance of this Contract, Contractor agrees that it will comply with the requirements of Section 1735 of the California Labor Code and not engage nor permit any subcontractors to engage in discrimination in employment of persons because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or sex of such persons. Contractor acknowledges that a violation of this provision shall subject Contractor to penalties pursuant to Section 1741 of the California Labor Code.

K. **Termination:** In addition to any other remedies or rights it may have by law, County has the right to immediately terminate this Contract without penalty after 30 days' written notice without cause, unless otherwise specified. Exercise by County of its right to terminate the Contract shall relieve County of all further obligation.

Either Party may terminate this Agreement upon the other Party's material breach of the Agreement, provided that (i) the non-breaching Party sends written notice to the breaching Party describing the breach in reasonable detail; (ii) the breaching Party does not cure the breach within thirty (30) days following its receipt of such notice (the "Notice Period"); and (iii) following the expiration of the Notice Period, the non-breaching Party sends a second written notice indicating its election to terminate this Agreement. If Client terminates this Agreement due to material breach by Contractor, Client shall be entitled to a refund of any prepaid unused fees on a pro-rata basis, provided that such refund shall be Client's sole and exclusive remedy.

L. **Consent to Breach Not Waiver:** No term or provision of this Contract shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to, or waiver of, a breach by the other, whether express or implied, shall not constitute consent to, waiver of, or excuse for any other different or subsequent breach.

M. **Independent Contractor:** Contractor shall be considered an independent contractor and neither Contractor, its employees, nor anyone working under Contractor shall be considered an agent or an employee of County. Neither Contractor, its employees nor anyone working under Contractor shall qualify for workers' compensation or other fringe benefits of any kind through County.

N. **Performance Warranty:** Contractor shall warrant all work under this Contract, taking necessary steps and precautions to perform the work to County's satisfaction. Contractor shall be responsible for the professional quality, technical assurance, timely completion and coordination of all documentation and other goods/services furnished by the Contractor under this Contract. Contractor shall perform all work diligently, carefully, and in a good and workmanlike manner; shall furnish all necessary labor, supervision, machinery, equipment, materials, and supplies, shall at its sole expense obtain and maintain all permits and licenses required by public authorities, including those of County required in its governmental capacity, in connection with performance of the work. If permitted to subcontract, Contractor shall be fully responsible for all work performed by subcontractors.

1. Contractor shall promptly notify the Orange County Sheriff's Department Emergency Management Division personnel assigned as lead program manager for this Contract upon discovery or reasonable awareness of the following: (a) any issues or deficiencies with the goods/services provided pursuant to this Contract or in the provision of similar products/services to another customer, whether identified by Contractor's own personnel or by other customers or subcontractors; (b) any claim or action against, or any loss by, Contractor that involves or may reasonably be expected to involve similar goods and/or services provided pursuant to this Contract; or (c) the initiation of any government investigation that may result in a finding that Contractor is not in compliance with all applicable federal, state and local laws. Notification may be performed through an automated service notification email or telephone process, or via direct personal phone calls with written follow-up documentation, depending upon the urgency of the issues, incidents, or deficiencies. Contractor shall maintain a system issue/deficiency log during the life of the Contract and for four (4) years beyond contract termination, which shall be made available to the County upon request.
2. County shall promptly notify Contractor upon discovery or reasonable belief/awareness of any issues or deficiencies with the goods/services to be provided pursuant to this Contract, either identified directly by County's own personnel or by other customers or subcontractors. Notification may be performed in writing or direct personal phone call with written follow-up documentation, depending upon the urgency of the issues, incidents, or deficiencies. The Contractor shall include these issues or deficiencies in their system issue/deficiency log during the life of the contract and for four (4) years beyond contract termination.

3. In the event any goods or services provided by the Contractor in the performance of the Contract should fail to conform to the requirements in this Contract, it shall become the duty of the Contractor to correct the performance of goods/services, without expense to the County. If corrective action (including but not limited to patches, bug fixes, updates) is taken by the Contractor to remedy issues or deficiencies in the provision of similar goods and/or services to other customers, such corrective action shall be provided to the County at no additional cost if such corrective action is needed for the Contractor to meet its obligations under this Contract.

4. The County and Contractor agree to establish a collaborative process for developing timelines and benchmarks for corrective action and resolution of issues or deficiencies.

O. **Insurance Provisions:** Prior to the provision of services under this Contract, the Contractor agrees to carry all required insurance at Contractor's expense, including all endorsements required herein, necessary to satisfy the County that the insurance provisions of this Contract have been complied with. Contractor agrees to keep such insurance coverage current, provide Certificates of Insurance, and endorsements to the County during the entire term of this Contract.

Contractor shall ensure that all subcontractors performing work on behalf of Contractor pursuant to this Contract shall be covered under Contractor's insurance as an Additional Insured or maintain insurance subject to the same terms and conditions as set forth herein for Contractor. Contractor shall not allow subcontractors to work if subcontractors have less than the level of coverage required by County from Contractor under this Contract. It is the obligation of Contractor to provide notice of the insurance requirements to every subcontractor and to receive proof of insurance prior to allowing any subcontractor to begin work. Such proof of insurance must be maintained by Contractor through the entirety of this Contract for inspection by County representative(s) at any reasonable time.

All self-insured retentions (SIRs) shall be clearly stated on the Certificate of Insurance. Any SIRs in excess of Fifty Thousand Dollars $50,000 shall specifically be approved by the County's Risk Manager, or designee. The County reserves the right to require current audited financial reports from Contractor. If Contractor is self-insured, Contractor will indemnify the County for any and all claims resulting or arising from Contractor's services in accordance with the indemnity provision stated in this contract.

If the Contractor fails to maintain insurance acceptable to the County for the full term of this Contract, the County may terminate this Contract.

Qualified Insurer

The policy or policies of insurance must be issued by an insurer with a minimum rating of A- (Secure A.M. Best's Rating) and VIII (Financial Size Category as determined by the most current edition of the **Best's Key Rating Guide/Property-Casualty/United States or ambest.com).**

If the insurance carrier does not have an A.M. Best Rating of A-/VIII, CEO/ Risk Management retains the right to approve or reject a carrier after a review of the company's performance and financial ratings.

The policy or policies of insurance maintained by the Contractor shall provide the minimum limits and coverage as set forth below:

Coverage	Minimum Limits
Commercial General Liability	$1,000,000 per occurrence $2,000,000 aggregate
Automobile Liability including coverage owned or scheduled, non-owned and hired vehicles	$1,000,000 combined single limit each accident
Workers Compensation	Statutory
Employers Liability Insurance	$1,000,000 per accident or disease
Network Security & Privacy Liability	$1,000,000 per claims-made
Technology Errors & Omissions	$2,000,000 per claims-made $2,000,000 aggregate

Increased insurance limits may be satisfied with Excess/Umbrella policies. Excess/Umbrella policies when required must provide Follow Form coverage.

Required Coverage Forms

The Commercial General Liability coverage shall be written on occurrence basis utilizing Insurance Services Office (ISO) form CG 00 01, or a substitute form providing liability coverage at least as broad.

The Business Auto Liability coverage shall be written on ISO form CA 00 01, CA 00 05, CA 0012, CA 00 20, or a substitute form providing coverage at least as broad.

Required Endorsements

The Commercial General Liability policy shall contain the following endorsements, which shall accompany the Certificate of Insurance:

1) An Additional Insured endorsement using ISO form CG 20 26 04 13, or a form at least as broad naming the ***County of Orange its elected and appointed officials, officers, agents, and employees*** as Additional Insureds, or provide blanket coverage, which will state ***AS REQUIRED BY WRITTEN CONTRACT.***
2) A primary non-contributory endorsement using ISO form CG 20 01 04 13, or a form at least as broad evidencing that the Contractor's insurance is primary and any insurance or self-insurance maintained by the County of Orange shall be excess and non-contributing.

The Network Security and Privacy Liability policy shall contain the following endorsements which shall accompany the Certificate of Insurance:

1) An Additional Insured endorsement naming the ***County of Orange, its elected and appointed officials, officers, agents, and employees*** as Additional Insureds for its vicarious liability.

2) A primary and non-contributory endorsement evidencing that the Contractor's insurance is primary and any insurance or self-insurance maintained by the County of Orange shall be excess and non-contributing.

The Workers' Compensation policy shall contain a waiver of subrogation endorsement waiving all rights of subrogation against the ***County of Orange, its elected and appointed officials, officers, agents, and employees*** or provide blanket coverage, which will state ***AS REQUIRED BY WRITTEN CONTRACT.***

All insurance policies required by this Contract shall waive all rights of subrogation against the County of Orange, its elected and appointed officials, officers, agents, and employees when acting within the scope of their appointment or employment.

Contractor shall provide thirty (30) days prior written notice to the County of any policy cancellation or non-renewal and ten (10) days prior written notice where cancellation is due to non-payment of premium and provide a copy of the cancellation notice to County. Failure to provide written notice of cancellation may constitute a material breach of the Contract, upon which the County may suspend or terminate this Contract.

If Contractor's Technology Errors & Omissions and/or Network Security & Privacy Liability are "Claims-Made" policy(ies), Contractor shall agree to the following:

1) The retroactive date must be shown and must be before the date of the contract or the beginning of the contract services.

2) Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after expiration or earlier termination of contract services.

3) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the contract services, Contractor must purchase an extended reporting period for a minimum of three (3) years after expiration of earlier termination of the Contract.

The Commercial General Liability policy shall contain a severability of interests clause also known as a "separation of insureds" clause (standard in the ISO CG 0001 policy).

Insurance certificates should be forwarded to the agency/department address listed on the solicitation.

If the Contractor fails to provide the insurance certificates and endorsements within seven (7) days of notification by CEO/Purchasing or the agency/department purchasing division, award may be made to the next qualified vendor.

County expressly retains the right to require Contractor to increase or decrease insurance of any of the above insurance types throughout the term of this Contract. Any increase or decrease in insurance will be as deemed by County of Orange Risk Manager as appropriate to adequately protect County.

County shall notify Contractor in writing of changes in the insurance requirements. If Contractor does not provide acceptable Certificates of Insurance and endorsements to County incorporating such changes within thirty (30) days of receipt of such notice, this Contract may be in breach without further notice to Contractor, and County shall be entitled to all legal remedies.

The procuring of such required policy or policies of insurance shall not be construed to limit Contractor's liability hereunder nor to fulfill the indemnification provisions and requirements of this Contract, nor act in any way to reduce the policy coverage and limits available from the insurer.

P. **Changes:** Contractor shall make no changes in the work or perform any additional work without the County's specific written approval.

Q. **Change of Ownership/Name, Litigation Status, Conflicts with County Interests:** Contractor agrees that if there is a change or transfer in ownership of Contractor's business prior to completion of this Contract, the new owners shall be required under terms of sale or other instruments of transfer to assume Contractor's duties and obligations contained in this Contract and complete them to the satisfaction of County.

County reserves the right to immediately terminate the Contract in the event the County determines that the assignees is not qualified or is otherwise unacceptable to the County for the provision of services under the Contract.

In addition, Contractor has the duty to notify the County in writing of any change in the Contractor's status with respect to name changes that do not require an assignment of the Contract. The Contractor is also obligated to notify the County in writing if the Contractor becomes a party to any litigation against the County, or a party to litigation that may reasonably affect the Contractor's performance under the Contract, as well as any potential conflicts of interest between Contractor and County that may arise prior to or during the period of Contract performance. While Contractor will be required to provide this information without prompting from the County any time there is a change in Contractor's name, conflict of interest or litigation status, Contractor must also provide an update to the County of its status in these areas whenever requested by the County.

The Contractor shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with County interests. In addition to the Contractor, this obligation shall apply to the Contractor's employees, agents, and subcontractors associated with the provision of goods and services provided under this Contract. The Contractor's efforts shall include, but not be limited to establishing rules and procedures preventing its employees, agents, and subcontractors from providing or offering gifts, entertainment, payments, loans or other considerations which could be deemed to influence

or appear to influence County staff or elected officers in the performance of their duties.

R. **Intentionally left blank**

S. **Confidentiality:** Contractor agrees to maintain the confidentiality of all County and County-related records and information pursuant to all statutory laws relating to privacy and confidentiality that currently exist or exist at any time during the term of this Contract. All such records and information shall be considered confidential and kept confidential by Contractor and Contractor's staff, agents and employees.

Definition. "Confidential Information" means all information of a Party ("Disclosing Party") disclosed to the other Party ("Receiving Party"), whether orally, electronically, in writing, or by inspection of tangible objects (including, without limitation, documents or prototypes), that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure. Confidential Information includes without limitation, all Client Data, the Solutions, and either Party's business and marketing plans, technology and technical information, product designs, reports and business processes. Confidential Information shall not include any information that: (i) is or becomes generally known to the public without breach of any obligation owed to Disclosing Party; (ii) was known to Receiving Party prior to its disclosure by Disclosing Party without breach of any obligation owed to Disclosing Party; (iii) was independently developed by Receiving Party without breach of any obligation owed to Disclosing Party; or (iv) is received from a third party without breach of any obligation owed to Disclosing Party. Confidential Information shall not include this Contract.

Protection. Receiving Party shall not disclose or use any Confidential Information of Disclosing Party for any purpose other than performance or enforcement of this Agreement without Disclosing Party's prior written consent. If Receiving Party is compelled by law to disclose Confidential Information of Disclosing Party, including under the Freedom of Information Act or other public information request (i.e., "state sunshine" laws) it shall provide Disclosing Party with prior notice of such compelled disclosure (to the extent legally permitted) and reasonable assistance, at Disclosing Party's cost, if Disclosing Party wishes to contest the disclosure. Receiving Party shall protect the confidentiality of Disclosing Party's Confidential Information in the same manner that it protects the confidentiality of its own confidential information of like kind (but in no event using less than reasonable care). Receiving Party shall promptly notify Disclosing Party if it becomes aware of any breach of confidentiality of Disclosing Party's Confidential Information.

Upon Termination. Upon any termination of this Agreement, the Receiving Party shall continue to maintain the confidentiality of the Disclosing Party's Confidential Information and, upon request and to the extent practicable, destroy all materials containing such Confidential Information. Notwithstanding the foregoing, either Party may retain a copy of any Confidential Information if required by applicable law or regulation, in accordance with internal compliance policy, or pursuant to automatic computer archiving and back-up procedures, subject at all times to the continuing applicability of the provisions of this Agreement.

T. **Compliance with Laws:** Contractor represents that services to be provided under this Contract shall fully comply, at Contractor's expense, with all standards, laws, statutes, restrictions, ordinances, requirements, and regulations (collectively "laws"), including, but not limited to those issued by County in its governmental capacity and all other laws applicable to the services at the time services are provided to and accepted by County. Contractor acknowledges that County is relying on Contractor to ensure such compliance.

U. **Freight:** Intentionally left blank.

V. **Severability:** If any term, covenant, condition or provision of this Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

W. **Attorney Fees:** In any action or proceeding to enforce or interpret any provision of this Contract, each party shall bear their own attorney's fees, costs and expenses.

X. **Interpretation:** This Contract has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Contract. In addition, each party had been represented by experienced and knowledgeable independent legal counsel of their own choosing or has knowingly declined to seek such counsel despite being encouraged and given the opportunity to do so. Each party further acknowledges that they have not been influenced to any extent whatsoever in executing this Contract by any other party hereto or by any person representing them, or both. Accordingly, any rule or law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this Contract against the party that has drafted it is not applicable and is waived. The provisions of this Contract shall be interpreted in a reasonable manner to effect the purpose of the parties and this Contract.

Y. **Employee Eligibility Verification:** The Contractor warrants that it fully complies with all Federal and State statutes and regulations regarding the employment of aliens and others and that all its employees performing work under this Contract meet the citizenship or alien status requirement set forth in Federal statutes and regulations. The Contractor shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by Federal or State statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. §1324 et seq., as they currently exist and as they may be hereafter amended. The Contractor shall retain all such documentation for all covered employees for the period prescribed by the law. The Contractor shall indemnify, defend with counsel approved in writing by County, and hold harmless, the County, its agents, officers, and employees from employer sanctions and any other liability which may be assessed against the Contractor or the County or both in connection with any alleged violation of any Federal or State statutes or regulations pertaining to the eligibility for employment of any persons performing work under this Contract.

Z. **Audits/Inspections:** Contractor agrees to permit the County's Auditor-Controller or the Auditor-Controller's authorized representative (including auditors from a private auditing firm hired by the County) access during normal working hours to all books, accounts, records, reports, files, financial records, supporting documentation, including payroll and accounts payable/receivable records, and other papers or property of Contractor for the purpose of auditing or inspecting financial books and under this Contract. The inspection and/or audit will be confined to those matters connected with the financial aspects of the Contract including, but not limited to, the costs of administering the Contract. The County will provide reasonable notice of such an audit or inspection. All documents requested shall be provided electronically.

The County reserves the right to audit and verify the Contractor's records before final payment is made.

Contractor agrees to maintain such records for possible audit for a minimum of three years after final payment, unless a longer period of records retention is stipulated under this Contract or by law. Contractor agrees to allow interviews of any employees or others who might reasonably have information related to such records. Further, Contractor agrees to include a similar right to the County to audit records and interview staff of any subcontractor related to performance of this Contract.

Should the Contractor cease to exist as a legal entity, the Contractor's records pertaining to this agreement shall be forwarded to the County's project manager.

AA. **Intentionally left blank**

BB. **Contingency of Funds:** Contractor acknowledges that funding or portions of funding for this Contract may be contingent upon state budget approval; receipt of funds from, and/or obligation of funds by, the state of California to County; and inclusion of sufficient funding for the services hereunder in the budget approved by County's Board of Supervisors for each fiscal year covered by this Contract. If such approval, funding or appropriations are not forthcoming, or are otherwise limited, County may immediately terminate or modify this Contract without penalty.

CC. **Licensing Terms and Conditions:**

1. County Responsibilities

1.1 Client Data. County shall retain all ownership rights in all Contact data and all electronic data County transmits to Contractor to or through the Solutions ("County Data"). County represents that it has the right to authorize and hereby does authorize Contractor to collect, store and process County Data subject to the terms of this Agreement. County shall maintain a copy of all Contact data it provides to Contractor.

1.2 Use of Solutions. County is responsible for all activity occurring under County's account(s) and shall comply with all applicable laws and regulations in connection with County's use of the Services, including its provision of County Data to Contractor. County shall be responsible for ensuring that there is a lawful basis for sending communications through the Solutions to Contacts including, where applicable, obtaining the required consent of Contacts. County shall promptly notify Contractor of any unauthorized use of any password or account of which County becomes aware. County acknowledges that the Solutions are a passive conduit for the transmission of County Data, and Contractor has no obligation to screen, preview or monitor content, and shall have no liability for any errors or omissions or for any defamatory, libelous, offensive or otherwise unlawful content in any County Data, or for any losses, damages, claims, or other actions arising out of or in connection with any data sent, accessed, posted or otherwise transmitted via the Solutions by County, Users or Contacts, except to the extent such losses are caused directly by the acts or omissions of Contractor personnel.

2. Proprietary Rights

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Contractor hereby grants to County, during the term of this Agreement, a limited, non-exclusive, non-transferable, non-sublicensable right to use the Solutions.

2.2 Restrictions. County shall use the Solution solely for its internal business purposes. In particular, County's use of the Solutions shall not include service bureau use, outsourcing, renting, reselling, sublicensing, or time-sharing. County shall not (i) sell, transfer, assign, distribute or otherwise commercially exploit or make the Solution available to any third party except as expressly set forth herein; (ii) modify or make derivative works based upon the Solution; (iii) reverse engineer the Solution; (iv) remove, obscure or alter any proprietary notices or labels on the Solution or any materials made available by Contractor; (v) use, post, transmit or introduce any device, software or routine (including viruses, worms or other harmful code) which interferes or attempts to interfere with the operation of the Solution; or (vi) defeat or attempt to defeat any security mechanism of any Solution.

2.3 Reservation of Rights. The Solutions (including all associated computer software (whether in source code, object code, or other form), databases, indexing, search, and retrieval methods and routines, HTML, active server pages, intranet pages, and similar materials) and all intellectual property and other rights, title, and interest therein (collectively, "IP Rights"), whether conceived by Contractor

alone or in conjunction with others, constitute Confidential Information and the valuable intellectual property, proprietary material, and trade secrets of Contractor and its licensors and are protected by applicable intellectual property laws of the United States and other countries. Contractor owns (i) all voluntary feedback regarding the design or operation of the Services (except for the County Data) provided to Contractor by Users, County and Contacts in conjunction with the Services, and (ii) all aggregated and anonymized transactional, performance, derivative data and metadata generated in connection with the Solutions, which are generally used to improve the functionality and performance of the Services. Except for the rights expressly granted to County in this Agreement, all rights in and to the Solutions and all of the foregoing elements thereof (including the rights to any work product resulting from Professional Services and to any modification, enhancement, configuration or derivative work of the Solutions) are and shall remain solely owned by Contractor and its respective licensors. Contractor may use and provide Solutions and Professional Services to others that are similar to those provided to County hereunder, and Contractor may use in engagements with others any knowledge, skills, experience, ideas, concepts, know-how and techniques used or gained in the provision of the Solutions or Professional Services to County, provided that, in each case, no County Data or County Confidential Information is disclosed thereby.

3. Limitation of Liability: To the maximum extent permitted by law, neither Party shall have any liability to the other Party for any indirect, special, incidental, punitive, or consequential damages, however caused, under any theory of liability, and whether or not the Party has been advised of the possibility of such damage. Except for its indemnification obligations in this Agreement to the contrary, in no event shall Contractor's aggregate liability, regardless of whether any action or claim is based on warranty, contract, tort or otherwise, exceed amounts paid or due by County to Contractor hereunder during the 12-month period prior to the event giving rise to such liability. The foregoing limitations shall apply even if the non-breaching party's remedies under this Agreement fail their essential purpose.

Additional Terms and Conditions:

1. **Scope of Contract:** This Contract specifies the Contractual terms and conditions by which County will procure a Public Mass Notification System from Contractor as further detailed in the Scope of Work, identified, and incorporated herein by this reference as "Attachment A".
2. **Term of Contract:** This Contract shall commence on December 31, 2024 and continue for three (3) calendar years from that date, unless otherwise terminated by County. This Contract may be renewed as set forth in paragraph 3 below.
3. **Renewal:** This Contract may be renewed by mutual written agreement of both Parties for two (2) additional one (1) year terms. The County does not have to give reason if it elects not to renew. Renewal periods may be subject to approval by the County of Orange Board of Supervisors.
4. **Adjustments – Scope of Work:** No adjustments made to the Scope of Work will be authorized without prior written approval of the County assigned Deputy Purchasing Agent.
5. **Civil Rights:** Contractor attests that services provided shall be in accordance with the provisions of Title VI and Title VII of the Civil Rights Act of 1964, as amended, Section 504 of the Rehabilitation Act of 1973, as amended; the Age Discrimination Act of 1975 as amended; Title II of the Americans with Disabilities Act of 1990, and other applicable State and federal laws and regulations prohibiting discrimination on the basis of race, color, national origin, ethnic group identification, age, religion, marital status, sex or disability.
6. **Conflict of Interest – Contractor's Personnel:** Contractor shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the best interests of County. This obligation shall apply to Contractor; Contractor's employees, agents, and subcontractors associated with accomplishing work and services hereunder. Contractor's efforts shall

include, but not be limited to establishing precautions to prevent its employees, agents, and subcontractors from providing or offering gifts, entertainment, payments, loans or other considerations which could be deemed to influence or appear to influence County staff or elected officers from acting in the best interests of County.

7. **Conflict of Interest – County Personnel:** County of Orange Board of Supervisors policy prohibits its employees from engaging in activities involving a conflict of interest. Contractor shall not, during the period of this Contract, employ any County employee for any purpose.

8. **Contractor's Project Manager and Key Personnel:** Contractor shall appoint a Project Manager to direct Contractor's efforts in fulfilling Contractor's obligations under this Contract. This Project Manager shall be subject to approval by County and shall not be changed without the written consent of County's Project Manager, which consent shall not be unreasonably withheld.

   Contractor's Project Manager shall be assigned to this project for the duration of Contract and shall diligently pursue all work and services to meet the project time lines. County's Project Manager shall have the right to require the removal and replacement of Contractor's Project Manager from providing services to County under this Contract. County's Project manager shall notify Contractor in writing of such action. Contractor shall accomplish the removal within five (5) business days after written notice by County's Project Manager. County's Project Manager shall review and approve the appointment of the replacement for Contractor's Project Manager. County is not required to provide any additional information, reason or rationale in the event it requires the removal of Contractor's Project Manager from providing further services under Contract.

9. **Contractor Personnel – Reference Checks:** Contractor warrants that all persons employed to provide service under this Contract have satisfactory past work records indicating their ability to adequately perform the work under this Contract. Contractor's employees assigned to this project must meet character standards as demonstrated by background investigation and reference checks, coordinated by the agency/department issuing this Contract.

10. **Contractor Personnel – Uniform/Badges/Identification:** Contractor warrants that all persons employed to provide service under this Contract have satisfactory past work records indicating their ability to accept the kind of responsibility under this Contract.

    All Contractor's employees shall be required to wear uniforms, badges, or other means of identification which are to be furnished by Contractor and must be work at all times while working on County property. The assigned Deputy Purchasing Agent must be notified in writing, within seven (7) days of notification of award of Contract of the uniform and/or badges and/or other identification to be worn by employees prior to beginning work and notified in writing seven (7) days prior to any changes in this procedure.

11. **Contractor's Records:** Contractor shall keep true and accurate accounts, records, books and data which shall correctly reflect the business transacted by Contractor in accordance with generally accepted accounting principles. These records shall be stored for a period of three (3) years after final payment is received from County.

12. **Conditions Affecting Work:** The Contractor shall be responsible for taking all steps reasonably necessary to ascertain the nature and location of the work to be performed under this Contract and to know the general conditions which can affect the work or the cost thereof. Any failure by the Contractor to do so will not relieve Contractor from responsibility for successfully performing the work without additional cost to the County. The County assumes no responsibility for any understanding or representations concerning the nature, location(s) or general conditions made by any of its officers or agents prior to the execution of this Contract, unless such understanding or representations by the County are expressly stated in the Contract.

13. **Data – Title To:** All materials, documents, data or information obtained from County data files or any

County medium furnished to Contractor in the performance of this Contract will at all times remain the property of County. Such data or information may not be used or copied for direct or indirect use by Contractor after completion or termination of this Contract without the express written consent of County. All materials, documents, data or information, including copies, must be returned to County at the end of this Contract.

14. **Debarment:** Contractor shall certify that neither Contractor nor its principles are presently debarred, proposed for debarment, declared ineligible or voluntarily excluded from participation in the transaction by any Federal department or agency. Where Contractor as the recipient of federal funds, in unable to certify to any of the statements in the certification, Contractor must include an explanation with the bid/proposal. Debarment pending debarment, declared ineligibility or voluntary exclusion from participation by any Federal department of agency may result in the bid/proposal being deemed non-responsible.

15. **Disputes – Contract:**

A. The parties shall deal in good faith and attempt to resolve potential disputes informally. If the dispute concerning a question of fact arising under the terms of this Contract is not disposed of in a reasonable period of time by the Contractor's Project Manager and the County's Project Manager, such matter shall be brought to the attention of the County Deputy Purchasing Agent by way of the following process:

1. The Contractor shall submit to the agency/department assigned Deputy Purchasing Agent a written demand for a final decision regarding the disposition of any dispute between the parties arising under, related to, or involving this Contract, unless the County, on its own initiative, has already rendered such a final decision.

2. The Contractor's written demand shall be fully supported by factual information, and, if such demand involves a cost adjustment to the Contract, the Contractor shall include with the demand a written statement signed by a senior official indicating that the demand is made in good faith, that the supporting data are accurate and complete, and that the amount requested accurately reflects the Contract adjustment for which the Contractor believes the County is liable.

B. Pending the final resolution of any dispute arising under, related to, or involving this Contract, the Contractor agrees to diligently proceed with the performance of this Contract, including the delivery of goods and/or provision of services. The Contractor's failure to diligently proceed shall be considered a material breach of this Contract.

Any final decision of the County shall be expressly identified as such, shall be in writing, and shall be signed by the County Deputy Purchasing Agent or his designee. If the County fails to render a decision within 90 days after receipt of the Contractor's demand, it shall be deemed a final decision adverse to the Contractor's contentions. Nothing in this section shall be construed as affecting the County's right to terminate the Contract for cause or termination for convenience as stated in section K herein.

16. **Drug-Free Workplace:** The Contractor hereby certifies compliance with Government Code Section 8355 in matters relating to providing a drug-free workplace. The Contractor will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a)(1).

2. Establish a drug-free awareness program as required by Government Code Section 8355(a)(2) to inform employees about all of the following:

   a. The dangers of drug abuse in the workplace;

   b. The organization's policy of maintaining a drug-free workplace;

   c. Any available counseling, rehabilitation and employee assistance programs; and

   d. Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by Government Code Section 8355(a)(3) that every employee who works under this Contract:

   a. Will receive a copy of the company's drug-free policy statement; and

   b. Will agree to abide by the terms of the company's statement as a condition of employment under this Contract.

Failure to comply with these requirements may result in suspension of payments under the Contract or termination of the Contract or both, and the Contractor may be ineligible for award of any future County contracts if the County determines that any of the following has occurred:

1. The Contractor has made false certification, or

2. The Contractor violates the certification by failing to carry out the requirements as noted above.

17. **EDD Independent Contractor Reporting Requirements:** Effective January 1, 2001, the County of Orange is required to file in accordance with subdivision (a) of Section 6041A of the Internal Revenue Code for services received from a "service provider" to whom the County pays $600 or more or with whom the County enters into a contract for $600 or more within a single calendar year. The purpose of this reporting requirement is to increase child support collection by helping to locate parents who are delinquent in their child support obligations.

    The term "service provider" is defined in California Unemployment Insurance Code Section 1088.8, subparagraph B.2 as "an individual who is not an employee of the service recipient for California purposes and who received compensation or executes a contract for services performed for that service recipient within or without the state." The term is further defined by the California Employment Development Department to refer specifically to independent Contractors. An independent Contractor is defined as "an individual who is not an employee of the government entity for California purposes and who receives compensation or executes a contract for services performed for that government entity either in or outside of California."
    The reporting requirement does not apply to corporations, general partnerships, limited liability partnerships, and limited liability companies.

    Additional information on this reporting requirement can be found at the California Employment Development Department web site located at http://www.edd.ca.gov/Employer_Services.htm

18. **Equal Employment Opportunity:** The Contractor shall comply with U.S. Executive Order 11246 entitled, "Equal Employment Opportunity" as amended by Executive Order 11375 and as

supplemented in Department of Labor regulations (41 CFR, Part 60) and applicable state of California regulations as may now exist or be amended in the future. The Contractor shall not discriminate against any employee or applicant for employment on the basis of race, color, national origin, ancestry, religion, sex, marital status, political affiliation or physical or mental condition.

Regarding handicapped persons, the Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to provide equal opportunity to handicapped persons in employment or in advancement in employment or otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicaps in all employment practices such as the following: employment, upgrading, promotions, transfers, recruitments, advertising, layoffs, terminations, rate of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor agrees to comply with the provisions of Sections 503 and 504 of the Rehabilitation Act of 1973, as amended, pertaining to prohibition of discrimination against qualified handicapped persons in all programs and/or activities as detailed in regulations signed by the Secretary of the Department of Health and Human Services effective June 3, 1977, and found in the Federal Register, Volume 42, No. 68 dated May 4, 1977, as may now exist or be amended in the future.

Regarding Americans with disabilities, Contractor agrees to comply with applicable provisions of Title 1 of the Americans with Disabilities Act enacted in 1990 as may now exist or be amended in the future.

19. **Emergency/Declared Disaster Requirements:** In the event of an emergency or if Orange County is declared a disaster area by the County, state or federal government, this Contract may be subjected to unusual usage. The Contractor shall service the County during such an emergency or declared disaster under the same terms and conditions that apply during non-emergency/disaster conditions. The pricing quoted by the Contractor shall apply to serving the County's needs regardless of the circumstances. If the Contractor is unable to supply the goods/services under the terms of the Contract, then the Contractor shall provide proof of such disruption and a copy of the invoice for the goods/services from the Contractor's supplier(s). Additional profit margin as a result of supplying goods/services during an emergency or a declared disaster shall not be permitted. In the event of an emergency or declared disaster, emergency purchase order numbers will be assigned. All applicable invoices from the Contractor shall show both the emergency purchase order number and the Contract number.

20. **Errors and Omissions:** All reports, files and other documents prepared and submitted by Contractor shall be complete and shall be carefully checked by the professional(s) identified by Contractor as Contractor Project Manager and key personnel attached hereto, prior to submission to the County. Contractor agrees that County review is discretionary, and Contractor shall not assume that the County will discover errors and/or omissions. If the County discovers any errors or omissions prior to approving Contractor's reports, files and other written documents, the reports, files or documents will be returned to Contractor for correction. Should the County or others discover errors or omissions in the reports, files or other written documents submitted by Contractor after County approval thereof, County approval of Contractor's reports, files or documents shall not be used as a defense by Contractor in any action between the County and Contractor, and the reports, files or documents will be returned to Contractor for correction without payment of additional compensation.

21. **Gratuities:** The Contractor warrants that no gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Contractor or any agent or representative of the Contractor to any officer or employee of the County with a view toward securing the Contract or securing favorable treatment with respect to any determinations concerning the performance of the Contract. For breach or violation of this warranty, the County shall have the right to terminate the Contract,

either in whole or in part, and any loss or damage sustained by the County in procuring on the open market any services which the Contractor agreed to supply shall be borne and paid for by the Contractor. The rights and remedies of the County provided in the clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under the Contract.

22. **Interpretation of Contract:** In the event of a conflict or question involving the provisions of any part of this Contract, interpretation and clarification as necessary shall be determined by the County's assigned buyer. If disagreement exists between the Contractor and the County's assigned buyer in interpreting the provision(s), final interpretation and clarification shall be determined by the County's Purchasing Agent or his designee.

23. **Lobbying:** On the best information and belief, Contractor certifies no federal appropriated funds have been paid or will be paid by, or on behalf of, the Contractor to any person influencing or attempting to influence an officer or employee of Congress; or an employee of a member of Congress in connection with the awarding of any federal contract, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative contract.

24. **News/Information Release:** Contractor agrees that it will not issue any news releases in connection with either the award of this Contract or any subsequent amendment of or effort under this Contract without first obtaining review and written approval of said news releases from County through County's Project Manager.

25. **Notices:** Any and all notices, requests demands and other communications contemplated, called for, permitted, or required to be given hereunder shall be in writing with a copy provided to the assigned Deputy Purchasing Agent (DPA), except through the course of the parties' project managers' routine exchange of information and cooperation during the terms of the work and services. Any written communications shall be deemed to have been duly given upon actual in-person delivery, if delivery is by direct hand, or upon delivery on the actual day of receipt or no greater than four (4) calendar days after being mailed by US certified or registered mail, return receipt requested, postage prepaid, whichever occurs first. The date of mailing shall count as the first day. All communications shall be addressed to the appropriate party at the address stated herein or such other address as the parties hereto may designate by written notice from time to time in the manner aforesaid.

Contractor:	Everbridge, Inc. 155 N. Lake Ave., Suite 900 Pasadena, CA 91101 Attn: Joanna Burlison Ph: 888-366-4911 Email: Joanna.burlison@everbridge.com
County:	County Of Orange Orange County Sheriff's Department/Emergency Management Division 2644 Santiago Canyon Road Silverado, CA 92676 Attn: Lee Kaser Ph: 714-628-7081 Email: Lkaser@ocsheriff.gov
Assigned DPA:	County of Orange Orange County Sheriff's Department/Procurement Division Attn: Maria Ayala 320 N. Flower St. 2nd Fl. Santa Ana, CA. 92703

Ph: 714-834-6360
Email: Mayala@ocsheriff.gov

26. **Precedence:** Contract documents consist of this Contract and its exhibits and attachments. In the event of a conflict between or among Contract documents, the order of precedence shall be the provisions of the main body of this Contract, i.e., those provisions set forth in the recitals and articles of this Contract, and then the exhibits and attachments.

27. **Research and Publications:** Contractor shall not utilize information and/or data received from COUNTY, or arising out of, or developed, as a result of this Contract for the purpose of personal research, or for publication.

28. **Reports/Meetings:** The Contractor shall develop reports and any other relevant documents necessary to complete the services and requirements as set forth in this contract. The County's project manager and the Contractor's project manager will meet on reasonable notice to discuss the Contractor's performance and progress under this Contract. If requested, the Contractor's project manager and other project personnel shall attend all meetings. The Contractor shall provide such information that is requested by the County for the purpose of monitoring progress under this Contract.

29. **Sub-Contracting:** No performance of this Contract or any portion thereof may be subcontracted by the Contractor without the express written consent of the County. Any attempt by the Contractor to subcontract any performance of this Contract without the express written consent of the County shall be invalid and shall constitute a breach of this Contract.

    In the event that the Contractor is authorized by the County to subcontract, this Contract shall take precedence over the terms of the Contract between Contractor and subcontractor, and shall incorporate by reference the terms of this Contract. The County shall look to the Contractor for performance and indemnification and not deal directly with any subcontractor. All work performed by a subcontractor must meet the approval of the County of Orange.

30. **Substitutions:** The Contractor is required to meet all specifications and requirements contained herein. No substitutions will be accepted without prior County written approval.

31. **State Funds – Audits:** When and if state funds are used in whole or part to pay for the goods and/or services under this Contract, the Contractor agrees to allow the Contractor's financial records to be audited by auditors from the State of California, the County of Orange, or a private auditing firm hired by the State or the County. The State or County shall provide reasonable notice of such audit.

32. **Waivers - Contract:** The failure of the County in any one or more instances to insist upon strict performance of any of the terms of this Contract or to exercise any option contained herein shall not be construed as a waiver or relinquishment to any extent of the right to assert or rely upon any such terms or option on any future occasion.

33. **Termination – Orderly:** After receipt of a termination notice from County of Orange, Contractor may submit to County a termination claim, if applicable. Such claim shall be submitted promptly, but in no event later than 60 days from the effective date of the termination, unless one or more extensions in writing are granted by County upon written request of Contractor. Upon termination County agrees to pay Contractor for all services performed prior to termination which meet the requirements of Contract, provided, however, that such compensation combined with previously paid compensation shall not exceed the total compensation set forth in Contract. Upon termination or other expiration of this Contract, each party shall promptly return to the other party all papers, materials, and other properties of the other held by each for purposes of performance of Contract. Contractor understands the sensitively and importance of the services provided herein, and agrees to the orderly transition to a new vendor so that there is no disruption in service.

34. **Usage:** No guarantee is given by County to Contractor regarding usage of this Contract. Usage figures, if provided, are approximations. Contractor agrees to supply services and/or commodities requested, as needed by County of Orange, at rates/prices listed in Contract, regardless of quantity requested. Unlimited message delivery modalities including SMS, voice, email or Everbridge Mobile App for all communications and messaging. If Client excessively uses the SMS or Voice modalities for non-public safety messaging, in Contractor's reasonable discretion, Client and Contractor shall engage in good faith discussions about best practices for messaging.

35. **Usage Reports:** Contractor shall submit usage reports on an annual basis to the assigned Deputy Purchasing Agent of County of Orange user agency/department. The usage report shall be in a format specified by the user agency/department and shall be submitted 90 days prior to the expiration date of Contract term, or any subsequent renewal term, if applicable.

36. **Networks and Carriers:** The Solution delivers information for supported Contact paths to public and private networks and carriers, but Contractor cannot guarantee delivery of the information to the recipients. Final delivery of information to recipients is dependent on and is the responsibility of the designated public and private networks or carriers.

37. **Federal Grant Funds:** The following shall apply to purchases made through the expenditure of Federal Grant Funds by the Orange County Sheriff's Department:

i. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended— If this Agreement is in excess of $150,000, Contractor shall comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations shall be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

ii. Energy Policy and Conservation Act Provision: Contractor shall follow mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

iii. Certifications: Federal Grant Funds: Contractor is informed and understands that this Contract is being partially funded by Federal Grant Funds. Contractor agrees to the following in relation to executing this Contract.

1. Audit Records - With respect to all matters covered by this agreement all records shall be made available for audit and inspection by the grant agency and/or their duly authorized representatives for a period of three (3) years from the termination of this Contract.

2. Contractor will comply, with all requirements of the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor Regulations (29 CFR Part 3), as applicable

3. Contractor will comply, with all requirements of Sections 103 and 107 of the Contractor Work and Safety Standards Act (40 U.S.C 327-330) as supplemented by Department of Labor regulations (29 CFR Part 5), as applicable."

(A) Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, if this Agreement meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.4, the Contractor shall agree as follows:

(1) Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sexual orientation, gender identity, or national origin. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) Contractor will not discharge, or in any other manner discriminate against, any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Contractor's legal duty to furnish information.

(4) Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

(6) Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled,

terminated, or suspended in whole or in part and Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance:

Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

(B) Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) that Contractor shall comply with as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Contractor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Contractor is required to pay wages not less than once a week. The Contractor shall also comply with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

(C) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non- Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(D) Rights to Inventions Made Under a Contract or Agreement. If this Agreement involves a Federal award meeting the definition of "funding agreement" under 37 CFR §401.2 (a) and the

Contractor wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the Contractor must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

(E) Federal Grant recipients, subrecipients, contractors and subcontractors shall comply with 2 C.F.R. §200.323, Procurement of recovered materials.

(F) Contracts for more than the federal Simplified Acquisition Threshold (SAT), which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(G) All contracts in excess of the federal Micro-Purchase Threshold (MPT) must address termination for cause and for convenience by the non-federal entity including the manner by which it will be affected and the basis for settlement.

(H) Federal Grant recipients, subrecipients, contractors and subcontractors shall comply with the provision at Federal Acquisition Regulation (FAR) to implement the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA) (Pub. L. No. 115-232 [2018]) Section 889 (b)(1) – Prohibition on Contracting with Entities Using Certain Telecommunications and Video Surveillance Services or Equipment.

(I) Contractor shall comply with applicable provisions of Appendix II to Part 200 – Contract Provisions for Non-Federal Entity Contracts Under Federal Awards of the Code of Federal Regulations, https://www.ecfr.gov/cgibin/retrieveECFR?gp=&SID=2fb42dbbec4797fa42d02832e3f524f8&mc=true&n=pt2.1.200&r=PART&ty=HTML%20-%20ap2.1.200_1521.ii.

38. Debarment and Suspension: Debarment and Suspension (Executive Orders 12549 and 12689). A contract award must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

39. Byrd Anti-Lobbying Amendment: Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—If this Agreement exceeds $100,000, Contractor must file with the County, the certification required by 31 U.S.C. 1352. Each tier certifies to the tier above that Contractor will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Contractor must also disclose to the County any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Contractor must execute the certification, as provided in Attachment J.

40. **Security Requirements**:

A. Contractor shall, with respect to all employees of Contractor performing services hereunder:

1. Perform background checks as to past employment history.
2. Inquire as to past criminal felony convictions.
3. Ascertain that those employees who are required to drive in the course of performing services hereunder have valid California driver's licenses and no DUI convictions within two (2) years prior to commencement of services hereunder.
4. Perform drug screening to determine that such employees are not users of illegal controlled substances as defined by federal law.

B. Contractor shall not assign to work under this Agreement any Contractor personnel as to whom the foregoing procedures indicate:

1. Inability or unwillingness to perform in a competent manner.

2. Past criminal convictions for theft, burglary or conduct causing property damage or mental or physical harm to persons.

3. Where such employee's duties include driving a vehicle, absence of a valid California driver's license or a DUI conviction within the prior two (2) years.

4. Usage of illegal controlled substances as defined by federal law.

C. If any of the problems identified with respect to Contractor's employees are discovered after assignment of an employee to work performed associated with this Agreement, or if County otherwise reasonably deems an assigned employee unacceptable, Contractor shall remove and replace such employee working under this Agreement.

D. Nothing herein shall render any employee of Contractor an employee of County.

-Signature Page to Follow-

CONTRACT SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties hereto have executed this Contract # MA-060-25010178 for a Public Mass Notification System (PMNS) on the dates opposite their respective signatures.

Contractor*: Everbridge, Inc.

By: _____ Title: Vice President

Print Name: Noah Webster Date: 10/1/2024

Contractor*: Everbridge, Inc.

By: _____ Title: Secretary

Print Name: Noah Webster Date: 10/1/2024

**If the contracting party is a corporation, (2) two signatures are required: (1) signature by the Chairman of the Board, the President or any Vice President; and one (1) signature by the Secretary, any Assistant Secretary, the Chief Financial Officer or any Assistant Treasurer. The signature of one person alone is sufficient to bind a corporation, as long as he or she holds corporate offices in each of the two categories described above. For County purposes, proof of such dual office holding will be satisfied by having the individual sign the instrument twice, each time indicating his or her office that qualifies under the above described provision.*

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.

County Of Orange

A political subdivision of the State of California

Sheriff-Coroner Department

By: _____ Title: Administrative Manager I

Print Name: Olivia Prudencio Date: 11/19/24

Approved by the Board of Supervisors: 11/19/24

Approved as to Form
Office of the County Counsel
Orange County, California

By: _____ DocuSigned by: Annie Loo B7726751D1E947E...
Deputy

ATTACHMENT A
SCOPE OF WORK

I. INTRODUCTION

The Orange County Sheriff's Department (OCSD) is headquartered in Santa Ana, California. With about 3800 employees, OCSD serves thirteen contract cities and the unincorporated areas of Orange County. This includes about 700,000 residents in 350 square miles. OCSD's Emergency Management Division provides emergency management and preparedness services to the unincorporated areas of Orange County and supports the efforts of the Orange County Operational Area (OA). There are currently over 100 jurisdictions in the OA encompassing all County departments and agencies, public and private organizations, and the general population within the boundaries of Orange County.

The County administers and maintains a vendor-provided public mass notification service called AlertOC, which is offered to all 34 cities in the County, County agencies, Orange County Fire Authority, water districts, and the University of California Irvine for emergency public notification and internal responder notification. This system includes an opt-in portal for residents to register their cell-phone, email and text devices for emergency notifications. In addition, E911 data is purchased quarterly from telephone service providers, uploaded to the system. Countywide, public emergency and safety efforts are coordinated and provided through a combination of county and city police, fire, healthcare, and public works departments.

Contractor shall design/provide a Public Mass Notification System (PMNS) solution that supports features that meet or exceed those described in this Contract, as well as supports a migration and training plan for the transition from the old AlertOC system. The PMNS solution will include state of the art technology and will adhere to all industry standards, best practices, and applicable laws. Requirements for the next generation of AlertOC include: high efficiency, robust capacity, ease of use, comprehensiveness, and a focus on accessibility for the whole community population. Support for additional languages and for the hearing and visually impaired community shall be a component of the new system.

II. SCOPE OF WORK

Contractor's PMNS shall be a fully redundant, geographically dispersed SaaS solution with routine maintenance, enhancements and upgrades provided by the Contractor at no additional cost. The PMNS will automate the key steps for responding to a critical event. It will aggregate threat data from third party and internal sources so the County can assess risk, and locate people in areas of threat and those needed to respond. The PMNS will then enable the County to execute pre-defined processes based on the type of threat for who should be contacted and how, what message to send, and who to escalate to if a responder is not available. Contractor's platform will then send out notifications and instructions via text, voice, email—over 100 modalities in 15 languages as needed, organize conference bridges for people to collaborate, and analyze return messages. Automation will enable these steps to be completed quickly, highly reliably and at scale.

The critical communications and enterprise safety applications to be provided to the County via this PMNS software contract include Mass Notification Base for State & Local Government with Unlimited Domestic Usage, Mass Notification for Transportation, Community Engagement, and

Incident Communications. These shall be easy to use and deploy, secure, highly scalable, and reliable. A description of each of these, including their key capabilities, follows. In addition, Contractor shall provide the following:

- An additional organization and Community Engagement/Visitor Engagement keywords will be added to County's account.
- Consulting Services, including but not limited to technical assistance regarding set-up, use, customization, and optimization of the various PMNS features.
- Annual Maintenance and Support shall be provided as stated herein and Attachment G, Functional Requirements.

Public Communications Advanced with Unlimited Domestic Usage

Everbridge Public Communications Advanced for State and Local Government will allow the County to quickly and reliably send broad or targeted notifications based on lists or locations, to the public via text, voice, email, and over 100 other modalities, including desktop alerts. Communicate and collaborate internally securely. Engage with your community through zip code and keyword opt-in. With Everbridge, you are supported by an expandable and redundant infrastructure, industry-leading security and compliance, and real-time visualized intelligence

Contractor shall provide the following:

- Unlimited Domestic Emergency Alerts and Testing Messages
- Unlimited Domestic Non-Emergency Alerts Messaging
- Sixty six (66) Organization with unlimited nested static and dynamic groups
- Integrated GIS/Map-based, rule-based, group-based, or individual contact selection Ability to send standard, polling, or on-the-fly 'One-Touch' Conference Call messages
- Access to Single Sign on
- Publish notifications directly to the Smartphones of residents and employees via Everbridge Mobile Application
- Access to IPAWS for authorized agencies
- Map-based drawing and selection tools and imported shape files (e.g. Google Maps, Bing Maps, ESRI)
- Organization specific customizable caller ID, greetings, and broadcast settings SMPP based SMS text messaging
- Auto translate, Boil water and Weather alert message guides
- Contractor Network for situational intelligence & notifications shared by other public and private groups
- Desktop Alerts – Urgent Full-Screen Takeover Alerts
- Four (4) Smart Conference bridge lines (subject to regional availability)
- Access to REST APIs for automated Contacts Management and for launching notifications from external applications
- Access to Email Ingestion for launching notifications from external applications through email
- 5 Live Operator Message Initiations per year
- 25 Mass Notification for Corporate Employee Contacts

Community Engagement

The Community Engagement solution shall permit easy opt-in capabilities for both public and private events. Gathering opt-ins, whether the general public or internal stakeholders, can be very difficult. With mobile keywords, large groups of people can easily opt-in to a database by texting a keyword. Additionally, the Visitor Engagement solution will allow the County to enable event-focused web pages to increase the visibility and safety of its event.

Contractor shall provide the following:

- Unlimited E-mail Messages
- Unlimited Facebook & Twitter Postings
- Unlimited SMS Messages within the United States
- Unlimited Administrators for web-based portal to initiate messages, reporting, and administration
- Unlimited number of keyword Opt-In recipients
- Access to 5 event keywords
- Access to Public and Private Event Web Pages which are integrated with the County's Member Portal and can include registration widgets and social sharing options so visitors can share notifications to their social networks.
- Publish event based notifications via e-mail and SMS
- Publish event based notifications directly to Facebook and Twitter
- Publish event based notifications directly to Event Web Pages
- Automatic opt-in expirations
- Zip Code opt-in functionality for residents
- Google Public Alerts integration
- SMPP based SMS text messaging
- Messaging templates to speed up communications
- SMS, Email, Delivery Reporting.

Incident Communications

Contractor Incident Communications will automate the County's notification procedures by allowing users to select pre-defined messages and processes to use for a specified incident and then determining the correct list of stakeholders and responders.

Contractor shall provide the following:

- 1 (one) Incident Management Organization Unlimited
- Incident Administrator and User seats
- Unlimited Incident Templates
- Incident Templates supporting different messages & delivery settings based on notification phase (New, Update, Close)
- Multi-step workflow that prompts users to add required incident details
- Incident communication logging for all broadcast and confirmations
- Incident journal to capture additional details not included in incident communications
- Reporting of all incident communications details and responses in a PDF format
- Custom reports analyze incident communications effectiveness
- Communication broadcasts and confirmations include audit trails and timestamps
- Search across incidents using status, user, type and date
- Real-time incident dashboard for operators showing all open incident.
- Incident Chat for streamlining and automating Communication plans

Mass Notification for Transportation with Unlimited Domestic Usage

Contractor Mass Notification for Transportation will allow the County to send notifications to individuals or groups using lists, locations, and visual intelligence. Contractor Mass Notification shall be supported by state-of-the-art security protocols, an elastic infrastructure, advanced mobility, interactive reporting and analytics, adaptive people and resource mapping to mirror the County's organization, and true enterprise class data management capabilities to provide a wide array of data management options. Below is a list of key system inclusions with Contractor Mass Notification system.

Contractor shall provide the following:

- Unlimited Domestic Emergency Alerts and Testing Messages
- Unlimited Domestic Non-Emergency Alerts Messaging
- Unlimited Administrators for web-based portal to initiate messages, reporting, and administration
- Unlimited Administrators for Manage Bridge Application (iOS, Android) and Mobile Optimized Notification Site (for Blackberry, etc.)
- Three (3) Organization with unlimited nested static and dynamic groups
- Access to Everbridge Elastic Infrastructure for message delivery
- Custom branded community opt-in portal with custom fields and opt-in subscriptions Flexible role-based access controls to manage user permissions
- Access to Real-Time Dashboard, Notifications Library, Everbridge Universe, and Custom Reporting
- Integrated GIS/Map-based, rule-based, group-based, or individual contact selection Ability to send standard, polling, or on-the-fly 'One-Touch' Conference Call messages
- Contractor Network to access situational intelligence & notifications shared by other public and private groups
- Publish notifications directly to Websites and services that support API access via HTTPS using 'Web Posting'
- Map-based drawing and selection tools and imported shape files (e.g. Google Maps, Bing Maps, ESRI)
- Organization specific customizable caller ID, greetings, and broadcast settings SMPP based SMS text messaging
- Multi-language Text to Speech Engine and Custom Voice Recording
- Real-time reporting for improved situational awareness and easier after action analysis
- Interactive Dashboard for Organizational Activity Summary Unlimited Mass Notification Templates
- Basic Audio Bulletin Board
- Contractor does not require any County-furnished equipment, materials, facilities or any other County support that will be necessary to implement the requirements/services per this Contract.

III. QUALITY ASSURANCE

Contractor will provide commercially-sound quality assurance practices to ensure the PMNS is operating in compliance with County specifications and requirements. Contractor's quality assurance will cover all major system features, including:

1. Successful operation of System without any errors, specifically in the areas of:
   - Tiered Administration
   - User creation and management
   - County-wide data and map import, reconciliation and maintenance processes and routines
   - Citizen opt-in data processes and routines
   - Custom and geographic call list generation
   - Outbound telephone message launch
   - Outbound e-mail message launch
   - Use of surveys
   - Monitoring of outbound session activity
   - Validation of built-in and ad-hoc generated reports
   - Accessibility from within the County's network

- Accessibility from the Internet
- IPAWS integration
- Message throughput
- Translation services (registration portal and message creation)

2. System (Hardware and Software) meets all requirements set forth herein and in Attachment G (Functional Requirements) to the County's satisfaction.

3. System is compatible with County Information Technology infrastructure (i.e., network and telephone environment and systems).

IV. ADMINISTRATION

Security Incidents, Data Breaches, Technical Failures, Human Error and Other Claims

1) Upon discovery or reasonable belief of any Security Incident, Data Breach, Technical Failure, or Human Error (collectively "Incident(s)"), Contractor shall notify County by the fastest means available and also in writing. Contractor shall provide such notification within forty-eight (48) hours after Contractor reasonably believes there has been such an Incident(s).

   Contractor's notification shall identify:
   - The nature of the Incident(s);
   - Any Data accessed, used or disclosed;
   - The person(s) who accessed, used, disclosed and/or received Data (if known);
   - What Contractor has done or will do to quarantine and mitigate the Incident(s); and
   - What corrective action Contractor has taken or will take to prevent future Incident(s).

2) Contractor will provide daily updates, or more frequently if required by the County, regarding findings and actions performed by Contractor until the Incident(s) has been effectively resolved to the County's satisfaction.

3) Contractor shall quarantine the Incident(s), ensure secure access to Data, and repair the system as needed.

4) If the Contractor causes or knowingly experiences a breach of the security of County's Data containing personal information, as defined by Civil Code Section 1798.3, Contractor shall immediately report any breach of security of such system to the Orange County Sheriff's Department Emergency Management Division personnel assigned as lead program manager following discovery or notification of the breach in the security of such Data. The County shall determine whether notification to the individuals whose Data has been lost or breached is appropriate. If personal information of any resident of California was, or is reasonably believed to have been acquired by an unauthorized person as a result of a security breach of such system and Data that is not due to the fault of the County or any person or entity under the control of the County, Contractor shall bear any and all costs associated with the County's notification obligations and other obligations set forth in Civil Code Section 1798.29 (d) as well as the cost of credit monitoring, subject to the dollar limitation, if any, agreed to by the County and Contractor in the applicable Statement of Work. These costs may include, but are not limited to staff time, material costs, postage, media announcements, and other identifiable costs associated with the breach of the security of such personal information.

5) Contractor shall conduct an investigation of the Incident(s) and shall share the report of the investigation with the County. The County and/or its authorized agents shall have the right to lead (if required by law) or participate in the investigation. Contractor shall cooperate fully with the County, its agents and law enforcement.

6) After any significant Data loss or Data Breach or as a result of any disaster or catastrophic failure, Contractor will at its expense have an independent, industry-recognized, County-approved third party perform an information security audit. The audit results shall be shared with the County within seven (7) days of Contractor's receipt of such results. Upon Contractor receiving the results of the audit, Contractor will provide the County with written evidence of planned remediation within thirty (30) days and promptly modify its security measures in order to meet its obligations under this Contract.

Corrective Action

In the event any goods or service provided by the Contractor in the performance of the Contract should fail to conform to the requirements in this Contract, it shall become the duty of the Contractor to immediately advise the County of the failure and correct the performance of goods or services, without expense to the County. If corrective action (including but not limited to patches, bug fixes, updates) is taken by the Contractor to remedy Incident(s) in the provision of similar PMNS in other jurisdictions, such corrective action shall be provided to the County at no additional cost if such corrective action is needed for the Contractor to meet its obligations under this Contract.

Notice Regarding Other Jurisdictions

Contractor shall promptly notify the County Project Manager upon discovery or reasonable belief of the following: (a) Incident(s) known or reasonably known to have occurred in the provision of similar PMNS in another jurisdiction; (b) any claim or action against, or any loss by, Contractor that involves or may reasonably be expected to involve similar PMNS; (c) the initiation of any government investigation that may result in a finding that Contractor is not in compliance with all applicable federal, state and local laws.

Responding to Legal Requests

Contractor shall promptly notify the County upon receipt of any legal requests, including but not limited to subpoenas, court or administrative agency orders, service of process, or requests by any person or entity (other than Contractor's employees), which in any way might reasonably require access to the County's confidential Data. Contractor shall notify the County by the fastest means available and also in writing, unless prohibited by law from providing such notification. Contractor shall provide such notification within forty-eight (48) hours after Contractor receives the request. Thereafter, Contractor shall comply with such legal requests only to the extent required by applicable law. In responding to legal requests, Contractor shall take measures to protect Personal Data or Non-Public Data, the disclosure of which would violate Contract terms, court orders, and/or applicable state or federal law. Such protective measures may include, but are not limited to, seeking protective orders or filing the Data under seal. Contractor shall not respond to legal requests directed to the County unless authorized in writing to do so by the County.

Legal Proceedings

Upon request by the County, Contractor shall make appropriate employees available to appear in court, submit to examination under oath, and cooperate in the investigation or settlement of a claim. This applies in criminal, civil or administrative legal proceedings in response to requests or demands for testimony or records concerning information acquired in the course of an employee performing official duties or because of the employee's official status regardless of whether the person would otherwise be subject to service of a subpoena or other legal process in the State of California.

ATTACHMENT B

Compensation and Pricing Provisions

1. Compensation: This is a firm-fixed fee Contract between the County and Contractor for Public Mass Notification System Services as set forth in Attachment A, "Scope of Work".

   The Contractor agrees to accept the specified compensation as set forth in this Contract as full payment for performing all services and furnishing all staffing and materials required, for any reasonably unforeseen difficulties which may arise or be encountered in the execution of the services until acceptance, for risks connected with the services, and for performance by the Contractor of all its duties and obligations hereunder. The Contractor shall only be compensated as set forth herein for work performed in accordance with the Scope of Work. The County shall have no obligation to pay any sum in excess of the fixed rates specified herein unless authorized by amendment in accordance with Articles C. Amendments of the County Contract Terms and Conditions.

2. Fees and Charges: County will pay the following fees in accordance with the provisions of this Contract. Payment shall be as follows:

Item No.	**Item description**	**Annual Rate:**
01	Annual Fees	$393,656.00

   Contractor shall provide an upgrade to Public Communications Advanced and Mass Notification Pro, which will provide advanced functionality while reducing the annual cost. The total cost above includes:
   - Public Alerting for 3 million + population and the following new features:
     - o API and Email Ingestion to support 3rd party integrations
     - o Premium Audio Bulletin Board
     - o SmartWeather Alerts
     - o Full screen emergency desktop alerts
   - Operational Communications for Employees and the following new features:
     - o Smart Conference lines
     - o Incident Chat
     - o Additional Organizations for Cities, County Departments, and Partner Agencies
     - o Custom From Email Address (i.e. alertoc@ocgov.com) for improved branding, delivery performance, and tracking
     - o 2-day onsite training + 20 hours of remote support

3. Price Increase/Decreases: No price increases will be permitted during the first period of the contract. The County requires documented proof of cost increases on Contracts prior to any price adjustment. A minimum of 30-days advance notice in writing is required to secure such adjustment. No retroactive price adjustments will be considered. All price decreases will automatically be extended to the County of Orange. The County may enforce, negotiate, or cancel escalating price Contracts or take any other action it deems appropriate, as it sees fit. The net dollar amount of profit will remain firm during the period of the Contract. Adjustments increasing the Contractor's profit will not be allowed.

4. Firm Discount and Pricing Structure: Contractor guarantees that prices quoted are equal to or less than prices quoted to any other local, State or Federal government entity for services of equal or lesser scope. Contractor agrees that no price increases shall be passed along to the County during the term of this Contract not otherwise specified and provided for within this Contract.

5. Contractor's Expense: The Contractor will be responsible for all costs related to photo copying, telephone communications and fax communications while on County sites during the performance of work and services under this Contract.

6. Payment Terms – Payment in Advance: Invoices are to be submitted annually in advance to the user agency/department to the ship-to address, unless otherwise directed in this Contract. Vendor shall reference Contract number on invoice. Payment will be net 30 days after receipt of an invoice in a format acceptable to the County of Orange and verified and approved by the agency/department and subject to routine processing requirements. The responsibility for providing an acceptable invoice rests with the Contractor.

   Billing shall cover services and/or goods not previously invoiced. The Contractor shall reimburse the County of Orange for any monies paid to the Contractor for goods or services not provided or when goods or services do not meet the Contract requirements.

   Payments made by the County shall not preclude the right of the County from thereafter disputing any items or services involved or billed under this Contract and shall not be construed as acceptance of any part of the goods or services.

7. Taxpayer ID Number: The Contractor shall include its taxpayer ID number on all invoices submitted to the County for payment to ensure compliance with IRS requirements and to expedite payment processing.

8. Payment – Invoicing Instructions: The Contractor will provide an invoice on the Contractor's letterhead for goods delivered and/or services rendered. In the case of goods, the Contractor will leave an invoice with each delivery. Each invoice will have a number and will include the following information:

   a. Contractor's name and address
   b. Contractor's remittance address, if different from 1 above
   c. Contractor's Taxpayer ID Number
   d. Name of County Agency/Department
   e. Delivery/service address
   f. Master Agreement (MA) or Purchase Order (PO) number
   g. Agency/Department's Account Number
   h. Date of invoice
   i. Product/service description, quantity, and prices
   j. Sales tax, if applicable
   k. Freight/delivery charges, if applicable
   l. Total

   Invoice and support documentation are to be forwarded to:

   County of Orange
   Sheriff–Coroner Department
   Emergency Management Division

2644 Santiago Canyon Road
Silverado, California 92676
Attn: Accounts Payable

9. Payment (Electronic Funds Transfer (EFT)
The County of Orange offers Contractors the option of receiving payment directly to their bank account via an Electronic Fund Transfer (EFT) process in lieu of a check payment. Payment via EFT will also receive an Electronic Remittance Advice with the payment details via e-mail. An e-mail address will need to be provided to the County of Orange via an EFT Authorization Form. To request a form, please contact the assigned Deputy Purchasing Agent. Upon completion of the form, please mail, fax or email to the address or phone listed on the form.

10. Year End and Final Invoices

At the end of each term of the Contract, and upon final termination, Contractor shall submit final invoices for services rendered or goods accepted by County under the Contract term (typically one year) within ninety (90) days. For example, if the term of a Contract ends, or the Contract expires without being renewed on June 30th, any and all invoices for services rendered or goods accepted by County during the preceding term of the Contract shall be submitted to County on or before September 28. In the event the ninetieth (90th) day falls on a weekend or County holiday, the deadline for submission of invoices shall be extended to the next business day. County holidays include New Year's Day, Martin Luther King Day, President Lincoln's Birthday, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, Friday after Thanksgiving, and Christmas Day.

Contractor's failure to submit invoices pursuant to the deadlines established herein may be deemed a breach and shall be a basis for the County to refuse payment.

ATTACHMENT C

STAFFING PLAN

I. KEY PERSONNEL

While Contractor intends for the same Account Manager and Technical Account Manager to serve the County for the duration of the relationship, Contractor must retain discretion to re-assign staff based on internal needs, especially as employees may leave on their own accord. The Account Manager assigned to the County shall separately provide a list of alternate contacts if non-technical support escalation is required.

ATTACHMENT D

SOFTWARE PRODUCTS – MAINTENANCE AND SUPPORT

1. **Software Products – Maintenance and Support**

   a. Contractor shall provide the County with Annual Maintenance and Support for the PMNS as follows:

Support Area	Process	Level of Support (e.g. 5x8, 24x7)
System Platform (breakout if applicable)	ALL	24X7X365

   b. Contractor's Software Annual Maintenance and Support, as well as warranty provisions shall be as follows:

      Solution is fully hosted, all maintenance and management of the solution is conducted by Contractor. From a technical support perspective, Contractor shall provide support services 24x7x365 via telephone, email, and via our self-service Support Center online.

      Additionally, Contractor can provide premium support and Professional Services, if needed, for additional fees. County shall contact your assigned Contractor Account Representative for more information. Request for a quote shall be required by the end user and a formal amendment to this contract shall be issued.

   c. Software Annual Maintenance and Support shall be provided as follows:

      Due to the hosted nature of the system, all maintenance and upgrades are performed internally by authorized Contractor personnel and at no charge to County. However, from time to time, Contractor introduces premium features to which clients have the option to subscribe to gain access.

   d. Contractor shall provide support for the following:

      i. Maintenance and support shall be available post-implementation as follows:
      The Contractor project team will be available to support the go-live remotely and will work with the County of Orange team during the project to share Marketing best practices for promoting adoption of the application.

Sustaining Customer Support

County is assigned a vertically focused, dedicated Account Manager, who is responsible for conducting an account review and introducing new system capabilities and best practices on an ongoing basis as appropriate. The Account Manager can be utilized as a support resource.

24x7x365 Support Coverage

Contractor provides customer support and live operator service 24 hours a day, seven days a week, every single day of the year. Contractor shall provide support via the Internet, email, and telephone at any time of the day or night.

Contractor's support staff is comprised of Contractor employees who are located on-site in Contractor facilities. Contractor shall not outsource contractor client care to third parties. Contractor shall provide support services in-house order to obtain the latest and greatest in Contractor's Critical Event Management Suite expertise that can only be acquired through employment by Contractor. In addition, Contractor shall support County personnel regardless of location to ensure that in large-scale disaster scenarios, County shall be guaranteed the highest level of support possible.

Contractor Support Center

County shall have access to the Contractor Support Center, which provides support-related information, important documentation, etc. Its features shall include:

- Improved look and feel with a responsive design to provide a better experience on desktops as well as mobile devices
- Simplified search box at the top of every page
- Contractor system status linked to critical service advisories displayed at the top of every page
- A community answers forum where County can ask or answer questions with other Contractor users
- Personalized contact information, including your County's Everbridge administrators
- Plus: features such as knowledge articles, support tickets, service advisories, and access to Everbridge University.

ii. Methods for contacting technical support and hours of operation shall be as follows:
County will receive ongoing support provided via the Internet, e-mail, and telephone. Contractor Technical Support is available to County at any time of day or night, 24x7x365.

Technical Support staff members are full-time Contractor employees located on-site. Upon County contact to Contractor's Technical Support, County will be in contact with a professional who is well-versed in the Contractor system and is more than capable of assisting.

Additionally, Contractor has support personnel deployed at all of Contractor's offices around the world to ensure that in large-scale disaster scenarios, County will be guaranteed the highest level of support possible.

iii. Contractor shall provide a minimum and maximum response times that can be expected for support inquiries as follows:
Based upon the case description and urgency, the Support Representative will assign a Priority level during case creation. The priority indicates the severity of impact of the issue on the client's use of the Contractor system. When submitting a support case, County will receive an email notification when the case has been created. The notification will include the case number, the name of the Technical Support team member or tier assigned to the case, a summary of the inquiry, and the priority level that has been assigned.

During the case triage process, the Technical Support team will work with County to obtain as much troubleshooting information as possible, open and assign a priority level to your case, then proceed with additional troubleshooting activities as necessary.

Contractor shall provide to County up to date status on County's case. If an expected update time frame is not known, County will receive updates on the case on a regular basis. County may also request that the case be escalated at any time, if (for example) County believe an unreasonable amount of time has passed since opening the case with no resolution. To escalate the case, County shall call the Technical Support team and ask to speak with the Support Manager.

iv. Contractor's release cycle and process for installing system Updates, patches, fixes, etc. shall be as follows:

Contractor typically provides three major releases per year, and release maintenance updates among contractor major releases as needed. Contractor mobile apps are typically updated on this schedule as well but are not specifically tied to our overall platform updates.

ATTACHMENT E

ACCEPTANCE AND TESTING PROCEDURES

Acceptance and Testing Procedures shall include a test plan and schedule covering testing of all major system features. Testing shall be performed incrementally, where applicable, to discover and address issues timely.

a. Contractor's quality assurance practices in relation to the proposed solution shall be as follows:
The Contractor Quality Assurance approach aligns to contractor's security framework (governed by NIST 800-53 controls, FedRAMP, and ISO 27001 compliance) and follows the agile methodology of testing early and moving in small, measurable increments. Contractor shall have a set of tests that are run for any given project regardless of the project's content. This allows contractor to determine with a level of 80-90% confidence that contractor's application is stable and deployable. Contractor break each project into three basic testing cycles: Initial Regression Testing IRT, Check Point Regression Testing CPRT and Final Regression Testing FRT. The initial regression test is designed to expose as many defects that exist in the Initial Release Candidate. Working this list down to zero by Code Freeze is the goal of the entire team and this occurs the day after code complete milestone and is associated with a full end-to-end build of the QA environment (which also produces the initial deployment plan for Stage and Production). Furthermore, all code undergoes security review against known vulnerabilities, and contractor also disable "hazard" characters use in the system as they are often used for web-based attacks.

b. Acceptance and Testing Plan, with schedule, which covers all major system features shall be as follows:
Acceptance testing of the Contractor solution is conducted as part of our standard onboarding process available to all clients. Should County require specific acceptance testing, Contractor is able to provide such services through our Professional Services team (at an additional fees). As part of down select, Contractor would welcome the opportunity to discuss custom requirements for Acceptance Testing and define and deliver an engagement as required. County shall contact assigned Contractor Account Representative for more information.

Contractor shall include:

1. Successful installation and operation of System without any errors. Specifically in the areas of:
   - Tiered Administration
   - User creation and management
   - County-wide data and map import, reconciliation and maintenance processes and routines
   - Citizen opt-in data processes and routines
   - Custom and geographic call list generation
   - Outbound telephone message launch
   - Outbound e-mail message launch
   - Use of surveys
   - Monitoring of outbound session activity
   - Validation of built-in and ad-hoc generated reports
   - Accessibility from within the County's network
   - Accessibility from the Internet
   - IPAWS integration
   - Message throughput

- Translation services (registration portal and message creation)

2. System (Hardware and Software) meets all requirements set forth in Attachments and Appendix I to the County's satisfaction.
   Contractor understands and Orange County has already implemented
3. System is compatible with County Information Technology infrastructure (network and telephone environment and systems)
   Contractor shall permit listing Everbridge IPs and as an existing customer, this may have already been by County.

If a problem is identified during testing of the proposed Software that cannot be remedied within the agreed upon time, the Contractor shall submit a written response to the County indicating as such and the County may return the Software to the Contractor and the Contract may be terminated in accordance with Paragraph 5, Breach of this Contract.

ATTACHMENT F

TRAINING

Contractor shall provide the following training to County:

Contractor provides multiple types of training to address various groups and priorities. Contractor shall provide a refresher training on an annual basis. Professional Services team has planned and run end user and admin training for Orange County's cities.

Everbridge University On-Line

The courses are built from an extensive library of short, media-rich training modules, allowing users to access individual modules for as-needed training. Everbridge University On-Line covers all of the Everbridge core products.

Benefits

- Continuously available
- Self-paced training allows students to learn when they have time and at their own pace
- Just-in-time learning using small, focused content modules
- No travel or facilities are required, the classroom is anywhere a learner has Internet access
- Instant access to updates
- Everbridge Certification

Everbridge University On-Site (Optional add-on service upon approval through a formal contract amendment)
Everbridge University On-Site leverages basic knowledge developed through online training to develop advanced skills and reinforce best practices. During the on-site training, a highly qualified Everbridge instructor customizes the course to address the customer's implementation specifics. Everbridge University On-Site may be combined with Professional Services offerings creating a blended learning solution to swiftly deploy and train advanced configurations and best practices.

Benefits

- Customized hands-on training
- Interactive and enthusiastic trainers with years of experience
- Development of sample maps to be used at any time by the customer

ATTACHMENT G

FUNCTIONAL REQUIREMENTS

Functionalities available in the core of the PMNS include full mobile support, communication deployment capabilities, centralized contact data storage and management, geographic targeting and mapping, and secure infrastructure to ensure client data security. In addition, Contractor shall do the following:

- Maintain multiple, globally-dispersed data centers
- Operate multiple Network Operations Centers with 24X7 staffing and monitoring
- Deliver seamless scaling to deal with the unexpected peaks
- Enable multi-modal support for over 100 contact methods including SMS, voice, email, app, Nixle IPAWS, digital signage, PC alert systems, and sirens.

#	Question	Yes	No	N/A	Comment
1.	The system does not require the County to purchase or lease additional hardware.	X			As a SaaS solution, no client hardware is required for installation of the Everbridge system. Everbridge maintains all communication over HTTPS (Port 443) using Everbridge's valid 2048- Bit TLS 1.2 security certificate, which effectively secures the traffic from the client environment into the secure Everbridge infrastructure. Thus, any computer system capable of using a web browser that supports TLS 256- Bit encryption will be able to access and leverage the Everbridge notification platform without issue. Clients are able to access the system from popular computer operating systems such as Microsoft Windows, Linux, and Mac OS as well as from popular smart phones and tablets.
2.	The system does not require the County to purchase or lease dedicated phone lines.	X			
3.	The system does not require the County to purchase or incur ongoing maintenance costs.	X			All routine upgrades, updates, and enhancements are provided free of charge for the life of the contract, and, thanks to the fully redundant, geographically dispersed architecture, they can be performed with no interruption in service.
4.	The system is highly redundant with 99.99966% uptime on multiple mirrored sites in geographically disparate locations. Data center ratings will be provided and call network monitor systems established.	X			Every system and tier within the Everbridge infrastructure is individually fault-tolerant, with redundant power, networking, hardware, telephony, and data communication wherever possible. The shared SaaS architecture methodology enables Everbridge to be available at 99.99% or greater for all clients.
5.	The system includes cyber-protection measures including appropriate notification protocols if intrusion is detected or if data breach occurs.	X			Everbridge enables active monitoring, intrusion detection, and logging of all events, on all components, within all tiers of the SaaS infrastructure. The monitoring tools consist of both network-based IDS devices scanning all network traffic, and host- based probes that are designed to detect any activity outside of normal application traffic

#	Question	Yes	No	N/A	Comment
					and performance. If a monitor detects any unusual or suspicious activity, the monitoring tool generates an automated alert that is immediately investigated by our on-call support team.
6.	The service has an available application programming interface (API) service with documentation available for API calls and functions such as contact management.	X			Everbridge has a fully functional Restful JSON based API available to customers. As part of the API customers are able to utilize various methods to update contact information (GET, DELETE, PUT, and POST) as well as initiate a broadcast through the API. There is no additional cost to access the API for managing data. In some cases, our clients do not have the staffing resources to build the integration. If this is the case Everbridge professional services can be purchased in order to have our resources build the integration. In addition, depending on the API, if notifications are being sent out, there may be charges for usage. This is a custom price based on the SOW needed on an individual basis.
7.	The system has full and complete IPAWS integration and functionality including WEA/EAS.	X			Everbridge is certified as a gateway for IPAWS/CMAS. Authorized clients, such as government entities, will need to provide their COG ID (Common Operating Group ID), the Common Name (Logon Name), and the digital certificate provided by FEMA within the settings of the Everbridge system. Once this information has been provided, clients are able to send notifications and include the Publish to IPAWS/CMAS as a deployment option – or simply target IPAWS/CMAS separate from any other target population.
8.	The system can be configured with multiple IPAWS credentials (e.g., multiple jurisdictions that have independent codes can load their certificates into the system)	X			
9.	The system supports geo-targeted notifications.	X			Everbridge supports utilizing the GIS interface for creating all notification types, including standard notifications, polling notifications, and conference bridges. Everbridge would welcome the opportunity to demonstrate and discuss this functionality as required.
10.	The system has ESRI mapping interface to allow Users to select multiple contiguous or non-contiguous areas for notification.	X			Everbridge allows users to upload shape files from ESRI in ZIP and KML formats to target specific geographic areas. In addition, Everbridge offers ESRI as a standard base map layer option.
11.	The system can incorporate raster (e.g., satellite) imagery in its mapping function.	X			Everbridge provides base map layers using Google, Bing, and ESRI and clients may configure our solution to support a client map server as well. Furthermore, from a map

#	Question	Yes	No	N/A	Comment
					layer perspective, we also provide premium weather layers that can display additional overlay information regarding weather radar and infrared satellite. Everbridge would welcome the opportunity to demonstrate this functionality as required
12.	The system mapping functions shall be capable of interfacing with and publishing to other web-based portals.	X			Everbridge's Universe Tab is contained within the product, but clients may export shapes used for selecting the target audience for any deployment from the platform for use in other systems the client may have.
13.	The system supports User-defined message templates, including pre-loaded text, audio, and video files.	X			Customers are able to create and save an unlimited number of templates to expedite communication processes. Message templates contain pre-recorded voice and text content which can be applied to new notifications. Broadcast templates are pre- defined notifications which contain message content, target recipients, and settings. Once saved, broadcast templates can be quickly deployed individually or as a group in under 15 seconds. Templates are stored in a corresponding library for easy management.
14.	The system supports spontaneous uploading of audio files for notifications.	X			Everbridge supports the ability to create voice recordings in several ways.
15.	The system supports spontaneous uploading of video files for notifications.	X			Everbridge supports up to five separate attachments that can be sent to email and mobile app notifications and can include video files.
16.	The system is capable of sustaining a minimum volume of 50,000 phone calls simultaneously.	X			Everbridge provides a hosted SaaS solution for all our clients. There are virtually no limits to number of notifications Everbridge is capable of sending and no limits to the number of contacts that can be stored with our solution. We conduct regular capacity planning (quarterly) and in conjunction with large new client implementations to ensure we have ample capacity, performance, storage, and support to maintain our guaranteed SLAs with our client base.
17.	The service can be configured with pre-set call throttling rates set by the User launching the notification, not the Contractor.	X			Everbridge has developed a verifiable and configurable call throttling mechanism. The throttling settings allow you to modify the overall speed for all calls going out, or you can specify an area code and prefix to modify the speed for a specific area or building.
18.	The service can be configured with real-time automatic/intelligent throttling during a call in progress to ensure a high success rate. This rate will be displayed to the notification sender and recorded so that it can be accessed and reviewed upon demand by the County.	X			

#	Question	Yes	No	N/A	Comment
19.	The service uses multiple telephone carriers and can switch between carriers during notifications depending upon telephone network status.	X			From a telephony perspective, Everbridge is "carrier agnostic." This means that regardless of the target telephone provider, Everbridge utilizes established telecommunication industry standards for placing telephone calls among public networks. Notification calls from Everbridge to any carrier network occur as any standard PSTN (Public Switched Telephone Network) telephone call and can be utilized over traditional landline, cellular, and VoIP.
20.	The system can be configured to make multiple attempts to reach Registrants.	X			By default, each contact targeted for a notification from the Everbridge solution is sent notifications based on a "rotational contact methodology" whereby the contact devices (delivery methods) for any contact are notified, one at a time, and Everbridge seeks confirmation/response. Should confirmation/response be received, it is recorded in the solution and no further notifications are deployed to the recipient. If the recipient does not confirm/respond to the incoming notification, Everbridge will "rotate" to the next available device and attempt to contact the recipient again (seeking response). This process continues until all Contact Cycles are exhausted. Should clients seek to escalate a notification to another person/group if the original recipient is non- responsive, clients may utilize our Escalation capabilities. Escalation is set on a per notification basis and notifications can be escalated to an individual or group.
21.	The system can call out-of-state and international numbers.	X			All notifications deployed from the Everbridge solution require a fully defined telephone number to place the call to any landline, cellular, or VoIP telephone. This includes both domestic (10-digit telephone numbers) and international telephone numbers.
22.	The system can differentiate between human voice and voicemail/answering machine recordings.	X			Everbridge fully supports this requirement through our automated voicemail/answering system detection. If a live person answers the incoming call, the message will be relayed to the recipient (with the details to confirm, if enabled). If a voicemail/answering system is detected, clients have the option to configure how Everbridge interacts with the voicemail/answering solution – leaving a message only; leaving a message with confirmation; or leaving no message. At no time does Everbridge assume that reaching a voicemail/answering system is proof of delivery and confirmation. Thus, the system will continue to attempt to notify the intended recipient on other available devices until

#	Question	Yes	No	N/A	Comment
					confirmation is received or until the Contact Cycles have been exhausted.
23.	The system can be configured with separate sub-administration accounts for each unique participating agency.	X			The Everbridge platform supports an unlimited number of groups, subgroups, and groups within groups all of which are maintained in a single organization (client environment) within the Everbridge system.
24.	Each User within the sub-administration accounts has their own password.	X			
25.	The main account (OCSD-EMD) will be notified of and can see all messages launched by the other sub-administrator accounts.	X			
26.	The system has a highly granular sub-administration function that allows for unlimited sub-administrators to create and manage their own users and databases within a nested or silo'ed structure.	X			
27.	Some sub-administration agencies and jurisdictions use Nixle. The system integrates with Nixle lists, operated by individual jurisdictions.	X			
28.	The system can publish notifications automatically to social media and RSS feeds.	X			
29.	• Facebook	X			
30.	• Twitter	X			
31.	• Instagram		X		
32.	• Google Alerts	X			
33.	• YouTube		X		
34.	• WhatsApp		X		
35.	• RSS	X			
36.	• Other (specify)	X			Everbridge supports a Web Widget that can be added to your website to display a feed of recent notifications and the impacted area.
37.	Real-time results reporting and metrics are available to Users to include, but not limited to:	X			Everbridge offers the most powerful sets of reporting tools in the Emergency Notification market. These include reports for use during emergency activations as well as afterwards. The system provides four types of notification reports, giving you the information you need, when you need it. All reports are capable of export. **Notification Dashboard Reporting (Realtime Reporting)** The first type of report is the Notification Dashboard reporting. This dashboard is a reporting system that tracks notifications in real time, allowing you to observe the results of the broadcast as they occur. Receiving real-time broadcast results allows you to make faster, more informed decisions. The dashboard reporting screen

#	Question	Yes	No	N/A	Comment
					automatically refreshes every 60 seconds, or it can be manually refreshed while the broadcast is active to provide up-to-the second information. You can easily access detail-level reporting to see who has received and confirmed messages and who has not. **Broadcast Reports** The second type of report is the Detailed Broadcast Report, which provides detailed breakdowns of each notification sent. Detailed Broadcast Reports are available online through the Web-based administration console. They can also be automatically e-mailed or faxed at the conclusion of a broadcast. **Ad Hoc Reports** The third type of report is the Ad Hoc Report, which allows administrators to extract specific data from the system. Ad hoc reports can be downloaded in CSV and PDF format as well as HTML format. Everbridge allows users to retrieve call records via a wide variety of record search and reporting options. Unlike some mass notification systems that provide only static report features, Everbridge's Ad Hoc Reporting functionality will allow you to pull reports that are important and meaningful for your specific needs. Users can create custom Contact Reports, and Notification Reports by choosing from a large selection of data fields from which to query. **Event Analysis Reports** Everbridge provides the ability for multiple messages to be viewed in a single report. Reports can be filtered to include a single notification – or spanning multiple notifications. Furthermore, using Event Reporting, clients may look, top down, at all messages/response details related to the same Event in a graphical and "top down" style. **Detailed Notification Analysis Reports** The final type of report is a detailed Notification Analysis report which allows clients to investigate the delivery details, over time and among all users targeted, for any notification campaign launched form the platform. Details about the notification are included such as the settings that were configured for the deployment, confirmation status information (with pie chart representation), and the overall number of delivery attempts made over time (with line chart representation).

#	Question	Yes	No	N/A	Comment
38.	• percentage of attempted and completed notifications	X			
39.	• failure rates	X			
40.	• failure modes (with standard response definitions across sub-contracted carriers)	X			
41.	• time of delivery	X			
42.	• length of delivery	X			
43.	• total number delivered	X			
44.	• Other				
45.	Customer support must be treated as a high priority with:				
46.	• one primary point of contact at the company	X			Orange County has a dedicated Account Manager who serves as your primary point of contact. Additionally, clients are directed to contact 24x7x365 Technical Support: https://www.everbridge.com/customers/support/
47.	• 24/7/365 emergency support line (for both administrators and self-registration accounts)	X			Everbridge complies. We believe that client care does not end with implementation. True client care continues throughout the life of the partnership. Your organization will receive ongoing support provided via the Internet, e- mail, and telephone. Everbridge Technical Support is available to you at any time of day or night, 24x7x365. Technical Support staff members are fulltime Everbridge employees located on-site. We do not outsource our client care services to third parties that do not have Everbridge expertise. When you reach out to Everbridge Technical Support, you will get a professional who is well- versed in the Everbridge system and is more than capable of assisting you. Additionally, Everbridge has support personnel deployed at all of our offices around the world to ensure that in large scale disaster scenarios your organization will be guaranteed the highest level of support possible.
48.	• live chat	X			
49.	• screen-sharing tools	X			Everbridge support personnel may initiate a Zoom session (corporate approved standard for secure meetings and collaboration) with a client to provide support if necessary.
50.	• one business day deadline for non-emergency support response	X			

#	Question	Yes	No	N/A	Comment
51.	The provider has a transparent method for responding to, prioritizing, and implementing feature requests and modifications with a 30 day response time.	X			The Everbridge system is designed with client focus in mind. All Everbridge clients are encouraged to enter feature requests for the notification solution through Everbridge Client Services. All requests are logged and tracked by the development team, and as more clients request similar features, Everbridge may include these into the notification platform. In regard to "change management", Everbridge employs the following industry standard practices for controlling changes to the SaaS application code or the database: • Approved, detailed, written specifications from the business group Impact analysis • An approval hierarchy that includes at least one company executive Queue management to ensure that all stakeholders are aware of the approved and pending changes to the system • Documented approvals for applying any changes to the Development, Test, and Production environments • Application code must be checked into a secure code library and checked out of this library to be applied to the Test or Production systems. • Application code or database changes to the Test and Production environments require the use of highly secured passwords that are known only to the developers responsible for migrating application code or database changes. Only the DBA has access to implement database changes. • Back-out procedures • Specification of onboarding and maintenance windows
52.	All data entered into the system from any source remains the property of the County of Orange; data cannot be provided or sold to other entities.	X			
53.	Registrants are not required to provide their data to the Contractor or other third party, or subscribe to or download an application in order to receive notifications through the system.	X			This can be supported through our Engagement functionality as well as through IPAWS (available to authorized clients).
54.	The provider will obtain E911 from all carriers within the County of Orange, California.	X			Most municipalities prefer to leverage existing emergency services (E911) databases that provide contact information and are updated on a monthly or quarterly, or yearly basis, allowing for a high level of accuracy. If the client prefers publicly available data, Everbridge can purchase this on behalf of the client.

#	Question	Yes	No	N/A	Comment
55.	The provider will geo-code all E911 data following a mutually agreed upon systematic process.	X			Yes, Everbridge supports geo-coding address information as a core component of our notification solution. Regardless of the method used to manage the data, if a physical address is supplied to the Everbridge platform, Everbridge will geocode the address and determine the Latitude/Longitude coordinates for the location. These coordinates are then used to drop a pin on the map (color of the pin is client defined and based on Record Type, as described above) in the Universe tab for recognition and inclusion in notification deployments. Clients may also specify the precision level of the GIS information utilized in the Everbridge solution through our Precision GIS functions which can enhance the level of accuracy and allows clients to directly handle "centroid" geocoding challenges they may experience.
56.	The system will have more than one geo-coding system or process.	X			Geocoding can be conducted using Everbridge's inherent geo- coding or clients may leverage Precision GIS capabilities and supply their own geo-coding, if desired.
57.	The provider will code residential and business lines.	X			
58.	The provider will upload E911 data that has been geo-coded and identified as business/residential.	X			
59.	The provider will upload E911 data that has been geo-coded and identified as listed and unlisted.	X			
60.	The provider will maintain data for opt-outs from the E911 data and ensure that new uploads accommodate these opt-out requests.	X			
61.	The system flags failed notifications for specific causes and allows the County to configure rules for failed notifications (e.g., mark failed call numbers or bounced emails to be resolved by County personnel).	X			
62.	The system supports contact lists of unlimited length.	X			
63.	The system supports nested contact lists (e.g., List 1 includes Sublist A, B, C; List 2 includes Sublist A & C; List 3 includes Sublist B&C)	X			
64.	The provider will analyze the results of each system use to identify if there are data management errors and identify possible improvements in data management processes.	X			Data management and review of communication campaigns are the responsibility of the client. However, should clients have questions or require support on either topic, clients may reach out to our 24x7x365 tech support team as needed.
65.	The system must incorporate Coding Accuracy Support System (CASS)	X			

#	Question	Yes	No	N/A	Comment
	certified address entry in all entry portals.				
66.	The provider hosts training:				
67.	• in-person at system implementation	X			
68.	• in-person on an as-requested basis	X			
69.	• interactive webinar	X			
70.	• recorded computer based trainings	X			Everbridge provides multiple levels of documentation that assist users in the process of managing the notification system. These levels of documentation include: • Everbridge Mass Notification User's Guide • Everbridge Mass Notification Quick Start Guide • Everbridge Mass Notification Application Programming Interface (API) Guide • Everbridge University Online (Video Tutorials) • Everbridge Online Help • Everbridge One Sheets The User's guide is a full documentation of the features of the notification platform. The quick start guide is focused on the areas that will allow a user to use the notification functions of the system. The API Guide is a starting point for software engineers to write applications that harness the strength of the Everbridge platform allowing for full integration with client systems. Everbridge University is an online learning environment that has tutorials with videos that show how the system works. The online help is built into the notification platform. It will open in a new window and assist a user in the process of sending a notification. Everbridge one sheets isolate common tasks and help a user send a notification, edit a contact, or make a selection from the map. The library of documentation ensures that clients will have access to all the tools that they need in order to do everything from sending a notification quickly to managing a complex integration taking advantage of advance features.
71.	A comprehensive User guide is provided detailing all system features and functions.	X			
72.	The provider allows for free testing and training by the County and Sub-administrator accounts.	X			

#	Question	Yes	No	N/A	Comment
73.	The system has a testing environment with safeguards to ensure that training and testing do not occur using E911 data unless the User intends to do so.	X			
74.	The system has a self-registration portal that allows both external (the public) and internal (agency employees) individuals to register multiple contact methods with and without setting up an account.	X			
75.	The system provides the public with a single-screen interface through which Registrants can opt-in to notifications originating from multiple jurisdictions or agencies.	X			
76.	The public web interface for Registrants is of responsive design capable of displaying clearly on mobile, tablet, and desktop devices.	X			
77.	The system's Registrant interface meets or exceeds the requirements of Section 508 of the Rehabilitation Act and Web Content Accessibility Guidelines (WCAG).	X			
78.	The system allows Registrants to update their own contact data via an online portal or mobile application.	X			
79.	The registration portal allows Registrants to create an account with either an email address or telephone number.	X			
80.	The registration portal requires the Registrant to validate their contact information.	X			
81.	The registration portal incorporates CASS certified address entry and validation before allowing the Registrant to finalize.	X			
82.	The registration portal incorporates an automatic geo-coding validation before allowing the Registrant to finalize, including allowing the Registrant to manually move the point mapped if correction is needed.	X			
83.	The registration portal geo-coding software must update parcel and address data no less than bi-annually, so as to capture newly constructed homes and businesses.	X			The Everbridge Member Portal leverages Google for geocoding addresses and Google is continuously. Additionally, registrants can drop a pin to their exact lat/long.
84.	The registration portal is available in at least the following languages:	X			The Everbridge registration portal can be configured by clients to include any language desired (as they control the content that is displayed on the page). Clients may also enable our Google Translate functionality which allows user of the page to select the desired language and all content on the page will be displayed in the selected language (auto-translation

#	Question	Yes	No	N/A	Comment
					provided through Google Translate).
85.	• Arabic	X			
86.	• English	X			
87.	• Farsi	X			
88.	• Korean	X			
89.	• Spanish	X			
90.	• Vietnamese	X			
91.	Registrants can choose what types of alerts to receive and what devices to receive them on, such as:	X			
92.	• Weather alerts	X			
93.	• Road closings	X			
94.	• School closings	X			
95.	• Special announcements	X			
96.	At registration, Registrants can provide vulnerability data.	X			This would be configurable At Risk or Needs identification – Bedridden, Oxygen, etc.
97.	The system can detect Video Relay Services (VRS) used by the deaf and hard of hearing community. Messages will be delayed until the VRS interpreter becomes available or the message will be looped for up to 3 minutes.		X		
98.	During an alert notification, the system can provide Registrants with language options upfront (ex. Press 1 for English, 2 for Spanish, etc.).		X		While we don't support IVR for multi-lingual messages, Orange County currently collects language preference for registrants during the sign up process and can send autotranslated notifications. Notifications posted to the Member Portal can also be translated into various languages.
99.	The service supports non-English character sets and right-to-left text for email and TTY messages.	X			
100.	The system allows for configuration of automated forwarding from other systems (e.g., National Weather Service).	X			Everbridge's Mass Notification platform offers SMART Weather Alerting which leverages Weather Decision Technologies' (WDT) meteorological resources to enhance and optimize over 150 severe weather alerts such as lightning, tornadoes, thunderstorms, hail, ice, snow, extreme temperatures, high winds, flash floods, and flooding. Because these severe weather events are difficult to predict far in advance, they often have terrible loss of property and life for those individuals who are caught unaware. Everbridge SMART Weather Alerting provides location-specific severe weather alerts at the speed of click. An automated rules engine supercharges the speed and accuracy of alert delivery, so notifications get to the right people right away. Everbridge launches notifications that are:

#	Question	Yes	No	N/A	Comment
					• Specific - Detailed alerts, geographies, and stop start times. Map-driven - Visual weather and select targets using GIS maps and shapes. • Automated - Deliver alerts to contacts and members automatically. • Rules-based - Use rules to determine when a message should be triggered. • Targeted - Deliver the right message to the right person automatically.
101.	The system is intuitive, easy to learn, and uses best practices in User interface and User design.	X			Everbridge is designed with ease of use in mind for both message senders and recipients. Our system is built with an intuitive interface that allows for administrators to send messages and navigate the system easily. For new notifications, we provide a single page workflow which allows clients to specify message type, message content, target audience, and deployment options (such as devices to target, number of contact cycles, etc.). Furthermore, notifications may be launched even more quickly using our Notification Templates, whereby various elements of the notification deployment may be defined ahead of time – reducing the selection of the options to send the notification when needed.
102.	The web interface for Users uses responsive design capable of displaying clearly on mobile, tablet, and desktop devices.	X			
103.	A mobile app for iOS and Android is available that allows Users to send public notifications to on-the-fly generated geo-located areas.	X			Everbridge supports the ability to launch new and template broadcast to both individuals and groups of individuals, manage messages, and view reports from smartphones and tablet devices. Today, we have Mobile app support for iOS and Android devices. Authentication on the mobile platform is through HTTPS connections utilizing 2048- bit encryption. No information is cached locally within the app. Everbridge also supports a universal browser interface which functions among any smartphone or tablet device including BlackBerry and Windows Mobile.
104.	The service integrates with incident management systems, such as WebEOC, so that alerts can be activated from WebEOC Input or Display views.	X			This can be achieved using our Incident Communication and Email Ingestion functionality or through custom development using our JSON-based RESTful API.
105.	The system has a robust responder notification function that allows for advanced polling functions and the ability to stop calls once a set threshold of responses is reached.	X			Everbridge provides the ability to create and send quota-based notifications by using our Polling Notification with Quota enabled. This gives customers the ability to specify a certain number of positions to be filled. Once deployed, the quota notification will start contacting the pool of candidates and

#	Question	Yes	No	N/A	Comment
					continue until enough successful responses are provided to fill the quota count. Once the quota is filled, the system will automatically stop calling the group. If desired, customers can use our follow-up capability to recommunicate to any desired audience—such as those who confirm receipt after the quota is filled—very quickly.
106.	The system has the ability to directly link notification recipients to an internal conference call.	X			Everbridge supports Conference Notifications inherently, whereby a notification is deployed to client recipients and if received via phone, they will join the call immediately; if received via text message, all dial-in and passcode information is included to allow the end user to connect to the call. Everbridge provides 4 inherent conference bridge lines for any client to use – and clients may customize our service to support their own conference systems, if desired
107.	The system will have the ability for two-way text and email communication.	X			
108.	Responses to notifications can be sent via email or text directly to the User sending the message, system administrators, or members of a User-defined group.	X			Responses and confirmations from recipients are reported back to the Everbridge platform whereby authorized client administrators (including those that initiated the communication) may review through our extensive reporting options
109.	The system has the ability to export the polygon created for the notification in shape file, KML, and CSV.	X			
110.	The system automatically sends all Registrants a yearly, bi-yearly, or quarterly email reminding them to update their information. This message can be configurable by a User.	X			Everbridge can schedule notifications to accomplish this. Additionally, rules or filters can be developed to only target the users that have not recently updated their contact information.
111.	The system has the ability to manually bulk upload data via CSV or Excel and automatically via SFTP.	X			
112.	The system has an audit functionality that allows authorized Users to review system access and activity for up to 18 months.	X			

Exhibit 1

Use Policy

Prohibited uses

County shall use the Service only for lawful purposes and in accordance with this AUP. County may not:

- Use the Service in any way that violates any applicable federal, state, local or international law or regulation (including, without limitation, any laws regarding the export of data or software to and from the US or other countries)
- Use the Service for the purpose of exploiting, harming or attempting to exploit or harm minors in any way by exposing them to inappropriate content, asking for personally identifiable information, or otherwise
- Use the Service to transmit, or procure the sending of, any advertising or promotional material, including any "junk mail", "chain letter", "spam" or any other similar solicitation
- Impersonate or attempt to impersonate Everbridge, an Everbridge employee, another user or any other person or entity, including by utilizing another user's identification, password, account name or persona without authorization from that user
- Use the Service in any manner that could disrupt, disable, overburden, damage, or impair the Service for County or others (including the ability to send timely notifications through the Service), via various means including overloading, "flooding," "mailbombing," "denial of service" attacks, or "crashing"
- Use any robot, spider or other automatic device, process or means to access the Service for any purpose, including monitoring or copying any of the material
- Use any manual process to monitor or copy any of the material made available through the Service or for any other unauthorized purpose without our prior written consent
- Use any device, software or routine, including but not limited to, any viruses, trojan horses, worms, or logic bombs, that interfere with the proper working of the Service or could be technologically harmful.
- Attempt to gain unauthorized access to, interfere with, damage or disrupt any parts of the Service, the server on which the Service is stored, or any server, computer or database connected to the Service.
- Attempt to probe, scan or test the vulnerability of a system or network or to breach security or authentication measures without Everbridge's express written consent.
- Take any action in order to obtain services to which such client is not entitled
- Attempt any action designed to circumvent or alter any method of measuring or billing for utilization of the Service
- Otherwise attempt to interfere with the proper working of the Service

Everbridge rights and remedies

If County becomes aware of any content or activity that violates this AUP, County shall take all necessary action to prevent such content from being routed to, passed through, or stored on the Everbridge network and shall promptly notify Everbridge. County's failure to comply with this AUP may result in Everbridge taking action anywhere from a warning, to a suspension or termination of Service. Everbridge will endeavor to provide notice to County prior to any suspension or termination of Service, but may immediately suspend or terminate in instances where continued provision of Service may cause significant harm to Everbridge, the Service or other clients.

County of Orange and Orange County Operational Area
Countywide Public Mass Notification System
Operating Guidelines

Effective: June 30, 2008 Revised: October 15, 2024

I. PURPOSE

The purpose of these Operating Guidelines is to describe the use and administration of AlertOC, the Orange County Public Mass Notification System ("System") by the County of Orange ("County"), County agencies and departments ("Agencies"), and local jurisdictions authorized by the County Board of Supervisors ("Jurisdictions"). This document will provide roles and responsibilities at the regional level. Individual Jurisdictions/Agencies should create and maintain subordinate procedures which incorporate the regional concepts outlined below. The step-by step procedures for activation and use will be maintained in a separate document maintained by each jurisdiction/agency as a part of their emergency response plans for overall planning and response efforts. A copy of these guidelines shall be maintained in PrepareOC.

This document does not supersede any policy and procedures outlined in the Memorandum of Understandings signed by participating agencies, but should be used to support the use of the System.

Authorized users must respect the integrity of the System, understand the regulatory and privacy issues, and fully comply with the guidelines outlined in this document.

II. SYSTEM DESCRIPTION

The primary intent of the System is to disseminate early warning and time sensitive information to County businesses and community members during an emergency event. The System is only one component of the County of Orange public warning system. As deemed fit by local authorities, the System should be used in conjunction with the other public warning mechanisms including, but not limited to: route alerting, the Emergency Alert System, outdoor warning systems, and press releases.

The System is available 24/7 and has been pre-loaded with Orange County landline phone numbers (including unlisted) and countywide geographic maps. Additionally, community members have the option to provide additional contact information via self-registration portal AlertOC.gov with link access from county and all participating entity websites. The System will be used to send messages, describing the situation, impacted area, and recommended action the public should take, to affected businesses and community members via telephone, e-mail, and/or text.

The County is the sponsor of the System and will take appropriate measures to ensure that the System is in a state of operational readiness at all times. It is the responsibility of all participating Agencies to maximize community member benefits from the System.

While the County's intent for implementing and maintaining the System is for "emergency" use, upon consent from local authorities, cities may optionally use the System to disseminate "government-related" non-emergency notifications to community members and organization resources within its jurisdiction.

III. OVERVIEW OF GENERAL SYSTEM FEATURES

At minimum, the Orange County Sheriff's Department Emergency Management Division shall acquire and maintain a System capable of meeting the following requirements:

A. Licensed for use throughout the County's entire region
B. Capable of sending Wireless Emergency Alerts and Emergency Alert System notifications
C. Capacity to send a 45 second message to 10,000 community members and businesses within 10 minutes
D. Capacity to send messages via phone, e-mail and text
E. Accessible via the public internet
F. Provides audit trail logging and reporting
G. GIS map interface for geographic call list generation
H. Community member self-registration web portal (available in threshold languages)
I. Interactive phone survey technology and reporting
J. Interactive Voice Response based notification setup and execution
K. Unlimited vendor support, with access to vendor available for Jurisdictions as needed

IV. REGULATIONS AND AUTHORITIES

The System is operated in compliance with laws and regulations which are incorporated by reference into these Operating Guidelines.

- 47 C.F.R. Part 11 – Emergency Alert System
- 47 C.F.R. Part 10 – Wireless Emergency Alerts
- American with Disabilities Act

The System uses the E911 database to complete the notifications. The use of the E911 database is regulated by the California Public Utilities Code (CPUC) sections 2872 and 2891 *et seq*. The information contained in the E911 database is confidential and proprietary and shall not be disclosed or used except by authorized personnel for the purpose of emergency notifications. Any agency in violation of this regulation is subject to criminal charges as described in the CPUC.

V. GOVERNANCE

The County Board of Supervisors has authority over the System governance.

The Orange County Sheriff's Department Emergency Management Division (OCSD-EMD) will manage the System as a countywide asset on a day-to-day basis. The OCSD-EMD will draft, implement and maintain policies, processes, and data related to the System. The OCSD-EMD is responsible for ensuring that the provisions of the Vendor contract are implemented properly.

The Emergency Management Council Subcommittee and the Orange County Emergency Management Organization-Technology Subcommittee are responsible for recommending plans, procedures, and policies related to the System for approval.

The Orange County Emergency Management Council and County of Orange Operational Area Executive Board are responsible for approving plans, procedures, and policies related to the System.

VI. AUTHORIZED USERS

Use of the System by each Agency and Jurisdiction is contingent upon that Agency or Jurisdiction abiding by the contract with the mass notification vendor, and the protocols established by the Emergency Management Council and Operational Area Executive Board.

The System is designed to be a countywide asset, available to all Jurisdictions that have a dedicated public safety answering point (PSAP) and/or a residential population for whom they are responsible for making protective action recommendations.

An Agency may participate in the countywide System at no charge when used for emergency purposes until December 30, 2029.

Entities authorized to join the system at no cost are limited to the County, Orange County Cities, the Municipal Water District of Orange County and Orange County Retail Water Agencies, and the University of California, Irvine. Each participating Jurisdiction must sign a Memorandum of Understanding (MOU) and will maintain, at minimum, a Local Administrator responsible for implementing and administering use of the System at the local level.

A. County Level

1. County Administrator

The OCSD-EMD will assign and maintain a designated County Administrator responsible for overall acquisition, accessibility, maintenance, compliance and management of all components required to provide an effective countywide mass notification system.

The County Administrator is responsible for:

1. System acquisition and contract management.
2. Policy management and as needed modification (in consultation with public safety, emergency management and emergency response personnel.)
3. Audit compliance: routine monitoring of System use to insure policy and contract compliance.
4. Access management: record management of signed MOU from each participating Agency, distribution of local administrator accounts and updated Local Administrator contact list.
5. Data management: E911 data acquisition, update and compliance monitoring. Countywide map file acquisition, update and overall geo-coding.
6. Testing: facilitate routine System-wide test exercise, document overall test results and recommend and execute, as needed, corrective action at the County level.
7. User Testing: verify and document County Alert and Warning Users are performing monthly tests.
8. Public education campaign: initiate and facilitate public education campaign aimed at making the public aware of the countywide public mass notification system initiative and individual registration web portal.

9. Exclusion List: maintaining exclusion lists, provided by Local Administrators, in the System.
10. System support: provide support to County Users and Local Administrators.

2. County User

The County will have two levels of users: Alert & Warning Users and Agency Users. Both Alert and Warning Users and Agency Users are responsible for obtaining Multi-Factor Authentication (MFA) software and will require MFA software to be functional for access to the System.

Alert & Warning Users

Orange County Sheriff's Department Emergency Communication Bureau (9-1-1 dispatch), Control One and Emergency Management Division personnel will be setup as Alert & Warning Users. Alert & Warning Users will have permission to access and launch emergency notifications to all jurisdictions within Orange County consistent with the County of Orange and Orange County Operational Area Alert and Warning Plan.

Alert and Warning users should perform monthly tests including:

1. Logging into AlertOC
2. Sending a test message to one or more contacts
3. Checking message receipt to ensure message was delivered

A Jurisdiction that contracts with the Orange County Sheriff's Department for police services authorizes the OCSD-Control One, OCSD-Dispatch, or OCSD-EMD personnel to launch on their behalf if requested by contracted field personnel in order to launch messages in a timely manner. These jurisdictions can also launch on their own behalf.

Agency User

Agency Users will have permission to execute inter-department notifications. Unincorporated areas of Orange County will have emergency messaging to the public launched by the Orange County Sheriff's Department. All other County Agencies may have access to use the System for interdepartmental use. Each participating Agency shall develop and maintain written procedures to identify and address the Agency's specific use of the System within the scope of this policy guide and provide this guideline to the Orange County Sheriff's Department Emergency Management Division. Each participating County agency shall maintain a level of training for their users consistent with the County of Orange and Orange County Operational Area Alert and Warning Plan.

B. Jurisdictions

Jurisdictions wishing to participate may do so by having an authoritative representative sign the "Orange County Public Mass Notification System" MOU. Upon signing the MOU, the Jurisdiction will identify a Local Administrator. The Local Administrator completed specified training and certifications before being provided with an account. Throughout the term of the MOU, the Jurisdiction may use the System to send an unlimited number of emergency notifications to the public as well as an unlimited number of emergency and non-emergency inter-department messages. Each participating Jurisdiction shall develop and maintain written procedures to identify and address the Jurisdiction's specific use of the System within the scope of this guideline. Each participating Jurisdiction shall maintain a level of training

for their users consistent with the County of Orange and Orange County Operational Area Alert and Warning Plan.

1. **Local Administrator**
   Participating Jurisdictions agree to appoint a designated Local Administrator responsible for leading, coordinating, monitoring and optimizing use of the System at the local level. Local Administrator shall act as the Jurisdiction's central point of contact and will work collaboratively with the County Administrator to ensure local use of the system is within MOU and Operating Guidelines.

   Local Administrator is responsible for:

   1. Contract acquisition if Agency will use the system for non-emergency purposes.
   2. Local Agency Mass Notification Operating Procedure development and management.
   3. Use compliance: routine monitoring to ensure System is used within the conditions and terms of this document and associated MOU.
   4. Access management: Local User account distribution and management, including an annual audit of accounts; annual attestation that all Local Administrators and Local Users are authorized to continue accessing the system. Record management of MOU(s) and signed Local User certifications.
   5. Testing: facilitate routine local System test exercise, document local test results and recommend and execute, as needed, corrective action at the local level.
   6. User Testing: verify and document Local Users with Alert and Warning responsibilities are performing monthly tests.
   7. Public education campaign: initiate and facilitate public education campaign aimed at making the local community aware of the intended use of the System and individual registration web portal.
   8. System support: provide support to Local Users.
   9. Providing logins and procedural training to key individuals within their Agency responsible for using the System.
   10. Exclusion Lists: provide annually a review of the exclusion list for businesses, phone numbers, and organizations in the Participating Jurisdiction.
   11. Training: ensuring Local Users complete security awareness training that covers at a minimum the following areas: proper protection, handling, dissemination, and destruction of confidential information (CI); threats, vulnerabilities, and risks associated with handling of CI; social engineering; system responsibilities and expected behavior; account usage and management – including password creation, protection, and frequency of changes; system usage – allowed vs. prohibited; incident response; physical security; email protection – phishing threats and business account compromise
   12. Incident Response: Local Administrator is responsible to immediately notify OCSD of any incidents that could lead to the unauthorized or accidental use, modification, disclosure, or destruction of any information contained within the system.

2. **Local User:**

Participating Jurisdictions may have an unlimited number of Local Users. Local Users will have access to community member contact records within their Jurisdiction or Service District. Local Users will be authorized and managed by the Local Administrator and may have varied system permissions. For Water Retail Water Agencies, Local Users may use the System to send emergency notifications to the public by using pre-established GIS shape files or the system's interactive map feature to identify their water users.

Local Users are responsible for obtaining Multi-Factor Authentication (MFA) software and will require MFA software to be functional for access to the System.

If a local user has access to send Alert and Warning messaging to the public then the local user should perform monthly tests including:

1. Logging into AlertOC
2. Sending a test message to one or more contacts (this can be the Alert and Warning User)
3. Checking message receipt to ensure message was delivered

VII. AUTHORIZED USE

A. Emergency Public Notifications

Legal restrictions exist related to issuing different types of messages through the System. All Users are required to know and understand these restrictions. The Form in Attachment B delineates the requirements for each type of message.

As a general principle, the System is to be used when the public is being asked to take some action (e.g. evacuate, prepare to evacuate, shelter in place, boil tap water before drinking, local assistance centers and other follow up information, re-entry to an area after evacuation orders have been lifted or termination of the emergency because the danger has passed).

Use of the System for emergency activity contains two components: (1) the need to disseminate critical, safety-related information to individuals regarding emergency events occurring now, follow up information regarding the event and termination of the emergency event, and (2) communicating with safety-responder staff, volunteers and involved parties about the emergency event.

Emergency Public Notifications are limited to:

1. Imminent or perceived threat to life or property
2. Disaster notifications
3. Evacuation notices
4. Public health emergencies
5. Public safety emergencies
6. Any notification to provide emergency information to a defined community

The following criteria should be used to assist with determining the need to issue an alert:

1. Severity. Is there a significant threat to public life and safety?
2. Public Protection. Is there a need for members of the public to take a protective action in order to reduce loss of life or substantial loss of property?
3. Warning. Will providing warning information assist members of the public in making the decision to take proper and prudent action?
4. Timing. Does the situation require immediate public knowledge in order to avoid adverse impact?
5. Geographical area. Is the situation limited to a defined geographical area? Is that area of a size that will allow for an effective use of the system, given the outgoing call capacity?
6. Are other means of disseminating the information inadequate to ensure proper and time delivery of the information?
7. Is the message being sent follow up information to an emergency event in progress?

If the answer to ALL of these questions is “Yes”, then an activation of the System for emergency purposes may be warranted.

Illustrations of incidents which may be Emergency Public Notifications are included in Attachment A.

Participating Agencies are authorized to develop pre-established notification lists and messages related to specific types of emergencies. The circumstances for using these lists should be documented within County emergency plans and annexes approved by the Emergency Management Council, and their establishment coordinated with the County Administrator. Such documentation should include which forms of System notification will be used (e.g., opt-in agency data). During emergencies, messages will be coordinated with the Operational Area Emergency Operations Center or OCSD-EMD. These lists may include special populations (e.g. in-home care, schools, etc.) or those susceptible to certain risks (e.g. homes within dam inundation zone). It is the responsibility of the participating Agency to create, maintain and update these lists.

B. Emergency Responder Notifications

Emergency Responder Notifications are limited to:

1. Contacting first responders to advise of an emergency
2. Contacting first responders to report for duty due to an emergency
3. Contacting key staff regarding an emergency or crisis situation
4. Contacting agency employees/DSWs to report at a different time or location (or provide an update) due to an emergency
5. Exercises

Emergency considerations:

1. Notification shall clearly state situation is an emergency
2. Message length shall not exceed 60 seconds
3. Message shall have a call back number specific to the agency issuing the notification.
4. It is highly recommended all messages are recorded using a real voice and not the computer transcriber.
5. It is highly recommended to provide a phone number or website where the public can obtain additional or updated information
6. An all clear notification should be sent when applicable

C. Non-Emergency Public Notifications

Non-emergency **public** notification use is **prohibited** for any of the following purposes:

1. Any message of commercial nature
2. Any message of a political nature
3. Any non-official business (e.g. articles, retirement announcements, etc.)
4. To send a message to an E911 obtained data source

E911 data is cannot be used for non-emergency use except for testing according to the law California Public Utilities Code (CPUC) sections 2872 and 2891.1 and violators may be subject to criminal enforcement. Any Agency or Jurisdiction in violation of this term may have their use of the System suspended or their individual access revoked.

No Jurisdiction shall use the System for non-emergency public announcements unless a separate contract with the Vendor is established. Cost associated with non-emergency public notifications is the responsibility of the local Jurisdiction. Jurisdictions will be limited to using the self-registering portal entry data only when launching non-emergency messages.

Jurisdictions who contract to use the System for non-emergency activity agree to give precedence to emergency notification call-outs by delaying or terminating non-emergency notification sessions if needed to increase emergency message success. The primary concern for point of failure in this situation is not the System, but the telephone port capacity of local phone providers responsible for delivering calls to community members and businesses.

D. Inter-Department Communication

Each participating Agency and Jurisdiction is authorized to create employee/volunteer and department call lists and pre-recorded messages. Agencies and Jurisdictions may use the System for non-emergency inter-departmental business communication as needed, without cost. It is recommended that individual Agencies identify where this would add value to their operations and establish separate written protocols and procedures for this use. Inter-departmental users will have permission to inter-departmental contact information only and are authorized to use the System solely for inter-departmental communication including but limited to first responder or volunteer call-outs.

VIII. ACTIVATION OF THE SYSTEM

Each Jurisdiction is responsible for launching messages to affected community members and businesses within their Jurisdiction or Service District.

- For messages launched by Jurisdictions on their own behalf, Jurisdictions are responsible for identifying and documenting who has the authority to launch messages.
- For messages launched by the County on behalf of Jurisdictions, the County requires the message be authorized by either the City Manager, City Police Chief, City Fire Chief, City Emergency Manager, or by public safety personnel on the incident scene with Incident Commander approval. Exigent circumstances will be evaluated on a case-by-case basis if the preceding individuals are not available.

The County of Orange and Orange County Operational Area Alert and Warning Plan is incorporated by reference. This document delineates the processes for coordinating all alert and warning notifications, including those transmitted using this System.

IX. LIMITATIONS OF THE SYSTEM

Every effort will be made by the County to ensure the System operates in the manner described in the SOP. However there are limitations of technology which may cause the system to fail or provide inconsistent message delivery. Some of these limitations include:

- Cell Phone Disruptions
- Cell Phone Reception Coverage
- Public Safety Power Shutoff events

X. ROUTINE TESTING

Monthly System tests will be conducted to ensure that use of the System in an emergency is optimized and users are familiar with operation. All users should perform monthly message proficiency tests. Users who do not login and perform a message proficiency test at least yearly are subject to removal as a user from the System.

The System will have an annual regional test. This includes testing operational readiness, activation procedures and system effectiveness as well as validating data and system processes. Through the annual test exercise, System administrators and users will be able to observe the mode of operation to augment and refresh System and process knowledge.

Specific test exercise routines, roles, responsibilities and schedule will be detailed in the County of Orange and Operational Area Alert and Warning Plan.

By signing the Mass Notification System MOU, participating Jurisdictions agree to take part in System drills and exercises.

XI. CONFIDENTIALITY AND SECURITY

Through the "Memorandum of Understanding between the County of Orange and Participants for use of Countywide Mass Notification System," each agency is bound in writing to the confidentiality obligations sufficient to permit agencies to fully perform its obligations under this policy or the vendor agreement. Jurisdictions and Agencies shall be responsible for:

1. Ensuring users have completed an appropriate background check and undergone annual security awareness training.
2. Protecting Confidential Information (CI) contained within the system against accidental or unauthorized use, modification, dissemination, or destruction.
3. Ensuring that users maintain the confidentiality of all user login and password information;
4. Ensuring that users follow the 90 day password expiration limit;
5. Ensuring that users use the service in accordance with all applicable laws and regulations, including those relating to use of personal information;
6. Immediately notifying the County Administrator of any security incident that could lead to the unauthorized access, use, modification, dissemination, or destruction of CI contained within the system.
7. Any breach of the terms of this policy or the vendor agreement by any user; and
8. All communications by users using the service.

XII. COSTS

The County of Orange agrees to fund the System for notifications classified as "emergency use." The County of Orange also agrees to continue to obtain updated E911 telephone data and geographic maps.

Costs associated with use of the System for non-emergency activity is the responsibility of the local Jurisdiction through separate contract with the Vendor.

XIII. DEFINITIONS

System – All components of the Mass Notification System including hardware, software, access portals, contact data and GIS maps.

Community members – Comprises individuals and businesses.

Emergency - "Emergency" shall include, but not be limited to, instances of fire, flood, storm, epidemic, riots, or disease that threaten the safety and welfare of the individuals and property located within the boundaries of the county and participants' respective jurisdictions.

XIV. REVISION HISTORY

Revision Date	Author	Description
April 18, 2008	PMNS Policy Committee	Document originated
May 19, 2008	PMNS Executive Review Team	Non-emergency session termination in Section V., Item C.
June 16, 2008	Teara LeBlanc	Exception clause in Section VII, Item A., bullet 2.
May 2010	Vicki Osborn	Revision of all sections
June 2012	Raymond Cheung	Revision for OCSD transition
May 2013	Raymond Cheung	Revision for new vendor contract
May 2016	Raymond Cheung	Added confidentiality item to Section V., Item C. and allowed non-emergency use in Section V., Item B. and Section VIII.
June 2021	Harmon "Jay" Ward	Revision for new contract Revision of Sections II, III, IV, V, IX, and XI.
October 2024	Harmon "Jay" Ward	Revision for new contract; added User Testing for County and Local Jurisdictions in Sections VI and X; added City Emergency Manager as Authorized Requestor in Section VIII; added Section IX; added password expiration in Section XI.

XV. ATTACHMENT A – INCIDENT ILLUSTRATIONS

This is a non-exhaustive list provided as examples.

Type of Incident	Description	Meets Public Safety Criteria
Active Shooter	A shooting with armed individual or individuals is occurring in a known area.	Yes
Boil Water Orders	An unsafe water supply issue requiring the public to boil water before use.	Yes
Building Fire	A fire occurring in an urban area requiring evacuation or shelter in place for the immediate area.	Yes
Violent Crimes	Violent crimes that just occurred such as robbery, assault, murder, etc.	Yes
Felony Suspect at Large	Law enforcement is currently searching for a felony suspect that is suspected to be in a certain area.	Yes
HazMat	Hazardous Materials incidents that require a fire/hazmat response and may include evacuations or shelter-in-place orders.	Yes
Health Orders	Any public health order made pursuant to County Health Officer recommendations.	Yes
Missing Adult (920A) with special circs	12- 17 yrs with decreased mental capacity or medical condition	Yes
Missing Child (920C)	12 yrs or younger	Yes
Missing Juvenile (920J)with special circs	18 yrs and older 12- 17 yrs with decreased mental capacity or medical condition	Yes
Severe Weather Related	Weather warnings that forecast an occurring or imminent threat to public safety or coincide with protective action recommendations such as voluntary or mandatory evacuation orders.	Yes
Evacuation or Shelter-in-Place	Voluntary or mandatory evacuation or shelter-in-place orders.	Yes
Wildland Fire	A fire occurring in a wildland urban interface area requiring immediate evacuation or shelter-in-place.	Yes
Road Closures	Unplanned road closures due to an emergency situation.	Yes
Planned Events	Road closures due to community events planned in advance.	No

XVI. Attachment B – AlertOC/WEA/EAS Activation Form

Public Mass Notification System
Individual User Agreement

1. _____(hereinafter "USER") is an agent, officer, employee or representative of _____, (hereinafter "PARTICIPANT").

2. PARTICIPANT is a signatory to a Memorandum of Understanding ("MOU") between with the County of Orange ("COUNTY") for Use of Countywide Mass Notification System ("SYSTEM").

3. As an agent, officer, employee or representative of PARTICIPANT, USER has been granted access to the System by PARTICIPANT and is deemed an Individual User under the MOU. USER can have access removed by the Local Administrator for PARTICIPANT at any time.

4. USER understands that as an Individual User, USER may only use the SYSTEM in the manner described in the MOU, the Everbridge GSA Approved End User License Agreement, and in accordance with the requirements of the law.

5. By signing this Individual User Agreement, USER hereby further expressly agrees to the do following things:

   a) to maintain the confidentiality of login and password information;

   b) to use the System in accordance with all applicable laws and regulations, including those relating to use of personal information;

   c) to be responsible for any breach of the terms of the Agreement with Everbridge and/or the MOU between PARTICIPANT and COUNTY caused by the USER;

   d) to notify the Local Administrator or County Administrator if there is a breach of security caused by the USER

   e) to maintain the confidentiality of all records and information to which the USER may have access as a result of their access to the System pursuant to all statutory laws relating to privacy and confidentiality that currently exist or exist at any time during the term of this MOU;

   f) that all information transmitted and the use of the SYSTEM by USER shall be in compliance with California Public Utilities Code section 2872; and

   g) to be responsible for notifying the Local Administrator if the USER is no longer an agent, officer, employee, or representative of PARTICIPANT

6. USER also acknowledges having been provided the opportunity to review the GSA Approved End User License Agreement with Everbridge, the Memorandum of Understanding Between the County of Orange and Participants for Use of Countywide Mass Notification System, and California Public Utilities Code section 2872, prior to signing this Individual User Agreement, and hereby agrees to abide by both the letter and intent of those documents.

7. USER may withdraw their consent to terms contained within this Individual User Agreement at any time by notifying PARTICIPANT in writing. USER acknowledges, however, that withdrawing USER's consent will result in immediate termination of USER's right and ability to access the SYSTEM.

By signing this Individual User Agreement, USER acknowledges having thoroughly read the foregoing, and hereby consents and agrees to the above terms and conditions.

Dated: _____

_____
Signature

_____
Printed Name

_____
Email Address

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **8.**

FROM: Jeff Draper, Director of Recreation and Community Services

DATE: 04/28/2025

SUBJECT: **Amend the Senior Transportation Agreement with California Yellow Cab**

RECOMMENDATION

Approve an amendment to the Senior Transportation Agreement with California Yellow Cab.

DISCUSSION

The District receives approximately $70,000 annually from OCTA's Senior Mobility Program (SMP) to provide community-based senior transportation. These funds must be expended within three years (five years if granted an extension by OCTA) or returned to OCTA. Because of transportation program pauses during the pandemic, the District has been granted an extension by OCTA to spend accumulated SMP monies over the next few years.

In partnership with the Senior Commission, RCS recommended using the accumulated funds to remove income eligibility requirements and increase the number of taxi vouchers distributed to participants each month from six to ten. In June 2024, the City Council approved the recommendations and a contract amendment with California Yellow Cab, raising the contracted amount to $72,500 annually. The changes to the program have resulted in significantly higher program usage, with participation increasing to 118 active users, which results in the issuance of approximately 7,000 vouchers per year.

As the taxi voucher program continues to receive requests from new participants, it is necessary to approve another amendment to the agreement with California Yellow Cab to accommodate those requests while keeping the current level of service. The amendment would increase the agreement with California Yellow Cab from $72,500 to $100,000 annually, resulting in a total not-to-exceed contract amount of $375,000.

BUDGET IMPACT

Eighty percent of senior transportation program costs are paid with SMP revenue, with the District required to provide a 20 percent match. The District's FY 2024-25 Budget and Proposed FY 2025-26 Budget include sufficient appropriations for the increased service requests and future budgets will be based on available SMP funding.

LEGAL REVIEW

The City Attorney has reviewed and approved the amendment.

APPROVED BY: Peter Grant, City Manager

Attachments

Amendment

THIRD AMENDMENT TO THE AGREEMENT TO PROVIDE SENIOR TRANSPORTATION SERVICES

This THIRD AMENDMENT to the Agreement to Provide Senior Transportation Services is entered into effective the 1st day of May, 2025, ("Third Amendment") by and between the CITY OF CYPRESS, a municipal corporation, (herein "City") and Cabco Yellow Inc, dba California Yellow Cab, a California Corporation (herein "Contractor").

RECITALS

A. WHEREAS, on June 28, 2021, City and Contractor entered into an "AGREEMENT TO PROVIDE SENIOR TRANSPORTATION SERVICES" ("Agreement") in which contractor agreed to perform transportation services for the City's Senior Transportation Program, including both Nutrition Taxi and Taxi Voucher Services.

B. WHEREAS, on July 1, 2022, City and Contractor amended the Agreement to increase transportation rates as the contractor cited a cost increase of over 30% in services that are essential in performing their daily duties.

C. WHEREAS, on February 13, 2023, City Council approved the Senior Commission's recommended changes to the Taxi Voucher Program to provide greater transportation flexibility for Cypress residents sixty years of age and older.

D. WHEREAS, on June 1, 2024, City and Contractor amended the Agreement to increase the contract sum to a maximum of $72,500 per fiscal year and a total contract amount of Three Hundred Twenty Thousand Dollars ($320,000).

E. WHEREAS, the City and Contractor now wish to amend the Agreement to add additional compensation payable to Contractor to accommodate the increase in new Taxi Voucher participants and the number of vouchers issued.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

AGREEMENT

1. The Contract Sum; Compensation listed in Section 2.0 shall be amended to read:

> For the services rendered pursuant to this Agreement, Contractor shall be compensated in accordance with the "Schedule of Compensation" attached hereto as Exhibit "B" and incorporated herein by this reference, but not exceeding the maximum of $100,000 per fiscal year and a total contract

amount of Three Hundred Seventy Five Thousand Dollars ($375,000) ("Contract Sum").

2. This Third Amendment sets forth the entire agreement between the parties with respect to the matters set forth herein. Except as otherwise modified by this Third Amendment, the Agreement shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed and entered into this Second Amendment and agree to be bound by the terms and conditions of the same.

CITY:

CITY OF CYPRESS,
a municipal corporation

_____
David Burke, Mayor

ATTEST:

_____
Alisha Farnell, City Clerk

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
Fred Galante, City Attorney

CONTRACTOR:

Cabco Yellow Inc. dba California Yellow Cab,
a California Corporation

_____
Name: Akbar Majid
Title: President

520 W. Dyer Rd, Santa Ana, CA 92707
Address:

[END OF SIGNATURES]

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **9.**

FROM: Jeff Draper, Director of Recreation and Community Services

DATE: 04/28/2025

SUBJECT: **Approve a Facility Agreement with North Orange County Community College District**

RECOMMENDATION

1. Approve a Facility Agreement with North Orange County Community College District; and

2. Authorize the City Manager to execute subsequent agreements to continue emeritus classes at the Senior Center.

DISCUSSION

Cypress' Senior Center provides a range of programs, activities, and classes to enrich the lives of older adults. For more than 15 years, the district has partnered with North Orange County Community College District (NOCCCD) to provide tuition-free emeritus classes at the Senior Center through a cooperative agreement in which the district provides the facility and NOCCCD supplies the instructors. Emeritus classes support healthy aging by promoting independence, mental and physical well-being, cognitive health, and community connection. The recommended agreement formalizes the longstanding partnership between the Cypress Recreation and Park District and NOCCCD, outlines the responsibilities related to facility use, and remains in effect until terminated by either party.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney has reviewed and approved the facility agreement.

APPROVED BY: Peter Grant, City Manager

Attachments

Agreement

NOCCCD EXTERNAL FACILITY AGREEMENT

FOR USE OF FACILITIES BY NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT (NOCCCD)

THIS AGREEMENT MADE AND ENTERED INTO **MAY 1, 2025** BY AND BETWEEN THE **CYPRESS SENIOR CENTER BY AND THROUGH THE CITY OF CYPRESS** CALLED THE "FACILITY" AND **THE NORTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT/NORTH ORANGE CONTINUING EDUCATION**, HEREIN AFTER CALLED THE "DISTRICT".

WITNESSETH:

WHEREAS THE DISTRICT INTENDS TO PROVIDE CERTAIN EDUCATIONAL PROGRAMS WITHIN THE DISTRICT AND WHEREAS THE DISTRICT INTENDS TO USE THE CYPRESS SENIOR CENTER WITHIN AND BELONGING TO THE FACILITY AND WHEREAS IT IS NECESSARY:

1. TO CLARIFY THE CONTRACTUAL RELATIONSHIP BETWEEN THE FACILITY AND THE DISTRICT WITH REGARD TO THE USE OF THE FACILITIES BY THE DISTRICT.

2. TO ESTABLISH PROCEDURES FOR THE RESPONSIBILITY OF THE FACILITIES DURING THE TIME THE FACILITIES ARE BEING USED BY THE DISTRICT.

NOW, THEREFORE, THE FACILITY AND THE DISTRICT AGREE AS FOLLOWS:

RESPONSIBILITIES:

A. THE FACILITY SHALL BE RESPONSIBLE FOR THE CUSTODIAL AND MAINTENANCE SERVICES FOR THE FACILITIES USED BY THE DISTRICT, ADHERING TO THE CLEANING PROTOCOL FOR the SARS-COV-2 VIRUS, AKA COVID-19 OR THE "CORONAVIRUS". BOTH PARTIES AGREE TO FOLLOW ALL LOCAL, STATE, AND FEDERAL GUIDELINES REGARDING HUMAN PROTECTION FROM THE CORONAVIRUS (THE "GUIDELINES"). THE GUIDELINES TO STRICTLY FOLLOW ARE LOCATED AT VARIOUS SITES, INCLUDING, BUT NOT LIMITED TO:

   HTTPS://COVID19.CA.GOV/
   HTTPS://WWW.CDC.GOV/CORONAVIRUS/2019-NCOV/INDEX.HTML
   HTTPS://OCCOVID19.OCHEALTHINFO.COM/

   THE DISTRICT SHALL NOT HOLD THE EVENT AND SHALL CANCEL THE EVENT IF ALL GUIDELINES WILL NOT, ARE NOT, OR CANNOT BE MET BEFORE, DURING, OR AFTER THE EVENT.

   THE DISTRICT SHALL STOP THE EVENT IMMEDIATELY AND SEND ALL INVITEES/PARTICIPANTS AWAY IF THEY ARE OBSERVED NOT TO BE MEETING ALL REQUIRED GUIDELINES.

B. THE FACILITY SHALL BE RESPONSIBLE FOR MAKING AVAILABLE AN APPROPRIATE CLASSROOM SPACE FOR EDUCATIONAL USE BY THE DISTRICT IN ACCORDANCE WITH THE "GUIDELINES".

C. THE DISTRICT WILL PROVIDE EDUCATIONAL PROGRAMS AS DETERMINED BY THE PRESIDENT OF NORTH ORANGE CONTINUING EDUCATION, OR HIS/HER DESIGNEE, FOR SAID FACILITY, AS ADVERTISED IN THE NORTH ORANGE CONTINUING EDUCATION CLASS SCHEDULE.

GENERAL CONDITIONS:

BOTH PARTIES AGREE TO HOLD HARMLESS, DEFEND AND INDEMNIFY THE OTHER PARTY, AND THE OFFICERS, EMPLOYEES, BOARDS, VOLUNTEERS AND AGENTS OF THE OTHER PARTY FROM AND AGAINST ANY AND ALL LOSSES, CLAIMS OR EXPENSES ARISING OUT OF ANY LIABILITY OR CLAIM OF LIABILITY FOR PERSONAL INJURY, BODILY INJURY TO PERSONS, CONTRACTUAL LIABILITY AND DAMAGE TO PROPERTY SUSTAINED OR CLAIMED TO HAVE BEEN SUSTAINED ARISING OUT OF ACTIVITIES OF THE PARTIES TO THIS AGREEMENT OR THE ACTIVITIES OF EITHER PARTY'S OFFICERS, AGENTS, EMPLOYEES, OR VOLUNTEERS. EACH PARTY FURTHER AGREES THAT NEITHER PARTY SHALL ASSUME ANY RESPONSIBILITY WHATSOEVER FOR ANY PROPERTY LEFT ON THE PREMISES OF THE **CYPRESS SENIOR CENTER** BY THE STUDENTS. THE PROVISIONS OF THIS INDEMNITY AGREEMENT DO NOT, HOWEVER, APPLY TO ANY DAMAGES OR LOSSES CAUSED BY THE NEGLIGENCE OF THE OTHER PARTY OR ANY OF ITS OFFICERS, EMPLOYEES, VOLUNTEERS, OR AGENTS.

BOTH PARTIES SHALL INSURE ITS ACTIVITIES IN CONNECTION WITH THIS AGREEMENT AND OBTAIN, KEEP IN FORCE, AND MAINTAIN INSURANCE BROAD FORM COMMERCIAL GENERAL LIABILITY (CGL) WITH MINIMUM COMBINED SINGLE LIMITS OF NO LESS THAN $1,000,000 PER OCCURRENCE/$3,000,000 AGGREGATE FOR BODILY INJURY, PERSONAL INJURY, AND PROPERTY DAMAGE. THE POLICY PROVIDING THIS COVERAGE SHALL BE ENDORSED TO INCLUDE THE OTHER PARTY AS AN ADDITIONAL INSURED AND PROVIDE THIRTY (30) DAYS' NOTICE OF POLICY CANCELLATION OR MATERIAL CHANGES IN COVERAGE. BOTH PARTIES FURTHER AGREE TO FURNISH CERTIFICATES OF INSURANCE AND ENDORSEMENT AS APPROPRIATE TO THE OTHER PARTY EVIDENCING COMPLIANCE WITH THE INSURANCE REQUIREMENTS LISTED HEREIN.

THIS AGREEMENT SHALL BE EFFECTIVE FOR THE PERIOD BEGINNING **MAY 1, 2025** AND CONTINUE THEREAFTER UNTIL TERMINATED. EITHER PARTY HERETO MAY AT ANY TIME TERMINATE THE AGREEMENT WITH OR WITHOUT CAUSE UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OTHER PARTY OF SUCH TERMINATION. AT THE END OF SAID THIRTY (30) DAY NOTICE PERIOD, THIS AGREEMENT SHALL BE FORTHWITH TERMINATED FOR ALL PURPOSES.

THIS AGREEMENT SETS FORTH THE ENTIRE AGREEMENT OF THE PARTIES WITH RESPECT TO THE USE OF THE FACILITIES AND SUPERSEDES ALL PRIOR DISCUSSIONS, NEGOTIATIONS, UNDERSTANDINGS, OR AGREEMENTS RELATING TO SAME, ALL OF WHICH ARE MERGED HEREIN.

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED AS OF THE DATE AND YEAR SET FORTH BELOW:

CYPRESS SENIOR CENTER
9031 GRINDLAY STREET,
CYPRESS, CA 90630

BY:

TITLE:

DATE:

NORTH ORANGE COUNTY
COMMUNITY COLLEGE DISTRICT
1830 W. ROMNEYA DRIVE
ANAHEIM, CA 92801

BY: VALENTINA PURTELL

PRESIDENT,
NORTH ORANGE CONTINUING EDUCATION

DATE:

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **10.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 04/28/2025

SUBJECT: **Receive and File the Cypress Recreation and Park District's Financial Statements and Auditors' Report for the Fiscal Year Ended June 30, 2024**

RECOMMENDATION

Receive and file the District's Basic Financial Statements and Independent Auditors' Report for the Fiscal Year Ended June 30, 2024.

DISCUSSION

The Director of Finance is required to annually submit a complete set of financial statements for the Cypress Recreation and Park District (District) to the Board of Directors. The State also requires the District undergo an annual financial audit. Attached is the District's Basic Financial Statements and Independent Auditors' Report for the Fiscal Year ended June 30, 2024. The report has been prepared, and an audit opinion issued, by the firm of LSL LLP (LSL). The District has received an unqualified, or "clean", opinion from LSL for the audit period.

The report presents the activity of the District for the fiscal year. In accordance with the requirements of the Governmental Accounting Standards Board, the report presents a Management's Discussion and Analysis (MD&A) and the basic financial statements for the District. The basic financial statements contain two types of statements: 1) the government-wide financial statements, and 2) the fund financial statements. The government-wide financial statements present the District's information on a full accrual basis which attempts to provide a long-term view of the District's financial position. The fund financial statements are presented on a modified accrual basis which focuses on a short-term view of the District's current and available financial resources. When both sets of financial statements are reviewed in conjunction with the notes to the basic financial statements, a complete picture of the District's financial condition is developed for the reader of the report.

BUDGET IMPACT

The cost of the audit includes the preparation of the financial statements and sufficient amounts are included in the District's budget to pay for these services.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

CRPD Basic Financial Statements and Independent Auditors' Report for the FYE 6/30/24

CYPRESS RECREATION AND PARK DISTRICT

FOR THE YEAR ENDED JUNE 30, 2024

BASIC FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT

Focused on YOU



WWW.LSLCPAS.COM

CYPRESS RECREATION AND PARK DISTRICT

Basic Financial Statements and Independent Auditors' Report

For the Year Ended June 30, 2024

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CYPRESS RECREATION AND PARK DISTRICT

Basic Financial Statements and Independent Auditors' Report

For the Year Ended June 30, 2024

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CYPRESS RECREATION AND PARK DISTRICT

Basic Financial Statements and Independent Auditors' Report

For the Year Ended June 30, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Cypress Recreation and Park District
Cypress, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the general fund and aggregate remaining fund information of the Cypress Recreation and Park District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the general fund and aggregate remaining fund information of the District as of June 30, 2024, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the District are intended to present the financial position, the changes in financial position of only that portion of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City that is attributable to the transactions of the District. They do not purport to, and do not, present fairly the financial position of the City, as of June 30, 2024, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and required pension and other postemployment benefits schedules, as listed on the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

To the Board of Directors
Cypress Recreation and Park District
Cypress, California

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 21, 2025, on our consideration of the City's internal control over the District's financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over the District's financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over the District's financial reporting and compliance.

LSL, LLP

Irvine, California
March 21, 2025

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The discussion and analysis of the Cypress Recreation and Park District's (District's) financial performance provides an overall review of the District's financial activities for the fiscal year ended June 30, 2024. The intent of this discussion and analysis is to look at the District's financial performance as a whole. Readers should also review the basic financial statements, as well as the prior year's report ending June 30, 2023, to enhance their understanding of the District's financial performance.

The financial section of this report has been prepared to show the results of the financial administration, financial condition, and operations of the District. The combined financial statements in this report have been audited by the firm LSL, LLP, whose opinion is included.

BASIS OF ACCOUNTING AND FUND GROUPINGS

The government-wide financial statements are presented on an "*economic resources*" measurement focus and, accordingly, all of the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, including capital assets and long-term liabilities, are reflected in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. The government-wide financial statements also are structured to reflect the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

The governmental fund financial statements are presented on a spending or "current financial resources" measurement focus. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balance present increases (revenue and other financing sources) and decreases (expenditures and other financing uses) in fund balances. The governmental fund statements are also presented using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to pay for expenditures of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to other long-term liabilities, are recorded only when payment is due. The District maintains funds in accordance with generally accepted accounting principles set forth by the GASB and other rule-making entities.

The District maintains two internal service funds. Internal service funds are an accounting device used to accumulate and allocate costs internally among the District's various functions. The District uses internal service funds to account for its central services and employee benefits. Because these services benefit governmental functions, they have been included within governmental activities in the government-wide financial statements.

The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for each of the two internal service funds are provided in the form of combining statements elsewhere in this report. The basic proprietary fund financial statements can be found immediately following the basic governmental fund financial statements.

FINANCIAL DISCUSSION

In the governmental fund financial statements, the District reported an excess of expenditures and other financing uses over revenues and other financing sources of $3,755,610. At the end of the current fiscal year, the nonspendable fund balance of the District was $5,345, the restricted fund balance was $104,768 (compared to $139,278 at the beginning of the year), the committed fund balance was $515,653 (compared to $4,912,766 at the beginning of the year), the assigned fund balance was

$10,655,928 (compared to $9,955,928 at the beginning of the year), while total fund balance was $11,514,882 (compared to $15,270,492 at the beginning of the year). The total fund balance that is not restricted, committed or nonspendable (comprised of assigned and unassigned fund balance amounts) represents 196.2 percent (compared with 180.5 percent from the previous year) of the fund's total current expenditures. Since the bulk of the District's operations are funded with annual property tax revenues, a portion of the assigned fund balance is needed to meet cash flow shortages between property tax receipts. The majority of the remaining assigned fund balance amounts are available to cover potential contingency needs of the District, offset retiree pension liabilities and pay for future facility and park infrastructure improvement projects.

For the fiscal year ended June 30, 2024, the District's balance of cash and cash equivalents was $14,804,481, a decrease of $1,371,446 from the prior fiscal year. Total receivables at the end of the fiscal year were $600,136, which is an increase of $320,693 from the prior year total of $279,443.

Summary of Changes in Fund Balances
General Fund
For the fiscal year ended June 30, 2024 and 2023

	2024	2023	Change
Revenues			
Taxes	$ 7,326,746	$ 7,080,645	$ 246,101
From other agencies	113,618	62,665	50,953
Charges for services	1,202,161	2,890,860	(1,688,699)
From use of property	1,029,302	752,083	277,219
Other revenue	57,093	21,063	36,030
Total Revenues	9,728,920	10,807,316	(1,078,396)
Expenditures			
Parks and recreation	5,550,867	5,260,829	290,038
Contribution to City for infrastructure set-aside	-	382,160	(382,160)
Capital outlay	16,950,867	1,070,103	15,880,764
Debt Service - Note repayment to City	1,593,259	2,100,861	(507,602)
Total Expenditures	24,094,993	8,813,953	15,281,040
Other Financing Sources (Uses)			
Note proceeds from the City of Cypress	10,766,006	758,763	10,007,243
Transfers out	(155,543)	(253,411)	97,868
Total Other Financing Uses	10,610,463	505,352	10,105,111
Increase (decrease) in fund balance	$ (3,755,610)	$ 2,498,715	$ (6,254,325)

Total Recreation and Park District revenues for the fiscal year ended June 30, 2024 declined by nearly $1.1 million from the prior year. Individual changes during the past year to the District's major revenues are highlighted as follows:

- Property tax revenues, the District's largest recurring revenue source, grew 3.5 percent over the prior year. The District continues to benefit from a variety of new development and sales of existing properties, which have increased assessed values over the last few years.

- The large decline to charges for services was anticipated and relates to park development fee receipts. These receipts are difficult to predict due to uncertainties associated with development activity and economic conditions, and can fluctuate drastically from year to year. A few major developments generated fees totaling nearly $2.1 million in the prior fiscal year while receipts for the fiscal year ended June 30, 2024 declined to $445,000. All eligible park development fee receipts are used to pay down the District's outstanding advances from the City associated with the construction of Lexington Park.
- Revenues from the use of property increased due to a full year of earning higher interest rates on District cash balances than the prior year.

Notable changes in expenditures during the year ended June 30, 2024 follow:

- Recreation expenditures increased $290,038 (5.5 percent) due to multiple factors, including the impacts of cost of living salary and benefit increases for all full-time employees and the impacts of inflation on contract costs for facility and landscape maintenance.
- Capital expenditures rose by nearly $15.9 million due primarily to a $2.7 million one-time purchase of land for the expansion of Baroldi Sycamore Park and incurring $10.9 million on the rehabilitation of Arnold Cypress Park. The Arnold Cypress Park project will completely rebuild the 74 year-old, 14.5 acre park at a cost of $33.5 million. The new park will provide a variety of sports courts and softball fields, and is expected to be completed in the first half of 2025. In addition to these one-time major projects, the District continued to invest in other park facility improvements as amounts were expended in the fiscal year ended June 30, 2024 for extensive interior upgrades at the Senior Center, the replacement of the Community Center's HVAC system and roof, sports lighting replacement at Oak Knoll Park, and a variety of other enhancements at park sites throughout the Cypress.
- Note repayments to the City are comprised of two components: repayments associated with 1) the construction of Lexington Park and 2) the rehabilitation of Arnold Cypress Park. Park development fees of $454,795 (as compared to $2.1 million in the prior year) were available to repay a portion of the Lexington Park note in the fiscal year ended June 30, 2024. Through June 30, 2024, nearly $12.3 million has been advanced to the District for Lexington Park construction and $8.5 million in park development fees have been used to repay the City, leaving an outstanding note balance of $3.8 million due to the City. On the Arnold Cypress Park front, nearly $915,000 in principal and interest was repaid to the City for design costs and interest on outstanding construction notes through June 30, 2024. Total outstanding principal on the note for Arnold Cypress construction is just over $10.6 million at the end of the most recent fiscal year.

Notable changes in other financing sources and uses during the year ended June 30, 2024 follow:

- Note proceeds loaned to the District from the City increased by $10.0 million when compared to the prior year. The increase was expected and relates directly to the FY 2023-24 costs incurred on construction of the multi-year, $33.5 million rehabilitation of Arnold Cypress Park. The remainder of the $33.5 million project funded by note proceeds from the City is expected to be completed in the upcoming fiscal year and repaid over the next 20 years.

- Transfers out were $97,868 less than the prior year and are comprised of two recurring transfers, including a $150,000 annual transfer to the employees' benefits internal service fund to help offset any unfunded pension liability owed to the Orange County Employees Retirement System (OCERS). This liability represents monies owed on behalf of vested District employees who earned OCERS pension benefits prior to 2000 when all employees were transitioned to the CalPERS pension system. The balance of the annual transfers pay for new capital outlay items purchased in the District's Central Services Internal Service Fund. In the fiscal year ended June 30, 2024 the District acquired $5,543 of new equipment which was much less than the prior year when the mobile stage and canopy used for community events (showmobile) was replaced.

District General Fund Budgetary Highlights

Net increases between the original appropriations budget and the final amended budget totaled nearly $12.7 million. Just over $3.0 million of these budget increases are related to the annual carryover of appropriations to the new fiscal year for encumbrances and purchases not completed in the prior fiscal year on a variety of capital projects. An additional $2.7 million was appropriated for the purchase of land to expand Baroldi Sycamore Park. The construction of Arnold Cypress Park was originally budgeted at $27.5 million but due to rising costs, bids came in at $33.5 million resulting in the need for an additional $6.0 million appropriation. An additional appropriation of $454,795 was necessary for the debt repayment to the City on the construction of Lexington Park, which is determined annually based on the availability of park development fees during the year.

REQUEST FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, creditors and investors with a general overview of the District's finances and to show the City's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of Cypress, Finance Department, 5275 Orange Avenue, Cypress, California 90630.

BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

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CITY OF CYPRESS RECREATION AND PARK DISTRICT
Statement of Net Position
June 30, 2024

	Governmental Activities
ASSETS	
Cash and cash equivalents	$ 16,715,741
Receivables (net of uncollectibles):	
Accounts	387,727
Taxes	92,991
Inventories	4,004
Prepaid items	2,215
Net pension asset	641,475
Capital assets (not being depreciated/amortized)	24,716,980
Capital assets (net of accumulated depreciation/amortization)	28,651,327
Total assets	**71,346,607**
DEFERRED OUTFLOWS OF RESOURCES	
Pension-related	1,714,766
OPEB-related	31,149
Total deferred outflows of resources	**1,745,915**
LIABILITIES	
Accounts payable and accrued liabilities	3,629,257
Unearned revenue	247,128
Accrued leave payable	31,380
Deposits payable	18,395
Unclaimed property	300
Noncurrent liabilities:	
Notes payable to the City of Cypress	14,420,832
Accrued leave payable	94,141
Total OPEB liability	460,993
Net pension liability	3,992,590
Total liabilities	**22,895,016**
DEFERRED INFLOWS OF RESOURCES	
Pension-related	652,382
OPEB-related	83,718
Total deferred inflows of resources	**736,100**
NET POSITION	
Net investment in capital assets	38,947,475
Restricted:	
Open space	3,632
Senior center enhancements	28,803
Youth League renovations	38,359
Facility & service enhancements	33,974
Net pension asset	641,475
Unrestricted	9,767,688
Total net position	**$ 49,461,406**

See accompanying notes to financial statements.

CITY OF CYPRESS RECREATION AND PARK DISTRICT
Statement of Activities
For the Year Ended June 30, 2024

Functions/Programs:	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions and Grants	Program Revenues: Capital Contributions and Grants	Net (Expenses) Revenues and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
Recreation	$ 8,097,133	$ 2,346,773	$ 113,618	$ -	$ (5,636,742)
Total governmental activities	**8,322,056**	**2,346,773**	**113,618**	**-**	**(5,861,665)**
General revenues:					
General revenues:					
Property taxes					7,326,746
Franchise taxes					1,029,302
Business licenses taxes					57,093
Total general revenues					**8,413,141**
Change in net position					**2,551,476**
Net position-beginning					46,909,930
Net position-ending					**$ 49,461,406**

See accompanying notes to financial statements.

FUND FINANCIAL STATEMENTS

Governmental Fund Financial Statements

Proprietary Fund Financial Statements

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GOVERNMENTAL FUND FINANCIAL STATEMENTS

CYPRESS RECREATION AND PARKS DISTRICT
Balance Sheet
Governmental Fund
June 30, 2024

	General Fund
ASSETS	
Cash and investments	$ 14,804,481
Receivables (net of allowance for uncollectible):	
Accounts	372,998
Taxes	92,991
Accrued interest	134,147
Prepaid items	3,130
Inventories	2,215
Total assets	**$ 15,409,962**
LIABILITIES	
Accounts payable	$ 3,629,257
Unearned revenues	247,128
Deposits payable	18,395
Due to other governments	300
Total liabilities	**3,895,080**
FUND BALANCES (DEFICITS)	
Nonspendable	5,345
Restricted	104,768
Committed	515,653
Assigned	10,655,928
Unassigned	233,188
Total fund balances (deficits)	**11,514,882**
Total liabilities, deferred inflows of resources, and fund balances (deficits)	**$ 15,409,962**

See accompanying notes to financial statements.

CITY OF CYPRESS RECREATION AND PARK DISTRICT
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
June 30, 2024

Fund balance - total governmental fund		$ 11,514,882
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in a govermental funds are not current financial resources and therefore are not reported in the Governmental Fund Balance Sheet. This amount does not include the internal service funds amounts of $356,782		
Non-depreciable/amortizable	24,716,980	
Depreciable/amortizable, net	28,300,089	53,017,069
Internal service funds provide services to other funds on a cost-reimbursement basis. The assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the internal service funds are included in governmental activities in the Statement of Activities.		(649,713)
Long-term liabilities are not due and payable in the current period, and therefore are not reported in the Governmental Fund Balance Sheet		
Notes payable to the City of Cypress		(14,420,832)
Net position of governmental activities		**$ 49,461,406**

See accompanying notes to financial statements.

CYPRESS RECREATION AND PARKS DISTRICT
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Fund
For the Year Ended June 30, 2024

	General Fund
REVENUES	
Taxes	$ 7,326,746
From other agencies	113,618
Charges for services	1,202,161
Use of money and property	1,029,302
Other revenue	57,093
Total revenues	**9,728,920**
EXPENDITURES	
Current:	
Parks and recreation	5,550,867
Capital outlay	16,950,867
Debt service	1,593,259
Total expenditures	**24,094,993**
Excess (deficiency) of revenues over (under) expenditures	**(14,366,073)**
OTHER FINANCING SOURCES (USES)	
Issuance of notes payable	10,766,006
Transfers out	(155,543)
Total other financing sources (uses)	**10,610,463**
Net change in fund balances	**(3,755,610)**
Fund balances (deficit)-beginning	15,270,492
Fund balances (deficit)-ending	**$ 11,514,882**

See accompanying notes to financial statements.

CITY OF CYPRESS RECREATION AND PARK DISTRICT
Reconciliation of the Statement of Revenues, Expenses and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2024

Net change in fund balances - total governmental funds:		$ (3,755,610)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays are expenditures. However, in the Statement of Activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation/amortization expense. This is the amount by which capital outlays exceeded depreciation/amortization expense in the current period.		
Capital outlay		16,956,411
Depreciation/amortization expense on capital assets is reported in the Government-Wide Statement Activites, but it does not require the use of current resources. Therefore, depreciation/amortization expense is not reported as expenditures in the Government Fund. This amount does not include the depreciation/amortization expense for internal service funds in the amount of $71,391.		(1,123,975)
Internal service funds provide services to other funds on a cost-reimbursement basis. The net revenue of certain activities of internal service funds is reported with governmental activities.		(73,384)
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position,		
Payment of Notes Payable	1,368,336	
Issuance of Notes Payable	(10,766,006)	
Loss on Disposal of Assets	(54,296)	(9,451,966)
Total adjustment		
Change in net position of governmental activities		**$ 2,551,476**

See accompanying notes to financial statements.

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PROPRIETARY FUND FINANCIAL STATEMENTS

CYPRESS RECREATION AND PARKS DISTRICT
Statement of Net Position
Proprietary Funds
June 30, 2024

	Governmental Activities- Internal Service Funds
ASSETS	
Current assets:	
Cash and cash equivalents	$ 1,911,260
Receivables (net of uncollectibles):	
Accounts	14,729
Prepaid items	874
Total current assets	1,926,863
Noncurrent:	
Net pension asset	641,475
Capital assets, net	351,238
Total noncurrent assets	992,713
Total assets	**2,919,576**
DEFERRED OUTFLOWS OF RESOURCES	
Pension-related	1,714,766
OPEB-related	31,149
Total deferred outflows of resources	**1,745,915**
LIABILITIES	
Current liabilities:	
Accrued leave payable	31,380
Total current liabilities	31,380
Noncurrent liabilities:	
Accrued leave payable	94,141
Total OPEB liability	460,993
Net pension liability	3,992,590
Total noncurrent liabilities	4,547,724
Total liabilities	**4,579,104**
DEFERRED INFLOWS OF RESOURCES	
Pension-related	652,382
OPEB-related	83,718
Total deferred inflows of resources	**736,100**
NET POSITION	
Invested in capital assets	351,238
Restricted	641,475
Unrestricted	(1,642,426)
Total net position	**$ (649,713)**

See accompanying notes to financial statements.

CYPRESS RECREATION AND PARKS DISTRICT
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2024

	Governmental Activities- Internal Service Funds
OPERATING REVENUES	
Charges for services	$ 1,144,612
Total operating revenues	**1,144,612**
OPERATING EXPENSES	
Contractual services	916,982
Supplies and other services	384,433
Depreciation/amortization expense	71,391
Total operating expenses	**1,372,806**
Operating income (loss)	**(228,194)**
NONOPERATING REVENUES (EXPENSES)	
Gain (loss) on disposal of equipment	(733)
Total nonoperating revenues (expenses)	**(733)**
Income (loss) before transfers	**(228,927)**
Transfers in	155,543
Change in net position	**(73,384)**
Net position-beginning	(576,329)
Net position-ending	**$ (649,713)**

See accompanying notes to financial statements.

CYPRESS RECREATION AND PARKS DISTRICT
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2024

	Governmental Activities- Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from interfund charges	$ 1,145,642
Payments to suppliers and service providers	(897,816)
Payments to employees for salaries and benefits	(150,132)
Net cash provided by (used for) operating activities	**97,694**
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Transfers from other funds	155,543
Net cash provided by (used for) noncapital financing activities	**155,543**
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(15,825)
Net cash provided by (used for) capital and related financing activities	**(15,825)**
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest on investments	14,334
Net cash provided by (used for) investing activities	**14,334**
Net increase (decrease) in cash and cash equivalents	**251,746**
Cash and cash equivalents-beginning	1,659,514
Cash and cash equivalents-ending	**$ 1,911,260**

See accompanying notes to financial statements.

CYPRESS RECREATION AND PARKS DISTRICT
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2024

	Governmental Activities- Internal Service Funds
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES	
Operating income (loss)	$ (228,194)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:	
Depreciation/amortization expense	71,391
(Increase) decrease in accounts receivable	1,030
(Increase) decrease in prepaid items	(874)
Increase (decrease) in accounts payable	(1,222)
Increase (decrease) in net pension liability	514,899
Increase (decrease) in net OPEB liability	(259,336)
Total adjustments	325,888
Net cash provided by (used for) operating activities	$ 97,694

See accompanying notes to financial statements.

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NOTES TO BASIC FINANCIAL STATEMENTS

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NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of Reporting Entity

The Cypress Recreation and Park District (the "District") was formed in 1949 to provide park and recreational facilities for the area now known as the Cities of Cypress and La Palma and adjacent unincorporated areas plus small portions of the adjacent Cities of Los Alamitos, Buena Park and Anaheim. The District was under the control of the Orange County Board of Supervisors until 1971, when the Cities of Cypress and La Palma withdrew from the District. On June 29, 1971, the District was reestablished as a subsidiary district of the City of Cypress ("City"), effective July 1, 1971.

The Cypress Recreation and Community Services Foundation (the “Foundation”) was created in 2019 to support and enhance safe, attractive, and high quality recreation facilities, programs, and services in the City of Cypress. The Foundation is organized and operates under section 501(c)(3) of the Internal Revenue Code as a charitable organization. The members of the Cypress City Council act as the Board of Directors for the Foundation. The Foundation is managed by employees of the City and operates under the District, and the Foundation’s financial activities are included in the District’s basic financial statements. The City, District and Foundation all have a fiscal year-end of June 30.

The Governmental Accounting Standards Board ("GASB") defines the reporting entity as the primary government and those component units for which the primary government is, or has the potential to be, financially accountable. Financial accountability is defined as appointment of a voting majority of the component unit's Board and either (a) the primary government has the ability to impose its will or (b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government. Since the City Council of the City also serves as the Board of Directors of the District, the City, in effect, has the ability to influence and control operations. Therefore, the City has oversight responsibility for the District. Accordingly, in applying the criteria of GASB, the financial statements of the District are included in the City's Annual Comprehensive Financial Report. The District has the same fiscal year as the City. The Annual Comprehensive Financial Report of the City can be obtained from the Finance Department of the City.

B. Measurement Focus, Basis of Accounting and Basis of Presentation

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity with its own self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses. These funds are established for the purpose of carrying out specific activities or certain objectives in accordance with specific regulations, restrictions or limitations. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Government-Wide Financial Statements

The District's Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of Governmental Activities for the District. Fiduciary Activities of the District are not included in these statements.

The government-wide financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the District's assets, deferred outflows of resources, capital assets, long-term liabilities, and deferred inflows of resources, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain types of transactions reported as program revenues for the District are reported in two categories:

Charges for services
Operating grants and contributions

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated. The following interfund activities have been eliminated:

Transfers in/out

Governmental Fund Financial Statements

Governmental fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balance. An accompanying schedule is presented to reconcile and explain the differences in fund balance as presented in these statements to the net position presented in the Government-Wide Financial Statements.

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balance presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

Revenues are recorded when received in cash, except that revenues subject to accrual (generally 60 days after year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the District, are property taxes, grant revenues and earnings on investments. Expenditures are recorded in the accounting period in which the related liability is incurred.

The reconciliations of the Fund Financial Statements to the Government-Wide Financial Statements are provided to explain the differences created by the integrated approach of GASB Statement No. 34.

Proprietary Fund Financial Statements

Internal service funds are used to account for the financing of goods or services provided by one department of the District to other departments or agencies of the District on a cost-reimbursement basis. The District uses internal service funds for employees' benefits and central services (which includes print shop, information systems, phone and equipment maintenance, building and grounds maintenance, fleet maintenance, and for accumulating and expending monies for capital equipment acquisition and replacement).

Proprietary funds are accounted for using the "economic resources" measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. All proprietary funds are accounted for on a cost of services or "capital maintenance" measurement focus. This means that all assets, deferred outflows of resources, all liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on the statement of net position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in net position.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the internal service funds are charges to departments in the governmental funds of the District for services. Operating expenses for the internal service funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District's internal service funds are presented in the proprietary fund financial statements. Because the principal users of the internal services are the District's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column, within the recreation function, when presented in the government-wide financial statements.

C. Capital Assets

Capital assets, which include land, machinery and equipment (vehicles, computers, etc.), and buildings and improvements, are reported in the Government-Wide Financial Statements. Capital assets are defined by the District as all land and buildings, vehicles, computers, and equipment with an initial individual cost of more than $1,000; and improvements with costs of more than $10,000 with a useful life of greater than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated or annexed capital assets are recorded at estimated market value at the date of donation or annexation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Depreciation is recorded in the Government-Wide Financial Statements on a straight-line basis over the estimated useful life of the assets as follows:

Building and improvements	10 to 40 years
Vehicles, computers, and equipment	3 to 10 years

D. Cash, Cash Equivalents, and Investments

The District's cash and investments are pooled with the City to maximize the yield.

The City pools its available cash for investment purposes. The City considers pooled cash and investment amounts, with original maturities of three months or less, to be cash equivalents.

Investments are reported in the accompanying balance sheet at fair value which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments that are not traded on a market, such as investments in external pools, are valued based on the stated fair value represented by the external pool.

The City participates in an investment pool managed by the State of California titled Local Agency Investment Fund (LAIF), which has invested a portion of the pooled funds in Structured Notes and Asset-Backed Securities. The investment in LAIF is carried at fair value based on the value of each participating dollar as provided by LAIF.

For purposes of the statement of cash flows, all pooled cash and investments in the proprietary fund type are considered to be short-term and, accordingly, are classified as cash and cash equivalents.

Certain disclosure requirements, if applicable, for Deposits and Investment Risks are provided in the following areas:

- Interest Rate Risk
- Credit Risk
  - Overall
  - Custodial Credit Risk
  - Concentrations of Credit Risk
- Foreign Currency Risk
- Fair Value Measurements

In addition, other disclosures are specified including use of certain methods to present deposits and investments, highly sensitive investments, credit quality at year-end, and other disclosures.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and the Governmental Fund Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The District has the following items that qualify for reporting in this category:

Deferred outflow related to pensions or other post-employment benefits (OPEB) equal to employer contributions made after the measurement date, which are recognized as a reduction to the net pension liability or total OPEB liability, respectfully.

Deferred outflow related to pensions or OPEB are amortized over a closed period equal to the average of the expected remaining services lives of all employees that are provided with the pension and OPEB plans, except for deferred outflows relating to the net difference between projected and actual earnings on plan investments, which is amortized straight line over 5 years.

In addition to liabilities, the statement of net position and governmental fund balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The District reported two items in this category.

The first item is a deferred inflow related to pensions. For CalPERS pensions, the deferred inflow is the result of differences in expected and actual experience, changes in actuarial assumptions, adjustments due to changes in proportions, and differences between employer's contributions, the proportionate share of contributions, and differences between projected and actual earnings. The changes in projected and actual investment earnings are recognized over five years, beginning with the year in which they occur. The remaining items are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions. For CalPERS pensions, the remaining service life as determined for the June 30, 2023 measurement date is 3.8 years.

The deferred inflow related to the OCERS pension plan is the net difference between projected and actual earnings on pension plan investments, which will be recognized over a period of five years, beginning with the year in which they occur.

The second item is a deferred inflow related to other postemployment benefits. The deferred inflow is the result of changes in actuarial assumptions. This amount is amortized over a closed period equal to the average expected remaining active and inactive service lives as of the December 31, 2023 measurement date, which is 8.2 years.

F. Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted grant proceeds or developer fees) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the District's practice to consider restricted - net position to have been depleted before unrestricted - net position is applied (if eligible).

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund.

Since unexpended and encumbered appropriations of the governmental funds automatically lapse at the end of the fiscal year, they are not included in reported expenditures and the authorization for expenditure must be re-established through inclusion in the subsequent year's appropriation.

H. Net Position

In the Government-Wide Financial Statements, net position may be classified in the following categories:

Net Investment in Capital Assets - This amount consists of capital assets net of accumulated depreciation.

Restricted Net Position - This amount is restricted by external creditors, grantors, contributors, laws or regulations of other governments.

Unrestricted Net Position - This amount is all net position that does not meet the definition of "net investment in capital assets" or "restricted net position" as defined above.

I. Fund Balances

In the Governmental Fund Financial Statements, fund balances are classified in the following categories:

Nonspendable - Items that cannot be spent because they are not in spendable form, such as prepaid items and inventories, items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

Restricted - Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

Committed - Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making, normally the governing body through council resolutions, etc., and that remain binding unless removed in the same manner. The Board of Directors, comprised of the Cypress City Council members, is considered the highest authority for the District.

Assigned - Assigned fund balances encompass the portion of net fund resources reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. The City Council has authorized the Director of Finance for that purpose.

Unassigned - This category is for any balances that have no restrictions placed upon them.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Spending Policy

Governmental Fund Financial Statements

When expenditures are incurred for purposes for which all restricted, committed, assigned, and unassigned fund balances are available, the District's policy is to apply in the following order, except for instances wherein an ordinance specifies the fund balance:

- Nonspendable
- Restricted
- Committed
- Assigned
- Unassigned

K. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the District's participation in the City's California Public Employees' Retirement System ("CalPERS") Miscellaneous plans ("Plans") and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following time frames are used:

CalPERS Miscellaneous

Valuation Date:	June 30, 2022
Measurement Date:	June 30, 2023
Measurement Period:	July 1, 2022 to June 30, 2023

L. Other Post-Employment Benefits (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and the OPEB expense have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 to June 30, 2024

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities. In addition, estimates affect the reported amount of expenses. Actual results could differ from these estimates and assumptions.

NOTE 2: CASH AND CASH EQUIVALENTS

The District's cash and investments are pooled with the City. The District does not own specifically identifiable securities in the City's pool. Investment income earned on pooled cash and investments is allocated quarterly to the various funds based on the average cash balance in each fund. At June 30, 2024, the cash and investments balance of the District was as follows:

	Government-Wide Statement of Net Position Governmental Activities
Cash and cash equivalents	$ 16,715,741

Authorized Investments

Under provision of the City's annually adopted investment policy, and in accordance with Section 53601 of the California Government Code, the City may deposit and invest in the following:

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
United States Treasury Bills and Notes	5 years	None	N/A
Federal Agency Issues	5 years	None	None
Certificates of Deposit (or Time Deposits) placed with commercial banks and/or savings and loan companies	1 year	25%	N/A
Bankers' Acceptances	180 days	25%	10%
Negotiable Certificates of Deposit	5 years	25%	10%
Commercial Paper	270 days	25%	10%
Local Agency Investment Fund	N/A	$75 million*	N/A
Investment Trust of California (CalTRUST)	N/A	$50 million*	N/A
Money Market Mutual Funds	N/A	20%	10%
Medium-term Notes	5 years	25%	10%

* Limit is per entity.

N/A - Not Applicable

NOTE 2: CASH AND CASH EQUIVALENTS (CONTINUED)

Deposits and Risks

The California Government Code requires California banks and savings and loans associations to secure a City's deposit by pledging government securities with a value of 110% of a City's deposits, or by pledging first trust deed mortgage notes having a total value of 150% of the City's total deposits.

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy provides that final maturities of securities cannot exceed five years. At June 30, 2024, approximately 57% of the City's entire pooled cash and cash equivalents had a maturity of less than one year with an average life of the portfolio being slightly more than 566 days.

Credit Risk - State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the City's practice to limit its investments in these investment types to the top rating issued by NRSROs, including raters Standard & Poor's and Moody's Investors Service. The California Local Agency Investment Fund ("LAIF") is not rated, but has a separate investment policy governed by Government Code Sections 16480-16481.2 that provides credit standards for its investments.

External Investment Pool

The City is a voluntary participant in LAIF, which is an external investment pool regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California through which local governments may pool investments. The City and the District each may invest up to $75,000,000 in the fund. Investments in LAIF are considered highly liquid, as deposits can be converted to cash within 24 hours without loss of interest.

LAIF determines fair value on its investment portfolio based on market quotations for those securities where market quotations are readily available, and on amortized cost or best estimate for those securities where market value is not readily available.

The City values its investments in LAIF at a fair market value provided by LAIF. At June 30, 2024, the factor used was 0.996316042. The City's investment with LAIF includes a portion of pool funds invested in structured notes and asset-backed securities. At June 30, 2024, the City invested in LAIF, which had invested 1.40% of the pool's funds in structured notes and asset-backed securities.

Fair Value Measurements

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the relative inputs used to measure the fair value of the investments. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The District's investment in the City investment pool is not subject to the fair value hierarchy.

NOTE 3: CAPITAL ASSETS

The following is a summary of capital assets for governmental activities for the year ended June 30, 2024:

	Balance July 1, 2023	Additions	Deletions	Transfers	Balance June 30, 2024
Governmental activities:					
Capital assets, not being depreciated/amortized					
Land	$ 9,201,564	$ 2,707,711	$ -	$ -	$ 11,909,275
Construction-in-progress	1,052,684	12,005,439	-	(250,418)	12,807,705
Total capital assets, not being depreciated/amortized	10,254,248	14,713,150	-	(250,418)	24,716,980
Capital assets, being depreciated/amortized					
Buildings and improvements	39,157,568	2,237,717	(1,295,006)	250,418	40,350,697
Internal serivce-Equipment	929,215	21,369	(11,048)	-	939,536
Total capital assets, being depreciated/amortized	40,086,783	2,259,086	(1,306,054)	250,418	41,290,233
Less accumulated depreciation/amortization					
Buildings and improvements	12,172,887	1,123,975	(1,240,709)	-	12,056,153
Internal Service-Equipment	521,678	71,391	(10,316)	-	582,753
Total accumulated depreciation/amortization	12,694,565	1,195,366	(1,251,025)	-	12,638,906
Total capital assets, being depreciated/amortized, net	27,392,218	3,454,452	(55,029)	250,418	28,651,327
Total governmental activities capital assets	$ 37,646,466	$ 18,167,602	$ (55,029)	$ -	$ 53,368,307

Depreciation expense for capital assets for the year ended June 30, 2024, is comprised of the following:

General government	$ 1,123,975
Internal service funds	71,391
Total depreciation/amortization expense	$ 1,195,366

Depreciation expense of $1,123,975 is allocated to recreation activities on the statement of activities.

NOTE 4: PROPERTY TAXES

Property taxes include assessments on both secured and unsecured property. Secured property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on July 1 and are payable in two installments on December 10 and April 10. The County of Orange (the "County") bills and collects the property taxes and remits them to the District in installments during the year. District property tax revenues are recognized when levied to the extent that they result in current receivables, defined as being received within 60 days after year-end.

The County is permitted by State Law (Proposition 13) to levy taxes at 1% of full market value (at time of purchase) and can increase the property tax rate no more than 2% per year. The District receives a share of this basic levy proportionate to what it received in the 1976 to 1978 period, adjusted by state mandated transfers to the Educational Revenue Augmentation Fund in fiscal years 1992-93 and 1993-94.

NOTE 5: ACCRUED LEAVE PAYABLE

The Employees' Benefits Internal Service Fund pays accrued leave for all permanent employees. The accrued leave payable represents the estimated liability for all vacation, compensatory time, and 50% of the sick leave, as noted below, for all employees of the reporting entity. The Employees' Benefits Fund is reimbursed through payroll charges to other funds based on benefits earned during the fiscal year.

	Balance July 1, 2023	Increase	Decrease	Balance June 30, 2024	Amount Due Within One Year
Accrued Leave Payable	$ 111,187	$ 109,978	$ 95,644	$ 125,521	$ 31,380

Permanent employees may accumulate sick leave with no limitation as to the number of hours of accumulation. However, the accumulation of vacation leave is generally limited to two times their annual accrual. Employees who are terminated for any reason are paid for 100% of their accumulated vacation pay. Employees, terminated for any reason, with 5 years or more of service and having 60 days or more of accumulated sick leave (equal to 480 hours) will be paid for 50% of their accumulated sick leave. Employees, terminated for any reason, with 5 years or more of service and having between 240 hours and 480 hours will be paid for 50% of their accumulated leave for their hours only in excess of 240 hours. All other terminated employees will not be paid for their accumulated sick leave.

NOTE 6: INTERFUND TRANSACTIONS

Transfers In	Transfers Out	Amount
Internal Service Funds	General Fund	$ 155,543

The transfer to the Internal Service Fund provides resources for the initial purchase of capital outlay items in the Central Services Fund and for future pensions costs in the Employees' Benefit Internal Service Fund.

NOTE 7: NET POSITION AND FUND BALANCE

Government-Wide Financial Statements

At June 30, 2024, classifications of net position were as follows:

Net investment in capital assets	$ 38,947,475
Restricted net position:	
Open Space	3,632
Senior Center Enhancements	28,803
Youth League Renovations	38,359
Facility & Service Enhancements	33,974
Net Pension Asset	641,475
Total restricted net position	746,243
Unrestricted net position	9,767,688
Total Net Position	$ 49,461,406

Restricted for Open Space – These restrictions represent funds received from developers for open space use.

NOTE 7: NET POSITION AND FUND BALANCE (CONTINUED)

Restricted for Senior Center Enhancements – These restrictions represent funds required for the use of improvements to the City Senior Center.

Restricted for Youth League Renovations – This restriction represents amounts required to be used for future renovations of youth league facilities.

Restricted for Facility & Service Enhancements – This restriction represents funds donated to the Cypress Recreation and Community Services Foundation to support and enhance safe, attractive, and high quality recreation facilities, programs, and services within the City.

Fund Financial Statements

Classifications of fund balances are based largely upon the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The governmental fund statements fund balances are summarized as follows:

	General Fund
Nonspendable	
Prepaid items	$ 3,130
Inventories	2,215
Total nonspendable	**5,345**
Restricted	
Open Space	3,632
Senior Center Enhancements	28,803
Youth League Renovations	38,359
Facility & Service Enhancements	33,974
Total restricted	**104,768**
Committed	
Other Park Improvements	515,653
Total restricted	**515,653**
Assigned	
OCERS retirement (unfunded)	150,000
Cash flow	2,000,000
Art in public places	5,928
Infrastructure/Amenities	7,500,000
Contingency	1,000,000
Total assigned	**10,655,928**
Unassigned	**233,188**
Total Fund Balances	**$ 11,514,882**

Net Investment in Capital Assets

Net Position invested in capital assets as of June 30, 2024, is as follows:

Total capital assets, net of depreciation/amortization	$ 53,368,307
Less: capital-related debt	(14,420,832)
Total net investment in capital assets	$ 38,947,475

NOTE 8: PENSION PLANS

As of June 30, 2024, the District had the following net pension liabilities/(asset) and related deferred inflows and outflows of resources:

	Net Pension Liability/(Asset)	Deferred Outflows of Resources	Deferred Inflows of Resources
CalPERS Miscellaneous Plan	$ 3,992,590	$ 1,487,429	$ (209,303)
Orange County Employees Reitrement System Plan (OCERS)	$ (641,475)	$ 227,337	$ (443,079)
Total	$ 3,351,115	$ 1,714,766	$ (652,382)

CalPERS

A. General Information about the Pension Plans

Plan Descriptions

The District participates in the City's Miscellaneous Employee Defined Benefit Pension Plans (the "Miscellaneous Plans") and the District's share of the net pension liability is reported as a cost-sharing plan in these financial statements.

All qualified permanent and probationary employees are eligible to participate in the City's 2% at 55 (Tier I) and 2% at 62 (PEPRA) Miscellaneous Employee Pension Plans, cost-sharing multiple employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees or beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 to 62 with statutorily reduced benefits. All members are eligible for nonindustrial disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Miscellaneous Plans' provisions and benefits in effect at the June 30, 2024, reporting date, are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	On or After January 1, 2013
Benefit formula	2.0% at 55	2.0% at 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	1.426% to 2.418%	1.000% - 2.500%
Required employee contribution rates	7.000%	8.250%
Required employer contribution rates	13.120%	8.620%
Employer payment of unfunded liability	$ 2,119,480	$ 7,950

NOTE 8: PENSION PLANS (CONTINUED)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended.

B. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the measurement period ended June 30, 2023 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2022 total pension liability. The June 30, 2023 total pension liabilities were based on the following actuarial methods and assumptions:

Valuation date	June 30, 2022
Measurement date	June 30, 2023
Actuarial cost method	Entry age normal
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Payroll Growth	3.00%
Projected Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	6.90% Net of Pension Plan Investment and Administrative Expenses; includes Inflation
Mortality rate table *	Derived using CalPERS' membership data for all funds

*The mortality table used was developed based on CalPERS-specific data. The probabilities are based on the 2021 CalPERS Experience Study and Review of Actuarial Assumptions. Mortality rates incorporate full generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the 2021 experience study from November 2021 that can be found on the CalPERS website.

C. Discount Rate

The discount rate used to measure the total pension liability was 6.90 percent. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 6.90 percent discount rate is adequate, and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 6.90 percent is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at CalPERS' website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

NOTE 8: PENSION PLANS (CONTINUED)

In determining the long-term expected rate of return, staff took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class	Assumed asset allocation	Real return (1,2)
Global Equity - Cap-weighted	30.00%	4.54%
Global Equity - Non-Cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-back Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real Assets	15.00%	3.21%
Leverage	-5.00%	-0.59%

(1) An expected inflation of 2.30% used for this period.
(2) Figures are based on the 2021 Asset Liability Management Study

D. Change of Assumptions

No changes of assumptions were noted.

E. Changes in the Net Pension Liability

The District is a portion of the City's Miscellaneous Plan. See the City of Cypress Cost-Sharing Employer Miscellaneous Plan for changes in the net pension liability.

NOTE 8: PENSION PLANS (CONTINUED)

F. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability for the Plan as of the measurement date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate:

	Discount Rate -1 Percent 5.90%	Current Discount Rate 6.90%	Discount Rate +1 Percent 7.90%
Proportionate share of net pension liability/(asset)	5,594,747	3,992,590	2,275,524

G. Deferred Outflows and Deferred Inflows of Resources Related to Pensions

For year ended June 30, 2024, the District incurred a pension expense of $732,346.

As of June 30, 2024, the following were the reported deferred outflows of resources and deferred inflows of resources related to pensions:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions subsequent to the measurement date	$ 395,979	$ -
Changes of assumptions	241,050	-
Differences between expected and actual experience	203,964	(31,640)
Net difference between projected and actual earnings on pension plan investments	646,436	-
Adjustments due to Differences in Proportions	-	(49,377)
Difference in actual to proportionate share contribution	-	(128,286)
Total	$ 1,487,429	$ (209,303)

NOTE 8: PENSION PLANS (CONTINUED)

The amount reported as deferred outflows of resources related to contributions subsequent to the measurement date, $395,979, will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal year ended June 30,	Deferred Outflows/(Inflows) of Resources
2025	$ 152,059
2026	451,786
2027	278,302
Thereafter	-
Total	$ 882,147

Terminated Orange County Employees Retirement System Defined Benefit Pension Plan (OCERS)

H. General Information about the Pension Plans

Plan Description: The Cypress Recreation and Park District (District) participated in the Orange County Employees' Retirement System (OCERS), a cost-sharing multiple-employer defined benefit pension plan, for employees' service prior to October 12, 2000.

OCERS was established in 1945, under the provisions of the County Employees Retirement Law of 1937. OCERS is governed by a ten-member Board of Retirement comprised of nine voting members and one alternate member. Board membership consists of four members appointed by the County of Orange Board of Supervisors and five members elected by the members of the pension system – two by the general members, two by the safety members (one voting and one alternate), and one by the retired members. The County of Orange Treasurer-Tax Collector, who is elected by the voters registered in the County, serves as an ex-officio member. The OCERS Board of Retirement is responsible for establishing policies governing the administration of the retirement plan, making disability determinations, assuring benefit payments, establishing investment policies, and monitoring execution of its policies.

OCERS issues a publicly available financial report that includes financial statements and required supplementary information for the cost-sharing plans administered by OCERS.

The report can be obtained online at www.ocers.org, or from its executive office at 2223 Wellington Avenue, Santa Ana, California 92701.

Benefits Provided: OCERS provides retirement, disability, and death benefits to safety and general members. Safety membership includes those members serving in active law enforcement, fire suppression, and probation officers. General membership applies to all other occupations, including all eligible District employees. Plan retirement benefits are tiered based upon date of OCERS membership. Members employed prior to September 21, 1979 are designated as Tier I members and will have their highest one-year average salary used to determine their retirement allowance. Tier II members, hired on or after September 21, 1979 will have their highest three-year average salary used to determine their retirement allowance. Member rate groups are determined by the employer, bargaining unit, and benefit plan. The benefit plan represents the benefits formula and tier that will be used in calculating a retirement benefit.

NOTE 8: PENSION PLANS (CONTINUED)

Employees Covered: The plan was closed to new members as of October 12, 2000. After that date, all existing and new District employees were enrolled in the CalPERS Miscellaneous Plan. At December 31, 2023, the following employees were covered by the benefit terms of the OCERS Plan:

Retired members or beneficiaries currently receiving benefits	21
Vested terminated members entitled to, but not yet receiving benefits	4
Active members	-
	25

Contributions: The participating entities in OCERS share proportionately in all risks and costs, including benefit costs. The District's discontinuance of the OCERS plan precludes the District from sharing the risks and costs of the plan in the same manner as actively participating entities, but the District remains liable for its share of pension liabilities. To ensure the District pays its fair share of the costs associated with its eligible employees, OCERS and the District entered into a Withdrawing Employer and Continuing Contribution Agreement (Agreement) on October 15, 2018.

Per the terms of the Agreement, OCERS will recalculate the unfunded actuarial accrued liability (UAAL) attributable to the District every three years beginning December 31, 2020, and at least every three years thereafter. For purposes of the recalculation, the District's employees are treated as a closed group and the District's assets and liabilities will be segregated from the remaining assets of the retirement system. Based on the recalculation, in the event there is any new pension liability, the District shall satisfy the obligation to OCERS within three years following the effective date of the recalculation, including accrued interest. If the recalculation determines there is a surplus attributable to the District, it shall remain with OCERS as a credit against future pension liabilities.

I. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources

As of December 31, 2023, the District reported a net pension liability/(asset) for the OCERS plan of $(641,475). The net pension liability/(asset) was measured as of December 31, 2023, and 2022. The Plan's Fiduciary Net Position (plan assets) was valued as of the measurement date while the Total Pension Liability (TPL) was determined based upon rolling forward the TPL from actuarial valuations as of December 31, 2023 and 2022, respectively.

The District's net pension liability/(asset) as of December 31, 2023 and 2022 was as follows:

	OCERS
Net pension liability - December 31, 2022	$ 61,016
Net pension asset - December 31, 2023	(641,475)
Change - Increase (Decrease)	$ (702,491)

NOTE 8: PENSION PLANS (CONTINUED)

Actuarial Assumptions: The actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	December 31, 2022
Measurement Date	December 31, 2023
Actuarial Experience Study	Three-year period ended January 1, 2020 and dated August 11, 2023.
Actuarial Cost Method	Entry age normal
Actuarial Assumptions:	
Inflation	2.50%
Salary increases	General: 3.90% to 8.00%, varies by service, including inflation
Investment rate of return	7.00%, net of investment expenses
Discount Rate	7.00%

Mortality Assumptions: The underlying mortality assumptions used in the actuarial valuation were based on the results of the actuarial experience study for the period January 1, 2020 through December 31, 2022 using the Pub-2010 General Health Retiree Amount-Weighted Above Median Table, projected generationally with the two-dimensional MP-2019 projections scale, with age adjustments, and adjusted separately for healthy and disabled members.

Discount Rate: The discount rate used to measure the TPL was 7.00% as of December 31, 2023 and 2022. The projection of cash flows used to determine the discount rate assumed plan member contributions will be made at the current contribution rate and employer contributions will be made at rates equal to the actuarially determined contribution rates. For this purpose, only employer contributions intended to fund benefits for current plan members and their beneficiaries are included. Projected employer contributions that are intended to fund the service costs for future plan members and their beneficiaries, as well as projected contributions from future plan members, are not included. Based on those assumptions, the Plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments for current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL as of both December 31, 2023 and 2022.

Long-Term Expected Rate of Return: The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of inflation) are developed for each major asset class. These returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adding expected inflation and subtracting expected investment expenses and a risk margin. The target allocation and projected arithmetic real rates of return for each major asset class, after deducting inflation but before deducting investment expenses are shown in the following table. This information was used in the derivation of the long-term expected investment rate of return assumption for the December 31, 2023 and 2022 actuarial valuations. This information will change every three years based on the actuarial experience study.

NOTE 8: PENSION PLANS (CONTINUED)

Sensitivity of the Net Pension Liability/(Asset) to Changes in the Discount Rate: The following presents the net pension liability/(asset) of the OCERS plan, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	Discount Rate -1 Percent 6.00%	Current Discount Rate 7.00%	Discount Rate +1 Percent 8.00%
Proportionate share of net pension liability/(asset)	$ 372,692	$ (641,475)	$(1,470,530)

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's fiduciary net position is available in the separately-issued OCERS financial reports.

C. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2024, the District recognized pension expense of $(91,758) in the OCERS Plan. At June 30, 2024, the District reported deferred outflows and deferred inflows of resources related to pensions as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 101,487	$ (438,432)
Net difference between projected and actual earnings on pension plan investments	108,620	-
Adjustments due to Differences in Proportions	17,230	(4,647)
Total	$ 227,337	$ (443,079)

The amounts reported as deferred inflows, net of the remaining deferred outflows, will be recognized as pension expense as follows:

Fiscal year ended June 30,	Deferred Outflows/(Inflows) of Resources
2025	$ (48,338)
2026	(25,370)
2027	27,736
2028	(137,758)
2029	(32,012)
Total	$ (215,742)

NOTE 8: PENSION PLANS (CONTINUED)

D. Payable to the Pension Plan

At June 30, 2024, the City had no outstanding contributions to the pension plan required for the year ended June 30, 2024.

NOTE 9: RETIREES' HEALTH BENEFITS

A. General Information about the OPEB Plan

Plan Description - The District provides medical benefits to eligible retirees through the CalPERS healthcare program (PEMHCA) as a part of the City's plan. The District pays the PEMHCA minimum amount ($151 per month in 2023 and $157 per month in 2024) for all eligible retirees who choose to continue with their coverage through PEMHCA. All eligible employees become participants in PEMHCA on their date of hire. A portion of the liability attributable to the District, based on the percent of payroll of District employees, has been recorded on the financial statements of the District.

All District employees are members of the City's Retiree Health Savings Plan (the "RHS") in which the District contributes monthly amounts on behalf of the employee to an account in the employee's name. These monthly contributions are $75 per month or $185 per month for full-time employees based on employee association.

As of June 30, 2023, the date of the most recent actuarial valuation, the District's plan has 13 active employees.

Active plan members	13
Inactive plan members or beneficiaries currently receiving benefit payments	N/A
Inactive plan members or beneficiaries entitled to but currently not receiving benefit payments	N/A

Funding Policy - The contribution for PEMHCA are established and amended by CalPERS. The District pays the monthly contribution for all employees and retirees. The contribution requirements for the supplemental post-employment health care plan are established and amended by the District. The required contribution is based on projected pay-as-you-go financing requirements. The contribution requirements for the RHS are established and amended by the District. The required contribution is based on pay-as-you-go financing requirements. The payments of the benefits are recognized as expenditures when the payments are made.

B. Total OPEB Liability

The District's Total OPEB Liability of $460,993 was based on an actuarial valuation as of June 30, 2024, a measurement date of June 30, 2024, and a discount rate of 3.97%.

NOTE 9: RETIREES' HEALTH BENEFITS (CONTINUED)

C. Actuarial Assumptions

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Cost Method	Entry Age, Level Percent of Pay
Amortization Valuation Method/Period	20-year amortization (as a level percent of pay)
Asset Valuation Method	Market value
Inflation	2.50%
Payroll Growth	2.75%, average, including inflation
Discount rate As of 6/30/24:	3.97%, net of investment expense, including inflation
Healthcare cost-trend rates	5.50% for 2024, 5.25% for 2025-2029, 5.00% for 2030-2039, 4.75% for 2040-2049, 4.50% for 2050-2069, and 4.00% for 2070 and later years; Medicare ages: 4.50% for 2024-2029 and 4.00% for 2030 and later years
Retirement Age	The District offers the same plans to its retirees as to its active employees, with the general exception that upon reaching age 65 and becoming eligible for Medicare, the retiree must join one of the Medicare Supplement coverages offered under PEMHCA.
Mortality	Mortality rates were based on the (2000-2019) CalPERS Mortality for Miscellaneous and Schools Employees table created by CalPERS.

D. Discount Rate

GASB 75 requires a discount rate that reflects the following:

a) The discount rate was based on the Bond Buyer's 20-year bond General Obligation Index.

	Total OPEB Liability
Balance at June 30, 2023	$ 459,151
Changes recognized for the measurement period:	
Service cost	26,503
Interest on total OPEB liability	18,061
Changes of assumptions	(6,865)
Benefit payments, including refunds of employee contributions	(35,857)
Net changes during 2022-23	1,842
Balance at June 30, 2024	$ 460,993

NOTE 9: RETIREES' HEALTH BENEFITS (CONTINUED)

E. Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.97 percent) or 1-percentage-point higher (4.97 percent) than the current discount rate:

	Discount Rate -1 Percent 2.97%	Current Discount Rate 3.97%	Discount Rate +1 Percent 4.97%
Plan's net OPEB liability/(asset)	$ 531,627	$ 460,993	$ 331,423

F. Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the District if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current healthcare cost trend rates:

	1% Decrease 5.00%	Current Heathcare 6.00%	1% Increase 7.00%
Plan's net OPEB liability/(asset)	$ 399,438	$ 460,993	$ 676,786

G. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2024, the District recognized OPEB expense/(revenue) of $10,953. As of fiscal year ended June 30, 2024, the District reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual expriences	$ 11,376	$ (9,274)
Changes of assumptions	19,773	(74,444)
	$ 31,149	$ (83,718)

Amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense as follows:

Year ended June 30:	Deferred Outflows of Resources	Deferred Inflows of Resources	Total Net Amount
2025	$ 16,592	(16,780)	$ (188)
2025	3,685	(15,488)	(11,803)
2027	3,685	(15,488)	(11,803)
2028	3,685	(15,488)	(11,803)
2029	2,154	(13,368)	(11,214)
Thereafter	1,348	(7,106)	(5,758)
Total	$ 31,149	$ (83,718)	$ (52,569)

NOTE 10: COMMITMENTS AND CONTINGENCIES

The District is a defendant in certain other legal actions arising in the normal course of operations. In the opinion of management and legal counsel, any liability resulting from these actions will not result in a material adverse effect on the District's financial position.

As of June 30, 2024, in the opinion of District management, there were no additional outstanding matters that would have a significant effect on the financial position of the funds of the District.

NOTE 11: RISK MANAGEMENT

At June 30, 2024, the District was covered under the City's Risk Management program. The City was self-insured for workers' compensation and general liability. The self-insured portion for workers' compensation and general liability is limited to the first $300,000 and $150,000 respectively, of liability per occurrence. Coverage in excess of these amounts is maintained in layers to a maximum of $43,000,000 for general liability and the statutory limit for workers compensation (of which $3,000,000 per occurrence is for each employee accident or disease) through the California Insurance Pool Authority (CIPA).

CIPA is a consortium of 14 cities in Southern California, established to pool resources, share risks, purchase excess insurance and to share costs for professional risk management and claims administration. Member agencies make payments based on underwriting estimates.

Each agency may be assessed the difference between funds available and the $43,000,000 annual aggregate in proportion to their annual premiums.

The Governing Board is comprised of one member from each and is responsible for the selection of management and for the budgeting and financial management of CIPA. No determination has been made as to each participant's proportionate share of the fund equity as of June 30, 2024. Upon termination of CIPA, and after settlement of all claims, any excess or deficit will be divided among the cities in proportion to the amount of their contributions.

NOTE 12: DEFICIT NET POSITION

The Employees' Benefits Internal Service Funds had a deficit of $1,738,698 as of June 30, 2024, due to the net pension liability associated with the District’s CalPERS pension plan and the retirees’ health liability (see further details at Note 9). The District has made all required annual contributions toward this long-term liability. It is expected the deficit will be eliminated over the next several years as required payments to CalPERS increase.

NOTE 13: LONG-TERM NOTES PAYABLE FROM THE CITY OF CYPRESS

Lexington Park

On February 8, 2021, the District entered into a promissory note with the City of Cypress to borrow up to $12.8 million for the construction of Lexington Park. Note repayment will use eligible park development fee revenues, with the majority of revenues available for repayment expected to be associated with the development of the Los Alamitos Race Course. The note has an initial repayment term of five years, with the understanding the note will be renewed and repayment deferred until sufficient park development receipts are available. The District will pay annual interest to the City on the outstanding note balance at the rate earned by the California Local Agency Investment Fund (LAIF).

Since note issuance, a total of $12,293,975 has been loaned to the District for Lexington Park construction and repayments to the City using available park development fees total $8,484,562 through June 30, 2024. All interest has been paid through the end of the fiscal year and the outstanding balance on the note totaled $3,809,413 at June 30, 2024.

NOTE 13: LONG-TERM NOTES PAYABLE FROM THE CITY OF CYPRESS (CONTINUED)

Arnold Cypress Park

On February 13, 2023, the District entered into a promissory note with the City of Cypress to borrow up to $1,275,000 from the City Capital Projects Fund to the Cypress Recreation and Park District Special Revenue Fund for design costs associated with the reconstruction of Arnold Cypress Park. The note establishes an applicable interest rate equal to the amount earned on the California Local Agency Investment Fund. A total of $897,375 was advanced for the design. This advance was fully repaid on June 30, 2024, including interest of $36,001, in accordance with the terms of the note.

On November 13, 2023, the District entered into a promissory note with the City of Cypress to borrow up to $33,500,000 for design costs associated with the reconstruction of Arnold Cypress Park. The note establishes an applicable interest rate of 2.0% per annum. Annual payments of $2,000,000 per year, inclusive of interest, will be made from District resources beginning June 30, 2025.

A total of $10,611,419 has been loaned to the District since the note was approved. Interest of $24,434 has been paid as of year-end. The total outstanding balance on the note was $10,611,419 at June 30, 2024.

Additional proceeds not to exceed $22,888,580, which represents the remaining authorized limit on the note, may occur in the coming year.

The outstanding balance on the notes totaled $14,420,832 at June 30, 2024. Annual payments of $2 million per year, inclusive of interest, will be made to the City beginning in fiscal year 2025.

	Balance at June 30, 2023	Additions	Deletions	Balance at June 30, 2024
Lexington Construction	$ 4,264,399	$ 15,975	$ 470,961	$ 3,809,413
Arnold Cypress Design	758,763	138,612	897,375	-
Arnold Cypress Construction	-	10,611,419	-	10,611,419
Total	$ 5,023,162	$ 10,766,006	$ 1,368,336	$ 14,420,832

All interest has been paid through June 30, 2024. Additional proceeds not to exceed $22,888,580 which represents the remaining authorized limit on the note for final design and construction, are expected in the coming year. Future repayments will be determined based on the availability of park development revenues.

NOTE 14: SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 21, 2025, the date the financial statements were available for issuance. One event has been identified that would require recognition or disclosure in the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

CYPRESS RECREATION AND PARK DISTRICT
California Public Employees Retirement Systems (CalPERS) Defined Benefit Pension Plan
Schedule of Proportiante Share of the Net Pension Liability
As of June 30, for the Last Ten Fiscal Years (1)

	2024	2023	2022	2021
Proportion of the Net Pension Liability	0.08533%	0.07605%	0.09390%	0.07315%
Proportionate Share of the Net Pension Liability	$ 3,992,590	$ 3,558,546	$ 1,783,019	$ 3,085,709
Covered-Employee Payroll	$ 980,113	$ 971,433	$ 783,017	$ 842,114
Proportionate Share of the Net Pension Liability as Percentage of Covered-Employee Payroll	24.55%	27.30%	43.92%	27.29%
Plan's proportionate share of the fiduciary net position as a percentage of the Plan's total pension liability	76.20%	76.70%	85.70%	74.71%
Plan's proportionate share of aggregate employer contributions	$ 980,113	$ 971,433	$ 783,017	$ 842,114

Notes to Schedule:

Benefit Changes: There were no changes to benefits

Changes of Assumptions: No changes.

(1) The City's CalPERS Miscellaneous Plan was previously administered and reported as an agent multiple-employer plan, however, because the number of active members in the plan fell below 100, it is now administered as a cost-sharing multiple-employer plan, effective with the reporting for the fiscal year ended June 30, 2019.

2020	2019
0.07193%	0.06815%
$ 2,880,341	$ 2,568,468
$ 782,395	$ 921,221
27.16%	35.87%
75.87%	76.84%
$ 782,395	$ 921,221

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CYPRESS RECREATION AND PARK DISTRICT
Schedule of Change in Net Pension Liability and Related Ratios
California Public Employees Retirement Systems (CalPERS) Defined Benefit Pension Plan
As of June 30, for the Last Ten Fiscal Years (1)

MEASUREMENT PERIOD	2018	2017	2016	2015
TOTAL PENSION LIABILITY				
Service Cost	$ 196,966	$ 381,914	$ 88,500	$ 96,100
Interest	852,392	1,915,403	448,707	430,059
Changes of Benefits Terms	-	-	-	-
Difference Between expected and Actual Experience	(115,257)	65,115	(22,424)	-
Changes in Assumptions	715,153	-	(112,169)	-
Benefit Payments, Including Refunds of employee Contributions	(561,239)	(1,138,953)	(261,811)	(251,083)
Net Change in Total Pension Liability	**1,088,015**	**1,223,479**	**140,803**	**275,076**
Total Pension Liability - Beginning	**7,450,968**	**6,227,489**	**6,086,686**	**5,811,610**
Total Pension Liability - Ending (a)	**$ 8,538,983**	**$ 7,450,968**	**$ 6,227,489**	**$ 6,086,686**
PLAN FIDUCIARY NET POSITION				
Contribution - Employer	$ 205,970	$ 455,184	$ 89,741	$ 77,311
Contribution - Employee	87,588	228,036	47,623	47,624
Net Investment Income	982,011	100,413	112,821	761,102
Benefit Payments, Including Refunds of Employee Contributions	(561,239)	(1,138,953)	(261,811)	(251,083)
Net Plan to Plan Resources Movement	-	-	-	-
Administrative Expense	(12,886)	(12,512)	(5,714)	-
Net Change in Fiduciary Net Position	**701,444**	**(367,832)**	**(17,340)**	**634,954**
Plan Fiduciary Net Position - Beginning	**4,675,676**	**5,043,508**	**5,060,848**	**4,425,894**
Plan Fiduciary Net Position - Ending (b)	**$ 5,377,120**	**$ 4,675,676**	**$ 5,043,508**	**$ 5,060,848**
Plan Net Pension Liability/(Assets) - Ending (a) - (b)	**$ 3,161,863**	**$ 2,775,292**	**$ 1,183,981**	**$ 1,025,838**
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	**62.97%**	**62.75%**	**80.99%**	**83.15%**
Covered Payroll	**$ 921,221**	**$ 1,032,930**	**$ 642,560**	**$ 588,511**
Plan Net Pension Liability/(Asset) as a Percentage of Covered Payroll	**343.23%**	**268.68%**	**184.26%**	**174.31%**

(1) The City's CalPERS Miscellaneous Plan was previously administered and reported as an agent multiple-employer plan, however, because the number of active members in the plan fell below 100, it is now administered as a cost-sharing multiple-employer plan, effective with the reporting for the fiscal year ended June 30, 2019.

Notes to Schedule:

Benefit Changes: There were no changes to benefit terms. However, the figures above do not include any liability impact that may have resulted from plan changes which occurred after the measurement dates.

Changes of Assumptions: No changes.

CYPRESS RECREATION AND PARK DISTRICT
Schedule of Contributions
California Public Employees Retirement Systems (CalPERS) Defined Benefit Pension Plan
Last Ten Fiscal Years (1)

	2024	2023	2022	2021
Miscellaneous Plan				
Actuarially Determined Contribution	$ 394,055	$ 387,084	$ 329,495	$ 302,304
Contribution in Relation to the Actuarially Determined Contribution	(394,055)	(387,084)	(329,495)	(302,304)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -
Covered Payroll	$ 980,113	$ 971,433	$ 783,017	$ 844,200
Contributions as a Percentage of Covered Payroll	40.21%	39.85%	42.08%	35.81%

(1) The City's CalPERS Miscellaneous Plan was previously administered and reported as an agent multiple-employer plan, however, because the number of active members in the plan fell below 100, it is now administered as a cost-sharing multiple-employer plan, effective with the reporting for the fiscal year ended June 30, 2019.

2020	2019	2018	2017	2016	2015
$ 273,209	$ 238,408	$ 199,697	$ 205,971	$ 185,768	$ 153,046
(273,209)	(238,408)	(199,697)	(205,971)	(185,768)	(153,046)
$ -	$ -	$ -	$ -	$ -	$ -
$ 842,114	$ 782,395	$ 921,221	$ 1,032,930	$ 642,560	$ 588,511
32.44%	30.47%	21.68%	19.94%	28.91%	26.01%

CYPRESS RECREATION AND PARK DISTRICT
OCERS Retirement Plan - A Cost-Sharing, Multiple-Employer Defined Benefit Pension Plan
Schedule of Proportionate Share of the Net Pension Liability
As of June 30, for the Last Ten Fiscal Years (1)

	2024	2023	2022	2021
OCERS:				
Proportion of the Net Pension Liability	-0.01300%	0.00100%	0.00500%	0.00400%
Proportionate Share of the Net Pension Liability	$ (641,475)	$ 61,016	$ (103,379)	$ 185,117
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	115.18%	98.70%	102.18%	96.03%

Notes to Schedule:

(1) The Cypress Recreation and Park District (the District) withdrew from OCERS in October 2000. At that time, OCERS did not have a policy addressing how the District's liability would be funded, nor was a liability recognized by the District. The District and OCERS entered into a Withdrawing Employer and Continuing Contribution Agreement on October 15, 2018, therefore fiscal year 2018-19 is the first year reporting the OCERS pension liability.

2020	2019
0.00500%	0.00700%
$ 262,415	$ 408,781
94.23%	90.81%

CYPRESS RECREATION AND PARK DISTRICT
OCERS Retirement Plan - A Cost Sharing, Multiple-Employer Defined Benefit Pension Plan
Schedule of Contributions
As of June 30, for the Last Ten Fiscal Years (1)

	2024	2023	2022	2021
OCERS:				
Actuarially Determined Contribution	$ -	$ 595,600	$ -	$ -
Contribution in Relation to the Actuarially Determined Contributions	-	(595,600)	-	-
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -

(1) The Cypress Recreation and Park District (the District) withdrew from OCERS in October 2000. At that time, OCERS did not have a policy addressing how the District's liability would be funded, nor was a liability recognized by the District. The District and OCERS entered into a Withdrawing Employer and Continuing Contribution Agreement on October 15, 2018, therefore fiscal year 2018-19 is the first reporting the OCERS pension liability.

Note to Schedule:

Methods and assumptions used to establish "actuarially determined contribution" rates:

Valuation Date	Actuarially determined contribution rates are calculated based on the December 31, 2021 valuation.
Actuarial Cost Method	Entry Age Actuarial Cost Method
Amortization method	Level percentage of payroll for total unfunded actuarial accrued liability
Remaining amortization period	Effective December 31, 2013, the outstanding balance of the UAAL from the December 31, 2012 valuation was combined and re-amortized over a declining 20-year period. Any changes in UAAL due to actuarial gains or losses or due to changes in assumptions or methods will be amortized over separate 20-year periods. Any changes in UAAL due to plan amendments will be amortized over separate 15-year periods and any change in UAAL due to early retirement incentive programs will be amortized over a separate period of up to 5 years.
Asset valuation method	The Actuarial Value of Assets is determined by recognizing any difference between the actual and the expected market return over a five-year period. The Valuation Value of Assets is the Actuarial Value of Assets reduced by the value of the non-valuation reserves.
Investment rate of return	7.00% net of pension plan investment expense, including inflation
Inflation rate	2.50%
Real across-the-board salary increase	0.50%
Projected salary increase	4.00% to 11.00%
Cost of living adjustments	2.75% of retirement income
Other assumptions	Same as those used in the December 31, 2021 funding actuarial valuation

2020	2019
$ -	$ 739,966
-	(739,966)
$ -	$ -

CYPRESS RECREATION AND PARK DISTRICT
Schedule of Changes in the Total OPEB Liability and Related Ratios
As of June 30, for the Last Ten Fiscal Years (1)

	2024	2023	2022	2021
Total OPEB Liability				
Service cost	$ 26,503	$ 25,795	$ 24,962	$ 24,299
Interest on the total OPEB liability	18,061	19,511	13,791	14,801
Actual and expected experience difference	-	(34,865)	(14,251)	12,835
Changes in assumptions	(6,865)	(91,208)	(101,308)	(37,755)
Benefit payments	(35,857)	(2,730)	(23,512)	(14,838)
Net change in total OPEB liability	**1,842**	**(83,497)**	**(100,318)**	**(658)**
Total OPEB liability - beginning (2)	**459,151**	**542,648**	**642,966**	**675,314**
Total OPEB liability - ending	**$ 460,993**	**$ 459,151**	**$ 542,648**	**$ 674,656**
Plan fiduciary net position as a percentage of the total OPEB liability	0.00%	0.00%	0.00%	0.00%
Covered-employee payroll	$ 1,193,761	$ 1,182,033	$ 960,668	$ 1,023,903
Net OPEB liability as a percentage of covered-employee payroll	38.62%	38.84%	56.49%	65.89%

(1) Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

(2) For the fiscal year ended June 30, 2023, the District began using a new actuary. The new actuary used new assumptions and revalued the ending OPEB Liability that is used for fiscal year ended June 30, 2021 and June 30, 2022 beginning OPEB Liabilities.

Notes to Schedule: None

Changes in assumptions: Change in discount rate from 3.86% as of June 30, 2023 to 3.97% as of June 30, 2024.

2020	2019	2018
$ 27,817	$ 22,006	$ 22,868
17,461	24,752	22,987
(11,634)	4,755	776
111,828	33,594	(24,366)
(29,623)	(29,847)	(24,684)
115,849	**55,260**	**(2,419)**
680,460	**625,200**	**627,619**
$ 796,309	**$ 680,460**	**$ 625,200**
0.00%	0.00%	0.00%
$ 983,633	$ 882,824	$ 1,110,496
80.96%	77.08%	56.30%

CYPRESS RECREATION AND PARK DISTRICT
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget to Actual
General Fund
For the Year Ended June 30, 2024

	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes	$ 6,772,000	$ 6,772,000	$ 7,326,746	$ 554,746
From other agencies	286,000	286,000	113,618	(172,382)
Charges for services	717,000	717,000	1,202,161	485,161
Use of money and property	857,210	857,210	1,029,302	172,092
Other revenue	-	-	57,093	57,093
Total revenues	**8,632,210**	**8,632,210**	**9,728,920**	**1,096,710**
EXPENDITURES				
Current:				
Parks and recreation	6,329,019	6,391,319	5,550,867	840,452
Capital outlay	29,560,000	41,494,941	16,950,867	24,544,074
Debt service	1,000,000	1,679,718	1,593,259	86,459
Total expenditures	**36,889,019**	**49,565,978**	**24,094,993**	**25,470,985**
Excess (deficiency) of revenues over (under) expenditures	**(28,256,809)**	**(40,933,768)**	**(14,366,073)**	**26,567,695**
OTHER FINANCING SOURCES (USES)				
Issuance of note payable	-	-	10,766,006	10,766,006
Transfers out	(176,962)	(176,962)	(155,543)	21,419
Total other financing sources (uses)	**(176,962)**	**(176,962)**	**10,610,463**	**10,787,425**
Net change in fund balances	**$ (28,433,771)**	**$ (41,110,730)**	**(3,755,610)**	**$ 37,355,120**
Fund balances (deficit)-beginning			15,270,492	
Fund balances (deficit)-ending			**$ 11,514,882**	

NOTE 1: BUDGETS AND BUDGETARY ACCOUNTING

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. The District follows the City procedures in establishing the budgetary data reflected in the financial statements: After January 1, department heads prepare estimates for required appropriations for the fiscal year commencing on the following July 1. The proposed budget includes estimated expenditures and forecasted revenues for the fiscal year. The data is presented to the City Manager for review. Prior to June 1, the City Manager submits to the City Council (acting as the ex-officio Board of Directors of the District) a proposed operating budget for the fiscal year commencing on the following July 1. The operating budget includes a summary of the proposed expenditures and financial resources of the District, as well as historical data for the preceding two fiscal periods. Prior year operating appropriations lapse unless they are re-appropriated through City Council approval. Encumbered appropriations from the previous year are not included in the adopted budget for the current year. Prior to July 1, the budget is legally enacted through passage of an adopting resolution.

The City Manager is authorized to transfer budgeted amounts within a department or activity and capital outlay may be transferred between accounts within a department. Transfers of appropriations between departments or activities and funds, and additional appropriations of fund balances, may be made only if authorized by the Board of Directors. Formal budgetary integration is employed as a management control device during the fiscal year for governmental fund types. The District maintains legally adopted budgets for all governmental funds. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgeted amounts presented are as originally adopted or as amended (if applicable) by the Board of Directors.

NOTE 2: PENSION REQUIRED SUPPLEMENTARY INFORMATION

The pension liability is 13.46% of the City of Cypress Agent-Multiple Employer Plan. The schedule of changes to the net pension liability and related ratios can be obtained in the comprehensive annual financial report of the City of Cypress. The Cypress Recreation and Park District has provided the contribution schedules which the District was actuarially required to contribute.

NOTE 3: OTHER POST-EMPLOYMENT BENEFITS REQUIRED SUPPLEMENTARY INFORMATION

The other post-employment benefits obligation is combined with the benefits of the City of Cypress.

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INTERNAL SERVICE FUNDS

CYPRESS RECREATION AND PARKS DISTRICT
Combining Statement of Net Position
Internal Service Funds
June 30, 2024

	Recreation District Central Services	Employees' Benefit	Total Internal Service Funds
ASSETS			
Current:			
Cash and cash equivalents	$ 737,747	$ 1,173,513	$ 1,911,260
Receivables (net of uncollectibles):			
Accounts	-	14,729	14,729
Prepaid items	-	874	874
Total current assets	737,747	1,189,116	1,926,863
Noncurrent:			
Net pension asset	-	641,475	641,475
Capital assets, net	351,238	-	351,238
Total noncurrent assets	351,238	641,475	992,713
Total assets	**1,088,985**	**1,830,591**	**2,919,576**
DEFERRED OUTFLOWS OF RESOURCES			
Pension-related	-	1,714,766	1,714,766
OPEB-related	-	31,149	31,149
Total deferred outflows of resources	**-**	**1,745,915**	**1,745,915**
LIABILITIES			
Current:			
Accrued leave payable	-	31,380	31,380
Total current liabilities	-	31,380	31,380
Noncurrent liabilities:			
Accrued leave payable	-	94,141	94,141
Total OPEB liability	-	460,993	460,993
Net pension liability	-	3,992,590	3,992,590
Total noncurrent liabilities	-	4,547,724	4,547,724
Total liabilities	**-**	**4,579,104**	**4,579,104**
DEFERRED INFLOWS OF RESOURCES			
Pension-related	-	652,382	652,382
OPEB-related	-	83,718	83,718
Total deferred inflows of resources	**-**	**736,100**	**736,100**
NET POSITION			
Invested in capital assets	351,238	-	351,238
Restricted	-	641,475	641,475
Unrestricted	737,747	(2,380,173)	(1,642,426)
Total net position	**$ 1,088,985**	**$ (1,738,698)**	**$ (649,713)**

CYPRESS RECREATION AND PARKS DISTRICT
Combining Statement of Revenues, Expenses and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2024

	Recreation District Central Services	Employees' Benefit	Total Internal Service Funds
OPERATING REVENUES			
Charges for services	$ 74,390	$ 1,070,222	$ 1,144,612
Total operating revenues	**74,390**	**1,070,222**	**1,144,612**
OPERATING EXPENSES			
Contractual services	6,979	910,003	916,982
Supplies and other services	5,543	378,890	384,433
Depreciation/amortization expense	71,391	-	71,391
Total operating expenses	**83,913**	**1,288,893**	**1,372,806**
Operating income (loss)	**(9,523)**	**(218,671)**	**(228,194)**
NONOPERATING REVENUES (EXPENSES)			
Gain (loss) on disposal of equipment	(733)	-	(733)
Total nonoperating revenues (expenses)	**(733)**	**-**	**(733)**
Income (loss) before transfers	**(10,256)**	**(218,671)**	**(228,927)**
Transfers in	5,543	150,000	155,543
Change in net position	**(4,713)**	**(68,671)**	**(73,384)**
Net position-beginning	1,093,698	(1,670,027)	(576,329)
Net position-ending	**$ 1,088,985**	**$ (1,738,698)**	**$ (649,713)**

CYPRESS RECREATION AND PARKS DISTRICT
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2024

	Recreation District Central Services	Employees' Benefit	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from interfund charges	$ 74,390	$ 1,071,252	$ 1,145,642
Payments to suppliers and service providers	(12,522)	(885,294)	(897,816)
Payments to employees for salaries and benefits	-	(150,132)	(150,132)
Net cash provided by (used for) operating activities	**61,868**	**35,826**	**97,694**
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers from other funds	5,543	150,000	155,543
Net cash provided by (used for) noncapital financing activities	**5,543**	**150,000**	**155,543**
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(15,825)	-	(15,825)
Net cash provided by (used for) capital and related financing activities	**(15,825)**	**-**	**(15,825)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on investments	-	14,334	14,334
Net cash provided by (used for) investing activities	**-**	**14,334**	**14,334**
Net increase (decrease) in cash and cash equivalents	**51,586**	**200,160**	**251,746**
Cash and cash equivalents-beginning	686,161	973,353	1,659,514
Cash and cash equivalents-ending	**$ 737,747**	**$ 1,173,513**	**$ 1,911,260**
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES			
Operating income (loss)	$ (9,523)	$ (218,671)	$ (228,194)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
Depreciation/amortization expense	71,391	-	71,391
(Increase) decrease in accounts receivable	-	1,030	1,030
(Increase) decrease in prepaid items	-	(874)	(874)
Increase (decrease) in accounts payable	-	(1,222)	(1,222)
Increase (decrease) in pension and related items	-	514,899	514,899
Increase (decrease) in OPEB and related items	-	(259,336)	(259,336)
Total adjustments	71,391	254,497	$ 325,888
Net cash provided by (used for) operating activities	$ 61,868	$ 35,826	$ 97,694

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
City of Recreation and Park District
Cypress, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Cypress Recreation and Park District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 21, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

To the Board of Directors
Cypress Recreation and Park District
Cypress, California

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

LSL, LLP

Irvine, California
March 21, 2025

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **11.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 04/28/2025

SUBJECT: **Receive and File the Audit Letter to the District Board for the Fiscal Year Ended June 30, 2024**

RECOMMENDATION

Receive and file the Audit Letter from LSL LLP to the Cypress Recreation and Park District Board of Directors for the Fiscal Year ended June 30, 2024.

SUMMARY

The District's auditors have completed the annual audit and the results of the audit were favorable. In addition to receiving a "clean" audit opinion, the auditors did not encounter any items of concern which need to be reported to the Board of Directors or management.

DISCUSSION

Audit Letter

Auditing standards require auditors to issue an audit letter to communicate any significant findings, disagreements with management, and difficulties performing the audit. This audit letter is issued to the Board of Directors even if no problems are identified.

The attached audit letter was issued by LSL LLP (LSL) in conjunction with its audit work performed on the Cypress Recreation and Park District for the fiscal year ended June 30, 2024. Accompanying the audit letter is the District’s management representation letter which summarizes management’s responsibilities for providing the information necessary to conduct the audit and prepare the financial statements. LSL did not encounter any significant issues or other matters that need to be communicated to the Board of Directors or management.

Audit Report on Internal Control Matters

Auditing standards also provide guidance to the auditors regarding how internal control-related matters should be communicated to management and the Board of Directors.

During the annual audit, the auditors review and observe the District’s internal controls and operations to determine if there are any deficiencies. If any internal control related matters are noted, an audit report detailing these noted deficiencies would be provided to the Board of Directors.

No deficiencies in the internal control structure, or any other matters deemed to be reportable to the governing board and management, were identified by LSL during the course of their audit. Therefore, no audit report was required to be issued for the fiscal year ended June 30, 2024.

BUDGET IMPACT

The audit letter and audit report on internal control matters (if required) are included as part of the cost of the annual audit and sufficient amounts have been included in the District's budget to pay for the audit.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Audit Letter for the FYE 6/30/24

March 21, 2025

To the Honorable Mayor and Members of the City Council
City of Cypress, California

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of Cypress, California, (the "City") for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated March 21, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

> Management's estimates of the net pension liability and net, other postemployment benefits, and self-insured claims liabilities are based on actuarial valuations. We evaluated the methods, assumptions, and data used to develop the pension, other postemployment benefits, and self-insured claims liabilities in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

To the Honorable Mayor and Members of the City Council
City of Cypress, California

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. We are pleased to report that no such disagreements arose during the course of our audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 21, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, the budgetary comparison schedules for the general fund and major special revenue funds, and the required pension and other postemployment benefits schedules, which are required supplementary information ("RSI") that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on other information included in the annual report which is comprised of the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

To the Honorable Mayor and Members of the City Council
City of Cypress, California

Future GASB Pronouncements

The following Government Accounting Standards Board (GASB) pronouncements will be effective for the following fiscal years' audits and should be reviewed for proper implementation by management:

Fiscal Year 2024-2025

GASB Statement No. 101, *Compensated Absences.*

GASB Statement No. 102, *Certain Risk Disclosures.*

Fiscal Year 2025-2026

GASB Statement No. 103, *Financial Reporting Model Improvements.*

GASB Statement No. 104, *Disclosure of Certain Capital Assets.*

Future Projects

Comprehensive Project, *Revenue and Expense Recognition.*

Major Project, *Going Concern Uncertainties and Severe Financial Stress.*

Major Project, *Infrastructure Assets.*

Practice Issue, *Classification of Nonfinancial Assets.*

Practice Issue, *Risks and Uncertainties Disclosures.*

Practice Issue, *Subsequent Events.*

Restriction on Use

This information is intended solely for the information and use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

LSL, LLP

LSL, LLP

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **12.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 04/28/2025

SUBJECT: Receive and File the Investment Report for the Month Ended March 31, 2025

RECOMMENDATION

Receive and file the attached investment report.

DISCUSSION

California Government Code Section 53607 and Cypress Municipal Code Section 2-18(f) requires the submission of a monthly investment report to the City Council. As of March 31, 2025, the City had $178.6 million (current market value) in cash and investments and the interest return (yield) on the public funds investments was 4.37%. As required by the Government Code, all investments are in conformity with the City's investment policy and sufficient cash flows are available to meet the next six months of estimated expenditures.

The attached Summary of Cash and Investments presents the investments held by the City of Cypress as of March 31, 2025. The Investment Report consists of the following five summaries:

1. Summary of Cash and Investments - Provides the total portfolio of the City.
2. Changes in Cash and Investments - Provides a two-month cash flow analysis by fund type. These separate fund types allow for restricted monies to be segregated and tracked separately. The total ending amount agrees with the current market value shown in the Summary of Cash and Investments.
3. Investments at Market Value by Maturity Date - Provides a list of investments by maturity date, and an indication of the scheduled liquidity (ability to turn into cash) of the investments. The California Government Code restricts the type of investments eligible for public funds. The City’s Investment Policy further defines permitted investments. These restrictions on investment types and the terms of allowable investments tend to result in limited yields on City investments.
4. Interfund Investments - Summarizes all authorized and outstanding loans between City funds. The two loans from the City to the Cypress Recreation and Park District relate to the construction of Lexington Park and the rehabilitation of Arnold Cypress Park.
5. Summary of Cash and Investments Held In Trust - Indicates the investments held in

trust by the Public Agency Retirement Services (PARS) to offset unfunded pension liabilities. Pension trust assets can only be used to pay for future pension obligations. The legal restrictions on the allowable investment types are less restrictive than those in the City's portfolio, which provides the ability for the trust to invest in more diverse assets which have the potential to yield a higher long-term rate of return.

As mentioned previously, the City had $178.6 million (current market value) in cash and investments on March 31, 2025. The investments include Federal Agencies and US Treasuries Debt ($112.8 million) and Investment Pools ($64.0 million). The City's bank accounts held $1.8 million on March 31, 2025.

A portion of the City's portfolio is invested in the State Investment Pool (Local Agency Investment Fund or LAIF), which provides a diversified investment pool for local agencies. By using the combined size of the participating cities and agencies, the State Pool provides a competitive yield, liquidity and investment diversification and management that would otherwise be unavailable to a single entity.

The amount of cash in the City’s checking accounts fluctuates based on the maturity of investments, daily cash receipts, and when vendors and employees are paid. The daily balances maintained in the checking accounts provide credits which offset monthly bank charges. In addition to the Federal Depository Insurance Corporation (FDIC) which insures the first $250,000, excess checking deposits are secured by banks, government, or mortgage securities valued between 110% and 150% of the deposits.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Investment Report for the Month Ended March 31, 2025

City of Cypress

Summary of Cash and Investments

As of March 31, 2025

	Type	Description	Bank/Agent	Investment Date	Maturity Date	Interest Rate	Carrying Value	Current Market Value (2)
(1)	Ckg	General Operating Account	BMO		4/1/2025	-	$ 1,788,473.10	$ 1,788,473.10
	Pool	Local Agency Investment Fund	State Treasurer		4/1/2025	4.333	33,000,000.00	32,987,525.51
	Pool	Local Agency Investment Fund	State Treasurer		4/1/2025	4.333	31,000,000.00	30,988,281.54
	TSY	US Treasury Bill	BMO	11/21/2024	5/22/2025	4.393	4,892,822.22	4,970,100.00
	TSY	US Treasury Bill	BMO	12/6/2024	11/15/2025	4.393	9,614,200.00	9,754,000.00
	FFCB	Federal Farm Credit Bank	BMO	1/13/2023	1/13/2026	4.000	2,000,000.00	1,998,140.00
	FFCB	Federal Farm Credit Bank	BMO	3/2/2023	3/2/2026	4.478	5,001,000.00	5,019,400.00
	FFCB	Federal Farm Credit Bank	BMO	9/29/2023	4/20/2026	5.000	4,991,368.17	5,041,850.00
	FFCB	Federal Farm Credit Bank	BMO	6/23/2023	6/23/2026	4.820	5,000,000.00	4,999,950.00
	FHLB	Federal Home Loan Bank	BMO	11/30/2023	11/17/2026	4.420	5,018,700.00	5,050,600.00
	FHLB	Federal Home Loan Bank	BMO	12/19/2024	11/17/2026	4.310	4,725,000.00	4,728,307.50
	FHLB	Federal Home Loan Bank	BMO	4/18/2024	4/16/2027	5.000	3,015,000.00	3,020,095.35
	FHLB	Federal Home Loan Bank	BMO	4/18/2024	7/23/2027	5.300	3,000,000.00	3,001,860.00
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	10/28/2027	4.399	3,620,000.00	3,621,267.00
	FFCB	Federal Farm Credit Bank	BMO	11/21/2024	11/12/2027	4.210	9,976,300.00	10,045,400.00
	FHLMC	Federal Home Loan Mortgage Corp	BMO	12/19/2024	12/17/2027	4.243	4,966,250.00	4,970,200.00
	FFCB	Federal Farm Credit Bank	BMO	6/30/2023	6/30/2028	5.000	5,000,000.00	4,993,200.00
	FNMA	Federal National Mortgage Association	BMO	11/4/2024	7/21/2028	4.152	6,988,455.17	6,988,100.00
	TSY	US Treasury Bill	BMO	6/24/2024	7/31/2028	4.288	4,974,026.31	5,036,500.00
	FHLB	Federal Home Loan Bank	BMO	2/14/2025	8/14/2028	4.500	5,000,000.00	5,023,700.00
	FHLB	Federal Home Loan Bank	BMO	2/15/2024	2/12/2029	4.411	4,648,140.00	4,658,649.00
	FFCB	Federal Farm Credit Bank	BMO	4/18/2024	4/10/2029	4.375	4,941,680.00	5,081,200.00
	TSY	US Treasury Bill	BMO	6/24/2024	5/31/2029	4.241	4,700,114.89	4,776,750.00
	TSY	US Treasury Bill	BMO	12/6/2024	9/30/2029	4.032	4,967,872.37	4,987,300.00
	FFCB	Federal Farm Credit Bank	BMO	2/19/2025	2/19/2030	4.820	5,000,000.00	5,020,600.00
	Ckg	Worker's Comp Account	BMO		4/1/2025	-	50,000.00	50,000.00
	Ckg	Liability Account	California Bank & Trust		4/1/2025	-	8,500.00	8,500.00
	Cash	Petty Cash	City		4/1/2025	-	8,350.00	8,350.00
							$ 177,896,252.23	$ 178,618,299.00

Average Weighted Yield to Maturity: 4.37%
Average Weighted Days to Maturity: 573.86

(1) Negative cash balance (if any) shown due to checks being issued at month end, transfer to cover checks not made until early in the following month.

(2) Current market value of securities with maturities in excess of 12 months (if any) are provided by third-party safekeeping agents.

I certify that this report reflects all Government Agency pooled investments and is in conformity with the Investment Policy of the City of Cypress. A copy of this Investment Policy is available on the City's website.
The Investment Program herein shown provides sufficient cash flow liquidity to meet six months estimated expenditures.

Signed: _____
Finance Director

City of Cypress

Changes in Cash/Investments

		1/31/2025	+RECEIPTS	(DISBURSEMENTS)	2/28/2025	+RECEIPTS	(DISBURSEMENTS)	3/31/2025
GENERAL								
111/114	GENERAL FUND/GENERAL FUND-GRANTS	$ 32,972,929	$ 3,176,770	$ (6,268,631)	$ 29,881,068	$ 3,775,947	$ (3,047,032)	$ 30,609,983
SPECIAL REVENUE								
115	PANDEMIC RELIEF	6,276	-	-	6,276	-	-	6,276
212	CRPD-GENERAL FUND	13,646,227	1,727,901	(1,899,853)	13,474,275	664,816	(915,330)	13,223,761
213	CRPD-PARK DEVELOPMENT	622,661	-	(616,580)	6,081	-	-	6,081
221	TRAFFIC SAFETY	37,565	6,872	-	44,437	2,834	-	47,271
230	STREETS	8,946,690	233,825	(45,557)	9,134,958	417,803	(1,285,183)	8,267,578
251	LIGHTING DISTRICT #2	6,048,752	3,183	(106,220)	5,945,715	127,437	(1,024,558)	5,048,594
261	STORM DRAIN	2,342,860	28,594	(31,161)	2,340,293	32,903	(21,410)	2,351,786
262	PLANNED LOCAL DRAINAGE FACILITY	1,147,561	-	-	1,147,561	-	-	1,147,561
271	CORP CNTR MAINT DISTRICT #1	237,834	-	(11,249)	226,585	10,869	(2,829)	234,625
280	ASSET SEIZURE	1,304,096	262	(69,223)	1,235,135	4,196	(6,960)	1,232,371
291	CABLE TV FRANCHISE AGREEMENT	863,256	15,064	-	878,320	-	-	878,320
301	SUPPLEMENTAL LAW ENFORCEMENT	106,491	-	(6,476)	100,015	5,814	(10,594)	95,235
321	SEWER FUND	9,850,521	132,583	(39,803)	9,943,301	121,973	(25,757)	10,039,517
471	LOW AND MODERATE HSG ASSET	16,158	298	-	16,456	-	(4,759)	11,697
CAPITAL PROJECTS								
415	CITY CAPITAL PROJECTS	15,075,454	-	(177,476)	14,897,978	170	(392,726)	14,505,422
416	INFRASTRUCTURE RESERVE	51,418,947	2,116,580	(1,587,010)	51,948,517	-	(525,549)	51,422,968
TRUST AND AGENCY								
600	TRUST AND AGENCY	1,599,716	73,670	(50,907)	1,622,479	28,109	(19,336)	1,631,252
611	BUSINESS ASSESSMENT DISTRICT	-	-	-	-	-	-	-
612	CFD #1 ASSESSMENT DISTRICT	153,575	-	-	153,575	-	-	153,575
620	REC & COMM SERVICES FOUNDATION	35,692	12,900	(600)	47,992	1,800	-	49,792
INTERNAL SERVICE								
710	CENTRAL SERVICES	4,056,005	241,958	(306,068)	3,991,895	250,737	(158,655)	4,083,977
720	CAPITAL REPLACEMENT	15,225,512	64,651	(1,900)	15,288,263	57,588	(102,398)	15,243,453
730	TECHNOLOGY IMPROVEMENT	2,273,110	-	-	2,273,110	-	-	2,273,110
750	EMPLOYEE BENEFITS	4,608,106	2,915,740	(2,257,054)	5,266,792	1,394,878	(1,173,087)	5,488,583
760	LIABILITY SELF INSURANCE	1,759,724	55,266	-	1,814,990	56,823	-	1,871,813
770	WORKERS COMP SELF INSURANCE	3,563,676	59,837	(33,040)	3,590,473	63,649	(46,063)	3,608,059
OTHER								
811/812	WESTCOMM JPA	5,437,936	105,061	(344,771)	5,198,226	229,671	(343,539)	5,084,358
		$ 183,357,330	$ 10,971,015	$ (13,853,579)	$ 180,474,766	$ 7,263,642	$ (9,120,109)	$ 178,618,299

City of Cypress

INVESTMENTS AT MARKET VALUE BY MATURITY DATE

As of March 31, 2025

Investments	1 day to 180 days	181 days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years	4 years to 5 years	Totals	Percent
CASH	$ 1,855,323	$ -	$ -	$ -	$ -	$ -	$ 1,855,323	1.04%
FFCB	-	7,017,540	10,041,800	10,045,400	4,993,200	10,101,800	42,199,740	23.63%
FHLB	-	-	9,778,908	6,021,955	9,682,349	-	25,483,212	14.27%
FHLMC	-	-	-	4,970,200	-	-	4,970,200	2.78%
FNMA		-	-	3,621,267	6,988,100	-	10,609,367	5.94%
STATE POOL	63,975,807	-	-	-	-	-	63,975,807	35.82%
TSY	4,970,100	9,754,000	-	-	5,036,500	9,764,050	29,524,650	16.53%

Totals	$ 70,801,230	$ 16,771,540	$ 19,820,708	$ 24,658,822	$ 26,700,149	$ 19,865,850	$ 178,618,299	100.00%
Percent	39.64%	9.39%	11.10%	13.81%	14.95%	11.12%	100.00%	

CITY OF CYPRESS
INTERFUND INVESTMENTS

As of March 31, 2025

Note No.	To/From	Purpose	Issue Date	Scheduled Maturity Date	Interest Rate	Authorized Amount	Advances To Date	Repayments To Date	Note Principal Outstanding
1	CRPD/City	Lexington Park Construction	02/08/21	06/30/25	LAIF	$ 12,800,000	$ 12,293,975	$ 9,101,142	$ 3,192,833
2	CRPD/City	Arnold Cypress Park Construction	11/13/23	06/30/45	2.00%	$ 33,500,000	$ 29,419,454	$ -	$ 29,945,003
									$ 33,137,836

1 The Lexington Park note is being repaid with park development fees as they become available. It is anticipated the maturity date of this note will be extended later this fiscal year.

2 Beginning June 30, 2025, the CRPD will repay $2 million annually from available CRPD property taxes over the next 20 years.

* No additional advances will be made for Lexington Park, however, construction is still ongoing for Arnold Cypress Park and additional advances are expected.

City of Cypress
Summary of Cash and Investments Held In Trust

As of March 31, 2025

Fund	Type	Issuer	Maturity Date	One Year Return *	Cost Amount	Current Market Value
PARS Public Agencies Post-Employment Benefits Trust						
Trustee: Public Agency Retirement Services (PARS)						
Section 115 Trust	Pension Trust	Various	Open	6.14%	$ 27,390,000.00	$ 34,995,386.48
			Total		$ 27,390,000.00	$ 34,995,386.48

* 12-month period ending with the current month.

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **13.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 04/28/2025

SUBJECT: **Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of March 8, 2025 through April 11, 2025**

RECOMMENDATION

Receive and file the attached payment register summarized below for the period of March 8, 2025 through April 11, 2025:

- Electronic Funds Transfers 16847 through 17023
- Warrants 67440 through 67719
- Payroll Transfers W1552 through W1553

DISCUSSION

Payments to vendors for goods and services received and/or rendered are initiated and approved by the requesting department in accordance with proper purchasing guidelines. Processing of these payments occurs centrally in the City's Finance Department with payments issued bi-weekly. A register listing of these payments is typically presented each month at the second regularly scheduled meeting of the City Council. This register also includes any Electronic Funds Transfers (EFT), outgoing payroll transfers or wires issued since the previous register was presented to the City Council. Voided payments (if any) are also identified.

All payments are processed on the City's financial management software system. This system generates a payment batch register, sorted by warrant number (or EFT/Wire number), and presents the invoice amount and a description of the payment issued.

BUDGET IMPACT

Total warrants, transfers, and wires issued (net of any voided payments) during the period of March 8, 2025 through April 11, 2025 are $6,922,972.92.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Payment Register for the Period 03-08-25 through 04-11-25

City of Cypress
Payment Register
03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16847	100505 - CITY OF CYPRESS-WORKERS COMP	$ 3,117.88	Workers Comp Claims/Professional Svcs/#28095-28129	Reimb 3/14/25	$ 3,117.88
16848	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,824.68	Workers Comp Claims/Medical/#28095-28129	Reimb(A) 3/14/25	$ 2,824.68
16849	100505 - CITY OF CYPRESS-WORKERS COMP	$ 4,033.04	Workers Comp Claims/Permanent Disability/#28095-28129	Reimb(B) 3/14/25	$ 4,033.04
16850	100505 - CITY OF CYPRESS-WORKERS COMP	$ 6.02	Workers Comp Claims/Temporary Disability/#28095-28129	Reimb(C) 3/14/25	$ 6.02
16851	1480 - ARCO BUSINESS SOLUTIONS	$ 129.49	Fuel/Community Development 2/3-3/2	NP68033977	$ 129.49
16852	1480 - ARCO BUSINESS SOLUTIONS	$ 36.75	Fuel/Engineering 2/3-3/2	NP68033977(A)	$ 36.75
16853	1480 - ARCO BUSINESS SOLUTIONS	$ 2,205.40	Fuel/Maint 2/3-3/2	NP68033977(B)	$ 2,205.40
16854	1480 - ARCO BUSINESS SOLUTIONS	$ 87.11	Fuel/Recreation 2/3-3/2	NP68033977(C)	$ 87.11
16855	1480 - ARCO BUSINESS SOLUTIONS	$ 15,356.57	Fuel/Police 2/3-3/2	NP68033977(D)	$ 15,356.57
16856	1480 - ARCO BUSINESS SOLUTIONS	$ 28.58	Fuel/Finance 2/3-3/2	NP68033977(E)	$ 28.58
16857	1608 - ALARM PROGRAM SYSTEMS, LLC	$ 707.66	PD Svc/Alarm Permit & False Alarm Collections 2/25	2/25	$ 707.66
16858	145 - AUSTIN, CHERYL	$ 56.52	W/C Retiree Health Care Benefits 4/25	4/25	$ 56.52
16859	128744 - AYRES, RICHARD	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16860	102038 - BALDWIN, DARRELL	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16861	102087 - BISH, EDWARD	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16862	100101 - BRUCE, THOMAS M	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16863	122419 - CLEMONS, MARK	$ 350.00	Retiree Health Care Benefits 4/25	4/25	$ 350.00
16864	129695 - COTE, ROBERT	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16865	128938 - COX, RODNEY	$ 123.85	Retiree Health Care Benefits 4/25	4/25	$ 123.85
16866	104003 - ESSEX, CLARE	$ 611.70	Retiree Health Care Benefits 4/25	4/25	$ 611.70
16867	128044 - FORNISS, DANIEL	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16868	129816 - FOSTER, SCOTT	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16869	112187 - HEALY, BRIAN	$ 45.33	Reissue Ck #66039	Reissue 4/1/25	$ 12.00
			Retiree Health Care Benefits 4/25	4/25	$ 33.33
16870	100667 - LASSALLE, ISMAEL	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16871	123656 - MANUEL, DEAN	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16872	129700 - MCSHANE, CHRIS	$ 232.96	Retiree Health Care Benefits 4/25	4/25	$ 232.96

City of Cypress
Payment Register
03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16873	2017 - MINIKUS, SCOTT	$ 341.78	Reimb/Medical Premiums 4/25	4/25	$ 341.78
16874	128832 - MORALES, PAULO	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16875	122 - MORROW, RICHARD L	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16876	129608 - OLSON, JAMES	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16877	128784 - RAMSEY, KENNETH	$ 125.00	Retiree Health Care Benefits 4/25	4/25	$ 125.00
16878	119027 - RAMSEY, STEVE	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16879	180 - SWIFT, JEFF	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16880	130138 - TIMNEY, MATTHEW	$ 350.00	Retiree Health Care Benefits 4/25	4/25	$ 350.00
16881	1024 - VALLEY VISTA SERVICES, INC	$ 242,549.26	Waste Disposal Fee 2/25	2/25	$ 242,549.26
16882	40 - WARLAND INVESTMENTS COMPANY	$ 37,500.00	Development Assistance 4/25	4/25	$ 37,500.00
16883	122756 - WINTERSOLE, MICHAEL	$ 300.00	Retiree Health Care Benefits 4/25	4/25	$ 300.00
16884	100505 - CITY OF CYPRESS-WORKERS COMP	$ 2,071.11	Workers Comp Claims/Professional Svcs/#28130-28171	Reimb 3/28/25	$ 2,071.11
16885	100505 - CITY OF CYPRESS-WORKERS COMP	$ 3,361.25	Workers Comp Claims/Medical/#28130-28171	Reimb(A) 3/28/25	$ 3,361.25
16886	100505 - CITY OF CYPRESS-WORKERS COMP	$ 4,033.04	Workers Comp Claims/Permanent Disability/#28130-28171	Reimb(B) 3/28/25	$ 4,033.04
16887	120801 - MISSION SQUARE - ICMA RETIREMENT TRUST - RHS	$ 1,000.00	Deferred Comp/Exec Mgmt 3/25	401a-3/25	$ 1,000.00
16888	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 197,068.27	Med Insurance/City & Dist 4/25	17863515	$ 197,068.27
16889	116005 - PERS - PUBLIC EMPLOYEES RETIREMENT SYS	$ 17,982.27	Med Insurance/West Comm 4/25	17863810	$ 17,982.27
16890	128823 - PETTY CASH	$ 12.90	Postage/Police Officer Trainee Exams Returned 1/6	52820	$ 12.90
16891	128823 - PETTY CASH	$ 35.98	Food/Meet the Mayor/Sr Center 2/12	52821	$ 35.98
16892	128823 - PETTY CASH	$ 2.50	Refund/E-Check Testing/Catalis 1/14	52822	$ 2.50
16893	128823 - PETTY CASH	$ 31.23	Svc/Print Poster(1)/PD Badge Pinning Ceremony 3/11	52823	$ 31.23
16894	128823 - PETTY CASH	$ 66.00	Svc/Dry Clean/Tablecloths(11)/Sr Center 12/11	53328	$ 66.00
16895	128823 - PETTY CASH	$ 96.00	Svc/Dry Clean/Tablecloths(16)/Sr Center 1/2	53329	$ 96.00
16896	128823 - PETTY CASH	$ 66.00	Svc/Dry Clean/Tablecloths(11)/Sr Center 1/8	53330	$ 66.00
16897	128823 - PETTY CASH	$ 16.26	Supplies/Sr Center 12/23	53331	$ 16.26
16898	128823 - PETTY CASH	$ 33.08	Supplies/Sr Center 12/4	53332	$ 33.08
16899	128823 - PETTY CASH	$ 13.69	Supplies/Sr Center 1/18	53333	$ 13.69

City of Cypress
Payment Register
03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16900	128823 - PETTY CASH	$ 63.00	Svc/Dry Clean/Tablecloths(15)/Sr Center 2/5	53334	$ 63.00
16901	1247 - HINDERLITER, DE LLAMAS AND ASSOCIATES - HdL	$ 1,116.00	Svc/Business License Tax Admin 2/25	FEB25	$ 1,116.00
16902	120801 - MISSION SQUARE - ICMA RETIREMENT TRUST - RHS	$ 15,200.00	Monthly Retiree Health Savings 3/25	3/25	$ 15,200.00
16903	2170 - US BANK	$ 459.00	PD Reg/Critical Incident Response/BR 4/8-4/9	0076 3/10/25	$ 459.00
16904	2170 - US BANK	$ 459.00	PD Reg/Practical De-Escalation & Tactical Conduct/JM 2/19-2/20	0076(A) 3/10/25	$ 459.00
16905	2170 - US BANK	$ 250.00	PD Reg/Leadership & Accountability/CS 5/19-5/20	0076(B) 3/10/25	$ 250.00
16906	2170 - US BANK	$ 980.00	PD Reg/POST Background Investigations Course/JC & SG 4/22-4/25	0076(C) 3/10/25	$ 980.00
16907	2170 - US BANK	$ 125.00	PD Reg/Bulletproof Report Writing/JP 6/5	0076(D) 3/10/25	$ 125.00
16908	2170 - US BANK	$ 125.00	PD Reg/Advanced Search & Seizure/CS 6/3	0076(E) 3/10/25	$ 125.00
16909	2170 - US BANK	$ 125.00	PD Reg/Advanced Traffic Stops/CS 6/4	0076(F) 3/10/25	$ 125.00
16910	2170 - US BANK	$ 465.00	PD Reg/Supervisory Course/CM 4/7-4/18	0076(G) 3/10/25	$ 465.00
16911	2170 - US BANK	$ 125.00	PD Reg/Advanced Search & Seizure/LW 6/3	0076(H) 3/10/25	$ 125.00
16912	2170 - US BANK	$ 125.00	PD Reg/Advanced Traffic Stops/LW 6/4	0076(I) 3/10/25	$ 125.00
16913	2170 - US BANK	$ 125.00	PD Reg/Advanced Search & Seizure/JP 6/3	0076(J) 3/10/25	$ 125.00
16914	2170 - US BANK	$ 125.00	PD Reg/Advanced Traffic Stops/JP 6/4	0076(K) 3/10/25	$ 125.00
16915	2170 - US BANK	$ 1,500.00	PD Reg/Arrest & Control Instructor/RT 5/12-5/16	0076(L) 3/10/25	$ 1,500.00
16916	2170 - US BANK	$ 250.00	Job Ad/American Planning Asso/Senior Planner 2/10-3/12	0205 3/10/25	$ 250.00
16917	2170 - US BANK	$ 35.00	Parking/Public Agency Risk Mgmt Assoc/NG 2/25	0205(A) 3/10/25	$ 35.00
16918	2170 - US BANK	$ 17.40	W/C Sub/Business Analytics/Reporting Software 2/7-3/6	0781 3/10/25	$ 17.40
16919	2170 - US BANK	$ 170.29	W/C Replacement Batteries(2)/Dispatch 2/25	0781(A) 3/10/25	$ 170.29
16920	2170 - US BANK	$ 43.63	W/C CA Labor Poster(1) 3/4	0781(B) 3/10/25	$ 43.63
16921	2170 - US BANK	$ 136.99	W/C Svc/Satellite TV 2/25-3/24	0781(C) 3/10/25	$ 136.99
16922	2170 - US BANK	$ 23.48	W/C Data Storage/Amazon Cloud 2/25	0781(D) 3/10/25	$ 23.48
16923	2170 - US BANK	$ 191.97	Airfare/CA Park & Rec Society Conference/CP 3/18-3/21	1504 3/10/25	$ 191.97
16924	2170 - US BANK	$ 191.97	Airfare/CA Park & Rec Society Conference/ER 3/18-3/21	1504(A) 3/10/25	$ 191.97
16925	2170 - US BANK	$ 66.61	Rental Car/League of CA Cities Conference/AV 3/5-3/7	2518 3/10/25	$ 66.61
16926	2170 - US BANK	$ 150.00	Deposit/Rental Car/League of CA Cities Conf/AV 2/26	2518(A) 3/10/25	$ 150.00

City of Cypress
Payment Register
03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16927	2170 - US BANK	$ (150.00)	Credit/Deposit/Rental Car/League of CA Cities Conf/AV 2/26	2518(B) 3/10/25	$ (150.00)
16928	2170 - US BANK	$ 150.00	Sub/Property Data/Code Enforcement & Planning 2/25	2518(C) 3/10/25	$ 150.00
16929	2170 - US BANK	$ 522.00	Dues/American Planning Assoc/AV 4/1/25-3/31/26	2518(D) 3/10/25	$ 522.00
16930	2170 - US BANK	$ 31.39	Transport/Airport to Home/League of CA Cities Conf/AV 3/8	2518(E) 3/10/25	$ 31.39
16931	2170 - US BANK	$ 33.46	Fuel/Rental Car/League of CA Cities Conf/AV 3/7	2518(F) 3/10/25	$ 33.46
16932	2170 - US BANK	$ 20.06	Meal(1)/League of CA Cities Conference/AV 3/7	2518(G) 3/10/25	$ 20.06
16933	2170 - US BANK	$ 627.88	Hotel/League of CA Cities Conference/AV 3/5-3/6	2518(H) 3/10/25	$ 627.88
16934	2170 - US BANK	$ 75.00	Reg/Compensated Absences Webinar/DM 3/10	3071 3/10/25	$ 75.00
16935	2170 - US BANK	$ 87.93	Lunch Meeting(4)/Benley/Budget Planning/MB & DM & RN & AS 3/4	3071(A) 3/10/25	$ 87.93
16936	2170 - US BANK	$ 87.86	PD Dog Food(1 Bag)/Bono 3/1	4289 3/10/25	$ 87.86
16937	2170 - US BANK	$ 165.00	Dues/CA Park & Rec Society/TB 2/11/25-1/31/26	5178 3/10/25	$ 165.00
16938	2170 - US BANK	$ 7.85	Decor/Senior Dance 2/12	5178(A) 3/10/25	$ 7.85
16939	2170 - US BANK	$ 34.46	Supplies/Senior Dance 2/12	5178(B) 3/10/25	$ 34.46
16940	2170 - US BANK	$ 33.38	Supplies/Senior Dance 2/12	5178(C) 3/10/25	$ 33.38
16941	2170 - US BANK	$ 19.38	Decor/Senior Dance 2/14	5178(D) 3/10/25	$ 19.38
16942	2170 - US BANK	$ 102.72	Food/Senior Dance 2/13	5178(E) 3/10/25	$ 102.72
16943	2170 - US BANK	$ 53.97	Food/Senior Dance 2/13	5178(F) 3/10/25	$ 53.97
16944	2170 - US BANK	$ 16.16	Supplies/Spring Egg Hunt 2/20	5178(G) 3/10/25	$ 16.16
16945	2170 - US BANK	$ 100.47	Supplies/Concerts on the Green 2/28	5178(H) 3/10/25	$ 100.47
16946	2170 - US BANK	$ 69.00	Reg/First Aid/CPR Certification/DM 3/21	5178(I) 3/10/25	$ 69.00
16947	2170 - US BANK	$ 32.27	Wire Tracer Tone Generator(1)/Probe Tester Kit(1)/IT 2/20	5350 3/10/25	$ 32.27
16948	2170 - US BANK	$ 19.38	Tool Case(1)/IT 2/21	5350(A) 3/10/25	$ 19.38
16949	2170 - US BANK	$ 118.00	Sub/IT Network Device Backup 2/22/25-2/21/26	5350(B) 3/10/25	$ 118.00
16950	2170 - US BANK	$ 2,025.61	Hard Drives(8)/PD MAV System 2/28	5350(C) 3/10/25	$ 2,025.61
16951	2170 - US BANK	$ 43.09	Extension Cord(1)/Maint Yard Data Center 3/4	5350(D) 3/10/25	$ 43.09
16952	2170 - US BANK	$ 169.52	Transceivers(6)/Patch Cables(5)/Arnold Cypress Park 3/3	5350(E) 3/10/25	$ 169.52
16953	2170 - US BANK	$ 124.78	Meals(7)/Board & Brew/City Council Meeting 2/10	5530 3/10/25	$ 124.78

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16954	2170 - US BANK	$ 17.77	Supplies/Americana Awards Donation 2/11	5530(A) 3/10/25	$ 17.77
16955	2170 - US BANK	$ 1,200.00	Dues/Rotary Club/PG 7/1/24-6/30/25	5530(B) 3/10/25	$ 1,200.00
16956	2170 - US BANK	$ 615.84	Hotel/City Manager's Conference/PG 2/5-2/7	5530(C) 3/10/25	$ 615.84
16957	2170 - US BANK	$ 252.51	Lunch Meeting(8)/Team Building Workshop 2/22	5530(D) 3/10/25	$ 252.51
16958	2170 - US BANK	$ 150.83	Easels(2)/Admin 2/19	5530(E) 3/10/25	$ 150.83
16959	2170 - US BANK	$ 100.00	Gift Card(1)/Trader Joe's/Americana Awards Donation 2/20	5530(F) 3/10/25	$ 100.00
16960	2170 - US BANK	$ 100.00	Gift Card(1)/El Zarape/Americana Awards Donation 2/20	5530(G) 3/10/25	$ 100.00
16961	2170 - US BANK	$ 12.63	Facebook Ad/City Events 1/22-1/24	5530(H) 3/10/25	$ 12.63
16962	2170 - US BANK	$ 110.00	Sub/Mailchimp/Email Distribution 2/25	5530(I) 3/10/25	$ 110.00
16963	2170 - US BANK	$ 51.99	Reg/Womans Club of Cypress/PG 3/5	5530(J) 3/10/25	$ 51.99
16964	2170 - US BANK	$ 317.60	Event Space/Residence Inn/Team Building Workshop 2/24	5530(K) 3/10/25	$ 317.60
16965	2170 - US BANK	$ 34.39	Phone Case(1)/Screen Protector(1)/Maint On-Call Phone 2/13	5792 3/10/25	$ 34.39
16966	2170 - US BANK	$ 80.00	Dues/National Notary Assoc/AF 4/1/25-3/31/26	6013 3/10/25	$ 80.00
16967	2170 - US BANK	$ 64.49	Bag(1)/Lock(1)/National Notary Supplies/CD 3/5	6013(A) 3/10/25	$ 64.49
16968	2170 - US BANK	$ 930.95	Scanner(1)/City Clerk 3/7	6013(B) 3/10/25	$ 930.95
16969	2170 - US BANK	$ 235.00	Dues/Intl Institute of Municipal Clerks/AF 4/1/25-3/31/26	6013(C) 3/10/25	$ 235.00
16970	2170 - US BANK	$ 135.00	Dues/Intl Institute of Municipal Clerks/CD 4/1/25-3/31/26	6013(D) 3/10/25	$ 135.00
16971	2170 - US BANK	$ 86.19	PD Flash Drives(10)/Records 2/21	6557 3/10/25	$ 86.19
16972	2170 - US BANK	$ 11.85	PD Tab Dividers(6 Sets)/SIU 2/25	6557(A) 3/10/25	$ 11.85
16973	2170 - US BANK	$ 60.13	PD First Aid Kits(7)/Emergency Services 2/27	6557(B) 3/10/25	$ 60.13
16974	2170 - US BANK	$ 36.61	PD Boxes(12)/Admin 2/28	6557(C) 3/10/25	$ 36.61
16975	2170 - US BANK	$ 22.53	PD Air Sanitizer(3 Cans) 3/3	6557(D) 3/10/25	$ 22.53
16976	2170 - US BANK	$ (615.00)	PD Credit/Reg/Lifesavers Conference/EC 3/9-3/11	6583 3/10/25	$ (615.00)
16977	2170 - US BANK	$ 8.08	PD Decor/Badge Pinning Event/SA & MC & EC & SR 3/5	6696 3/10/25	$ 8.08
16978	2170 - US BANK	$ 18.13	PD Food/Badge Pinning Event/SA & MC & EC & SR 3/10	6696(A) 3/10/25	$ 18.13
16979	2170 - US BANK	$ 17.43	PD Decor/Badge Pinning Event/SA & MC & EC & SR 3/5	6696(B) 3/10/25	$ 17.43
16980	2170 - US BANK	$ 31.02	PD Supplies/Badge Pinning Event/SA & MC & EC & SR 3/6	6696(C) 3/10/25	$ 31.02

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
16981	2170 - US BANK	$ 23.26	PD Supplies/Badge Pinning Event/SA & MC & EC & SR 3/6	6696(D) 3/10/25	$ 23.26
16982	2170 - US BANK	$ 36.75	PD Supplies/Badge Pinning Event/SA & MC & EC & SR 3/10	6696(E) 3/10/25	$ 36.75
16983	2170 - US BANK	$ 26.82	Book(1)/The Age of Grievance/PG 2/14	7052 3/10/25	$ 26.82
16984	2170 - US BANK	$ 42.34	Lunch Meeting(2)/Mooyah/PG & AV 2/20	7052(A) 3/10/25	$ 42.34
16985	2170 - US BANK	$ 29.85	Sub/San Jose Mercury News/PG 2/18-5/17	7052(B) 3/10/25	$ 29.85
16986	2170 - US BANK	$ 4.25	Supplies/Sr Center 2/14	7072 3/10/25	$ 4.25
16987	2170 - US BANK	$ 16.26	Supplies/Sr Center 2/19	7072(A) 3/10/25	$ 16.26
16988	2170 - US BANK	$ 5.38	Supplies/Sr Center 2/26	7072(B) 3/10/25	$ 5.38
16989	2170 - US BANK	$ 107.74	Portable Radio(1)/Sr Center 2/26	7072(C) 3/10/25	$ 107.74
16990	2170 - US BANK	$ 15.07	Non-Slip Mats(2)/Sr Center Kitchen 2/26	7072(D) 3/10/25	$ 15.07
16991	2170 - US BANK	$ 4.00	Sub/OC Register Online/JD 3/5-4/2	7667 3/10/25	$ 4.00
16992	2170 - US BANK	$ 250.00	Deposit/Excursion/John's Incredible Pizza/Day Camp 7/9	8543 3/10/25	$ 250.00
16993	2170 - US BANK	$ 32.16	Food/Playground/Kids Night Out 2/21	8543(A) 3/10/25	$ 32.16
16994	2170 - US BANK	$ 691.45	Deposit/Excursion/Camelot Golfland/Day Camp 6/25	8543(B) 3/10/25	$ 691.45
16995	2170 - US BANK	$ 150.82	Pickleball Nets(2)/Lexington Park 2/24	8550 3/10/25	$ 150.82
16996	2170 - US BANK	$ 116.28	Badminton Nets(6)/Adult Sports 2/24	8550(A) 3/10/25	$ 116.28
16997	2170 - US BANK	$ 127.13	Ball Pump(1)/Lexington Park 2/24	8550(B) 3/10/25	$ 127.13
16998	2170 - US BANK	$ 750.66	Food/Spring Egg Hunt 2/28	8550(C) 3/10/25	$ 750.66
16999	2170 - US BANK	$ 69.00	Reg/First Aid/CPR/MH 3/14	8550(D) 3/10/25	$ 69.00
17000	2170 - US BANK	$ 1,260.00	Svc/Quickbase/Bldg/Public Works 3/5-4/4	8756 3/10/25	$ 1,260.00
17001	2170 - US BANK	$ 235.00	Reg/So CA Waste Mgmt Forum/KG 3/19	8764 3/10/25	$ 235.00
17002	2170 - US BANK	$ 115.00	Reg/Municipal Mgmt Assoc of So CA Spring Forum/KG 4/3	8764(A) 3/10/25	$ 115.00
17003	2170 - US BANK	$ 297.50	Dues/American Public Works Assoc/KG 10/1/24-9/30/25	8764(B) 3/10/25	$ 297.50
17004	2170 - US BANK	$ 75.00	PD Dues/CA Law Enforcement Assoc of Records Supervisors/NB 2025	9075 3/10/25	$ 75.00
17005	2170 - US BANK	$ 165.00	Dues/CA Park & Rec Society/SG 3/1/25-2/28/26	9213 3/10/25	$ 165.00
17006	2170 - US BANK	$ 17.44	Food/Sr Center 2/26	9213(A) 3/10/25	$ 17.44
17007	2170 - US BANK	$ 15.04	Envelopes(1140)/Volunteer Recognition Invitataions 3/11	9213(B) 3/10/25	$ 15.04

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
17008	2170 - US BANK	$ 69.00			
			Reg/First Aid/CPR/NG 3/7	9693 3/10/25	$ 69.00
17009	2170 - US BANK	$ 87.77			
			PD Power Inverters(3)/CIB 3/12	9844 3/10/25	$ 87.77
17010	2170 - US BANK	$ 120.69			
			Erroneous Charge/Reimbursed/RN 3/18	2873 3/10/25	$ 120.69
17011	2170 - US BANK	$ 937.21			
			Erroneous Charge/Reimbursed/RN 3/18	2873(A) 3/10/25	$ 937.21
17012	2170 - US BANK	$ 299.00			
			Dues/Society for Human Resources/RN 3/12/25-3/11/26	2873(B) 3/10/25	$ 299.00
17013	2170 - US BANK	$ 84.00			
			Sub/BPN Media/NM 3/11/25-3/11/26	9131 3/10/25	$ 84.00
17014	2170 - US BANK	$ 16.15			
			Laptop Bag(1)/NM 2/11	9131(A) 3/10/25	$ 16.15
17015	2170 - US BANK	$ 799.00			
			Reg/Construction Administration for Engineers Online/KC	9131(B) 3/10/25	$ 799.00
17016	2170 - US BANK	$ 10.00			
			Svc/Box/Staff Document Review/Engineering 2/28-3/28	9131(C) 3/10/25	$ 10.00
17017	2170 - US BANK	$ (78.38)			
			Credit/ErroneousCharge/NV 1/14	9131(D) 3/10/25	$ (78.38)
17018	2596 - HOLLINGER, ALLAN	$ 481.00			
			Refund/Zoning Compliance Letter Request/Property in Cypress TX	Rfd 4/11/25	$ 481.00
17019	2595 - DALFIOR, MICHAEL	$ 500.00			
			Refund/Recycling Deposit/CDD-25-30/6182 Ferne Ave	Rfd 4/11/25	$ 500.00
17020	100505 - CITY OF CYPRESS-WORKERS COMP	$ 5,458.25			
			Workers Comp Claims/Professional Svcs/#28172-28219	Reimb 4/11/25	$ 5,458.25
17021	100505 - CITY OF CYPRESS-WORKERS COMP	$ 6,848.76			
			Workers Comp Claims/Medical/#28172-28219	Reimb(A) 4/11/25	$ 6,848.76
17022	100505 - CITY OF CYPRESS-WORKERS COMP	$ 4,033.04			
			Workers Comp Claims/Permanent Disability/#28172-28219	Reimb(B) 4/11/25	$ 4,033.04
17023	100505 - CITY OF CYPRESS-WORKERS COMP	$ 393.12			
			Workers Comp Claims/Temporary Disability/#28172-28219	Reimb(C) 4/11/25	$ 393.12
67440	123456 - ADS CONSULTING GROUP INC	$ 12,800.00			
			Consult/Network 2/6-2/15	206388	$ 12,800.00
67441	130335 - AKM CONSULTING ENGINEERS	$ 26,590.70			
			Design/Pump Station #1 2/25	0013299	$ 26,590.70
67442	101004 - ALL AMERICAN APSHALT CORP	$ 171.05			
			Asphalt(2 Tons) 10/13/21	1083708	$ 171.05
67443	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 15,740.01			
			Crossing Guard Svcs(27 Hrs)/Orange & Grindlay 2/2-2/15	99023(A)	$ 694.98
			Crossing Guard Svcs(584.5 Hrs) 2/2-2/15	99023	$ 15,045.03
67444	1200 - ANNEALTA GROUP	$ 6,440.00			
			Svc/City Planner 2/25	497-3517	$ 6,440.00
67445	1619 - ARDURRA GROUP, INC-ANDERSON PENNA PARTNERS	$ 1,449.00			
			Svc/Administrative Assistance/Pavement Mgmt Relief Program 1/25	161111	$ 1,449.00
67446	110860 - AT&T	$ 2,361.17			
			Svc/Internet 2/25	000023121149	$ 1,040.18
			W/C Svc/Priority Radio Line 2/25	000023122307	$ 1,320.99

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67447	110860 - AT&T	$ 3,502.83			
			Cell Svc/Maint 2/25	2/25(C)	$ 53.31
			Cell Svc/PD 2/25	2/25(I)	$ 1,115.52
			PD CIB Callyo Body Wire 2/25	2/25(F)	$ 62.04
			PD Svc/Mobile Data 2/25	2/25(G)	$ 1,995.35
			Svc/Engineering Mobile Hotspots 2/25	2/25(H)	$ 80.48
			Svc/Planning iPads 2/25	2/25(E)	$ 66.44
			Wireless Svc/Sewer Truck & Myra Pump Station #2 2/25	2/25(D)	$ 129.69
67448	110860 - AT&T	$ 4.43			
			2481347232-Admin Phone Svc 3/25	3/25	$ 4.43
67449	110860 - AT&T	$ 1.79			
			East Wing Fax Line 2/25	2/25(B)	$ 1.79
67450	252 - AUTO ZONE, INC	$ 21.54			
			Coolant Leak Repair(16 Oz)/Air Filter(1) 2/21	05226011913	$ 34.89
			Credit/Door Handle(1) 11/4	05521439166	$ (30.16)
			Credit/Windshield Wiper Fluid(1 Gl) 11/13	05521447055	$ (4.74)
			Engine Enamel(2 Cans) 1/25	05521503799	$ 21.55
67451	1232 - BANNER BANK	$ 28,220.10			
			Retention/LA Engineering/AC Park Rehab 2/25	15-2/25	$ 28,220.10
67452	630 - BATTERY SYSTEMS INC	$ 280.59			
			Vehicle Batteries(2) 2/22	6130597	$ 280.59
67453	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 222.15			
			Insurance/Vision Claims/City & West Comm 2/25	B0HFSK	$ 222.15
67454	866 - C3 OFFICE SOLUTIONS	$ 9.00			
			W/C Copier Svc/Supplies 2/3-3/2	INV194873	$ 9.00
67455	103141 - CA FORENSIC PHLEBOTOMY, INC	$ 143.39			
			PD Blood/Alcohol Test(1) 2/25	2842	$ 143.39
67456	111882 - CALIFORNIA YELLOW CAB CORP	$ 6,135.00			
			Sr Center/Nutrition Program 1/25	1503025	$ 1,170.00
			Taxi Vouchers/Sr Center 1/25	1501025	$ 4,965.00
67457	123012 - CHARLES ABBOTT ASSOCIATES	$ 6,480.00			
			Svc/Fats, Oil & Grease/NPDES Inspections 2/25	68592	$ 6,480.00
67458	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,858.92			
			W/C CAD/RMS Ethernet Connection 3/5-4/4	187630201030125	$ 1,295.17
			W/C Svc/Internet 2/25	218496501030125	$ 563.75
67459	1066 - CHUSHINKAN DOJO	$ 84.50			
			Instruct/Aikido & Iaido 1/6-2/22	2/22/25	$ 84.50
67460	114230 - CONCEPT SEATING LAACKE & JOYS COMPANY LLC	$ 649.47			
			W/C Repair/Dispatch Chair 2/20	13097	$ 649.47
67461	115003 - COUNTY OF ORANGE	$ 71,376.41			
			Fees/Election Costs 11/05/24	R1341	$ 71,376.41
67462	542 - CPS HR CONSULTING-COOPERATIVE PERSONNEL SERVICES	$ 687.50			
			Skills Assessment Tests(33)/Maint Worker 2/27	TR-INV005663	$ 687.50
67463	2575 - CREATIVE DISPLAYS	$ 4,742.00			
			Deposit/Holiday Tree(1)/Tree Topper(1)/Holiday Sing	62139	$ 4,742.00
67464	1622 - DANIELS TIRE SERVICE, INC	$ 1,223.97			
			Vehicle Tires(6) 1/6	200526811	$ 677.99
			Vehicle Tires(6) 2/6	200529416	$ 545.98
67465	109280 - DIAL PRINTING-HMS INDUSTRIES INC	$ 3,579.46			
			PD Parking Violation Ticket Books(10K Sets) 2/26	23921	$ 3,579.46

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67466	1296 - EDCO CNG	$ 2,126.71			
			Natural Gas(158.67 Gls)/Sweepers(2) 2/16-2/20	03032025-6A	$ 510.92
			Natural Gas(219.83 Gls)/Sweepers(2) 2/1-2/15	02242025-6	$ 707.85
			Natural Gas(226.5 Gls)/Sweepers(2) 2/21-2/28	03032025-6	$ 774.63
			Natural Gas(41.40 Gls)/Sewer Truck(1) 2/16-2/20	03032025-6B	$ 133.31
67467	1488 - ENTERPRISE HOLDINGS INC	$ 5,528.64			
			PD Rental Car(1) 1/11-2/9	38293317(D)	$ 821.82
			PD Rental Car(1) 1/23-2/22	38293317(C)	$ 1,180.53
			PD Rental Car(1) 1/24-2/22	38293317(A)	$ 1,172.88
			PD Rental Car(1) 12/224-1/23	38293317(B)	$ 1,180.53
			PD Rental Car(1) 12/25-1/24	38293317	$ 1,172.88
67468	2185 - ENVIRO SAFETY PRODUCTS, PUBLIC SAFETY CENTER	$ 437.36			
			PD Exam Gloves(4K) 3/3	INV657230	$ 437.36
67469	2508 - EWING IRRIGATION PRODUCTS INC	$ 632.37			
			Irrigation Bonnet Kit(1) 1/15	24665219	$ 241.92
			Irrigation Gasket Kit(1) 12/19	24514992	$ 33.56
			Irrigation Valve Kit(1) 1/23	24718952	$ 74.63
			Pipe Saw(1) 1/30	24773863	$ 14.08
			Water Meter Flange Kits(2) 1/30	24773843	$ 268.18
67470	104530 - EXPERIAN	$ 100.00			
			PD Credit Reports 2/25	6000030131	$ 100.00
67471	1770 - FAZE 1 CORP DBA PREMIER PIPE INC	$ 2,223.00			
			Svc/Clean/CCTV Inspect/Various Sewer Lines/Citywide 1/1-2/13	355-03	$ 2,223.00
67472	1115 - FRONTIER	$ 3,125.85			
			7148996947 - Phone Svc/Sewers 3/25	3/25(A)	$ 76.63
			W/C Phone Svc/5627955413 3/25	3/25(B)	$ 3,049.22
67473	2504 - GENERAL CODE LLC ICC CODIFICATION INC	$ 467.00			
			Svc/Codification Updates(26 Pages) 2/26	PG000040054	$ 467.00
67474	119018 - GOLDEN STATE WATER COMPANY	$ 10,316.83			
			Svc/Maint Yard Landscaping 2/25	2/25(H)	$ 43.20
			Svc/Parks Landscaping 2/25	2/25(I)	$ 1,134.25
			Svc/Parkway Maint 2/25	2/25(K)	$ 8,760.29
			Svc/Storm Drain 2/25	2/25(J)	$ 379.09
67475	1133 - GRANICUS SWAGIT PRODUCTIONS, LLC	$ 743.65			
			Svc/Video Stream/Council Meetings 3/25	198046	$ 743.65
67476	110049 - GREAT SCOTT TREE SERVICE INC	$ 25,071.75			
			Svc/Trim Trees(2) 2/20	55825	$ 517.50
			Svc/Trim Trees(316) 2/25	55896	$ 23,749.25
			Svc/Trim Trees(8) 2/24	55830	$ 805.00
67477	111285 - HARDY & HARPER, INC	$ 55,969.46			
			Construct/Orange Ave Rehab 12/6-1/24	2-1/25	$ 55,969.46
67478	120000 - INSIGHT PUBLIC SECTOR	$ 220.05			
			PD Sub/Racial & Identity Profiling Act Reporting 1/25	1101250007	$ 220.05
67479	109285 - INTL ASSOC FOR PROPERTY & EVIDENCE INC	$ 195.00			
			PD Dues/Intl Assoc for Property & Evidence/MP 2025	LI1257928	$ 65.00
			PD Dues/Intl Assoc for Property & Evidence/NBasulto 2025	LI1257927	$ 65.00
			PD Dues/Intl Assoc for Property & Evidence/NBhagat 2025	LI1257926	$ 65.00
67480	103024 - JHM & CARSON SUPPLY	$ 1,915.88			
			Irrigation Brass Elbows(2)/Connectors(25)/Misc 1/15	101829/3	$ 238.34
			Pop-Up Sprinklers(75)/Coupling(1)/Misc 10/8	99775/3	$ 603.63
			Rakes(4) 2/13	102366/3	$ 74.39
			Tubing(20 Inch)/Couplings(2)/Misc 11/26	101012/3	$ 999.52
67481	2039 - KELLY SPICERS INC KELLY SPICER STORES	$ 526.79			
			Copy Paper(80 Rms) 2/25	11859114	$ 526.79

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67482	2417 - KIDZ TALENT ACADEMY LLC ANIYAH WILLIAMS	$ 1,231.75			
			Instruct/Gymnastics & Tumbling 2/6-2/27	2/27/25	$ 1,231.75
67483	112054 - LAKEWOOD NURSERY	$ 818.04			
			Grass Seed(100 Lbs)/Lexington Park 5/29	12626	$ 818.04
67484	2186 - LEGAL UPDATES PUBLISHING COMPANY, INC	$ 900.00			
			PD Sub/Legal Updates 2/15/25-2/15/26	LUPC2025-26	$ 900.00
67485	1779 - LINSCOTT LAW & GREENSPAN ENGINEERS LG2WB	$ 87,964.00			
			Design/Traffic Signal/Valley View & Plaza 1/25	14394-00162	$ 2,632.00
			Svc/Traffic Engineering 1/25	14394-00161	$ 5,948.00
			Svc/Traffic Engineering 10/24	14394-00155	$ 13,988.00
			Svc/Traffic Engineering 11/24	14394-00157	$ 7,552.00
			Svc/Traffic Engineering 12/24	14394-00160	$ 3,352.00
			Svc/Traffic Engineering 7/24	14394-00152	$ 18,720.00
			Svc/Traffic Engineering 8/24	14394-00153	$ 21,120.00
			Svc/Traffic Engineering 9/24	14394-00154	$ 14,652.00
67486	1202 - LOS ANGELES ENGINEERING INC	$ 536,181.91			
			Construct/Arnold Cypress Park Rehab 2/25	15-2/25	$ 536,181.91
67487	2181 - MCINTYRE-ST CLAIR DONALD E ST CLAIR	$ 4,125.00			
			Svc/Team Building Workshop/City Council 2/28	CYP0222025	$ 4,125.00
67488	122124 - MIKE RAAHAUGE SHOOTING ENTERPRISES	$ 25.00			
			PD Svc/Shooting Range(1)/SWAT 2/25	2067	$ 25.00
67489	80 - MORRIS, LETICIA	$ 378.30			
			Instruct/Zumba 2/1-2/22	2/22/25	$ 378.30
67490	129724 - NAPA AUTO PARTS - SO CAL AUTO & TRUCK PARTS INC	$ 405.87			
			Brake Rotors(2)/Brake Pads(2)/Misc 2/26	479242	$ 737.63
			Credit/Brake Rotors(2) 4/24	479411	$ (167.98)
			Credit/Brake Rotors(2) 4/24	479411(A)	$ (163.78)
67491	413 - OC AUTO THEFT ADVISORY COMMITTEE	$ 80.00			
			PD Reg/Auto Theft Advisory Commission Awards/CR & MC 4/16	PD Reg(2) 4/16	$ 80.00
67492	842 - PARKINK	$ 1,898.40			
			Themed Shirts(300)/Day Camp 2/28	30013	$ 1,898.40
67493	2236 - PROACTIVE WORK HEALTH SERVICES	$ 170.00			
			DOT Tests(2) 2/25	020329	$ 170.00
67494	2415 - RITE-WAY ROOF CORPORATION	$ 316,505.71			
			Construct/Roof Recoating/City Hall & PD 2/25	393-1	$ 316,505.71
67495	106893 - SAFESHRED	$ 40.00			
			W/C Svc/Shredding 2/11	358919	$ 40.00
67496	2129 - SHAW INDUSTRIES INC SHAW INTEGRATED SOLUTIONS INC	$ 22,666.09			
			Final/Svc/Carpet Replacement/Comm Center 12/13	999181939	$ 22,666.09
67497	130328 - SHOETERIA	$ 169.70			
			Safety Shoes(1)/AMorales 2/28	00816693IN	$ 169.70
67498	165 - SKYLINE SAFETY & SUPPLY-PATRICIA SONTAG	$ 335.28			
			Waterproof Thermal Jackets(5)/Engineering 3/5	9110	$ 335.28
67499	119016 - SO CAL EDISON	$ 90,366.78			
			700134894611 - Svc/Traffic Signal 2/25	2/25(A)	$ 29.46
			700370018870 - Svc/Traffic Signal 2/25	2/25(B)	$ 111.03
			Svc/Citywide 1/11-2/10	1/11/25-2/10/25	$ 90,226.29
67500	119017 - SO CAL GAS CO	$ 3,460.79			
			00840909006 Svc/Comm Center 2/25	2/25(G)	$ 1,292.19
			12600890003 Svc/Maint Yard 2/25	2/25(F)	$ 275.83
			13230923008 Svc/Storm Drain 2/25	2/25(E)	$ 14.79
			18690942000 Svc/Sr Center 2/25	2/25(D)	$ 304.11
			19530910009 Svc/City Hall 2/25	2/25(C)	$ 1,573.87

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67501	125888 - SPARKLETTS	$ 57.87			
			W/C Bottled Water 2/25	4089647 2/25	$ 57.87
67502	119024 - STATE COMP INSURANCE FUND	$ 2,089.50			
			W/C Workers Comp Insurance 2/28-3/30	1002745894	$ 2,089.50
67503	122963 - STERICYCLE INC	$ 47.86			
			PD Med Waste Removal 3/25	8009987811	$ 47.86
67504	1330 - SUPERIOR PROPERTY SERVICES, INC-SUPERIOR GRAFFITI	$ 6,468.00			
			Svc/Graffiti Removal/Streets & Parks 2/25	18363	$ 6,468.00
67505	588 - THE COUNSELING TEAM INTERNATIONAL	$ 1,000.00			
			PD Svc/Employee Counseling 3/25	INV103625	$ 1,000.00
67506	851 - THE UPS STORE, #5882	$ 50.00			
			Svc/Fingerprints(3)/Rec Volunteers 2/25	3/3/2025	$ 50.00
67507	1170 - TOM'S PLUMBING & DRAIN SERVICE CORP	$ 750.00			
			Svc/Hydro Jet/oak Knoll Park Restroom 2/21	66785	$ 750.00
67508	1139 - UNIFIRST CORP	$ 247.70			
			Mats/PD 10/24	2190248135	$ 9.79
			Uniforms 10/24	2190238031	$ 122.26
			Uniforms 11/24	2190257427	$ 115.65
67509	100308 - UNITED MAINTENANCE SYSTEMS	$ 30,075.00			
			Svc/Custodial/City Facilities 2/25	15953	$ 6,925.00
			Svc/Custodial/Lexington Park 1/25	15936(A)	$ 1,250.00
			Svc/Custodial/Lexington Park 2/25	15954(A)	$ 1,250.00
			Svc/Custodial/Park & Rec Facilities 2/25	15955	$ 8,650.00
			Svc/Custodial/Park Restrooms(5) 1/25	15936	$ 6,000.00
			Svc/Custodial/Park Restrooms(5) 2/25	15954	$ 6,000.00
67510	2240 - UNIVERSAL WASTE SYSTEMS	$ 300.00			
			Svc/Porta Potties(3)/Maint Yard 12/18	0003606653	$ 300.00
67511	2089 - VAZQUEZ, JORGE M GREASE AWAY	$ 600.00			
			Svc/Clean Exhaust Hood/Sr Center 1/3	2745	$ 600.00
67512	2399 - WAYNE PERRY, INC	$ 37,115.79			
			Emergency Repair/Water Line/Lexington Park 11/12-11/27	451182	$ 37,115.79
67513	2491 - WELLS FARGO FINANCIAL LEASING, INC	$ 187.56			
			W/C Rental/Copier 3/6-4/5	5033335856	$ 187.56
67514	1341 - WESTERN AUDIO VISUAL	$ 6,010.65			
			Maint/Audio-Visual System/Council Chambers 3/2/25-3/1/26	Y444	$ 6,010.65
67515	0 - AGAPE DISIPLE CHURCH	$ 300.00			
			Refund/Facility Deposit/Contract #10042	Rfd 3/14/25	$ 300.00
67516	0 - KOREAN-AMERICAN OBFC	$ 150.00			
			Refund/Facility Deposit/Contract #9583	Rfd 3/14/25	$ 150.00
67517	0 - REED, DION	$ 244.00			
			Refund/Facility Deposit/Contract #10098	Rfd 3/14/25	$ 244.00
67518	0 - THOMAS, JOHNNEKA	$ 300.00			
			Refund/Facility Deposit/Contract #10014	Rfd 3/14/25	$ 300.00
67519	0 - TRUONG, SARINA	$ 1,064.00			
			Refund/Recycling Deposit/CDD-24-108	Rfd 3/14/25	$ 1,064.00
67520	0 - YOON, HWA YOUNG	$ 150.00			
			Refund/Rental Deposit/Contract #7990/7991	Rfd 3/14/25	$ 150.00
67521	2571 - EMBASSY SUITES HOTEL SAN DIEGO BAY-DOWNTOWN	$ 7,155.89			
			PD Deposit/Hotel/Team Building Workshop 4/28-5/1	Deposit 4/28-5/1	$ 7,155.89
67522	1061 - AYRES, DIANA	$ 12.00			
			Meals/First Aid/CPR 7/2	Reimb 8/2/24	$ 12.00
67523	2418 - GONZALEZ, JOE	$ 36.00			
			Meals/Advanced Human Trafficking 4/2-4/4	Reimb 5/10/24	$ 36.00

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67524	0 - RIVERA, ANN	$ 300.00			
			Refund/Facility Deposit/Contract #9401	Rfd 2/28/25	$ 300.00
67525	100863 - CIPA-CALIFORNIA INSURANCE POOL AUTHORITY	$ 15,521.34			
			Addl Premium/Workers Comp Insurance 2023-24	1502	$ 17,078.08
			Premium Adjustment/Property Insurance 2023-24	1502(A)	$ (1,556.74)
67526	106914 - ADMINSURE	$ 3,582.00			
			Workers Comp Claims Admin 4/25	17725	$ 3,582.00
67527	100723 - ALESHIRE & WYNDER, LLP	$ 29,449.98			
			Legal Svc/Code Enforcement 1/25	93288	$ 582.30
			Legal Svc/Code Enforcement 2/25	93957	$ 412.50
			Legal Svc/Engineering 1/25	93285	$ 385.00
			Legal Svc/Engineering 2/25	93953	$ 137.50
			Legal Svc/Finance 1/25	93286	$ 27.50
			Legal Svc/Finance 2/25	93954	$ 82.50
			Legal Svc/General Admin 1/25	93281	$ 2,310.00
			Legal Svc/General Admin 2/25	93949	$ 3,877.50
			Legal Svc/Housing 1/25	93289	$ 1,350.80
			Legal Svc/Housing 2/25	93958	$ 3,407.70
			Legal Svc/HR 1/25	93283	$ 2,701.60
			Legal Svc/HR 2/25	93951	$ 736.80
			Legal Svc/Makkouk 1/25	93290	$ 624.30
			Legal Svc/Planning 1/25	93284	$ 385.00
			Legal Svc/Planning 2/25	93952	$ 357.50
			Legal Svc/Police 1/25	93287	$ 4,250.50
			Legal Svc/Police 2/25	93956	$ 3,873.88
			Legal Svc/Recreation 2/25	93955	$ 110.00
			Litigation Svc/General Admin 1/25	93282	$ 663.80
			Litigation Svc/General Admin 2/25	93950	$ 356.80
			Litigation Svc/Ihrig 1/25	93292	$ 214.90
			Litigation Svc/Ihrig 2/25	93960	$ 1,136.20
			Litigation Svc/Marquez 1/25	93293	$ 736.80
			Litigation Svc/Marquez 2/25	93961	$ 614.00
			Litigation Svc/Youngsma 1/25	93291	$ 22.50
			Litigation Svc/Youngsma 2/25	93959	$ 92.10
67528	101004 - ALL AMERICAN ASPHALT CORP	$ 1,195,963.10			
			Final/Construct/Arterial Street Rehab 2/25	210147	$ 1,195,963.10
67529	122455 - ALL AMERICAN SIGN CO, INC	$ 163.50			
			Update Banner(1)/Pee Wee Sports 3/6	56922	$ 72.67
			Update Banners(2)/Spring Egg Hunt 3/6	56921	$ 90.83
67530	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 15,067.94			
			Crossing Guard Svcs(27 Hrs)/Orange & Grindlay 2/16-3/1	99396(A)	$ 694.98
			Crossing Guard Svcs(558.39 Hrs) 2/16-3/1	99396	$ 14,372.96
67531	2507 - AMPERAGE SECURITY INC	$ 672.35			
			Software Maint/Door Key Card Support 1/17/25-3/17/26	1102	$ 672.35
67532	110860 - AT&T	$ 45,943.80			
			W/C Svc/911 Phone System 2/22/25-2/21/26	2025-26	$ 45,943.80
67533	110860 - AT&T	$ 3,245.75			
			9391033694-PW Phone Svc 2/25	2/25(K)	$ 155.55
			9391033695-Civic Center Phone Svc 2/25	2/25(J)	$ 31.65
			Phone Svc/Multi-Line 2/13-3/12	2/13/25-3/12/25	$ 3,058.55
67534	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 9,629.57			
			Insurance/Life/LTD/STD/Optional 4/25	16240	$ 9,629.57

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67535	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 9,919.90			
			Insurance/Dental & Vision/City & Dist 4/25	B0HG5C	$ 8,987.90
			Insurance/Dental & Vision/West Comm 4/25	B0HQN1	$ 932.00
67536	2206 - BUCKNAM INFRASTRUCTURE GROUP INC	$ 1,973.55			
			Svc/Update/Pavement Mgmt Program 2/25	385-02.01R	$ 1,973.55
67537	123012 - CHARLES ABBOTT ASSOCIATES	$ 5,520.00			
			Svc/Engineering Plan Checks 1/25	68459	$ 2,720.00
			Svc/Engineering Plan Checks 2/25	68591	$ 2,800.00
67538	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 144.59			
			Svc/Cable TV 3/10-4/9	188680601030725	$ 144.59
67539	129539 - COAST RECREATION INC	$ 624.06			
			Trolley Assembly(1)/Playground Equipment/Oak Knoll Park 3/17	16534	$ 624.06
67540	2035 - COMMUNICATIONS LAB BARRIOS & ASSOCIATES, LLC	$ 16,187.50			
			Svc/City Strategic Communications Support 2/25	25-1048	$ 10,000.00
			Svc/City Strategic Rebranding 2/25	25-1050	$ 6,187.50
67541	1617 - CONTROL AIR ENTERPRISES LLC	$ 6,481.56			
			Repair/Pressure Control/PD Walk-In Cooler 12/31	3095147	$ 3,431.45
			Replace/Condenser Fan Motor/PD Walk-In Cooler 9/11	3092340	$ 3,050.11
67542	1439 - CORODATA MEDIA STORAGE, INC	$ 154.76			
			Offsite Data Storage 2/25	DS1311240	$ 154.76
67543	115003 - COUNTY OF ORANGE	$ 5,682.50			
			Parking Violations 2/25	2/25	$ 5,682.50
67544	115003 - COUNTY OF ORANGE	$ 1,104.51			
			PD Svc/OC Automated Telecommunication System 2/25	SH70798	$ 1,104.51
67545	710 - COUNTY OF ORANGE SHERIFF'S DEPARTMENT OCSD	$ 463.50			
			Repair/Mobile Radio 11/24	STTM002697(A)	$ 255.00
			Repair/Radio Control Head 11/24	STTM002697(B)	$ 69.50
			Repair/Radio/Unit #670	STTM002697	$ 139.00
67546	129969 - CROWN TROPHY COLOMRICAN, INC	$ 451.04			
			Medals(20)/Spring Volleyball 3/11	17798	$ 451.04
67547	103060 - CYPRESS CHAMBER OF COMMERCE	$ 20.00			
			Reg/Chamber Networking Breakfast/LM 2/11	2610	$ 20.00
67548	116854 - DATA TICKET INC-MSB	$ 1,475.53			
			Parking Citation Processing 2/25	176192	$ 1,475.53
67549	100707 - DEPT OF JUSTICE ACCT OFFICE CASHIER UNIT	$ 198.00			
			Svc/Fingerprints(3)/PD 2/25	801854	$ 198.00
67550	2231 - ELYSIAN ARTS & EVENTS, LLC KIMBERLY DOWNEY ESMOND	$ 5,491.30			
			Instruct/Dance 1/14-3/19	3/19/25	$ 5,491.30
67551	2461 - FCG CONSULTANTS INC	$ 55,643.03			
			Construct Mgmt/Concrete Rehab 2/25	1135-1008I	$ 1,443.60
			Construct Mgmt/Residential Street Resurfacing 10/24	1135-1004J	$ 32,120.00
			Final/Construct Mgmt/Residential Street Resurfacing 11/24	1135-1005J	$ 4,612.50
			Final/Inspect/Orange Ave Rehab 2/25	1135-1008A	$ 11,047.46
			Inspect/5757 Plaza Drive Improvements 2/25	1135-1008F	$ 1,194.32
			Inspect/Various Non-CIP Engineering Permits 2/25	1135-1008C	$ 5,225.15
67552	106039 - FEDERAL EXPRESS CORP	$ 51.74			
			Svc/Linda Hunt Trustee/6297 Ball Road 3/3	879133670	$ 51.74
67553	2132 - FERGUSON ENTERPRISES LLC	$ 324.63			
			Deburring Tool(1)/Plug(1)/Adapter(1)/Misc/Pepper Tree Park 3/6	5219747	$ 162.49
			Irrigation Adapter(1)/Elbow(1)/Pepper Tree Park 3/5	5217951	$ 162.14

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67554	119018 - GOLDEN STATE WATER COMPANY	$ 65,218.48			
			Svc/Athletic Fields 2/25	2/25(Q)	$ 3,307.60
			Svc/Athletic Fields 3/25	3/25(A)	$ 185.08
			Svc/Civic Center 2/25	2/25(M)	$ 3,467.75
			Svc/Community Center 2/25	2/25(P)	$ 46.17
			Svc/Lexington Park 2/25	2/25(O)	$ 1,224.10
			Svc/Maint Yard Landscaping 2/25	2/25(N)	$ 766.75
			Svc/Parks Landscaping 2/25	2/25(S)	$ 21,874.64
			Svc/Parks Landscaping 3/25	3/25(B)	$ 3,299.18
			Svc/Parkway Maint 2/25	2/25(T)	$ 13,088.44
			Svc/Parkway Maint 3/25	3/25(C)	$ 13,502.94
			Svc/Sr Center 2/25	2/25(L)	$ 1,228.78
			Svc/Stanton Channel Berm 2/25	2/25(R)	$ 2,758.97
			Svc/Storm Drain 3/25	3/25	$ 468.08
67555	123002 - GRAINGER	$ 97.81			
			Battery Paks(2)/Council Chambers 1/24	9385074928	$ 97.81
67556	977 - GRANT, PETER	$ 1,000.00			
			Executive Mgmt Wellness Program 2025	Reimb 3/28/25	$ 1,000.00
67557	110049 - GREAT SCOTT TREE SERVICE INC	$ 22,357.75			
			Svc/Remove Tree(1) 12/13	55220	$ 700.00
			Svc/Trim Tree(1) 12/13	55216	$ 230.00
			Svc/Trim Trees(13)/Remove Tree(1) 12/13	55217	$ 3,752.00
			Svc/Trim Trees(3) 12/9	55117	$ 155.25
			Svc/Trim Trees(3) 12/9	55118	$ 184.00
			Svc/Trim Trees(32) 12/19	55219	$ 1,981.00
			Svc/Trim Trees(33) 12/6	55120	$ 994.25
			Svc/Trim Trees(43)/Remove Tree(1) 12/19	55218	$ 8,186.00
			Svc/Trim Trees(8)/Remove Tree(1) 12/4	55119	$ 2,294.00
			Svc/Trim Trees(99) 12/26	55276	$ 3,881.25
67558	1464 - HANLEY CHESS ACADEMY	$ 1,267.50			
			Instruct/Chess 2/18-3/18	3/18/25	$ 1,267.50
67559	103008 - HARTZOG & CRABILL	$ 2,946.25			
			Consult/Traffic Plan Review & Signal Timing 2/25	25-0074	$ 405.00
			Consult/Traffic Signal Cabinet Replacement 2/25	25-0075	$ 765.00
			Svc/Monitor Traffic Signals 2/25	25-0073	$ 1,776.25
67560	128739 - HOME DEPOT CREDIT SVC-MAINT	$ 2,855.69			
			Supplies/Maint 2/25	3/28/25	$ 2,855.69
67561	102993 - ITERIS, INC	$ 19,904.30			
			Inspect/Traffic Signal Cabinet Project 2/25	178870	$ 19,904.30
67562	37 - KIDZ LOVE SOCCER-NORTH AMER YOUTH ACTIVITIES, LLC	$ 1,121.25			
			Instruct/Soccer 1/25-3/15	3/15/25	$ 1,121.25
67563	122069 - LIEBERT CASSIDY WHITMORE	$ 4,428.60			
			Legal Svc/HR Matter #CY020-00001 2/25	288395	$ 3,208.00
			Legal Svc/HR Matter #CY020-00043 2/25	289316	$ 1,220.60
67564	2215 - LIGHTBOX PARENT, LP	$ 9,538.84			
			GIS Mapping Software Maint/Planning 2/27/25-2/26/26	INVLBP48042	$ 9,538.84
67565	933 - LSA ASSOCIATES, INC	$ 12,604.75			
			Consult/Mitigated Negative Declaration/5665 Plaza Dr 2/25	198058	$ 4,013.50
			Svc/Environmental Impact Report/Tentative Tract Map/LART 2/25	198049	$ 8,591.25
67566	109269 - MILES, HILDA	$ 828.75			
			Instruct/Hula Dance 2/11-3/20	3/20/25	$ 828.75
67567	985 - NATIONAL AUTO FLEET GROUP	$ 75,497.70			
			Ford Truck(1)/Unit #130 3/13	WF11273	$ 75,497.70

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67568	108944 - OFFICE DEPOT	$ 288.74			
			Supplies/Citywide 2/25	3/28/25	$ 288.74
67569	871 - PEREZ, DIANA	$ 261.30			
			Instruct/Learn & Grow 2/26-3/19	3/19/25	$ 261.30
67570	2352 - PSA PRINT GROUP PRINTING & MAILING SERVICES INC	$ 3,007.14			
			Svc/Print/Traffic Citation Notice to Appear(10K Books) 2/27	35777	$ 3,007.14
67571	2218 - READWRITE EDUCATIONAL SOLUTIONS INC	$ 339.30			
			Instruct/Reading & Math Development 3/3-3/19	3/19/25	$ 339.30
67572	101148 - RED WING SHOE STORE	$ 471.94			
			Safety Shoes(1)/ERodriguez 3/15	20250320025347A	$ 244.71
			Safety Shoes(1)/TSawyer 3/14	20250320025347	$ 227.23
67573	130231 - RSG, INC ROSENOW SPEVACEK GROUP INC	$ 2,587.50			
			Consult/Affordable Housing/Citrus Square 2/25	13226	$ 462.50
			Svc/Affordable Housing Compliance Monitoring 2/25	13227	$ 2,125.00
67574	100453 - SAGONA'S ALL CITY BACKFLOW	$ 425.00			
			Repair/Backflow Devices(2) 3/17	108832	$ 260.00
			Svc/Test & Certify/Backflow Device(1) 3/24	108832(A)	$ 165.00
67575	2031 - SDI PRESENCE LLC	$ 2,288.25			
			W/C Svc/Cloud Backup 2/25	18713	$ 792.00
			W/C Svc/Monitor IT/CAD System 2/25	18507	$ 1,417.50
			W/C Svc/Security Software 2/25	18648	$ 78.75
67576	119051 - SMART & FINAL (REC & PARKS)	$ 153.57			
			Food/Playground/Kids Night Out 2/20	20002902 2/20/25	$ 23.24
			Food/Sr Center Dance 2/11	20044102 2/11/25	$ 76.03
			Supplies/Sr Center Dance 2/14	2011801 2/14/25	$ 54.30
67577	108459 - SMART & FINAL-POLICE ACCT	$ 212.87			
			Supplies/PD Breakroom 2/7	00012101 2/7/25	$ 212.87
67578	119016 - SO CAL EDISON	$ 7,849.40			
			700003851853 Svc/Parkways 2/25	2/25(C)	$ 504.53
			700351486618 Svc/Willow Park 2/25	2/25(E)	$ 369.25
			700428641933 Svc/Mackay Park 2/25	2/25(F)	$ 119.10
			700564248438 Svc/Traffic Signals 2/25	2/25(D)	$ 2,962.97
			700710877173 - Svc/Lexington Park 3/25	3/25	$ 3,483.06
			700921885822 - Svc/Arnold Cypress Park 1/9-3/11	1/9-3/11	$ 410.49
67579	119017 - SO CAL GAS CO	$ 24.23			
			08131074000 Svc/Storm Drain 3/25	3/25	$ 24.23
67580	543 - SORVILLO, BRYAN	$ 8,302.00			
			Instruct/Group Tennis 2/19-3/21	3/21/25	$ 8,190.00
			Instruct/Private Tennis 2/25	2/25	$ 112.00
67581	1591 - SOUTHERN CALIFORNIA NEWS GROUP	$ 1,002.22			
			Pub Hearing/Amend/Land Use Element	0011717672	$ 630.94
			Pub Notice/State Controller's Report	0011722025	$ 371.28
67582	1279 - SOUTHERN CALIFORNIA SHREDDING, INC	$ 65.00			
			PD Svc/Shredding 3/10	277012	$ 65.00
67583	125888 - SPARKLETTS	$ 325.13			
			Comm Center Bottled Water 2/25	4104724 2/25	$ 39.91
			Maint Bottled Water 2/25	4106666 2/25	$ 121.59
			PD Bottled Water 2/25	4104648 2/25	$ 142.18
			Print Shop Bottled Water 2/25	4105217 2/25	$ 8.48
			Sr Center Bottled Water 2/25	4104716 2/25	$ 12.97
67584	2576 - SPARTAN ATHLETIC CO	$ 9,358.37			
			Soccer Goals/Lexington Park 3/12	915757	$ 9,358.37
67585	116238 - STAPLES BUSINESS ADVANTAGE	$ 1,278.04			
			Supplies/Citywide 2/25	3/28/25	$ 1,278.04

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03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67586	115445 - SWARCO MCCAIN TRAFFIC SUPPLY	$ 892,496.56			
			Traffic Signal Cabinet Components(429) 2/26	INV0285225285336	$ 892,496.56
67587	127207 - UNDERGROUND SVS ALERT OF SO CA	$ 525.68			
			Fee/Underground Safety Board 2024	24-250019	$ 525.68
67588	1139 - UNIFIRST CORP	$ 2,199.61			
			Uniforms/Mats 1/25	1/25	$ 539.85
			Uniforms/Mats 10/24	10/24	$ 537.30
			Uniforms/Mats 11/24	11/24	$ 433.26
			Uniforms/Mats 12/24	12/24	$ 689.20
67589	116933 - V & V MANUFACTURING INC	$ 423.24			
			PD Honor Guard Badges(2)/Honor Guard Cap Pieces(2) 3/20	62144	$ 423.24
67590	1997 - VACCARO, FRANK WEST COAST OFFICIALS	$ 1,452.00			
			Officials(22 Games)/Youth Basketball 4/5-4/14	1901	$ 1,452.00
67591	1992 - VOORHEES, RONDA	$ 1,046.50			
			Instruct/Piano 2/24-3/17	3/17/25	$ 1,046.50
67592	1993 - WATANABE , BRYCE I	$ 1,981.20			
			Instruct/Karate 2/10-3/19	3/19/25	$ 1,981.20
67593	2399 - WAYNE PERRY, INC	$ 815.95			
			Repair/Plumbing Line/Sr Center 2/26	459656	$ 815.95
67594	112149 - WESTERN EXTERMINATOR COMPANY	$ 402.50			
			Svc/Pest Control/Citywide 2/25	521669C	$ 402.50
67595	1962 - WEX HEALTH INC	$ 90.00			
			Admin Fee/FSA 2/25	0002119582IN	$ 90.00
67596	1074 - WOMAN'S CLUB OF CYPRESS	$ 55.00			
			Dues/Woman's Club of Cypress/PG 6/1/25-5/31/26	Dues/PG 2025-26	$ 55.00
67597	2273 - YOUNG REMBRANDTS NORTH ORANGE COUNTY BI DAN YU	$ 520.00			
			Instruct/Youth Drawing 2/18-3/18	3/18/25	$ 520.00
67598	1974 - YUNEX LLC	$ 9,534.69			
			Repair/Traffic Signals 2/25	5610004701	$ 4,309.59
			Traffic Signal Maint 2/25	90003961	$ 5,225.10
67599	0 - BOGNER, PAUL	$ 40.00			
			Refund/Citation #CP486761	Rfd 3/28/25	$ 40.00
67600	0 - CHANG, JESSIE	$ 160.00			
			Refund/Pickleball 2/19-3/12	Rfd 3/28/25	$ 160.00
67601	0 - COMMUNITY OF THE WORD	$ 300.00			
			Refund/Facility Deposit/Contract #10050	Rfd 3/28/25	$ 300.00
67602	0 - GEYER, LINDA	$ 12.00			
			Refund/Facility Deposit/Contract #9996	Rfd 3/28/25	$ 12.00
67603	0 - JARRETT, ROY	$ 300.00			
			Refund/Facility Deposit/Contract #10101	Rfd 3/28/25	$ 300.00
67604	0 - LEOTA, CRYSTAL	$ 300.00			
			Refund/Facility Deposit/Contract #10083	Rfd 3/28/25	$ 300.00
67605	0 - MUHAMMAD, MAZNAVI H	$ 40.00			
			Refund/Citation #CP487587	Rfd 3/28/25	$ 40.00
67606	0 - MURALI, NANDHAKUMAR	$ 1,000.00			
			Refund/Recycling Deposit/CDD-24-344/8742 Walker St	Rfd 3/28/25	$ 1,000.00
67607	0 - PATEL, CHIRAG	$ 300.00			
			Refund/Facility Deposit/Contract #9850	Rfd 3/28/25	$ 300.00
67608	0 - SRI LANKA MUSLIM ASSOC OF CALIFORNIA	$ 300.00			
			Refund/Facility Deposit/Contract #9352	Rfd 3/28/25	$ 300.00
67609	0 - TADEMY, NYKAUNI	$ 300.00			
			Refund/Facility Deposit/Contract #9957	Rfd 3/28/25	$ 300.00
67610	100773 - VORTEX	$ 2,474.12			
			Repair/Front Entrance Door/Comm Center 12/18	08-1780222	$ 2,474.12

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67611	123012 - CHARLES ABBOTT ASSOCIATES	$ 101,630.00			
			Svc/National Pollutant Discharge Elimination/Program Mgmt 1/25	68496	$ 15,535.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 10/24	68077	$ 16,955.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 11/24	68242	$ 14,215.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 12/24	68336	$ 10,075.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 2/25	68594	$ 14,495.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 8/24	67855	$ 12,675.00
			Svc/National Pollutant Discharge Elimination/Program Mgmt 9/24	67971	$ 17,680.00
67612	105412 - DEPT OF INDUSTRIAL RELATIONS	$ 1,350.00			
			Late Fee/Svc/Elevator/Council Chambers 3/12/24	S2072666SN Pnty	$ 675.00
			Late Fee/Svc/Elevator/Council Chambers 6/25/21	S1829482SN Pnty	$ 675.00
67613	2571 - EMBASSY SUITES HOTEL SAN DIEGO BAY-DOWNTOWN	$ 11,652.76			
			Final/Hotel/PD Team Building Workshop 4/28-5/1	Fnl 4/28-5/1	$ 11,652.76
67614	639 - 10-8 RETROFIT, INC	$ 2,152.20			
			Repair/Lightbar Electrical/Unit #622	21124	$ 890.81
			Repair/Rear Box/Unit #670	21137	$ 745.81
			Replace/Lights(2)/Unit #603	21127	$ 515.58
67615	1346 - A1 TEST ONLY & SMOG	$ 285.00			
			Svc/Smog Test/Unit #134	335519 4/3/25	$ 85.00
			Svc/Smog Test/Unit #150	1223644 3/31/25	$ 40.00
			Svc/Smog Test/Unit #167	1264684 4/2/25	$ 40.00
			Svc/Smog Test/Unit #171	1312809 3/25/25	$ 40.00
			Svc/Smog Test/Unit #665	1503983 3/25/25	$ 40.00
			Svc/Smog Test/Unit #801	1191578 4/1/25	$ 40.00
67616	290 - AC EXCHANGE AUTO	$ 1,090.69			
			Repair/Air Conditioner Compressor/Unit #618	053767	$ 695.68
			Repair/Air Conditioner Leak/Unit #124	053769	$ 395.01
67617	123456 - ADS CONSULTING GROUP INC	$ 3,653.70			
			Consult/Network 2/10-2/27	206414	$ 3,653.70
67618	1570 - ADVANTAGE COLOR GRAPHICS ADVANTAGE MAILING, LLC	$ 4,959.59			
			Svc/Print/City & Recreation Newsletter 4/24	228601	$ 4,959.59
67619	270 - AITHAL, DARSHINI	$ 478.40			
			Instruct/Chair Yoga 3/4-3/25	3/25/25	$ 250.25
			Instruct/Flow Yoga 3/3-3/31	3/31/25	$ 228.15
67620	105442 - ALL CITY MANAGEMENT SERVICE INC	$ 17,318.90			
			Crossing Guard Svc(30 Hrs)/Orange & Grindlay 3/2-3/15	99701(A)	$ 772.20
			Crossing Guard Svc(642.84 Hrs) 3/2-3/15	99701	$ 16,546.70
67621	2332 - ARCHAMBAULT INVESTIGATIONS & POLYGRAPH	$ 1,000.00			
			PD Svc/Polygraphs(4) 2/25	2025-01	$ 1,000.00
67622	1619 - ARDURRA GROUP, INC-ANDERSON PENNA PARTNERS	$ 966.00			
			Svc/Administrative Assistance/Pavement Mgmt Relief Program 2/25	162228	$ 966.00
67623	110860 - AT&T	$ 3,501.23			
			Cell Svc/Maint 3/25	3/25(G)	$ 52.91
			Cell Svc/PD 3/25	3/25(I)	$ 1,115.52
			PD CIB Callyo Body Wire 3/25	3/25(F)	$ 62.04
			PD Svc/Mobile Data 3/25	3/25(E)	$ 1,994.15
			Svc/Engineering Mobile Hotspots 3/25	3/25(D)	$ 80.48
			Svc/Planning iPads 3/25	3/25(C)	$ 66.44
			Wireless Svc/Sewer Truck & Myra Pump Station #2 3/25	3/25(H)	$ 129.69
67624	110860 - AT&T	$ 4.43			
			2481347232-Admin Phone Svc 4/25	4/25	$ 4.43

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67625	110860 - AT&T	$ 2,392.82			
			9391033696-PD Phone Svc 3/25	3/25(A)	$ 31.65
			Svc/Internet 3/25	000023268632	$ 1,040.18
			W/C Svc/Priority Radio Line 3/25	000023269790	$ 1,320.99
67626	110860 - AT&T	$ 1.79			
			East Wing Fax Line 3/25	3/25(B)	$ 1.79
67627	252 - AUTO ZONE, INC	$ 135.71			
			Replace/Door Check Strap/Unit #141	05226049261	$ 61.41
			Wiper Blades(4) 3/12	05521557747	$ 74.30
67628	1444 - AXON ENTERPRISE, INC	$ 75,075.74			
			PD Mobile Audio Video Systems(21)/Year 2 1/25	INUS311099	$ 75,075.74
67629	109327 - BEE REMOVERS - HONEYCOTT, INC	$ 375.00			
			Svc/Bee Removal/City Hall 3/19	603146	$ 140.00
			Svc/Bee Removal/Library 3/20	603125	$ 235.00
67630	1822 - BENEFITS COORDINATORS CORPORATION BCC	$ 963.06			
			Insurance/Vision Claims/City & Dist & West Comm 3/25	B0HRF7	$ 963.06
67631	705 - BOA ARCHITECTURE	$ 3,895.00			
			Design/Exterior Door Replacement/Sr Center 2/25	25-3152-1	$ 3,895.00
67632	2205 - BP FORD OF LONG BEACH	$ 2,701.07			
			Coils(6)/Sensors(3)/Misc 12/20	220477FOW	$ 941.89
			Hose Assembly(1)/Seal(1)/Thermostat(1)/Misc 3/3	222160FOW	$ 144.24
			Replace/Tube Assembly/Unit #620	221215FOW	$ 205.07
			Sensors(3) 1/31	221387FOW	$ 307.47
			Valves(2)/Spring(1) 2/19	221869FOW	$ 105.65
			Wheel Assemblies(3)/Housing(1)/Misc 1/6	220743FOW	$ 996.75
67633	1600 - BRIGHTVIEW LANDSCAPE SERVICES, INC	$ 38,770.73			
			Svc/Landscape/Berm 3/25	9274609	$ 3,080.00
			Svc/Landscape/Citywide 3/25	9260808	$ 28,559.99
			Svc/Landscape/Lexington Park 3/25	9314324	$ 6,831.76
			Svc/Seasonal Fertilization/Lexington Park 3/25	9314324(A)	$ 298.98
67634	866 - C3 OFFICE SOLUTIONS	$ 9.00			
			W/C Copier Svc/Supplies 3/3-4/2	INV196723	$ 9.00
67635	103141 - CA FORENSIC PHLEBOTOMY, INC	$ 286.78			
			PD Blood/Alcohol Tests(2) 3/25	2857	$ 286.78
67636	103197 - CALIFORNIA PARK & REC SOCIETY - CPRS	$ 145.00			
			Dues/CA Park & Rec Society/IK 5/1/25-4/30/26	Dues/IK 2025-26	$ 145.00
67637	111882 - CALIFORNIA YELLOW CAB CORP	$ 6,435.00			
			Sr Center/Nutrition Program 2/25	2503025	$ 1,290.00
			Taxi Vouchers/Sr Center 2/25	2501025	$ 5,145.00
67638	2118 - CASC ENGINEERING AND CONSULTING, INC	$ 2,604.60			
			Consult/Modernization & Integration/Business Park 2/25	0053020	$ 2,604.60
67639	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,568.99			
			Svc/Internet Access 3/16-4/15	187625401031425	$ 1,568.99
67640	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 563.75			
			W/C Svc/Internet 3/25	218496501040125	$ 563.75
67641	2090 - CHARTER COMMUNICATIONS HOLDINGS LLC SPECTRUM	$ 1,295.17			
			W/C CAD/RMS Ethernet Connection 4/5-5/4	187630201040125	$ 1,295.17
67642	2035 - COMMUNICATIONS LAB BARRIOS & ASSOCIATES, LLC	$ 5,000.00			
			Svc/Recreation Strategic Communication Support 3/25	25-1085	$ 5,000.00
67643	115003 - COUNTY OF ORANGE	$ 1,490.00			
			PD Svc/Automated Fingerprint Identification System 2/25	SH70838	$ 1,490.00
67644	115003 - COUNTY OF ORANGE	$ 15,825.75			
			Agreement/Animal Shelter 1/1/25-3/31/25	AC2590056	$ 15,825.75

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67645	129969 - CROWN TROPHY COLOMRICAN, INC	$ 87.55			
			Plaque(1)/Sr Center Volunteer Award 3/25	17840	$ 87.55
67646	2350 - CUSTOM TRUCK ONE SOURCE, L.P.	$ 4,702.40			
			Repair/Bucket/Boom Truck Unit #120	2025007192557	$ 4,702.40
67647	1622 - DANIELS TIRE SERVICE, INC	$ 681.16			
			Vehicle Tires(6) 3/28	200534122	$ 681.16
67648	101879 - DOOLEY ENTERPRISES	$ 14,595.82			
			PD Ammo(42K Rnds) 4/1	69792	$ 14,595.82
67649	100501 - ECS IMAGING INC	$ 5,917.75			
			Laserfishe Licensing(10 Users) 4/21/25-4/20/26	19542	$ 5,917.75
67650	1296 - EDCO CNG	$ 714.92			
			Natural Gas(209.04 Gls)/Sweepers(2) 3/1-3/15	03262025-6-A	$ 714.92
67651	1488 - ENTERPRISE HOLDINGS INC	$ 1,994.70			
			PD Rental Car(1) 2/22-3/24	38554506(A)	$ 821.82
			PD Rental Car(1) 2/9-3/11	38554506	$ 1,172.88
67652	104530 - EXPERIAN	$ 100.00			
			PD Credit Reports 3/25	6000043739	$ 100.00
67653	2235 - FACILITY SOLUTIONS GROUP, INC	$ 485.38			
			Wall Lights(4)/PD Lower Parking Deck 3/11	5533461-00	$ 485.38
67654	2461 - FCG CONSULTANTS INC	$ 36,180.11			
			Inspect/Residential Street Rehab 2/25	1135-1008H	$ 2,331.26
			Inspect/Roof Recoating/PD & City Hall 1/25	1135-1007G	$ 8,707.66
			Inspect/Roof Recoating/PD & City Hall 2/25	1135-1008G	$ 25,141.19
67655	2132 - FERGUSON ENTERPRISES LLC	$ 323.16			
			Flush Valve(1)/Gloves(1 Pr)/Misc 2/26	5195598	$ 323.16
67656	107899 - FIREWORKS AND STAGE FX AMERICA	$ 13,750.00			
			Deposit/Fireworks Display/Salute to America 6/27	22814	$ 13,750.00
67657	130353 - FLEETPRIDE	$ 125.29			
			Air Brake Connectors(6)/Brass Elbows(3)/Swivels(3) 3/7	124029914	$ 125.29
67658	1115 - FRONTIER	$ 3,237.45			
			7148996947 - Phone Svc/Sewers 4/25	4/25(A)	$ 90.78
			W/C Phone Svc/5624931036 4/25	4/25(B)	$ 95.77
			W/C Phone Svc/5627955413 4/25	4/25	$ 3,050.90
67659	1317 - GEORGE HILLS COMPANY INC	$ 7,649.00			
			Admin Fee/Liability Claims 1/1/25-3/31/25	INV1030702	$ 3,824.50
			Admin Fee/Liability Claims 4/1/25-6/30/25	INV1031424	$ 3,824.50
67660	119018 - GOLDEN STATE WATER COMPANY	$ 8,566.57			
			Svc/Parkway Maint 3/25	3/25(E)	$ 7,816.72
			Svc/Storm Drain 3/25	3/25(D)	$ 749.85
67661	123002 - GRAINGER	$ 47.95			
			Lock Nut Wrenches(6) 4/4	9459211711	$ 47.95
67662	1133 - GRANICUS SWAGIT PRODUCTIONS, LLC	$ 743.65			
			Svc/Video Stream/Council Meetings 4/25	199358	$ 743.65
67663	1018 - GREEN HALO SYSTEMS INC-WASTETRACKING.COM	$ 2,752.00			
			Svc/Waste Tracking System 1/25	5424	$ 344.00
			Svc/Waste Tracking System 10/24	5220	$ 344.00
			Svc/Waste Tracking System 11/24	5296	$ 344.00
			Svc/Waste Tracking System 12/24	5357	$ 344.00
			Svc/Waste Tracking System 2/25	5477	$ 344.00
			Svc/Waste Tracking System 7/24	5140	$ 344.00
			Svc/Waste Tracking System 8/24	5141	$ 344.00
			Svc/Waste Tracking System 9/24	5166	$ 344.00

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67664	1965 - GREENFIELDS OUTDOOR FITNESS, INC	$ 199.34			
			Rubber Gloves(4 Pr) 3/28	S29156	$ 199.34
67665	110815 - GRIFFIN STRUCTURES INC	$ 38,331.72			
			Construct Mgmt/Arnold Cypress Park Rehab 2/25	GSI-CACPR448-15	$ 38,331.72
67666	1464 - HANLEY CHESS ACADEMY	$ 1,267.50			
			Instruct/Chess 3/24-3/28	3/28/25	$ 1,267.50
67667	2580 - HELM, AMY DEBOOM JUMP ACTION	$ 450.00			
			Rent/Moonbounce/Spring Egg Hunt 4/19	41925	$ 450.00
67668	120000 - INSIGHT PUBLIC SECTOR	$ 78,195.22			
			PD Sub/Automated License Plate Readers(8) 2/14/25-2/13/27	1101223792	$ 25,700.00
			PD Sub/Racial & Identity Profiling Act Reporting 2/25	1101256863	$ 197.30
			Software Licenses/VMware/Data Center 11/6/24-11/5/27	1101255909	$ 52,297.92
67669	102993 - ITERIS, INC	$ 7,343.60			
			Final/Design/Wireless Communications/Various Locations 2/25	179371	$ 7,343.60
67670	109148 - JACK'S LAWNMOWER SHOP	$ 86.40			
			Springs(10)/Tree Trimmers 2/18	0185	$ 86.40
67671	103024 - JHM & CARSON SUPPLY	$ 2,205.94			
			Batteries(12) 12/16	101412/3	$ 36.68
			Elbow Sockets(4)/Coupling Sockets(6)/Misc 3/10	102834/3	$ 271.10
			Master Valve(1)/PVC Cement(64 Oz)/Misc 1/3	101661/3	$ 922.31
			Pressure Regulating Filters(4)/Oak Knoll Park 3/17	102923/3	$ 152.10
			Sprinkler Valves(3)/Controller(1)/Misc 1/28	102060/3	$ 823.75
67672	2039 - KELLY SPICERS INC KELLY SPICER STORES	$ 562.25			
			Specialty Paper(15 Rms) 3/24	11882398	$ 562.25
67673	2417 - KIDZ TALENT ACADEMY LLC ANIYAH WILLIAMS	$ 960.05			
			Instruct/Gymnastics & Tumbling 3/6-3/20	3/20/25	$ 960.05
67674	111037 - KNOTTS BERRY FARM	$ 4,250.00			
			Excursion(68)/Day Camp 6/18	6/18/25	$ 4,250.00
67675	109290 - LONG BEACH BMW-RCA INVESTMENTS INC	$ 1,700.78			
			PD Svc/18K Mile Tune Up/Motor Unit #658	52775	$ 1,700.78
67676	2385 - MAD SCIENCE THE JAY PARTICLE LLC	$ 925.60			
			Instruct/Wings & Things Camp 3/24-3/28	3/28/25	$ 925.60
67677	2217 - MI JALISCO NURSERY INC	$ 892.99			
			Plant(1) 1/13	4339	$ 165.34
			Plants(120) 3/26	5240	$ 595.35
			Plants(3) 3/13	5124	$ 132.30
67678	80 - MORRIS, LETICIA	$ 354.90			
			Instruct/Zumba 3/1-3/29	3/29/25	$ 354.90
67679	129724 - NAPA AUTO PARTS - SO CAL AUTO & TRUCK PARTS INC	$ 1,168.63			
			Brake Rotors(4) 3/10	479414	$ 514.13
			Brake Rotors(4)/Brake Pad(1)/Sockets(4) 3/11	480092	$ 654.50
67680	985 - NATIONAL AUTO FLEET GROUP	$ 72,586.07			
			Ford F250 Truck(1) 3/24	15106562	$ 72,586.07
67681	125848 - NATIONAL SAFETY COMPLIANCE INC	$ 208.73			
			Drug Tests(2)/Alcohol Test(1) 3/25	100913	$ 208.73
67682	672 - O'REILLY AUTO PARTS	$ 1,330.80			
			Exhaust Rain Cap(1)/Pump Station #1 2/26	3078-141768	$ 19.44
			Fuel Separators(2)/Air Filters(4)/Misc 3/13	3078-145144	$ 401.26
			Motor Oil(25 Qts)/Oil Filters(5)/Misc 3/4	3078-143010	$ 217.82
			Replace/Brake Rotors(2)/Unit #801	3078-142317	$ 263.02
			Replace/Seat Cover/Unit #130	3078-145959	$ 43.09
			Spark Plug(1)/Anti-Freeze(6 Gls)/Blower Motor(1)/Misc 3/31	3078-149325	$ 386.17
67683	122725 - ORANGE COUNTY SANITATION DISTRICT	$ 22,061.89			
			Sewer Connect Fees 2/25	2/25	$ 22,061.89

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EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67684	828 - PACIFIC RIM AUTOMATION INC	$ 2,062.50			
			Emergency Svc/Pump Station Monitoring System Failure 11/5-11/6	10479	$ 2,062.50
67685	129575 - PARKHOUSE TIRE INC	$ 548.22			
			Roadside Svc/Tire Mounting/Unit #152	1020290609	$ 357.32
			Vehicle Tires(2) 3/13	1020292086	$ 190.90
67686	2598 - POWERS, COURTNEY	$ 174.00			
			Reimb/Meals/CPRS Conference 3/18-3/21	Reimb 4/11/25	$ 174.00
67687	1825 - PRISM PUBLIC RISK INNOVATION SOLUTIONS & MGMT	$ 1,304.10			
			EAP/City and West Comm(405) 4/1/25-6/30/25	25401291	$ 1,304.10
67688	2274 - R&S OVERHEAD DOORS OF SO CAL INC	$ 740.00			
			Repair/Rolling Gate/Maint Yard 1/6 & 1/9	1-21-1086643	$ 740.00
67689	2134 - RODRIGUEZ, ERVY	$ 227.98			
			Reimb/Meals/Transport/CPRS Conference 3/18-3/21	Reimb 4/11/25	$ 227.98
67690	109096 - S.C. SIGNS & SUPPLIES, LLC	$ 347.49			
			Anti-Graffiti Signs(25) 7/26	250132	$ 347.49
67691	106893 - SAFESHRED	$ 40.00			
			W/C Svc/Shredding 3/11	359722	$ 40.00
67692	2031 - SDI PRESENCE LLC	$ 891.00			
			W/C Credit/Svc/Cloud Backup 5/24	18837	$ (120.06)
			W/C Svc/Cloud Backup 5/24	16283	$ 1,011.06
67693	939 - SKYHAWKS SPORTS ACADEMY, INC	$ 4,576.34			
			Instruct/Basketball Spring Camp 3/24-3/28	3/28/25	$ 1,058.85
			Instruct/Basketball/Soccer/Multi-Sport 1/15-3/15	3/15/25	$ 3,517.49
67694	119016 - SO CAL EDISON	$ 28.15			
			700134894611 - Svc/Traffic Signal 3/25	3/25(A)	$ 28.15
67695	119017 - SO CAL GAS CO	$ 3,604.65			
			00840909006 Svc/Comm Center 3/25	3/25(G)	$ 1,319.32
			12600890003 Svc/Maint Yard 3/25	3/25(C)	$ 275.67
			13230923008 Svc/Storm Drain 3/25	3/25(D)	$ 24.27
			14011061398 Svc/Storm Drain 3/25	3/25(B)	$ 32.17
			16111070716 Svc/Storm Drain 3/25	3/25(A)	$ 27.70
			18690942000 Svc/Sr Center 3/25	3/25(E)	$ 367.69
			19530910009 Svc/City Hall 3/25	3/25(F)	$ 1,557.83
67696	125888 - SPARKLETTS	$ 48.89			
			W/C Bottled Water 3/25	4089647 3/25	$ 48.89
67697	119024 - STATE COMP INSURANCE FUND	$ 2,089.50			
			W/C Workers Comp Insurance 3/30-4/30	1002745895	$ 2,089.50
67698	122862 - STEVEN ENTERPRISES INC	$ 276.50			
			Maint Svc/Plotter/Engineering 2/28	58312	$ 276.50
67699	1330 - SUPERIOR PROPERTY SERVICES, INC-SUPERIOR GRAFFITI	$ 6,468.00			
			Svc/Graffiti Removal/Streets & Parks 3/25	18381	$ 6,468.00
67700	1348 - SUPPLY SOLUTIONS-SIGNAL HILL AUTO ENTERPRISES, INC	$ 946.73			
			Trash Can Liners(2K) 3/4	086421	$ 946.73
67701	2071 - THAT SOUND GUY DARREN KNOWLES	$ 700.00			
			Svc/Audio/Emcee/Spring Egg Hunt 4/19	90	$ 700.00
67702	851 - THE UPS STORE, #5882	$ 50.00			
			Svc/Fingerprints(1)/Rec Volunteers 3/25	4/1/2025	$ 25.00
			Svc/Fingerprints(1)/Recreation 3/25	4/1/2025(A)	$ 25.00
67703	2070 - TWIST AND SHOUT EVENTS, INC	$ 995.00			
			Entertainers(3)/Spring Egg Hunt 4/19	462710618946442	$ 995.00
67704	127207 - UNDERGROUND SVS ALERT OF SO CA	$ 377.05			
			Svc/DigAlert Tickets 2/25	220250226	$ 117.30
			Svc/DigAlert Tickets 3/25	320250233	$ 259.75

City of Cypress
Payment Register
03/08/25 - 04/11/25

EFT/ Warrant Number	Vendor	Payment Amount	Description	Invoice	Invoice Amount
67705	100308 - UNITED MAINTENANCE SYSTEMS	$ 22,825.00			
			Svc/Custodial/City Facilities 3/25	15975	$ 6,925.00
			Svc/Custodial/Park & Rec Facilities 3/25	15977	$ 8,650.00
			Svc/Custodial/Park Restroom/Lexington Park 3/25	15976(A)	$ 1,250.00
			Svc/Custodial/Park Restrooms(5) 3/25	15976	$ 6,000.00
67706	116933 - V & V MANUFACTURING INC	$ 1,189.27			
			W/C Repair/Badges(18) 4/1	62192	$ 1,189.27
67707	1997 - VACCARO, FRANK WEST COAST OFFICIALS	$ 1,320.00			
			Officials(20 Games)/Youth Basketball 4/17-5/5	1902	$ 1,320.00
67708	2072 - VELASCO, ALICIA	$ 34.94			
			Reimb/Transport/Home to Airport/Planning Commission Conf 3/5	Reimb 4/11/25	$ 34.94
67709	129595 - VERIZON WIRELESS - CA	$ 61.68			
			Cell Svc/Rec 3/25	3/25	$ 61.68
67710	2491 - WELLS FARGO FINANCIAL LEASING, INC	$ 187.56			
			W/C Rental/Copier 4/6-5/5	5033728909	$ 187.56
67711	2193 - WEST GROVE VOLLEYBALL, LLC	$ 222.95			
			Instruct/Volleyball 3/2-3/23	3/23/25	$ 222.95
67712	0 - AGAPE DISCIPLE CHURCH	$ 300.00			
			Refund/Facility Deposit/Contract #10044	Rfd 4/11/25	$ 300.00
67713	0 - BROWN, GRACE	$ 163.00			
			Refund/Tennis 3/28-6/6	Rfd 4/11/25	$ 163.00
67714	0 - CHANG, JESSIE	$ 44.50			
			Refund/Pickleball 3/19	Rfd 4/11/25	$ 44.50
67715	0 - DINLEY, JOYCE	$ 300.00			
			Refund/Facility Deposit/Contract #10213	Rfd 4/11/25	$ 300.00
67716	0 - HAMDJA, ERICK	$ 300.00			
			Refund/Facility Deposit/Contract #10105	Rfd 4/11/25	$ 300.00
67717	0 - SITO, NICHOLAS	$ 300.00			
			Refund/Facility Deposit/Contract #9730	Rfd 4/11/25	$ 300.00
67718	0 - WOHLFORD, DULCE	$ 203.00			
			Refund/Soccer 3/29-5/17	Rfd 4/11/25	$ 203.00
67719	2215 - LIGHTBOX PARENT, LP	$ 9,538.84			
			GIS Mapping Software Maint/Planning 2/27/25-2/26/26	INVLBP48042	$ 9,538.84
67442	101004 - ALL AMERICAN APSHALT CORP	$ (171.05)			
			Asphalt(2 Tons) 10/13/21	1083708	$ (171.05)
67564	2215 - LIGHTBOX PARENT, LP	$ (9,538.84)			
			GIS Mapping Software Maint/Planning 2/27/25-2/26/26	INVLBP48042	$ (9,538.84)
66039	112187 - HEALY, BRIAN	$ (12.00)			
			Meal/First Aid/CPR/AED Refresher 7/23	Reimb 8/30/24	$ (12.00)
65179	2418 - GONZALEZ, JOE	$ (36.00)			
			Meals/Advanced Human Trafficking 4/2-4/4	Reimb 5/10/24	$ (36.00)
65769	1061 - AYRES, DIANA	$ (12.00)			
			Meals/First Aid/CPR 7/2	Reimb 8/2/24	$ (12.00)
67438	0 - RIVERA, ANN	$ (300.00)			
			Refund/Facility Deposit/Contract #9401	Rfd 2/28/25	$ (300.00)
67206	100773 - VORTEX	$ (2,474.12)			
			Repair/Front Entrance/Comm Center 12/18	08-1780222	$ (2,474.12)
Total EFTs		$ 597,297.90			$ 597,297.90
Total Warrants		$ 4,771,195.47			4,771,195.47
Transfer to Payroll (W1552)		$ 760,804.54	Payroll 02/28/25-03/14/25		760,804.54
Transfer to Payroll (W1553)		$ 793,675.01	Payroll 03/14/25-03/28/25		793,675.01
Grand Totals		$ 6,922,972.92			$ 6,922,972.92

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **14.**

FROM: Alicia Velasco, Planning Director

DATE: 04/28/2025

SUBJECT: **Approve the Business Park Modernization and Integration Project**

RECOMMENDATION

1. Adopt a Resolution amending the General Plan Land Use Element; and

2. Introduce for first reading an Ordinance adopting the Cypress Business Park Specific Plan, repealing five specific plans, and approving an Initial Study/Negative Declaration; and

3. Introduce for first reading an Ordinance amending off-street parking requirements and definitions in the Cypress Zoning Ordinance.

SUMMARY

Over the past several years, the City Council's Strategic Plan has included objectives to modernize the land use regulations that govern the Cypress Business Park. Originally adopted between 1978 and 1994, the regulations do not reflect current economic conditions nor do they meet the city's regulatory needs. The recommended Cypress Business Park Specific Plan modernization and integration project consolidates five specific plans into a single, unified plan with consistent development standards designed to ensure the Business Park's and community's future success. The recommended Specific Plan clarifies the City Council's land use authority and maintains its responsibility for the Business Park's built environment. Importantly, the Specific Plan will enhance the quality of life in Cypress' residential neighborhoods and prohibits logistics facilities in Cypress.

DISCUSSION

Land use and development in the Cypress Business Park (roughly located along Katella Ave east of Siboney Street to the city border and Valley View Street from Orangewood Ave to Cerritos Ave) are governed by six specific plans. The recommended Cypress Business Park Specific Plan (CBPSP) consolidates and modernizes five of the specific plans, resolves conflicts with state regulations and other city zoning ordinances, and updates land use definitions. The sixth specific plan (the Warland-Cypress Business Center Specific Plan) is not a part of the project at the request of Warland Investments Company, which owns most of

the specific plan area.

Cypress Business Park Specific Plan Overview

The recommended CBPSP is the result of a multi-year effort by the Planning department, expert consultants, Business Park landowners, and a City Council-created advisory board to future-proof the Business Park while ensuring that it continues to operate in harmony with Cypress' residential neighborhoods.

The unified, comprehensive Specific Plan replaces the Lusk-Cypress Industrial Park Specific Plan; the Cypress Corporate Center Master Plan (and associated Amended Specific Plan); the McDonnell Center Amended Specific Plan; the Cypress View Limited Specific Plan; and the Amended and Restated Cypress Business and Professional Center Specific Plan.

Warland Investments Company, which owns most of the area governed by the Warland-Cypress Business Center Specific Plan, chose not to participate in the Project and that plan is not consolidated into the CBPSP. The Warland-Cypress Business Center Specific Plan is a more modern, flexible specific plan and already incorporates most of the modernizations recommended in the CBPSP. Despite its decision not to participate in the project (or on the City Council's advisory board), Warland Investments Company was invited to attend all the advisory board meetings and has received regular and thorough updates from the Planning department.

Business Park Advisory Committee

The City Council created the Business Park Advisory Committee (BPAC) to provide input throughout the development of CBPSP. The BPAC consisted of Cypress Land Company (one of the largest property owners in the Business Park), Residence Inn by Marriott, Cypress Chamber of Commerce, Starcrest Escrow, ENO Brands, and Cushman & Wakefield (a full-service global commercial real estate company and one of the most active brokers in the Business Park). The BPAC played an invaluable role in creating the CBPSP and recommends the City Council adopt it.

Cypress Business Park Specific Plan Document

The CBPSP establishes a modern regulatory framework for land use and development in the Business Park in six chapters:

- *Chapter 1: Introduction* outlines the purpose, scope, authority, project history, CEQA compliance, and relationship to other regulatory documents.
- *Chapter 2: Existing Conditions* summarizes baseline land use, parcel patterns, circulation, economic and other conditions.
- *Chapter 3: Vision, Goals, and Policies* sets the vision, goals and policies that guide future development.
- *Chapter 4: Land Use and Development Regulations* establishes land use designations, permitted uses, and development standards.
- *Chapter 5: Development Plan* describes infrastructure needs, including circulation, utilities, drainage, and solid waste.
- *Chapter 6: Permit Procedures and Plan Implementation* details the development review process and administration.

The CBPSP's development standards are clear, user-friendly, and organized into three categories: properties east of Walker Street (older developments), west of Walker Street (currently the Cypress Business and Professional Center Specific Plan), and standards that

apply throughout the CBPSP.

Properties east and west of Walker Street are recommended with different height, setbacks, site coverage, and lot size standards to reflect the existing specific plans and built environment, and to avoid creating nonconforming conditions. Design, lighting, screening, loading, noise attenuation, refuse collection, and signage are standardized to ensure consistency and quality.

The CBPSP also replaces outdated regulations with clear, modern design standards. For example, it emphasizes Cypress's commitment to high-quality development, the Business Park's long-term viability, and compatibility with surrounding uses by creating consistent solid waste, loading, and landscaping requirements.

The CBPSP helps ensure Cypress' business community remains vibrant through:

Refining land use regulations and simplifying development standards:

- Key uses such as warehouses, light manufacturing, and logistics facilities are better defined and updated. The CBPSP Land Use Matrix prohibits logistics facilities, as does the definition of logistics facilities.
- Standardized development regulations provide a predictable regulatory environment and consistent development.

Fulfilling state-mandated Housing Element obligations:

- Two areas are designated for residential development to fulfill Housing Element mandates: the Acadia Apartments by Shea, and a potential future 7.15-acre mixed-used development at 24-Hour Fitness/Mitsuwa Market.

Provides consistent entitlement processes to support business growth:

- Uniform entitlement processes address a persistent business community concern.
- The recommended CBPSP ordinance includes a five-year review of the Specifc Plan to evaluate its effectiveness.

<u>General Plan and Zoning Ordinance Amendments</u>

The General Plan Land Use Element amendments remove references to the specific plans that are consolidated into the CBPSP and update the Land Use Policy Map to reflect the CBPSP boundaries. The amendments maintain the Business Park's existing maximum floor area ratio (FAR) of 1.0.

The Zoning Ordinance amendments update off-street parking requirements for uses like restaurants, hotels, and personal services, eliminates inconsistencies between the specific plans, and consolidates regulations into the Zoning Ordinance.

The Zoning Ordinance amendments establish, and provide clear guidance for, uses such as distribution center, and logistics facilities (prohibited), which are currently not defined. The amendments also update the definitions of warehouse, light industrial, and light manufacturing to reflect the current business environment. These definitions reflect industry standards from land use experts, a survey of other cities, and the Institute of Transportation Engineers. Adding these definitions strengthens the city's regulatory authority and eliminates ambiguity.

Administrative authority in the CBPSP aligns with the Zoning Ordinance and administrative decisions can be appealed to the City Council, ensuring the City Council retains oversight and ultimate land use decision-making authority.

Environmental and Airport Land Use Commission Review

An Initial Study and Negative Declaration (IS/ND) was prepared in accordance with California Environmental Quality Act (CEQA) guidelines and made available for a 20-day review from March 14 to April 2, 2025. The IS/ND analyzed all state-mandated environmental issue areas and found that the project would have a less-than-significant impact. Caltrans, the Orange County Sanitation District, and Warland Investments Company provided comments on the IS/ND. Warland Investments Company's comments focused on clarifying the definition of distribution and logistics facilities; strengthening prohibitions on logistics facilities; the City Council's role in administrative land use decisions; and clarifying floor area ratio limits east of Walker Street. The Final IS/ND addresses all comments received and was posted on the city's website on April 21, 2025. The response to Warland Investments Company's comments is attached. None of the comments received required the IS/ND be recirculated.

The Airport Land Use Commission, which enforces the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base Los Alamitos found the draft CBPSP consistent with the AELUP.

Public Hearing / Public Outreach Process

As required by the Municipal Code, the public hearing notice was published in the Orange County Register and posted on the city's website, in the Civic Center, and in the CBPSP area. The IS/ND was available for public review in accordance with CEQA guidelines. All public noticing requirements have been met.

Letters of support for the project (attached) have been submitted by the Cypress Chamber of Commerce, Cypress Land Company, Cushman & Wakefield, Murray Company, and Goodman North America.

BUDGET IMPACT

None.

LEGAL REVIEW

The Ordinances and Resolutions were approved as to form and content by the City Attorney.

APPROVED BY: Peter Grant, City Manager

Attachments

Project Map

Resolution Approving General Plan Amendments

Ordinance Adopting the Cypress Business Park Specific Plan, Repealing the Five Existing Specific Plans, and Adopting the ISND

Ordinance off-street parking and definitions

Draft Cypress Business Park Specific Plan
Construction of New Structures Table
Land Use Comparison Table
Final Initial Study/Negative Declaration
Warland Investment Company Letter and Response
Letters of Support

CBPSP AREA
Lexington Dr
Walker St
Katella Ave
Knott Ave

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING THE LAND USE ELEMENT AND LAND USE POLICY MAP OF THE CITY OF CYPRESS GENERAL PLAN TO REMOVE REFERENCES TO REPEALED SPECIFIC PLANS AND REPLACE THEM WITH REFERENCES TO THE CYPRESS BUSINESS PARK SPECIFIC PLAN AS A RESULT OF THE BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT

WHEREAS, the City Council desires to integrate and modernize the City's Business Parks through the adoption of a single, comprehensive Cypress Business Park Specific Plan ("Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: an ordinance repealing the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan, Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Amended and Restated Cypress Business and Professional Center Specific Plan, and Cypress Business and Professional Center Specific Plan Amendment 19-1 and adopting the Cypress Business Park Specific Plan, which Ordinance is being considered by the Council concurrently herewith; this Resolution amending the Land Use Element and Land Use Policy Map of the City of Cypress General Plan to remove references to repealed Specific Plans and replace them with references to the Cypress Business Park Specific Plan; an ordinance amending Subsections 2.06.050 (Commercial off-street parking requirements), 2.07.050 (Industrial off-street parking requirements), 3.14.050 (Development standards for parking), and 6.31.020 (Definitions of specialized terms and phrases) of Appendix I (Zoning) of the Cypress City Code to update off-street parking requirements and definitions pertaining to business park uses, which Ordinance is being considered by the Council concurrently herewith; and the adoption of an Initial Study/Negative Declaration ("IS/ND") also being considered by the City Council concurrently herewith; and

WHEREAS, it is necessary to update the General Plan Land Use Element and Land Use Policy Map to remove references to the following Specific Plans that are repealed and replaced by the Cypress Business Park Specific Plan: Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan, Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Amended and Restated Cypress Business and Professional Center Specific Plan, and Cypress Business and Professional Center Specific Plan Amendment 19-1; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), on April 28, 2025, the City Council of the City of Cypress fully considered the IS/ND prior to considering this Resolution, and adopted the IS/ND that was prepared for the Project in accordance with CEQA; and

WHEREAS, on April 28, 2025, the City Council held a duly noticed public hearing and considered testimony on the Resolution.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS DOES RESOLVE AS FOLLOWS:

DRAFT

SECTION 1. Findings. Pursuant to Subsection 5.28.120 (Findings Required) of Section 28 (Amendments) of Appendix I (Zoning) of the Cypress City Code, the City Council finds, after due study and deliberation that the following circumstances exist:

1. The amendment to the Land Use Element and Land Use Policy Map of the City of Cypress General Plan to remove references to repealed Specific Plans and replace them with references to the Cypress Business Park Specific Plan ("amendment") is in the public interest, and that there will be a community benefit resulting from the amendment;

   The amendment will update the Specific Plan references in the Land Use Element to ensure consistency between the General Plan and the new Cypress Business Park Specific Plan. The Cypress Business Park Specific Plan will result in community benefits by providing updated and modernized regulations that encourage the ongoing economic vitality of the Business Park while ensuring business park land uses do not negatively impact the surrounding community.

2. The amendment is consistent with the other goals, policies, and objectives of the General Plan;

   The amendment is consistent with the following Land Use Element Goals: LU-10, to "carefully regulate future development in the Business Park to ensure the current high quality environment is maintained"; LU-14, to "attract high quality businesses to Commercial and Business Park areas"; LU-15, to "retain and facilitate the expansion of businesses throughout the City"; and, LU-16, to "continue to diversify the Cypress Business Park to maintain its competitiveness". The Project furthers these goals providing a comprehensive plan for 439 acres of the Cypress Business Park. As a comprehensive and modernized plan, the new Cypress Business Park Specific Plan addresses current and projected economic conditions and land uses, streamlines approval processes, and provides updated development and performance standards. With these features, the new Specific Plan serves to attract new businesses and maintain the high-quality environment of the Business Park.

3. The amendment will not conflict with provisions of the zoning ordinance, subdivision regulations, or any applicable specific plan; and

   The main objective of the Project involves repealing five existing specific plan documents and any associated amendments and replacing them with the Cypress Business Park Specific Plan. The amendment ensures that the General Plan is updated to maintain consistency with the new Specific Plan. The amendment will not conflict with any provisions of the zoning ordinance, as amended, or subdivision regulations.

4. In the event that the amendment is a change to the land use policy map, the amendment will not adversely affect surrounding properties.

   The amendment will update the General Plan Land Use Map to reflect the new Cypress Business Park Specific Plan. The uses permitted in the new Specific Plan are not substantially different from the uses formerly permitted under the repealed specific plans. Therefore, the amendment will not adversely affect surrounding properties.

SECTION 2. The "Specific Plans" paragraph (Page LU-2) of the "Relationship with Other Plans and General Plan Elements" subsection of the "Introduction to the Land Use Element"

section of the Land Use Element is hereby amended as follows (additions in **bold underline**; deletions in **bold strikethrough**):

> Specific Plans. Specific Plans are designed to implement General Plan goals and policies by designating land uses, densities, development and design standards in more specific detail. This is accomplished by designating specific locations and intensities for land uses and specific development standards and design guidelines. A specific plan is able to address smaller areas that have unique qualities and require focused planning attention. A specific plan may be designed to implement any of a general plan's elements.
>
> Cypress has adopted **~~six specific plans~~ the Cypress Business Park Specific Plan,** which **replaced five former specific plans and** provide**s** development guidelines for **~~the~~ a majority of the** Cypress Business Park**~~: Cypress Corporate Center Specific Plan; McDonnell Center Specific Plan; Warland/Cypress Business Center Specific Plan; Cypress View Limited Specific Plan; Cypress Business and Professional Center Specific Plan; and the Lusk Company Industrial Park~~**. **The Warland/Cypress Business Center Specific Plan provides development guidelines for the remainder of the Business Park.** In addition, the City has adopted four other specific plans – one to guide the development of the Sorrento Homes project, two to guide development in focused areas on Orange Avenue, and another to guide the development and design of projects along Lincoln Avenue. The boundaries of each specific plan area are delineated on Exhibit LU-4, *Land Use Policy Map,* at the end of this Element.

SECTION 3. The "Cypress Business Park and Professional Center Specific Plan", at paragraph (Page LU-8) of the "Relationship of Existing Plans and Programs to Citywide Economic Development Efforts" subsection of the "Introduction to the Land Use Element" section of the Land Use Element, is hereby amended as follows (additions in **bold underline**; deletions in **bold strikethrough**):

> Cypress Business Park and Professional Center Specific Plan. Another area that is targeted for significant economic development is around the Los Alamitos Race Track along Walker Street and Katella Avenue. The Cypress Business and Professional Center Specific Plan was established to provide comprehensive guidance and regulations for the development of approximately 298.2 gross acres within the City of Cypress. **In 2025, this Specific Plan was repealed and its provisions were incorporated into the Cypress Business Park Specific Plan.** The **Cypress Business Park** Specific Plan will **continue to** carry out the Land Use Plan which **includes~~proposes~~** approximately 11.8 acres of Mixed Use Business Park; 33.4 acres of Professional Office; **~~21.2~~9.5** acres of Professional Office and Hotel and Support Commercial uses; 8.2 acres of Mixed Use Business Park/General Retail commercial; 93.6 acres of renovated golf course and 130 acres of existing race track**~~ for a total of about 1.83 million square feet of building area~~**. As mentioned above, this area **~~is~~** also has a redevelopment plan to provide economic development assistance.

SECTION 4. The "Industrial" subsection (Page LU-12) of the "Summary of Existing Conditions" section of the Land Use Element is hereby amended as follows (additions in **bold underline**; deletions in **~~bold strikethrough~~**):

> **INDUSTRIAL**
>
> The Industrial land use designation includes both business park and light industrial uses.

DRAFT

BUSINESS PARK

The majority of business park uses are located within **two** ~~**six**~~ specific plan areas, which are listed below. Refer to the Land Use Categories section of this Element for a more detailed breakdown of uses allowed in the Business Park area specific plans. The remaining land designated for business park uses comprises approximately 18 acres.

LIGHT INDUSTRIAL

The number of light industrial land uses are limited and cover only six (6) acres of land in the City. Parcels identified as light industrial are primarily located adjacent to Lincoln Avenue, with light industrial parks located at Cerritos Avenue and Walker Street, as well as at Valley View Street and Lakeshore Drive. The majority of light industrial uses in Cypress are related to automotive repair.

CYPRESS BUSINESS PARK

The 587-acre Cypress Business Park located in southern Cypress is approximately 81 percent built out with business park-related land uses. As of January 2000, the developed portion of the business park comprised approximately 475 acres.

The Cypress Business Park has attained a high quality of development through the use of Specific Plans which coordinate development in the area and set forth design standards for development. The ~~**following**~~ **Cypress Business Park Specific Plan and Warland/Cypress Business Center** Specific Plan~~**s**~~ govern development within the business park~~**:**~~**. The Cypress Business Park Specific Plan was adopted in 2025 to provide comprehensive, modernized guidelines for 439 acres of the Business Park. The Cypress Business Park Specific Plan replaced the following specific plans, which were repealed:**

- Cypress Corporate Center Specific Plan and Cypress Corporate Center Amended Specific Plan
- McDonnell Center Amended Specific Plan
- ~~**Warland/Cypress Business Center Specific Plan**~~
- Cypress View Limited Specific Plan
- Cypress Business and Professional Center Specific Plan
- Lusk Company Industrial Park

SECTION 5. The "Cypress Business Park", at subsection (Page LU-19) of the "Key Land Use Issues" section of the Land Use Element, is hereby amended as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

CYPRESS BUSINESS PARK

The 587-acre Cypress Business Park represents the single largest remaining development opportunity in the City. ~~**A series of six**~~ **Two** specific plans have been adopted to govern future development in the area.

Several property owners adjoining the unused Union Pacific Railroad right-of-way have expressed interest in purchasing or leasing pieces of the right-of-way to provide additional parking, outdoor storage, or new structures.

SECTION 6. The "Specific Plan" paragraph (Page LU-24) of the "Land Use Categories" subsection of the "Description of the Land Use Plan" section of the Land Use Element is hereby amended as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Specific Plan. The Specific Plan designation is intended to address specific areas within the community that warrant a comprehensive set of land use policies and standards to provide flexibility in the design of development projects. The Specific Plan designation is consistent with all other land use designations of the General Plan.

Sites within a Specific Plan designation are to be developed according to standards adopted within the applicable specific plan to address specific site constraints and opportunities, including land use, building envelope standards, site design, buffering, traffic, noise, and other land use compatibility impacts. **The maximum intensity allowed on any site in the Cypress Business Park Specific Plan area is a FAR of 1.0.**

SECTION 7. Under the "Specific Plan" paragraph (Pages LU-26, LU-27, LU-28) of the "Land Use Categories" subsection of the "Description of the Land Use Plan" section of the Land Use Element the following tables are hereby deleted and the remaining tables renumbered appropriately: Table LU-4 (Cypress Corporate Center Amended Specific Plan), Table LU-5 (McDonnell Center Amended Specific Plan), Table LU-7 (Cypress View Limited Specific Plan), and Table LU-8 (Cypress Business and Professional Center Specific Plan).

SECTION 8. The Cypress General Plan Land Use Policy Map (Exhibit LU-4) is hereby deleted and replaced with a revised map, included as Exhibit "A" to this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

DRAFT

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

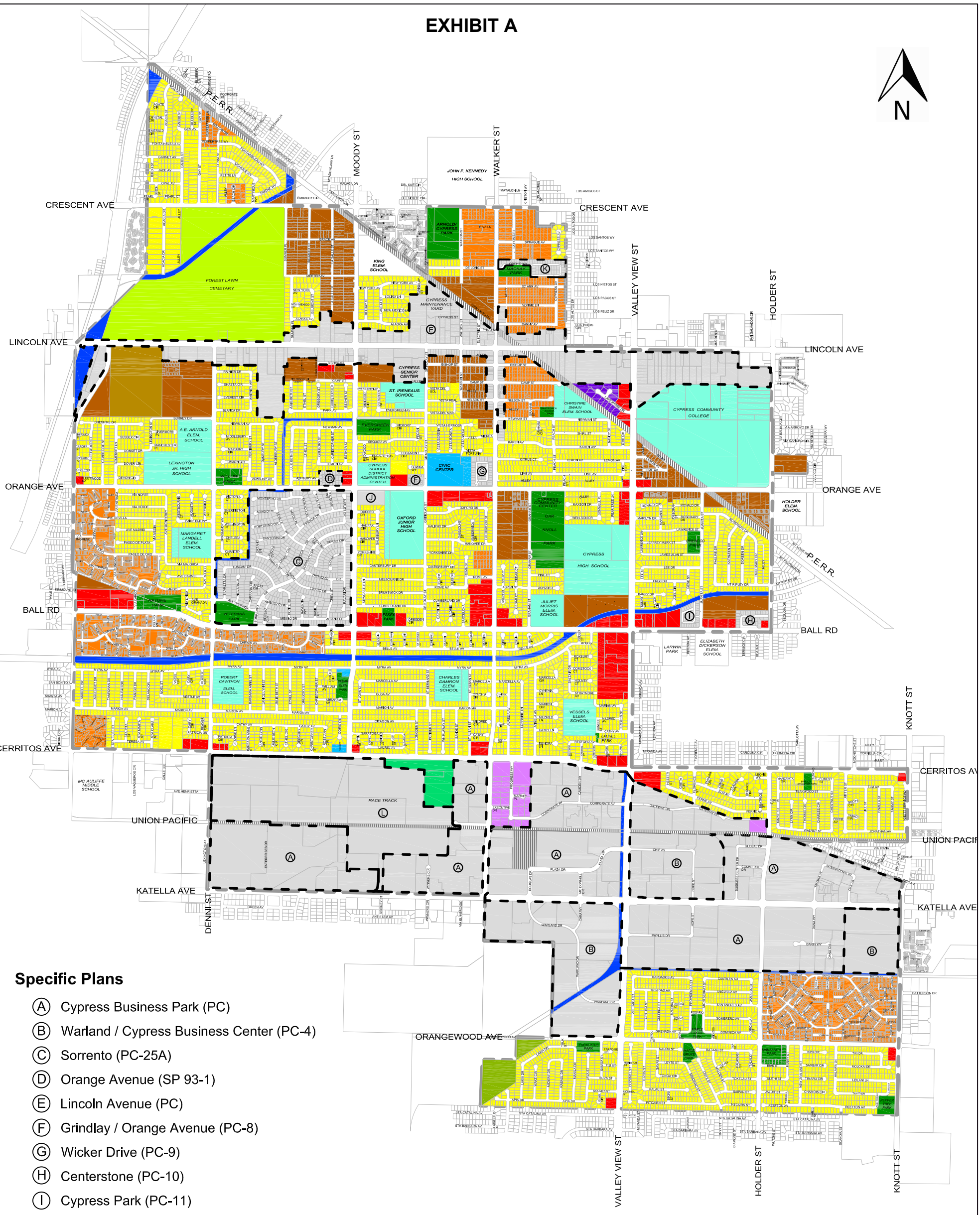
I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS

DRAFT

EXHIBIT A



Specific Plans

- Ⓐ Cypress Business Park (PC)
- Ⓑ Warland / Cypress Business Center (PC-4)
- Ⓒ Sorrento (PC-25A)
- Ⓓ Orange Avenue (SP 93-1)
- Ⓔ Lincoln Avenue (PC)
- Ⓕ Grindlay / Orange Avenue (PC-8)
- Ⓖ Wicker Drive (PC-9)
- Ⓗ Centerstone (PC-10)
- Ⓘ Cypress Park (PC-11)
- Ⓙ Harmony (PC-12)
- Ⓚ MacKay Place (PC-13)
- Ⓛ Cypress Town Center & Commons

Residential:

- Low Density (0-5 du/ac)
- Medium Density (5.1-15 du/ac)
- High Density (15.1-20 du/ac)
- Mobile Home Park (0-12 du/ac)

Commercial:

- General Neighborhood (0.5:1 FAR)
- Business Park (1.0:1 FAR)
- Light Industrial (0.5:1 FAR)

Community Services and Facilities:

- Government
- Education Facilities
- Public Parks
- Golf Course (Privately - Owned)
- Race Track (Privately - Owned)
- Cemetery (Privately - Owned)
- Flood Control Facilities
- Rail Road

- Specific Plan Area
- Specific Plan Boundaries
- Parcels Outside the City
- City Limits

DRAFT

CITY OF CYPRESS GENERAL PLAN

March 2025 Land Use Policy Map

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA REPEALING THE LUSK-CYPRESS INDUSTRIAL PARK SPECIFIC PLAN, CYPRESS CORPORATE CENTER MASTER PLAN, CYPRESS CORPORATE CENTER AMENDED SPECIFIC PLAN, MCDONNELL CENTER AMENDED SPECIFIC PLAN, CYPRESS VIEW LIMITED SPECIFIC PLAN, AMENDED AND RESTATED CYPRESS BUSINESS AND PROFESSIONAL CENTER SPECIFIC PLAN, AND CYPRESS BUSINESS AND PROFESSIONAL CENTER SPECIFIC PLAN AMENDMENT 19-1 AND ADOPTING THE CYPRESS BUSINESS PARK SPECIFIC PLAN AND ADOPTING A NEGATIVE DECLARATION

WHEREAS, the City Council desires to integrate and modernize the City's Business Parks through the adoption of a single, comprehensive Cypress Business Park Specific Plan ("Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: this Ordinance repealing the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan, Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Amended and Restated Cypress Business and Professional Center Specific Plan, and Cypress Business and Professional Center Specific Plan Amendment 19-1 and adopting the Cypress Business Park Specific Plan; a Resolution amending the Land Use Element and Land Use Policy Map of the City of Cypress General Plan to remove references to repealed Specific Plans and replace them with references to the Cypress Business Park Specific Plan, which Resolution is being considered by the Council concurrently herewith; an ordinance amending Subsections 2.06.050 (Commercial off-street parking requirements), 2.07.050 (Industrial off-street parking requirements), 3.14.050 (Development standards for parking), and 6.31.020 (Definitions of specialized terms and phrases) of Appendix I (Zoning) of the Cypress City Code to update off-street parking requirements and definitions pertaining to business park uses, which Ordinance is being considered by the Council concurrently herewith; and the adoption of Initial Study/Negative Declaration ("IS/ND"); and

WHEREAS, the Cypress Business Park Specific Plan area encompasses the planning area of five existing Specific Plan documents and associated amendments (i.e., the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and associated Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and Amended and Restated Cypress Business and Professional Center Specific Plan and associated Cypress Business and Professional Center Specific Plan Amendment 19-1) and, therefore, repealing the five existing Specific Plans and associated amendments is necessary for adoption of the Cypress Business Park Specific Plan; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Initial Study/Negative Declaration (IS/ND) was prepared for the proposed project and released to the public on March 14, 2025, for a 20-day review period. All required notifications were provided pursuant to CEQA (Public Resources Code Section 21092.5) and all comment letters were incorporated into the Final IS/ND; and

WHEREAS, on April 28, 2025, the City Council held a duly noticed public hearing and considered testimony on the Ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in the above Recitals are true and correct and are incorporated herein as findings of the City Council.

SECTION 2. Findings. Pursuant to Section 4.20.080 of Appendix I (Zoning) of the Cypress Municipal Code, the City Council finds, after due study and deliberation that the following circumstances exist:

1. The proposed Project is in conformance with the goals, policies, and objectives of the general plan.

   The Project is consistent with the following General Plan Land Use Element Goals: LU-10, to "carefully regulate future development in the Business Park to ensure the current high quality environment is maintained"; LU-14, to "attract high quality businesses to Commercial and Business Park areas"; LU-15, to "retain and facilitate the expansion of businesses throughout the City"; and, LU-16, to "continue to diversify the Cypress Business Park to maintain its competitiveness"; and the Project furthers these goals by providing a comprehensive and modernized plan for 439 acres of the Cypress Business Park that addresses current and projected economic conditions and land uses, streamlines approval processes, and provides updated development and performance standards that serves to attract new businesses and maintain the high-quality environment of the Business Park.

2. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), would ensure that the proposed Project would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and base zoning districts for the 439 acres of the Cypress Business Park.

   The Cypress Business Park Specific Plan includes development standards, infrastructure improvements, and operational guidelines that ensure compatibility with surrounding uses and promote safe, functional site design. The proposed design, location, size, and layout of future development within the Project area will provide for adequate access by public and emergency vehicles, including police, fire, and paramedic services. The plan is also supported by existing and planned infrastructure, including water, wastewater, storm drainage, and solid waste services. As such, implementation of the Project will not create hazards or adverse impacts to public health, safety, or welfare, nor will it be detrimental to surrounding properties or improvements within the vicinity and base zoning districts.

3. The proposed Project would:
   a. Ensure quality development by encouraging greater creativity and aesthetically pleasing designs for the individual components of the development and the development as a whole;
   b. Ensure the timely provision of essential public services and facilities consistent withthe demand for the services and facilities; and
   c. Promote a harmonious variety of housing choices and commercial and industrial activities, if applicable; attain a desirable balance of residential and/or employment opportunities; and result in a high level of amenities and the preservation of the natural and scenic qualities of open space.

   The Cypress Business Park Specific Plan establishes a comprehensive framework of development standards and design guidelines that promote high-quality architecture, cohesive site planning, and visually appealing buildings and landscaping throughout the plan area. By encouraging flexibility in site design, the Cypress Business Park Specific Plan allows for innovative and creative development while maintaining consistency with the City's vision for the area. Infrastructure improvements outlined in the plan ensure that essential public services and facilities—such as water, wastewater, storm drainage, police and fire protection—will be provided in a timely manner that corresponds with future development. The Cypress Business Park Specific Plan supports a mix of employment-generating uses and light industrial activities that promote job creation and economic vitality, while also incorporating amenities such as pedestrian pathways, open spaces, and enhanced landscaping that contribute to a high-quality environment. Collectively, the Cypress Business Park Specific Plan supports a desirable balance of employment opportunities, preserves visual and environmental quality, and enhances the overall character of the business park.

4. The Project area is:
   a. Physically suitable for the proposed land use designation(s);
   b. Physically suitable for the type and density/intensity of development being proposed;
   c. Adequate in shape and size to accommodate the proposed development; and
   d. Served by streets adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development.

   The area encompassed by the Cypress Business Park Specific Plan is already developed with and currently serves as the City's primary business park district. The Specific Plan maintains this established land use pattern by preserving and enhancing business park land uses, including light industrial, manufacturing, research and development, and supportive commercial uses. Therefore, the Project area is physically suitable for these land use designations and for the type, density, and intensity of development proposed in the Cypress Business Park Specific Plan.

   The Cypress Business Park Specific Plan area features flat topography, is adequately served by existing infrastructure, and consists of parcels of sufficient size and shape to accommodate continued and future business park development. Additionally, the Project area is well connected to major transportation corridors, including Katella Avenue, Valley View Street, and Holder Street, which are of adequate width and construction to support the type and volume of traffic generated by current and future uses. Planned transportation and infrastructure improvements will further ensure long-term operational efficiency and safety. Therefore, the Project area is physically and infrastructurally suitable for the proposed Project and continued use as a business park.

SECTION 3. CEQA. The City Council confirms that it has reviewed and considered the Final IS/ND for the Project. The IS/ND have been prepared, noticed, and are hereby adopted according to the requirements of the California Environmental Quality Act.

SECTION 4. Repeal. The City Council hereby repeals the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan, Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Amended and Restated Cypress Business and Professional Center Specific Plan, and Cypress Business and Professional Center Specific Plan Amendment 19-1.

SECTION 5. Adoption. The City Council hereby adopts the Cypress Business Park Specific Plan to replace the repealed specific plans, and the Cypress Business Park Specific Plan is included in its entirety in Exhibit "A".

SECTION 6. Evaluation. Five years from the adoption date of the Cypress Business Park Specific Plan, the City Council directs an evaluation the effectiveness of the Specific Plan. This review may include an advisory committee.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 8. Effective date. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 9. Certification. The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING SUBSECTIONS 2.06.050 (COMMERCIAL OFF-STREET PARKING REQUIREMENTS), 2.07.050 (INDUSTRIAL OFF-STREET PARKING REQUIREMENTS), 3.14.050 (DEVELOPMENT STANDARDS FOR PARKING), AND 6.31.020 (DEFINITIONS OF SPECIALIZED TERMS AND PHRASES) OF APPENDIX I (ZONING) OF THE CYPRESS MUNCIPAL CODE TO UPDATE OFF-STREET PARKING REQUIREMENTS AND DEFINITIONS PERTAINING TO BUSINESS PARK LAND USES

WHEREAS, the City Council desires to integrate and modernize the City's Business Parks through the adoption of a single, comprehensive Cypress Business Park Specific Plan ("Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: an ordinance repealing the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan, Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Amended and Restated Cypress Business and Professional Center Specific Plan, and Cypress Business and Professional Center Specific Plan Amendment 19-1 and adopting the Cypress Business Park Specific Plan, which Ordinance is being considered by the Council concurrently herewith; a Resolution amending the Land Use Element and Land Use Policy Map of the City of Cypress General Plan to remove references to repealed Specific Plans and replace them with references to the Cypress Business Park Specific Plan, which Resolution is being considered by the Council concurrently herewith; this Ordinance amending Subsections 2.06.050 (Commercial off-street parking requirements), 2.07.050 (Industrial off-street parking requirements), 3.14.050 (Development standards for parking), and 6.31.020 (Definitions of specialized terms and phrases) of Appendix I (Zoning) of the Cypress City Code to update off-street parking requirements and definitions pertaining to business park uses; and adoption of an Initial Study/Negative Declaration ("IS/ND") also being considered by the City Council concurrently herewith; and

WHEREAS, it is necessary to amend the Zoning Ordinance to: (1) update off-street parking requirements in order to streamline regulations, reduce potential conflicts and redundancies between the Cypress Business Park Specific Plan and the Zoning Ordinance, and centralize parking standards to enhance efficiency, clarity, and simplify future amendments in the planning process; and (2) modernize certain land use definitions for consistency with the Cypress Business Park Specific Plan, ensuring they address current economic conditions and evolving land uses; and

WHEREAS, the City Council finds that the Project is consistent with the following General Plan Land Use Element Goals: LU-10, to "carefully regulate future development in the Business Park to ensure the current high quality environment is maintained"; LU-14, to "attract high quality businesses to Commercial and Business Park areas"; LU-15, to "retain and facilitate the expansion of businesses throughout the City"; and, LU-16, to "continue to diversify the Cypress Business Park to maintain its competitiveness"; and the Project furthers these goals by providing a comprehensive and modernized plan for 439 acres of the Cypress Business Park that addresses current and projected economic conditions and land uses, streamlines approval processes, and provides updated development and performance standards that serves to attract new businesses and maintain the high-quality environment of the Business Park; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act (CEQA), on April 28, 2025, the City Council of the City of Cypress fully considered the IS/ND prior to considering this ordinance, and adopted the IS/ND that was prepared for the Project in accordance with CEQA; and

WHEREAS, on April 28, 2025, the City Council held a duly noticed public hearing and considered testimony on the Ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings. The City Council hereby specifically finds that all of the facts set forth in the above Recitals are true and correct and are incorporated herein as findings of the City Council.

SECTION 2. Excerpts from Table 2-9 (Commercial Zoning District Parking Requirements) of Subsection 2.06.050 (Commercial off-street parking requirements) of Section 6 (Commercial Zoning Districts) of Appendix I (Zoning) of the Cypress City Code being revised by this Ordinance are hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~), with all other provisions not shown below remaining unmodified and in full force and effect:

TABLE 2-9
COMMERCIAL ZONING DISTRICT PARKING REQUIREMENTS

Use	Vehicle Spaces Required
Public/Semi Public Facility Uses	
Public utility, public works, postal, and support facilities	**1 space for each 250 square feet of gross floor area**
Retail Trade Uses	
Restaurants, sit-down	1 space for each ~~**100**~~ **125** square feet of gross floor area, but no less than 10 spaces
Service Uses	
Day care centers (2)	1 space for each employee on the largest shift, plus 1 space for every 10 children for which the facility is licensed **Childcare facilities which exclusively service the employees of a facility shall require no additional parking** **One loading space shall be provided**
Hotels, motels, or inns	**0.75 space for each guest room; 2 spaces for each resident manager or owner** ~~**1 space for each guest room, plus 3/4 for each employee on largest shift, plus additional spaces as required for accessory uses**~~
Personal services	1 space for each ~~**200**~~ **250** square feet of gross floor area

SECTION 3. Table 2-14 (Industrial Zoning District Parking Requirements) of Subsection 2.07.050 (Industrial off-street parking requirements) of Section 7 (Industrial Zoning Districts) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

TABLE 2-14 INDUSTRIAL ZONING DISTRICT PARKING REQUIREMENTS	
Uses	**Vehicle Spaces Required**
Public/Semi Public Facility Uses	
Public utility, public works, postal, and support facilities	**1 space for each 250 square feet of gross floor area**
Restaurants, sit-down	1 space for each ~~**100**~~ **125** square feet of gross floor area, but no less than 10 spaces
Service Uses	
Day care centers (3)	1 space for each employee on the largest shift, plus 1 space for every 10 children for which the facility is licensed **Childcare facilities which exclusively service the employees of a facility shall require no additional parking** **One loading space shall be provided**
Hotels, motels, or inns	**0.75 space for each guest room; 2 spaces for each resident manager or owner** ~~**1 space for each guest room, plus ¾ employee on largest shift. Additional spaces as required for accessory uses.**~~
Personal services	1 space for each ~~**200**~~ **250** square feet of gross floor area

SECTION 4. Subsection 3.14.050 (Development standards for parking) of Section 14 (Off-Street Parking and Loading) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

2. *Compact parking.*

   a. Multi-family residential uses. The total number of compact parking spaces provided shall not exceed 20% of the total number of required spaces.

   b. **In the Cypress Business Park Specific Plan area, no more than 40 percent of the required parking spaces in retail commercial areas and no more than 30 percent of the required business park areas, shall be designed for compact cars.**

   c. All other uses. Compact parking spaces shall not be allowed.

SECTION 5. A new definition of “Animal boarding” is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Animal boarding. Facilities which offer temporary housing, care, and boarding services for small animals, primarily cats and dogs. These establishments are designed to provide short-term care for pets, particularly when owners are unable to tend to them. Boarding services may include feeding, exercise, and general care, ensuring pets are well looked after in their owners' absence.

SECTION 6. A new definition of "Animal hospitals" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Animal hospitals. Commercial establishments that provide comprehensive veterinary medical care and treatment for small animals such as cats, dogs, and other similar pets. These facilities offer a wide range of veterinary services, including medical examinations, surgeries, vaccinations, and dental care. The focus is on health maintenance and medical treatment for pets.

SECTION 7. A new definition of "Assembly use" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Assembly use. Where a building, or portion of a building is primarily designed for public or private gatherings, where the space accommodates 40 or more individuals as determined by Building and Safety regulations. Examples include clubs, lodges, meeting halls, religious facilities, auditoriums, theaters, and other similar facilities intended for group gatherings. If the assembly area accommodates fewer than 40 individuals, it will be classified according to its primary function.

SECTION 8. A new definition of "Distribution center" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Distribution center. A building or facility which serves as a central location for the short-term storage, consolidation, and transfer of goods, materials, or merchandise prior to their redistribution to retailers, businesses, or consumers. Distribution facilities are characterized by regular incoming and outgoing shipments and typically involve activities such as sorting, consolidation, staging, and packing of goods for dispatch. Some limited assembly and repacking may occur. Although storage of goods does occur, it is a secondary function to their movement. Distribution centers are often characterized by a series of roll-up type bay doors without an on-site light manufacturing, research and development, or predominant on-site retail use.

SECTION 9. The definition of "Health/fitness centers" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Health/fitness centers. ~~**Fitness**~~ **fF**acilities **which encompass**~~,~~ gymnasiums, ~~**health and**~~ athletic clubs**,** **and fitness centers typically accommodating over 40 individuals simultaneously. These facilities may offer amenities such as pools,** ~~**including indoor**~~ saunas, **and courts for** ~~**spa, or hot tub facilities;**~~ handball **and**~~**, indoor tennis,**~~ racquetball, **among** ~~**and**~~ other indoor sports activities. **This category excludes boutique gyms, small training facilities, personal training gyms, and sales of gym equipment. Smaller health and fitness centers are classified under General Personal Services.**

SECTION 10. A new definition of "Light manufacturing facility" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Light manufacturing facility. A building or group of buildings where goods are manufactured, often including an ancillary office space. These facilities typically house specialized equipment such as production lines and machinery for creating and/or assembling various products like battery technology, aerospace components, electronic devices, food products, chemicals, and pharmaceuticals. Light manufacturing also encompasses research and development activities. The products produced may be stored, demonstrated, sold, shipped, or tested on-site. Operations are conducted entirely within an enclosed building and are managed to avoid adverse effects on neighboring properties. External tanks or process equipment may be present as required by fire safety regulations.

SECTION 11. A new definition of "Logistics facility" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Logistics facility. A specialized site that coordinates storage, order fulfillment, processing, and/or transportation services for various products and finished consumer goods which are not related to an individual business operator where warehousing of goods produced, assembled, and/or designed on-site is a specific component of their on-site operations. These facilities are typically engineered and/or used for high-capacity and/or high-frequency order fulfillment, catering especially to e-commerce, retail distribution, and supply chain management. They typically incorporate advanced technologies for inventory tracking and automation. Distinct from distribution centers, logistics facilities emphasize not only the movement of goods but also comprehensive management of inventory, returns, and overall supply chain operations. Logistics facilities are often characterized by a series of roll-up type bay doors without an on-site light manufacturing, research and development, or predominant on-site retail use. Any use that is marketed, leased, sold, and/or used as a logistics campus, logistics center, fulfillment center, or similar use shall presumptively be considered a Logistics facility and shall therefore be prohibited. Logistics facilities are prohibited throughout the City of Cypress including all Specific Plan areas.

SECTION 12. The definition of "Personal services, general" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Personal services, general. **A commercial facility or establishment that offer personal care, fitness, tutoring, and grooming services. Examples include hair salons, barbershops, electronics and small appliance repair shops, boutique gyms, tutoring, education based activities, and dance and martial art studios. The Planning Director may designate similar uses under this category.** ~~**Establishments providing nonmedical services as a primary use, including:**~~

- ~~**Home electronics and small appliance repair**~~
- ~~**Laundromats (self-service laundries)**~~
- ~~**Nail shops**~~
- ~~**Shoe repair shops**~~

These **facilities often feature** ~~**uses may also include**~~ accessory retail sales of products related to the services **offered**~~**provided**~~. **Exclusions from this category are**~~**These uses do not include**~~ body piercing, psychic readers, tattoo parlors, **and other services classified** ~~**or any of the other uses listed**~~ under "Personal services, limited."

SECTION 13. The definition of "Research and development (R&D)" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Research and development (R&D). **Refers to the purposeful and systematic investigative activities carried out to advance knowledge, develop new concepts or products, or enhance existing technologies. These activities may involve scientific, technological, or experimental tasks such as laboratory research, prototype development, testing, product design, data collection, and simulation. R&D requires specialized knowledge and creativity in fields like science, engineering, medicine, biotechnology, and software development. Facilities dedicated to R&D may include labs, experimental spaces, workshops, or offices focused on research endeavors.** ~~**Indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes chemical and biotechnology research and development. Does not include computer software companies, soils and other materials testing laboratories, or medical laboratories.**~~

SECTION 14. The definition of "Storage facilities" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby deleted and replaced with a definition of "Storage facilities, indoor" that shall read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

~~**Storage facilities. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. Also known as "personal or mini-storage."**~~

Storage facilities, indoor. Refers to commercial or industrial spaces designed for the storage of personal or business items within an enclosed structure. These facilities offer secure, climate-controlled environments for the safekeeping of various goods, excluding hazardous materials. Services may include storage units,

lockers, and support for storing furniture, household items, documents, and vehicles, along with ancillary services like packaging, moving assistance, and security features. This definition excludes Distribution centers, Logistics facilities, and Warehouses.

SECTION 15. The definition of "Storage facilities (large scale)" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Storage facilities (large scale). See "Warehous**e**~~**eing, wholesaling, and distribution facilities, primary.**~~" Does not include: ~~**warehouse,**~~ storage, or personal or mini-storage facilities offered for rent or lease to the general public. For these see "Storage facilities**, indoor**."

SECTION 16. A new definition of "Storage yards (public)" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Storage yards (public). Facilities open to the public and provide temporary storage and parking for vehicles, equipment, and materials. These yards may store automobiles, RVs, boats, and construction equipment. The facilities can include open-air or enclosed spaces with security measures and are often equipped for ancillary activities such as vehicle maintenance and repairs, which must be in compliance with all City and other local regulations including zoning and environmental standards.

SECTION 17. The definition of "Warehousing, wholesaling, and distribution facilities, incidental" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby deleted in its entirety.

SECTION 18. The definition of "Warehousing, wholesaling, and distribution facilities, primary" in Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code is hereby deleted in its entirety.

SECTION 19. A new definition of "Warehouse" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Warehouse. A facility primarily used for the long-term storage of goods, materials, and equipment that are ancillary to a production, manufacturing, research and development, on-site retail sale, and/or other permitted or conditionally approved use located on the same parcel or on a functionally integrated contiguous parcel as the warehouse use (collectively, "first-party goods"). These buildings are exclusively used for inventory retention of first-party goods, rather than frequent dispatch and receipt of goods. While they may include ancillary office spaces and limited ancillary activities like sorting or packaging, the primary function is storage of first-party goods over shipping and receiving. This definition excludes (a) mini-

storage facilities that are rented or leased to the public, which fall under Indoor Storage Facilities; (b) fulfillment uses; (c) Distribution uses; (d) Logistics facility uses; and (e) any other use or activity that involves the movement and/or storage of third-party (i.e., other than first-party) goods, which fall under the definition of a Distribution center and/or Logistics facility.

SECTION 20. A new definition of "Wholesaling" is hereby added to Subsection 6.31.020 (Definitions of specialized terms and phrases) of Section 31 (Definitions) of Article 6 (Definitions) of Appendix I (Zoning) of the Cypress City Code in alphabetical order and shall read as follows:

Wholesaling. See "Distribution center."

SECTION 21. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 22. Effective date. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 23. Certification. The Mayor shall sign and the City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS



Cypress Business Park Specific Plan (CBPSP)

A Comprehensive Specific Plan Amendment
and Modernization Effort

Draft

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CHAPTER 1. INTRODUCTION

Purpose and Context of the CBPSP

1.1 Authority

The Cypress Business Park Specific Plan (CBPSP) establishes a comprehensive framework for the systematic and efficient development of the Cypress Business Parks, aligning with the City of Cypress's General Plan policies and objectives. Serving as a regulatory document, the CBPSP functions as the zoning regulations for the designated area and follows California Government Code § 65450 through 65457, which authorizes local governments to create Specific Plans. All development proposals and entitlements within the boundaries of the Specific Plan **(see Figure 1-1, Specific Plan Boundary)** must comply with the standards, guidelines, and procedures outlined in this document.

1.2 Purpose and Intent

The CBPSP consolidates five individual Specific Plans, and their amendments, into a single modernized document. Its purpose is to update the zoning regulations to attract high-quality industries, generate job opportunities, and streamline administration of the Specific Plan area. This plan enhances the area's overall character while supporting the City's goal to foster a vibrant and resilient business community.

1.3 Project History and Background

The history of the CBPSP area is closely tied to the growth of Cypress and regional trends in southern California. In the mid-1970s, as the City transitioned from a rural to an urban community with rapid population growth, City leaders reserved the southern portion of the City for commercial development. This foresight led to the creation of the Cypress Business Parks governed by five Specific Plans, which have been incorporated into the new CBPSP:

1. Lusk-Cypress Industrial Park Specific Plan;
2. Cypress Corporate Center Master Plan and Cypress Corporate Center Amended Specific Plan;
3. McDonnell Center Amended Specific Plan;
4. Cypress View Limited Specific Plan; and
5. Cypress Business & Professional Center Specific Plan and Amendment 19-1

The five plans are detailed on the next page.

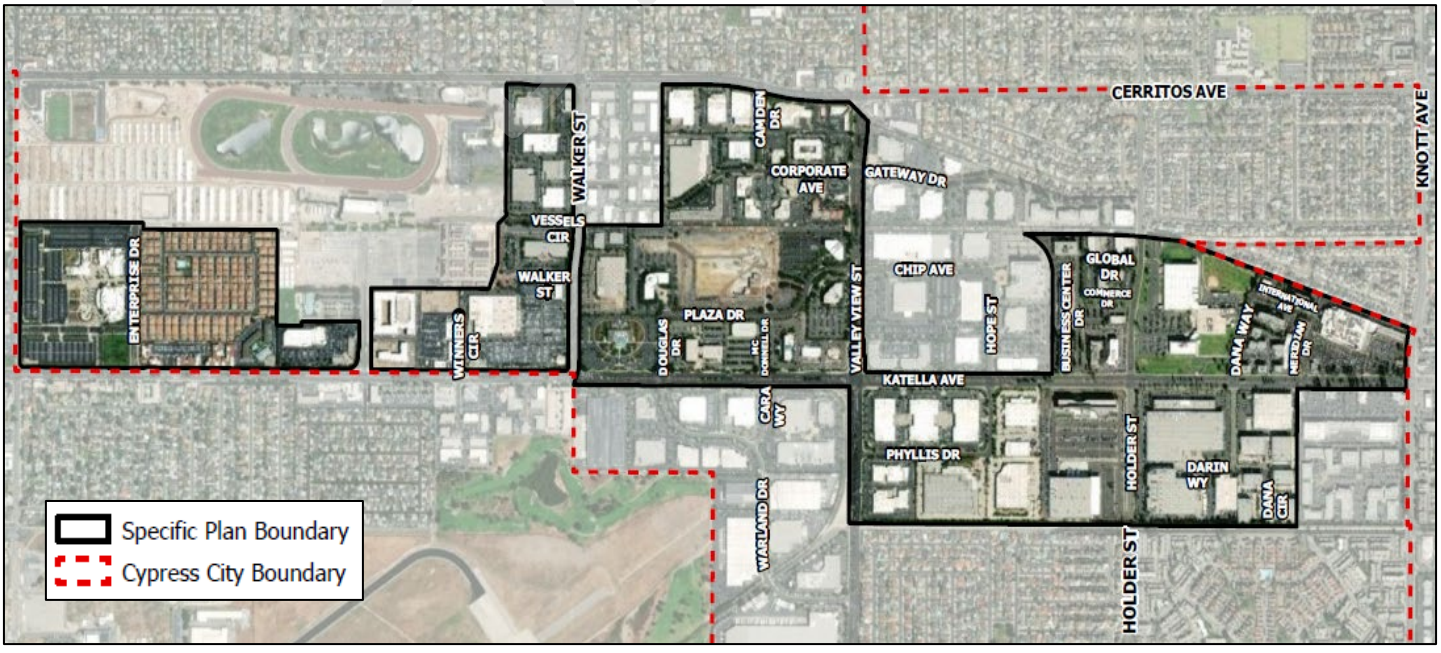


Figure 1-1 Specific Plan Boundary

Lusk-Cypress Industrial Park Specific Plan

The Lusk-Cypress Industrial Park Specific Plan, adopted in March 1978, was the first Specific Plan in the area. It covers approximately 74 acres and established the Planned Community Industrial/Commercial Zone 1 (PC-1), which allows a mix of industrial and commercial uses, including limited manufacturing facilities. Existing land uses in the Lusk-Cypress Industrial Park area include light industrial, commercial, and retail developments.

Cypress Corporate Center Master Plan and Amended Specific Plan

The Cypress Corporate Center Master Plan was adopted in April 1981, designating 110.43 acres for business park uses under the Planned Community Industrial Zone (PC-2). In February 1998, the plan was amended to increase the allowable building square footage by an additional 82,000 square feet. Land within this area is designated for commercial/office, warehouse, research and development, and support commercial.

McDonnell Center Amended Specific Plan

The McDonnell Center Specific Plan, originally adopted in 1982 and amended in October 1994 and November 2024, established the Planned Community 3 Business Park (PC-3) Zone. Encompassing 71.23 acres, it includes the following land use designations: Office, Industrial/Warehouse Commercial/Office, Industrial/Warehouse/Office, and Office Commercial. The area has undergone redevelopment. In 2021, a multi-story parking structure was built near the building at 5701 Katella Avenue. In 2023, construction began on a 390,268-square-foot light industrial/office building at 5757 Plaza Drive, replacing a warehouse building. In 2024, the City Council approved the development of a light industrial/warehouse building at 5665 Plaza Drive.

Cypress View Limited Specific Plan

The Cypress View Limited Specific Plan, adopted in November 1985, encompasses 46.91 acres in the southern part of Cypress, situated southwest of the intersection of Valley View Street and Cerritos Avenue. This Specific Plan primarily focuses on the development of a light industrial and office complex with commercial uses located at the northeastern portion of the Plan boundary.

Cypress Business and Professional Center Specific Plan

Originally adopted in April 1990 and amended in June 2012 and April 2020, the Cypress Business and Professional Center Specific Plan covers 183.5 acres on the southern side of Cypress and permits a mix of commercial uses, senior housing, and related uses. The 2012 amendment clarified the exclusion of the former Cypress Golf Club property and introduced updated provisions, including the creation of Planning Area 9 from portions of Planning Areas 6, 7, and 8. The 2020 Amendment 19-1 further divided Planning Area 5 into two subareas: 5A (Professional Office), and 5B (Mixed-Use Commercial/Residential).

Boundaries include Katella Avenue to the south, Cerritos Avenue to the north, Walker Street to the east, and Denni Street/Lexington Avenue to the west. Areas transferred into the voter-approved Cypress Town Center and Commons Specific Plan in 2018, such as the Golf Course (35.7 acres, Planning Area 1) and Racetrack (124.7 acres, Planning Area 8), totaling 160.4 acres, were excluded from the Specific Plan.

The 2020 amended plan includes eight planning areas with the following land use designations: Mixed-Use Business Park/General Retail Commercial (Planning Area 2), Mixed-Use Business Park (Planning Areas 3 and 4), Professional Office (Planning Area 5A), Mixed-Use Commercial/Residential (Planning Area 5B), Professional Offices Hotel and Support Commercial (Planning Area 6), Cottonwood Church (Planning Area 7), and Mixed-Use Commercial/Senior Housing (Planning Area 9). A new land use designation for Mixed-Use Commercial/High-Density Residential was added in accordance with the 2021-2029 Housing Element Update.

Recent development in this area includes the Ovation at Flora Park senior housing project completed in 2019, a commercial center and assisted living facility built in 2022, and The Square mixed-use project at the northeast corner of Katella Avenue and Siboney Street.

The CBPSP area has evolved into a thriving business and commerce hub, attracting major national and international companies to establish their corporate offices and headquarters. The area serves the surrounding community, offering amenities such as major restaurants, retail centers, and hotels.



CBPSP Historical Aerial Imagery (1980), County of Orange (source: ocgis)



CBPSP Historical Aerial Imagery (1990), County of Orange (source: ocgis)

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1.4 Project Description

The CBPSP establishes a modernized and comprehensive framework for 439 acres within the Cypress Business Park, consolidating five existing Specific Plans into one cohesive document. This document did not incorporate the Warland/Cypress Business Center Specific Plan or the Cypress Town Center and Commons Specific Plan 3.0.

Many of the original Specific Plans adopted between 1978 and 1990s contained outdated language that no longer aligned with economic and regulatory needs. Examples include:

- Landscape requirements that did not comply with State and Golden State Water drought restrictions and water conservation laws.
- Inconsistencies with the Municipal Code, specifically in the Lusk-Cypress Industrial Park and McDonnell Center Amended Specific Plans.
- Outdated and undefined land uses, such as rubber stamp manufacturing, lithography, and animal feather processing.

The CBPSP updates and modernizes these standards, offering greater flexibility while adapting to the built-out nature of the business park and the evolving local economy. This allows the City to manage land uses more effectively while preserving the area's character.

The land use designations east of Walker Street are consolidated into three designations: Business Park, Commercial, and Professional Office. The original land use designations west of Walker Street remain largely unchanged, except where modified by the 2021-2029 Housing Element Update, which permits a residential density of 60 dwelling units per acre on specific properties.

Entitlements approved for the CBPSP include:

- **General Plan Amendment:** The Land Use Map and Land Use Element were updated to reflect the revised CBPSP boundaries and replace references to the five original Specific Plans with the CBPSP.

- **Zoning Ordinance Amendment:** Off-street parking requirements were updated for public facilities, restaurants, day care centers, hotels, motels, and personal services. Compact parking standards specific to the CBPSP area were also added.

  To maintain consistency with the CBPSP, several land use definitions were modernized, including those for distribution centers, logistics centers, research and development, warehouses, and personal services.

- **Specific Plan Amendment:** The following Specific Plans were repealed with the adoption of the Cypress Business Park Specific Plan: Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and associated Cypress Corporate Center Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and Amended and Restated Cypress Business and Professional Center Specific Plan and associated Amendment 19-1.

1.5 Specific Plan Location

The CBPSP is in the southern area of the City of Cypress within Orange County. Regional access to the Specific Plan area is provided by the San Gabriel River Freeway (Interstate 605), San Diego Freeway (Interstate 405), Garden Grove Freeway (State Route [SR] 22), Artesia Freeway (SR-91), and Beach Boulevard (SR-39). Local access is provided by Katella Avenue and West Cerritos Avenue (the east-west arterials) and Valley View Street and Knott Street (the north-south arterials).

The general land uses immediately surrounding the CBPSP area include a mix of residential and commercial uses to the north, and residential uses and public parks to the south. East and west of the CBPSP are outside of the Cypress city limits. Farther south of the Specific Plan boundaries, across the Rossmoor Storm Channel, is the Joint Forces Training Base in Los Alamitos. **Figure 1-1** identifies the Specific Plan Boundary.

1.6 Environmental Assessment

The City Council approved an Initial Study/Negative Declaration (IS/ND) for the CBPSP in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15162. The IS/ND is referenced as Appendix D to this Specific Plan.

1.7 Relationship to Other Plans

1.7.1 Relationship to the General Plan

Per California Government Code §65454, Specific Plans must be consistent with the jurisdiction's General Plan. As such, the General Plan was amended as discussed in Section 1.4.

The CBPSP implements several goals and policies within the General Plan. The following General Plan Land Use Element goals and policies directly apply to the CBPSP:

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Goal LU-1: Create a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial and open space/recreation uses, while providing adequate community services to City residents.

- **Policy LU-1.4:** Locate residential uses within close proximity of commercial centers to encourage pedestrian access, and to provide a consumer base for commercial uses.
- **Policy LU-1.6:** Continue to encourage business parks as the preferred method of accommodating light industrial growth.

Goal LU-2: Ensure that new development is compatible with surrounding land uses, the circulation network, availability of public facilities, and existing development constraints.

- **Policy LU-2.1:** Ensure a sensitive transition between commercial or business park uses and residential uses by implementing precise development standards with such techniques as buffering, landscaping, and setbacks.
- **Policy LU-2.2:** Where residential/commercial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.
- **Policy LU-2.3:** Encourage non-conforming uses and buildings to be brought into compliance with City codes.
- **Policy LU-2.7:** Encourage the provision of pedestrian linkages between adjacent commercial uses and commercial and residential uses to encourage pedestrian activity and reduce vehicle trips.

Goal LU-4: Improve urban design in Cypress to ensure that development is both architecturally and functionally compatible and to create identifiable neighborhoods, commercial, and business park districts.

- **Policy LU-4.2:** Encourage development projects to utilize high quality design for architecture and site planning through the City's design review process.

Goal LU-10: Carefully regulate future development in the Business Park to ensure the current high-quality environment is maintained.

- **Policy LU-10.1:** As a condition of development approval in the Business Park, consider the impacts of site utilization, access, and occupancy on traffic generation.
- **Policy LU-10.3:** Support the Orange County Congestion Management Program which requires traffic impact studies be prepared for most development proposals.

Goal LU-12: Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the Joint Forces Training Center (JFTC) Los Alamitos.

- **Policy LU-12.1:** Prohibit structures that are determined to be a "hazard" by the FAA because the proposed structure would:
  - Raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA-approved airport layout plan or a proposed procedure formally on file with the FAA);
  - Result in a loss in airport utility, such as causing the usable length of the runway to be reduced;
  - Conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.
- **Policy LU-12.2:** Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.).

Goal LU-14: Attract high quality businesses to Commercial and Business Park areas.

Goal LU-16: Continue to diversify the Cypress Business Park to maintain its competitiveness.

- **Policy LU-16.2:** Encourage the development of commercial land uses at key intersections in the business park, such as Katella Avenue/Valley View Street and Katella Avenue/Walker Street.

1.7.2 Relationship to the Zoning Ordinance

The City of Cypress Zoning Ordinance (Appendix I Zoning of the Municipal Code) provides the regulatory framework for the CBPSP area. The Zoning Ordinance allows for the creation of special purpose zoning districts, including the Planned Community zone (PC) and Planned Business Park (PBP) zone, which apply to the CBPSP. The PC zoning district facilitates the development of integrated, master-planned projects in areas that may benefit from unique design standards and land uses not otherwise possible under conventional zoning district regulations. The PBP zoning district supports the comprehensive, integrated development of compatible and complementary uses, including administrative, educational, and professional office, commercial centers, industrial park, open spaces, or any public or semi-public uses, all within a campus-like business park setting. Both zoning districts align with the business park land use designation in the General Plan.

1.7.3 Airport Environs Land Use Plan

Due to the proximity of the CBPSP area to the Joint Forces Training Base (JFTB) in Los Alamitos, all future land uses within the area must be compatible with airport operations. The CBPSP complies with the Airport Environs Land Use Plan (AELUP) for the JFTB, as adopted by the Airport Land Use Commission (ALUC). The primary objective of the AELUP is to safeguard the airport

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from encroachment by preventing incompatible land uses in its vicinity. Accordingly, all development within the CBPSP area will comply with height and noise limitations, as well as the notification requirements outlined in the AELUP for the JFTB. These measures ensure alignment with the safety protocols specified in the General Plan's Safety Element, which refers to the Joint Forces Training Center (JFTC) by its former name, the Armed Forces Reserve Center. By adhering to these guidelines, the CBPSP demonstrates a commitment to mitigating aviation hazards and safeguarding the operational integrity of the JFTB.

1.8 Specific Plan Organization

The CBPSP is organized by Chapter as follows:

Chapter 1. Introduction
This Chapter describes the purpose and intent of the CBPSP, its history, project description, scope, authority, compliance with CEQA, and its relationship to other plans.

Chapter 2. Existing Conditions
This Chapter explains the baseline conditions for the CBPSP including surrounding land uses, parcels, circulation, and economic conditions.

Chapter 3. Vision, Goals, and Policies
This Chapter establishes the vision of the CBPSP and describes the goals and associated policies.

Chapter 4. Land Use and Development Regulations
This Chapter establishes the land use designations, permitted land uses, and development regulations for the CBPSP. Permitted land uses are categorized by land use designation, while development standards are divided into three sections: properties east of Walker Street, properties west of Walker Street, and general development regulations applicable to all properties within the CBPSP area.

Chapter 5. Development Plan
This Chapter establishes the development concept for the CBPSP including circulation, water, wastewater, drainage, natural gas and electricity, and solid waste.

Chapter 6. Permit Procedures and Plan Implementation
This Chapter provides requirements for the development review and administration of the CBPSP.

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CHAPTER 2. EXISTING CONDITIONS

Existing Conditions within the CBPSP area

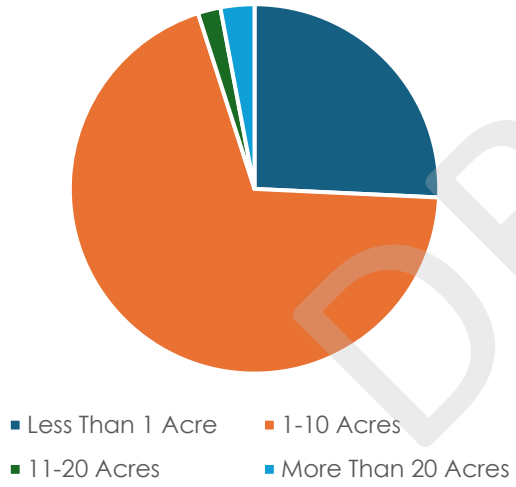
The following sections provide an overview of the existing conditions prior to the adoption of this Specific Plan, including surrounding land uses, parcel sizes, circulation, and economic conditions.

2.1 Surrounding Land Uses

As depicted in **Figure 2-1**, the CBPSP area was surrounded by a diverse range of land uses.

2.2 Parcels

The CBPSP area contained individual parcels ranging in size from less than half an acre to approximately 25 acres. There were over 100 parcels within the CBPSP, but only a few were less than one acre in size.

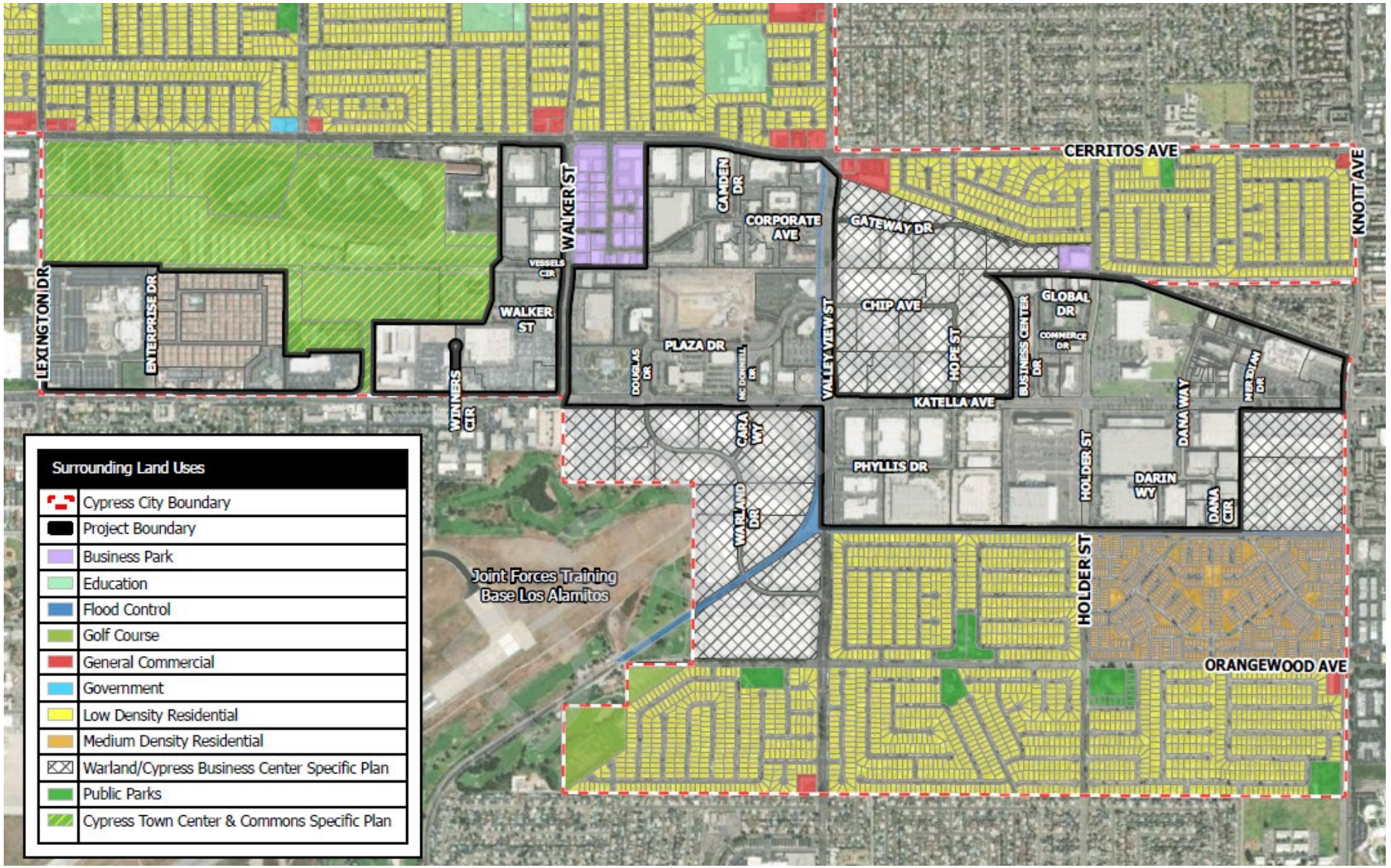


2.3 Circulation and Site Accessibility

Figure 2-2, Existing Street Classifications, illustrates the street network within and around the Plan Area prior to the adoption of the CBPSP, along with the functional classifications of each street. The circulation network is based on a grid system oriented north–south and east–west. Major roadways providing local and regional connectivity include Katella Avenue, Cerritos Avenue, Knott Street, Holder Street, Valley View Street, Walker Street, and Lexington Drive.

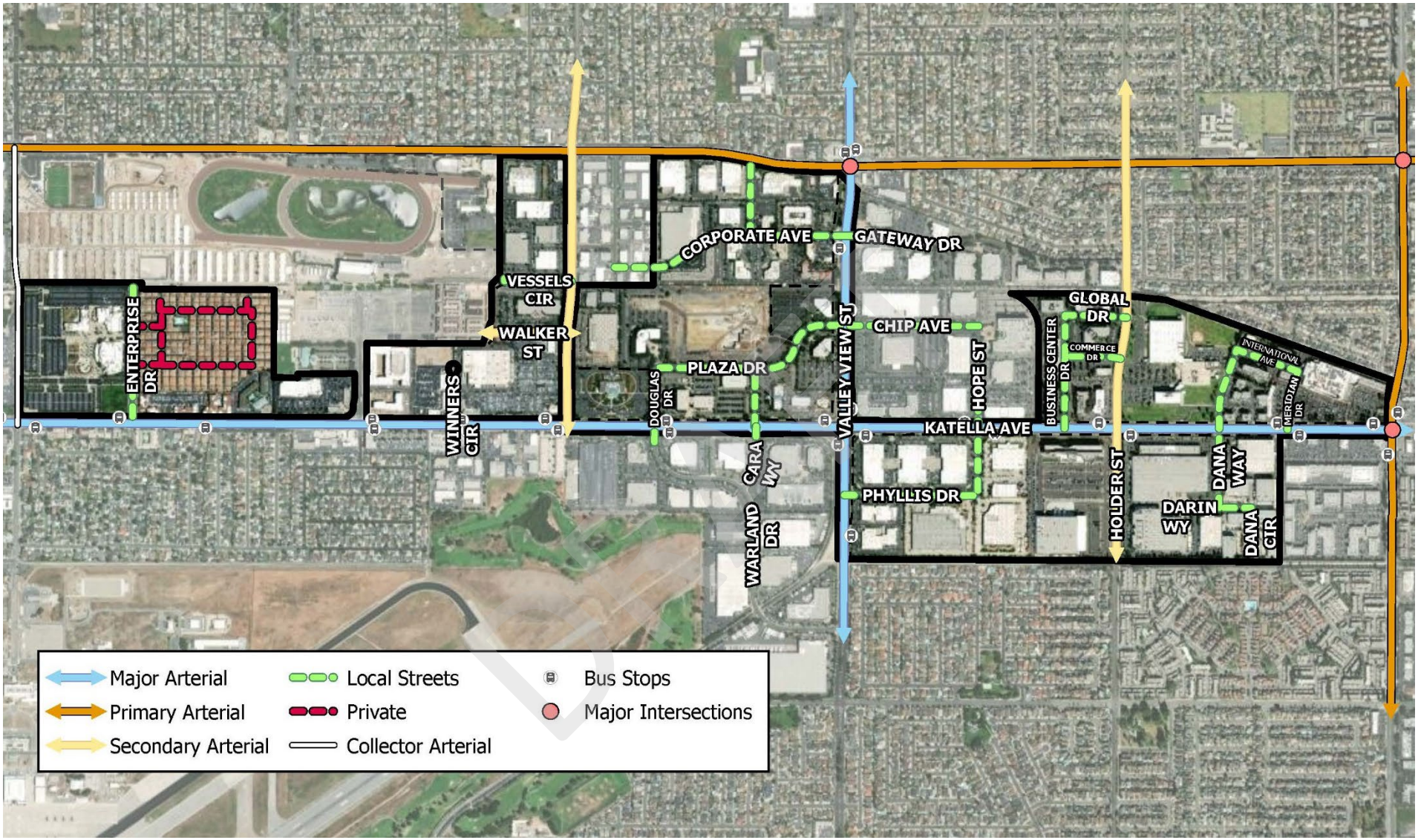
Figure 2-3, Existing Truck Routes, identifies the designated truck routes within the CBPSP area prior to the adoption of the CBPSP. These routes are designed to regulate truck traffic and minimize impacts on sensitive areas, such as residential neighborhoods, by directing trucks along streets with the least noise, vibration, and disruptions. The primary truck routes include Katella Avenue, Cerritos Avenue, Knott Street, Valley View Street, and Walker Street, with regional freeway access available via the Katella Avenue/I-605 Freeway (west of the CBPSP), Valley View Street/SR-22, and Bolsa Chica/I-405 Freeway (south of the CBPSP).

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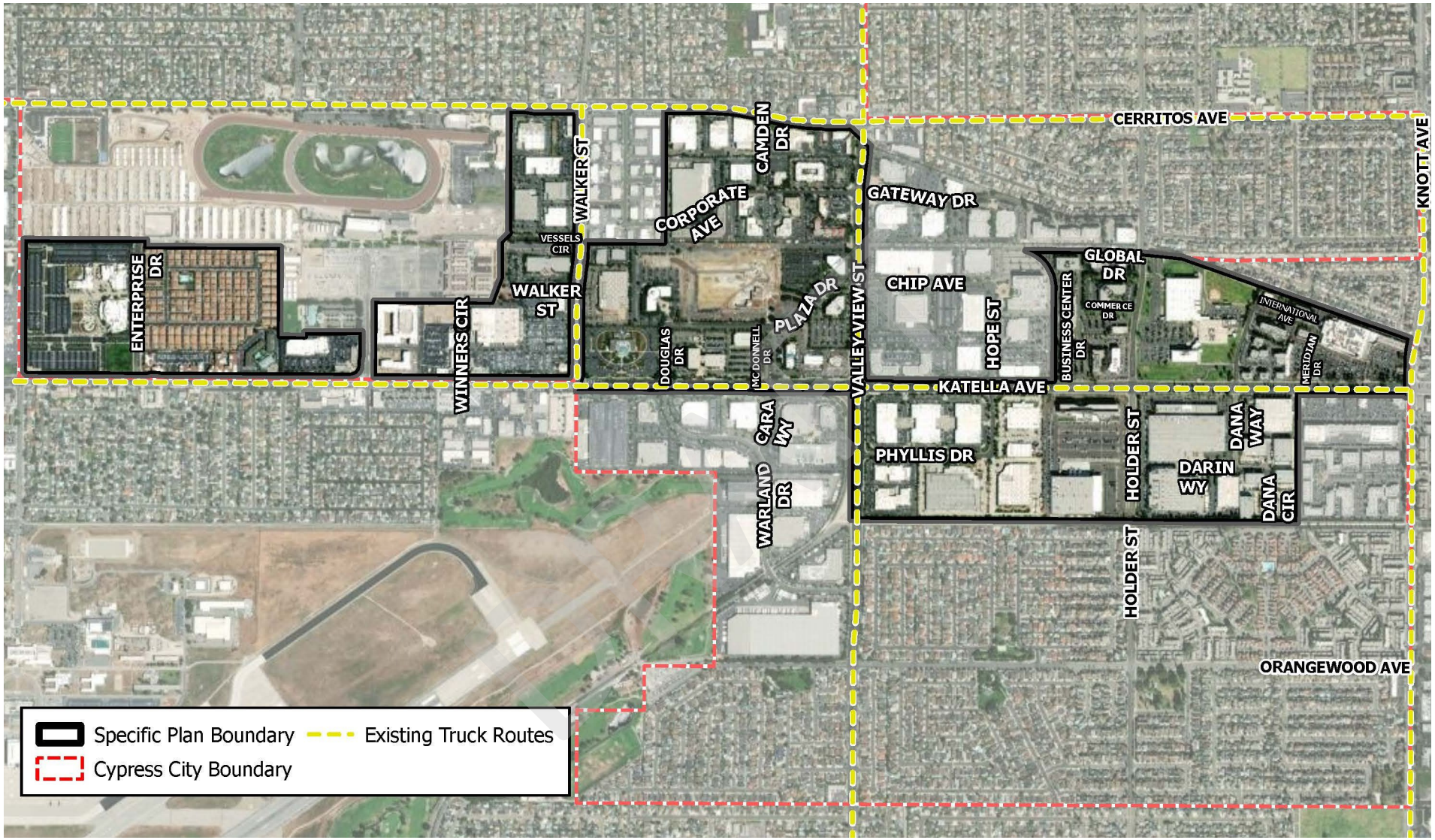
2-1 SURROUNDING LAND USES

Cypress Business Park Specific Plan (CBPSP)



2-2 EXISTING STREET CLASSIFICATIONS

Cypress Business Park Specific Plan (CBPSP)



2-3 EXISTING TRUCK ROUTES

Cypress Business Park Specific Plan (CBPSP)

2.4 Business Sector and Real Estate Market Analysis

The Business Sector and Real Estate Analysis (Appendix C) prepared by The Natelson Dale Group, Inc. (TNDG) provided an evaluation of economic conditions and development opportunities in Cypress and Orange County as they existed prior to the adoption of the CBPSP. This analysis supported the CBPSP by identifying key trends, challenges, and growth prospects that guided redevelopment and economic strategy as summarized below.

- *Development Potential*: Cypress is a largely built-out city, meaning future growth relies on redeveloping or optimizing underutilized sites. The analysis highlighted opportunities to expand industrial and office uses within the CBPSP area to align with market demand and attract targeted industries.
- *Industrial and Office Trends*: The industrial sector is characterized by demand for manufacturing space, driven by regional trends in e-commerce and advanced manufacturing. Office market conditions reflect shifts in workplace behavior, with a growing preference for flexible, high-quality office environments over traditional spaces.
- *Growth Projections*: Projections indicate potential demand for new industrial and office space in Cypress, particularly in specialized manufacturing and Class A office redevelopment. Class A office properties are premium, high-quality buildings with top-tier construction, amenities, and management. They attract prestigious tenants and command above-average rents. Meeting this demand requires targeted marketing and contemporary building offerings to remain competitive within the region.
- *Target Industries*: The analysis identified key industries for economic development, including manufacturing, aerospace, medical devices, and professional services. Emerging sectors, such as biopharmaceuticals and technology, also presented growth opportunities.
- *Supporting Uses*: Ancillary uses, such as retail and restaurant facilities, will continue to play a supporting role in the CBPSP area, catering to daytime workforce needs and enhancing the area's appeal as a business hub.

The analysis provided a framework for balancing market feasibility with long-term planning objectives. By fostering redevelopment, targeting high-growth industries, and modernizing existing assets, Cypress can enhance its economic competitiveness and attract high-value tenants to the CBPSP.





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CHAPTER 3. VISION, GOALS, AND POLICIES

The Vision for the CBPSP

3.1 Introduction and Vision

The CBPSP area has thrived as a regional employment hub, driven by streamlined administrative processes, proactive partnerships with business park owners, and its strategic proximity to Los Angeles. Its success is further supported by a commitment to quality design, efficient infrastructure, and amenities that enhance the quality of life for workers and residents.

The vision for the CBPSP area is to sustain its long-standing success while adapting to evolving opportunities and needs. It is envisioned as a dynamic, innovative, and vibrant hub that attracts top industries, fosters economic growth, and creates job opportunities. By embracing modern technologies, sustainable practices, and forward-thinking developments, the CBPSP aims to cultivate a collaborative and entrepreneurial ecosystem across sectors like technology, research and development, manufacturing, and finance.

To achieve this, the Specific Plan update provides a clear and comprehensive set of modernized development regulations, focusing on four key areas:

1. Integration and cohesion of Specific Plans
2. Modernization of terminology and definitions
3. Clear and uniform entitlement and permitting requirements
4. Future-Proofing the Specific Plan

By building on past achievements and embracing future opportunities, the CBPSP continues to solidify its role as a premier business destination and a source of community pride.

3.2 Goals and Policies

The CBPSP is centered around a set of overarching goals that have been instrumental in guiding the comprehensive update and modernization efforts. Each goal is supplemented by supporting policies.

Goal 1: Integration and Cohesion of Specific Plans

Policy 1.1: Merge Separate Specific Plans

- Consolidate five existing Specific Plans within the Cypress Business Parks into a single cohesive document to eliminate redundancies and inconsistencies.
- Preserve the strengths and unique characteristics of each Specific Plan while establishing a unified vision for the Business Park.
- Promote development by integrating flexible standards to minimize limitations on quality development and design.

Policy 1.2: Foster Connectivity and Collaboration

- Promote collaboration among Business Park businesses and stakeholders to promote synergies and shared resources.
- Incorporate design elements that foster walkability, connectivity, and interaction, enhancing the overall sense of community within the Business Park.

Policy 1.3: Embrace Sustainable Practices

- Integrate environmentally friendly practices and green building standards, including renewable energy and efficient water management, to support sustainable development in the Business Park.

Policy 1.4: Foster Innovation and Technology

- Attract and accommodate tech-based industries by fostering a research-friendly environment and a culture of innovation.
- Ensure flexibility in land uses to adapt to the market needs.

Goal 2: Modernize Terminology and Definitions

Policy 2.1: Update Language and Terminology

- Update terminology to align with current industry standards and planning principles, ensuring consistency, clarity, and comprehension.

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- Incorporate terminology that reflects contemporary sustainability and climate resilience principles, aligning with modern planning practices.

Goal 3: Clean and Uniform Entitlement and Permitting Requirements

Policy 3.1: Streamline Permitting Process

- Simplify and streamline the entitlement and permitting process to reduce delays, ensuring a transparent and efficient system with clear guidelines and timelines.

Policy 3.2: Facilitate Public-Private Partnerships

- Leverage public-private partnerships to enhance infrastructure and community amenities by fostering collaboration between the public sector, private developers, and the local community.

Goal 4: Future-Proof the Specific Plan

Policy 4.1: Continual Review and Updates

- Regularly review and update the CBPSP to align with industry trends, best practices, and evolving economic, environmental, and social conditions.

Policy 4.2: Flexibility for Future Growth

- Ensure the CBPSP remains flexible to support future growth and business expansion and evolving industry needs, including strategies for adaptive reuse of buildings and vacant spaces.

Policy 4.3: Anticipate Transportation Needs

- Consider future transportation needs, such as autonomous vehicles and transportation network advancements, while promoting mobility options that reduce reliance on single-occupancy vehicles and enhance accessibility.

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CHAPTER 4. LAND USE AND DEVELOPMENT REGULATIONS

Development Standards and Guidelines for the CBPSP

4.1 Purpose

This Chapter is applicable to all developments within the CBPSP area. These development standards are fundamental to achieving the goals of the Specific Plan and address key components such as building design, parking, landscaping, walls, fencing, and signage. To further advance the objectives of the Specific Plan, the approving authority may impose additional conditions on projects requiring discretionary approval.

4.2 Land Use Designations and Permitted Uses

4.2.1 Purpose of the Land Use Designations

As shown in **Figure 4-1, Specific Plan Land Use Map**, the CBPSP is comprised of nine land use designations and one overlay. The purpose of each designation and overlay is described below.

Business Park (BP)
The BP land use designation is the largest designation within the CBPSP Area. The BP land use designation is intended for high-quality mid-rise structures in a campus-style setting. It allows for offices, research and development facilities, and compatible light manufacturing, fostering a functional and collaborative environment tailored to business needs and economic vitality while supporting a range of industries.

Commercial (CO)
The CO land use designation is intended for high-quality mid-rise structures and allows for a mix of retail, office, and service establishments. It aims to create a vibrant, diverse commercial area along major corridors such as Cerritos Avenue, Katella Avenue, and Valley View Street.

Professional Office (PO)
The PO land use designation is intended for professional and administrative offices and multi-tenant buildings, creating a focused and efficient area for professional activities.

Professional Office and Hotel Support Commercial (PO/HSC)
The PO/HSC land use designation is intended for professional offices and commercial facilities supporting the hotel industry, creating a balanced and economically viable area for both office-based businesses and hospitality needs.

Mixed-Use Business Park (MUBP)
The MUBP land use designation is intended for research and development, compatible light manufacturing, administrative and professional offices, and contemporary commercial business to support a range of industries.

Mixed-Use Business Park/General Retail Commercial (MUBP/GRC)
The MUBP/GRC land use designation is intended to facilitate a combination of research, development, and business activities, with integrated retail spaces, fostering a dynamic and cohesive urban environment. It allows for research facilities, development laboratories, light manufacturing, and neighborhood shopping centers, creating a versatile area that supports economic growth and meets the diverse needs of businesses and the community.

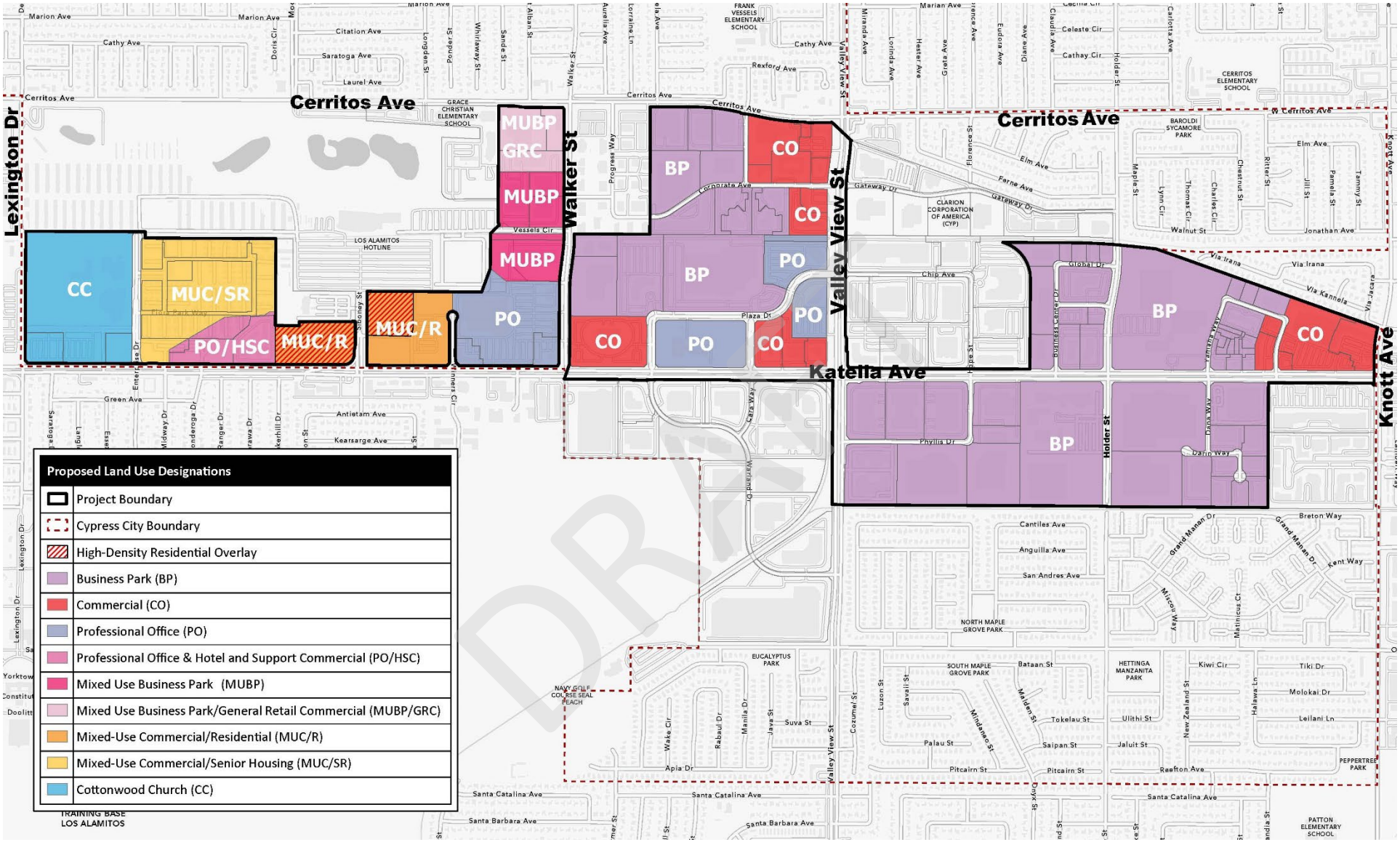
Mixed-Use Commercial/Senior Housing (MUC/SR)
The MUC/SR land use designation is intended to accommodate commercial development alongside senior housing and related uses, while maintaining the integrity of the business park.

Mixed-Use Commercial/Residential (MUC/R)
The MUC/R land use designation is intended to accommodate commercial development alongside various types of housing, particularly multi-family housing and related uses. This designation encourages mixed-use projects to foster a vibrant community, while being limited to a specified area to preserve the integrity of the business park.

Cottonwood Church (CC)
The CC land use designation is exclusively designated for public and semi-public uses. Permitted uses and development standards for this land use designation shall meet the requirements of the PS-1A (public and semi-public) zoning district.

High-Density Residential Overlay (HDR Overlay)
The HDR Overlay is established to maximize housing production and contribute to the City's Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period, as outlined in the 2021-2029 Housing Element. The HDR Overlay is applied to the MUC/R land use designation, as shown in the land use designation map, and permits up to 60 dwelling units per acre.

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4-1 SPECIFIC PLAN LAND USE MAP

Cypress Business Park Specific Plan (CBPSP)

4.2.2 Land Uses and Permit Requirements

The Permitted Use Table outlines four land use types: Permitted Uses ("P"), Conditional Uses ("C"), Prohibited Uses ("–"), and Uses Requiring Planning Director Approval ("PD"). See Section 31 of the Cypress Zoning Ordinance for definitions. The Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council.

Table 4.2.2 – Permitted Use Table

Permitted Use	BP (1)	CO	PO (2) (3)	PO/HSC (2) (3)	MUBP (2) (3)	MUBP/GRC (2) (3) (4)	MUC/R (2) (5)	HDR Overlay (2) (5)	MUC/SR (2)	CC (2)
Professional Office Uses										
Medical, Dental, Veterinary and Related Health Services	P	P	P	P	P	P	P	P	P	(2)
Professional and Administrative Offices	P	P	P	P	P	P	P	P	P	
Industrial Park Uses										
Distribution Center	C	–	–	–	C	–	–	–	–	–
Light Manufacturing, General Assembly, and Food & Beverage Facilities	P	–	–	–	P	P	–	–	–	–
Logistic Facilities	–	–	–	–	–	–	–	–	–	–
Machine Shop and Machinery Manufacturing	P	–	–	–	P	P	–	–	–	–
Public Utility, Public Works, Postal, and Support Facilities	C	P	C	C	C	C	C	C	C	(2)
Repair and Maintenance, Consumer Products	P	–	–	P	P	P	–	–	–	–
Research and Development (R&D)	P	–	–	P	P	P	–	–	–	–
Indoor Storage Facilities	P	–	–	–	C	C	–	–	–	–
Warehouse	P	–	–	–	C	C	–	–	–	–
Commercial Uses										
Automotive Sales and Services	–	–	–	P (9)	C	C	C	C	C	–
Bars/Liquor Establishments (On-Site Consumption)	–	C	–	C	C	C	C	C	C	–
Catering and Related Services	–	–	–	C	C	C	C	C	C	–
Retail Stores, General Merchandise	(6)	P (7) (8)	–	P (9)	–	P (8)	P	P	P	–
Gasoline Service Station	–	C	C	C	C	C	C	C	C	–
Health/Fitness Centers	C	C	–	C	C	C	C	C	C	–
Hotels/Motels	C	C	–	C	–	C	C	C	C	–
Indoor Amusement, Entertainment Facility, and Related Services	–	–	–	C	C	C	C	C	C	–
Personal Services, General	–	P	–	P (9)	–	P	P	P	P	–

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Permitted Use	BP (1)	CO	PO (2) (3)	PO/HSC (2) (3)	MUBP (2) (3)	MUBP/GRC (2) (3) (4)	MUC/R (2) (5)	HDR Overlay (2) (5)	MUC/SR (2)	CC (2)
Restaurant without Alcohol Sales	P	P	P	P	P	P	P	P	P	–
Restaurant with Alcohol Sales	C	C	C	C	C	C	C	C	C	–
Restaurant with Drive-Thru	–	C	C	C	C	C	C	C	C	–
Restaurant with Outdoor Seating	C	P	P	P	P	P	P	P	P	–
Restaurant with Playland	P	P	P	P	P	P	P	P	P	–
Restaurant, Take-Out	C	P	C	C	P	P	P	P	P	–
Shopping Center	–	C	–	–	–	C	C	C	C	–
Storage Yards (Public)	–	–	–	–	–	–	–	–	–	–
Small Animal Hospitals and Animal Boarding	–	–	C	C	C	C	P	P	P	–
Public/Institutional Uses										
Child Day Care and Related Services	C (10)	C	C	C	C	C	C	C	C	(2)
Conference Facilities, Theaters, Auditoriums, and Other Public Assembly	–	C	–	P (9)	C	C	C	C	C	(2)
Educational Institutions, Trade Schools, Other Private Schools	C	C	C	C	C	C	C	C	C	(2)
Residential Uses										
Accessory Uses (Pool/spa, fitness rooms, business centers, leasing offices)	–	–	–	–	–	–	P	P	P	–
Accessory Dwelling Units	–	–	–	–	–	–	P	P	P	–
Assisted living facilities	–	–	–	–	–	–	C	C	P	–
Senior Housing	–	–	–	–	–	–	P	P	P	(2)
Single-Family Dwellings	–	–	–	–	–	–	P	P	P	–
Condominiums/town houses	–	–	–	–	–	–	P	P	P	–
Multi-family dwelling units	–	–	–	–	–	–	P	P	P	–
Home Occupations	–	–	–	–	–	–	P	P	P	–
Caretaker/employee housing	–	–	–	–	–	–	-	-	P	–
Other Uses										
Stand Alone Parking Lots and Parking Structures	C	C	C	C	C	C	C	C	C	–
Uses similar with the intent of the district as determined by the Planning Director	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD

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(1) To ensure that the quality of living is maintained in the residential neighborhood south of the Stanton Storm Channel, development adjacent to the channel shall be limited to warehouse/research and development uses, which will serve to minimize light, glare, noise, vehicle emissions, and obstruction of views.

(2) In addition to the permitted uses listed in this column, all permitted land uses within the PS-1A (Public and Semi-Public) zoning district, as identified in Table 2-15 of Subsection 2.08.030 of the Cypress Zoning Ordinance, shall also be permitted on property located west of Walker Street, subject to the applicable permit requirements listed therein.

(3) In addition to the permitted uses listed in this column, all conditionally permitted land uses in Table 2-11 of Subsection 2.07.030 of the Cypress Zoning Ordinance, shall also be conditionally permitted on property located west of Walker Street.

(4) In addition to the permitted uses listed in this column, all permitted land uses (except for Residential uses) within the CG (Commercial General) zoning district, as identified in Table 2-6 of Subsection 2.06.030 of the Cypress Zoning Ordinance, shall also be permitted, subject to the applicable permit requirements listed therein.

(5) In addition to the permitted uses listed in this column, all permitted land uses within the RM-20 (Multiple Family) zoning district, as identified in Table 2-2 of Subsection 2.05.030 of the Cypress Zoning Ordinance, shall also be permitted, subject to the applicable permit requirements listed therein.

(6) Only permitted as an accessory use on the same site as a permitted use within the BP land use designation.

(7) Only permitted within shopping centers and strip malls with at least 15,000 square feet.

(8) Stand-alone uses that are not within a shopping center require a Conditional Use Permit.

(9) Use shall be integrated into a hotel facility.

(10) Permitted only as ancillary to office uses.

- All uses shall be conducted within a completely enclosed building, except for temporary uses. Temporary uses shall be permitted throughout the CBPSP pursuant to Subsection 4.19.040 of the Cypress Zoning Ordinance.
- Design Review shall be required for all new buildings, additions, structures, and sign programs that meet all development and design standards. The Planning Director may refer any Design Review application to the City Council as a Site Plan Review for final determination.
- Development projects that do not comply with the development standards and/or design standards, and are not eligible for an Adjustment, require Site Plan Review approval pursuant to Chapter 6.

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4.3 Development Standards

This section establishes the development standards such as building height, setbacks, and off-street parking for each land use designation within this Specific Plan, organized as follows:

Section 4.3.1 Development standards applicable to all properties located east of Walker Street.

Section 4.3.2 Development standards applicable to all properties located west of Walker Street.

Section 4.3.3 Development standards applicable to all properties within the Specific Plan area, covering landscaping, truck and loading areas, architectural and site design, fences and walls, lighting, screening and noise attenuation, waste disposal, utilities, and signage.

Section 4.3.4 Edge design standards

The City may apply further standards depending on the specific use, as outlined in Section 17 (Standards for Specific Land Uses) of the Cypress Zoning Ordinance.

General Provisions:

1. All construction and development within the Specific Plan area shall comply with applicable provisions of the California Building Code, the California Residential Code and the various related codes as currently adopted by the City Council. In case of a conflict the Planning Director and Director of Public Works shall resolve the conflict by written determination in a manner consistent with the goals, objectives, and policies of this Specific Plan.

2. Setbacks are measured as the perpendicular distance from the existing or planned street right-of-way line, or property line, to the foundation point of the closest structure.

3. If an issue arises that is not clearly covered, the Director of Community Development will use the most relevant City of Cypress Zoning Ordinance regulations as guidelines. This provision does not allow uses or procedures not specifically permitted by this Specific Plan or the Zoning Ordinance.

4. Abandoned vehicles or trailers, as defined by the Cypress Police Department, shall not be parked or stored on any property within the Specific Plan area unless fully enclosed in a building.

5. Deviations and modifications to the development standards are permitted subject to the provisions in Chapter 6.

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4.3.1 Development Standards Applicable to Property Located East of Walker Street

The provisions in this section are applicable to property located east of Walker Street, which includes the land use designations provided in **Figure 4-2.**

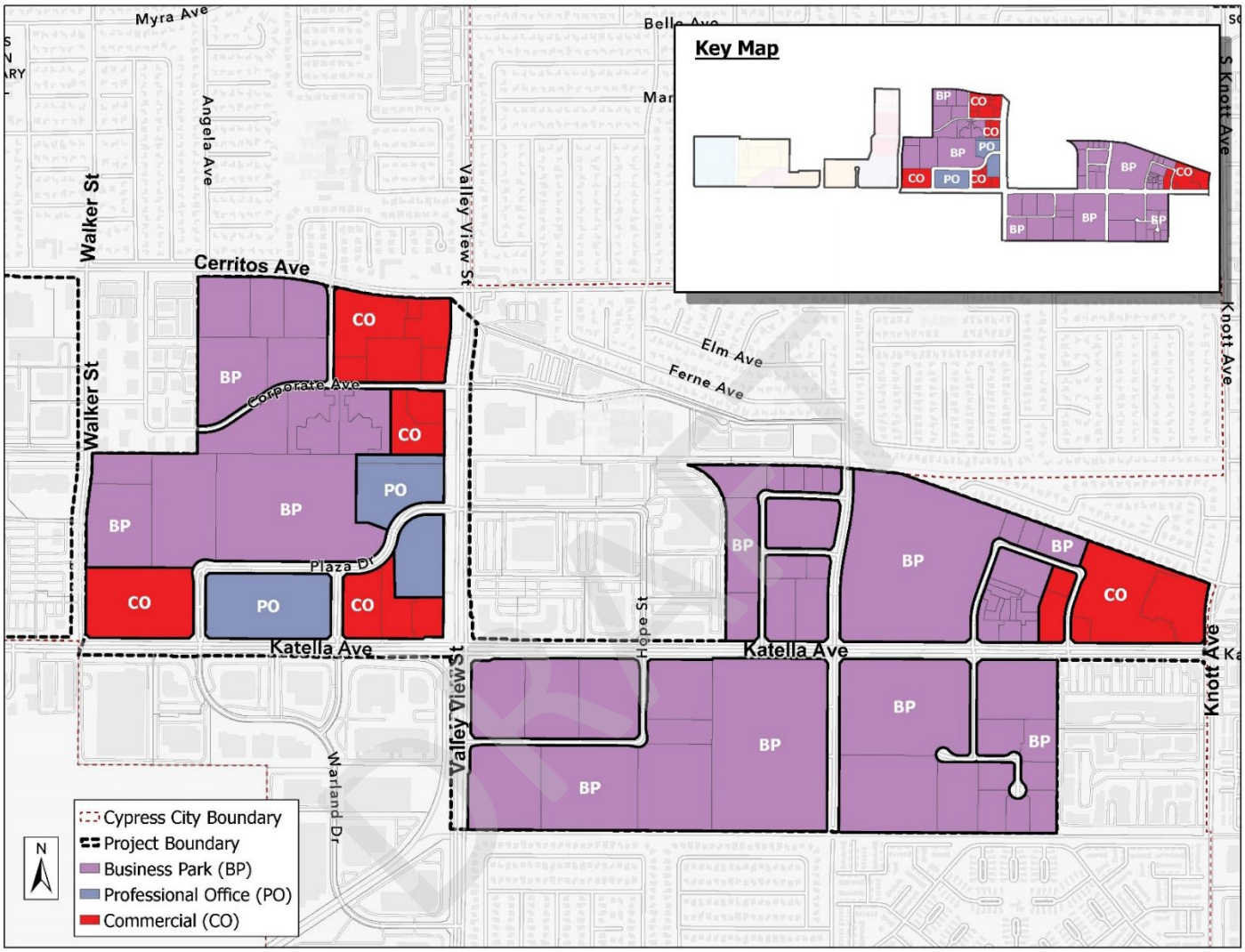


Figure 4-2 Property Located East of Walker Street

Table 4.3.1 – General Development Standards (East of Walker Street)

Development Feature	Development Standard	
	BP	**CO, PO**
Maximum Floor Area Ratio	See General Plan Land Use Element	
Maximum Building Height [1] [2]	55 ft	
Minimum Front Yard and Street Side Yard Setbacks [3]		
Adjacent to Camden Dr	–	15 ft
Adjacent to Cerritos Ave	40, 50, or 100 ft [4]	
Adjacent to Corporate Ave	–	15 ft
Adjacent to Douglas Dr	–	20 ft
Adjacent to Holder St	20 ft	–
Adjacent to Katella Ave	20 ft	
Adjacent to a Local Street [5]	15 ft	
Adjacent to McDonnell Dr	–	20 ft
Adjacent to Plaza Dr	20 ft	
Adjacent to Valley View St	0 [6] or 20 ft	0 ft [6]
Adjacent to Knott Ave	–	20 ft
Adjacent to Walker St	30 ft [7]	
Minimum Interior Side Yard and Rear Yard Setbacks		
Adjacent to Business Park or Commercial Parcels	5 ft	
Adjacent to Residential Uses	40 ft	
Adjacent to Stanton Storm Channel	40 ft [8]	–
Minimum Surface Parking Setback from a Street	10 ft	
Minimum Parking Structure Setback from a Street	15 ft	
Off-Street Parking [9] [10] [11] [12]	See CZO § 2.07.050 and § 14	See CZO § 2.06.050 and § 14

"–" = Not applicable

[1] Building heights for uses adjacent to the Stanton Storm Channel shall not exceed two stories and 40 feet (measured from average natural grade) to protect quality of life for nearby residents.

[2] Applicants proposing structures that penetrate the 100:1 Notification Surface must file a Form 7460-1, Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA) in compliance with Federal Aviation Regulations (FAR) Part 77. A copy of the FAA application must also be submitted to the Airport Land Use Commission (ALUC), and the applicant must provide the City with FAA and ALUC responses. Structures shall not penetrate FAR Part 77 Obstruction—Imaginary Surfaces for Joint Forces Training Base – Los Alamitos unless found consistent by the ALUC. For purposes of Part 77 FAR and ALUC, the maximum building height includes any roof mounted equipment and/or architectural details.

[3] Raised planters up to 3 feet in height shall maintain an 18-inch setback from street-front property lines. Raised planters over 3 feet, flag poles, and banner mounts shall observe the minimum surface parking setback requirement. All installations must maintain safe sight lines for pedestrian and vehicular traffic.

[4] Along Cerritos Ave, buildings 40 feet high or less shall provide a minimum 40-foot setback. Buildings over 40 feet high and up to 45 feet high shall provide a minimum 50-foot setback. Buildings over 45 feet high and up to 55 feet high shall provide a minimum 100-foot setback.

[5] Local Streets are those not designated as Major, Primary, or Secondary Roadways in the General Plan. Examples include: Phyllis Drive, Hope Street, Business Center Drive, Commerce Drive, Global Drive, Yamaha Way, International Avenue, Meridian Drive, and Corporate Avenue.

[6] For properties north of Katella Avenue and adjacent to Valley View Street, a 0-foot setback from the property line is permitted because the 60-foot wide Bolsa Chica Channel separates the site from the Valley View Street right-of-way. This condition results in a 68-foot landscaped setback for buildings and parking structures, and a 38-foot landscaped setback for surface parking, both measure from the curb. Landscaping, surface parking, and access roads may be located over the channel with approval from the Orange County Flood Control District.

[7] Walker Street shall have a minimum 30-foot setback for front and street side yards, and a minimum 20-foot setback from the property line to surface parking.

[8] Or a distance equal to the height of the building, whichever is greater.

[9] A developer may submit a parking study during project review to justify adjustments to the required parking. If approved, the project may follow adjusted parking standards based on the study's findings.

[10] Driveways providing access to the rear of a building must be at least 25 feet wide and kept clear of obstructions. If the driveway runs along the side of a building with openings, the minimum width increases to 30 feet.

[11] All driveway access points must maintain adequate sight distance to ensure safe visibility for drivers. No structures, signs, landscaping, and other objects may block the line of sight. Staff will verify compliance during project review.

[12] No overnight parking of vehicles shall be allowed other than those used in conjunction with a permitted use.

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4.3.2 Development Standards Applicable to Property Located West of Walker Street

The provisions in this section are applicable to property located west of Walker Street, which includes the land use designations provided in **Figure 4-3.**

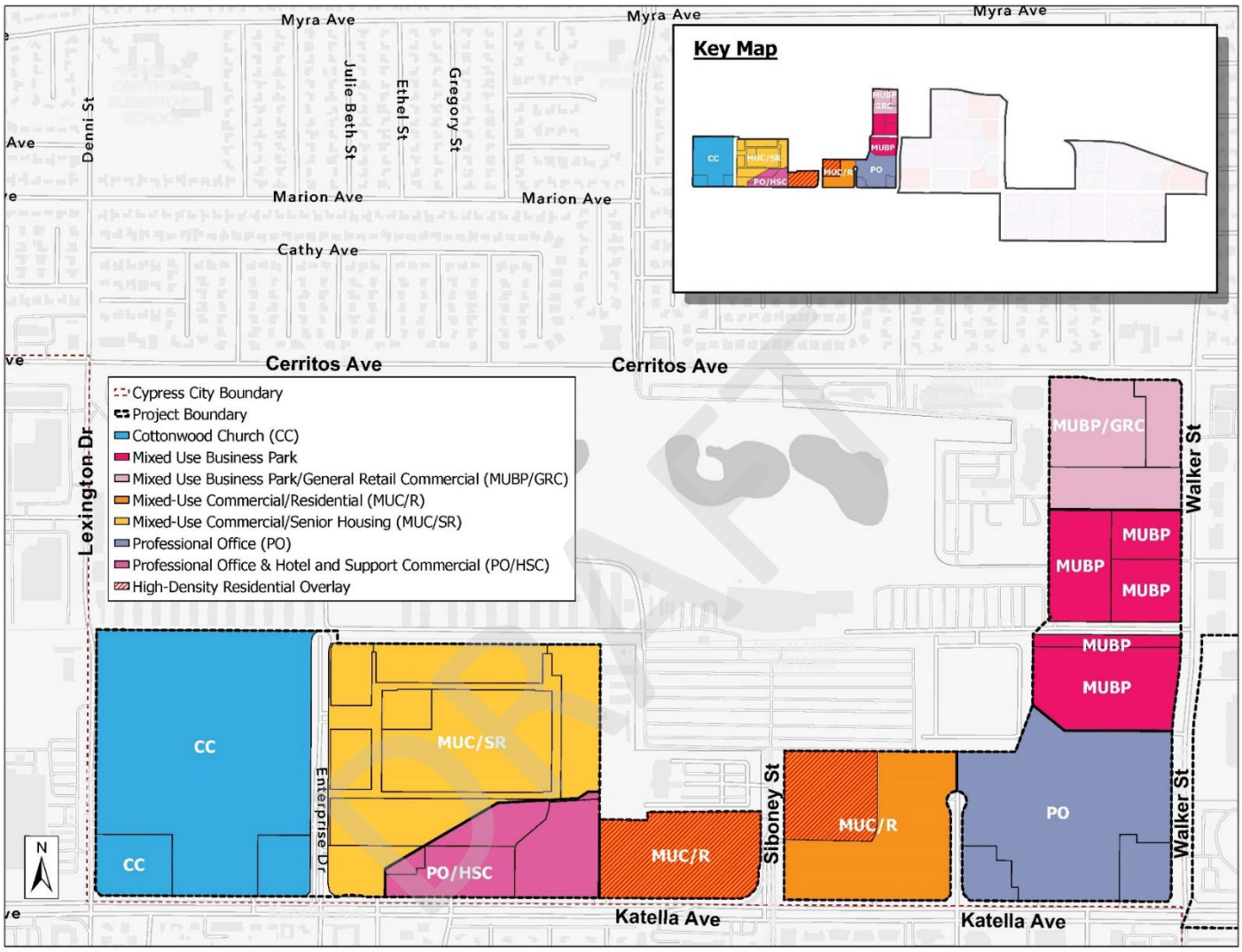


Figure 4-3 Property Located West of Walker Street

Table 4.3.2 – General Development Standards (West of Walker Street)

Development Feature	PO, PO/HSC		MUBP, MUBP/GRC		MUC/SR (1), MUC/R, HDR Overlay				CC
	PO	HSC	MUBP	GRC	MUC	SR (2) (3)	R (2) (3)	HDR Overlay (2) (3)	
Minimum Lot Area	20,000 ft²	20,000 ft²	20,000 ft²	20,000 ft²	10,000 ft²	10,000 ft²	10,000 ft²	10,000 ft²	
Minimum Parcel Width	100 ft (4)	100 ft (4)	100 ft (4)	100 ft (4)	50 ft	100 ft	50 ft	50 ft	
Minimum Parcel Depth	–	–	–	–	–	100 ft	–	–	(23)
Maximum Site Coverage	(5)	(5)	(5)	(5)	–	60%	(5)	(5)	
Maximum Floor Area Ratio	See General Plan Land Use Element (GP LUE)					–	–	–	See GP LUE
Maximum Density	–	–	–	–	–	20 du/ac (6)	19 du/ac	60 du/ac	
Maximum Building Height	99 ft (7)	99 ft (7)	50 ft (7, 8)	50 ft (7, 8)	99 ft (7)	55 ft (7)	99 ft (7)	99 ft (7)	
Minimum Front Yard Setbacks	(9)	(9)	–	–	–	10 ft	–	–	
Katella Avenue	–	–	–	–	25 ft (10)	–	15 ft	15 ft	
Siboney Street	–	–	–	–	10 ft	–	10 ft	10 ft	
Winners Circle	–	–	–	–	10 ft	–	10 ft	10 ft	
Cerritos Avenue	–	–	40 ft (11)	40 ft (11)	–	–	–	–	
Walker Street	30 ft (12)	–	30 ft (12)	30 ft (12)	–	–	–	–	
Minimum Street Side Yard Setbacks	(9)	(9)	–	–	–	10 ft	–	–	
Katella Avenue	–	–	–	–	25 ft (10)	–	15 ft	15 ft	
Siboney Street	–	–	–	–	10 ft	–	10 ft	10 ft	
Winners Circle	–	–	–	–	10 ft	–	10 ft	10 ft	
Cerritos Avenue	–	–	40 ft (11)	40 ft (11)	–	–	–	–	
Walker Street	30 ft (12)	–	30 ft (12)	30 ft (12)	–	–	–	–	
Minimum Side Yard Setbacks	–	–	–	–	–	5, 10 ft (13)	–	–	
Minimum Rear Yard Setbacks	–	–	–	–	–	5 ft	–	–	(23)
Minimum Setbacks to Adjacent Uses	–	–	–	–	–	–	–	–	
Town Center Specific Plan Uses	–	–	–	–	–	–	5 ft (14)	5 ft (14)	
Mixed-Use Business Park or Commercial Uses	–	–	5 ft (15)	5 ft (15)	5 ft (15)	–	–	–	
Distance Between Structures on the Same Parcel	–	–	–	–	–	(16)	–	–	
Off-Street Parking (17)	See CZO § 2.06.050 and § 14					See CZO § 2.05.050 and § 14 (18) (19)	See CZO § 2.05.050 and § 14 (20)	See CZO § 2.05.050 and § 14 (20)	
Minimum Landscape Coverage	–					25% (21)			
Minimum Common Open Space	–					200 ft²/du (22)			
Minimum Private Open Space	–					50 ft²/du			

"– " = Not applicable

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(1) As an alternative to meeting the parking requirements in this Specific Plan or the Zoning Ordinance, a developer may submit a parking study during the review process to justify adjustments. If approved, the parking requirements for the project may differ from those in this Specific Plan or the Zoning Ordinance based on the study's findings.

(2) Accessory Dwelling Units: Refer to Subsection 3.17.200 (Accessory dwelling units) in the Cypress Zoning Ordinance for objective standards applicable to all accessory dwelling units.

(3) Multi-Family Residential: Refer to Subsection 3.17.310 (Objective standards for multi-family dwellings) in the Cypress Zoning Ordinance for objective site planning and design standards applicable to all multi-family residential development.

(4) Along a street frontage.

(5) Site coverage, defined as the building-ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces.

(6) The maximum allowable density within the MUC/SR land use designation shall be 20 du/ac, provided that an assisted living facility shall not be considered a multi-family dwelling and no portion of any such facility shall constitute a dwelling unit.

(7) In compliance with Federal Aviation Regulations (FAR) Part 77, applicants proposing structures that penetrate the 100:1 Notification Surface must file a Form 7460-1, Notice of Proposed Construction or Alteration with the Federal Aviation Administration (FAA). A copy of the FAA application must also be submitted to the Airport Land Use Commission (ALUC), and the applicant must provide the City with FAA and ALUC responses. Structures shall not penetrate FAR Part 77 Obstruction—Imaginary Surfaces for Joint Forces Training Base – Los Alamitos unless found consistent by the ALUC. For purposes of Part 77 FAR and ALUC, the maximum building height includes any roof mounted equipment and/or architectural details.

(8) Buildings adjacent to Cerritos Avenue shall not exceed 40 feet in height.

(9) All buildings 45 feet in height or less shall have a minimum setback of 25 feet. All buildings greater than 45 feet in height but less than 85 feet in height shall have a minimum 100-foot setback. All buildings greater than 85 feet in height shall have a minimum 200-foot setback.

(10) Katella Avenue shall have a minimum front and street side yard building setback of 25 feet. The first 20 feet of the 25-foot building setback shall be landscaped.

(11) Adjacent to Cerritos Avenue, all buildings shall have a minimum 40-foot setback. The first 20 feet adjacent to the street must be landscaped.

(12) Walker Street shall have a minimum front and street side yard setback of 30 feet. The minimum distance from the property line to surface parking shall be 20 feet.

(13) For single-story dwellings, the interior side yard setbacks shall be 5 feet and for two-story dwellings, the interior side yard setbacks shall be 10 feet.

(14) Applies to interior setback from the Town Center Specific Plan, measured from the property line.

(15) Along property lines that separate mixed use business park or commercial uses there shall be a setback of 5 feet, which may be reduced to 0 feet, subject to approval from the Design Review Committee.

(16) The minimum distance between structures on the same parcel, where neither structure exceeds 15 feet in height, shall be 6 feet. The minimum distance between structures on the same parcel, where one or both structures exceed 15 feet in height, shall be 10 feet.

(17) No overnight parking of vehicles shall be allowed other than those used in conjunction with a permitted use.

(18) Parking requirements shall conform to the Cypress Zoning Ordinance, with the exception that senior housing must provide a minimum total of one garage space for each dwelling unit and one uncovered guest space for every 20 dwelling units.

(19) For minimum driveway widths, see Table 2-3 in Subsection 2.05.040 (Residential zoning district general development standards) of the Cypress Zoning Ordinance.

(20) Parking requirements shall conform to the Cypress Zoning Ordinance, with the exception that residential developments must provide a minimum of 1.65 spaces per dwelling unit, which includes 0.2 spaces per unit designated for visitor parking.

(21) Includes pedestrian walkways, drives, and hardscape improvements.

(22) Common Open Space shall be devoted to landscaping, patios, enclosed club and fitness rooms, and outdoor facilities such as recreational facilities, pools, and areas devoted to dogs. These areas can include pedestrian walkways, drives and hardscape improvements to support access and use of the common open space/recreational facilities. The above listed common open space facilities may be counted towards credit for private open space facilities under Article VI in Chapter 25 (Subdivisions) of the Cypress City Code.

(23) The development standards applicable to the PS-1A Zoning District in Cypress Zoning Ordinance shall be applicable to Cottonwood Church.

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4.3.3 Development Standards Applicable to All Property

The following standards are applicable to all property within the CBPSP area. All improvements must comply with the development standards listed below and must be approved by the Planning Division and Building Division, as applicable.

A. Landscaping

1. ***General Landscaping Requirements*:**

    a. All required setback areas abutting a public street, as identified in Tables 4.3.1 and 4.3.2, shall be fully landscaped, except for necessary walks and driveways providing access from a public right-of-way. However, the following locations have specific landscaped setback requirements:

        i. Along Cerritos Avenue, the required landscaped setback shall be a minimum depth of 20 feet.

        ii. Along Valley View Street, for properties located north of Katella Avenue, the required landscaped setback area shall be a minimum depth of 38 feet, which includes a 10-foot-wide bicycle/pedestrian path.

    b. All areas not covered by buildings, structures, paving, or impervious surfaces shall be landscaped and irrigated to enhance the site's aesthetics and environmental quality.

    c. One minimum 15-gallon tree shall be provided for every 200 square feet of landscaped area. A minimum of 20 percent of the required trees shall be a 24-inch box. Trees shall be strategically placed to provide shade for paved areas, building walls, roofs, and windows, mitigating heat gain effects.

    d. One shrub shall be provided for every 25 square feet of landscaped area. A minimum of 50 percent of the required shrubs shall be 5-gallons.

    e. At least 50 percent of all landscaped areas containing trees and shrubs shall be underplanted with groundcover, with the remaining areas to incorporate a minimum 2-inch layer of mulch.

    f. Landscape areas, except for vine pockets, shall have a minimum dimension of five feet. Nonliving ornamental landscape materials shall be limited to five percent of the landscape area and shall consist of permeable materials.

    g. Landscaping shall not interfere with security surveillance of the building and parking areas.

    h. Non-functional turf is prohibited.

    i. Efficient irrigation systems shall be installed to minimize runoff and evaporation, ensuring maximum water delivery to plant roots.

    j. All landscaping materials shall be consistent with Appendix A (Plant Palette) of this Specific Plan.

    k. Landscaping elements, such as hedges, shrubs, and trees shall be integrated into screening design as feasible to soften the visual impact of structures and create a more inviting environment.

2. ***Parking Landscaping and Design*:**

    a. Parking areas shall consist of smaller, interconnected lots with shared driveways and landscape islands to reduce visual dominance.

    b. Each off-street parking area shall provide landscaped area(s) equivalent to 20 square feet for each parking space. Such landscaping shall be provided along the periphery of the parking area and shall consist of trees and plant material. At minimum, one 15-gallon tree for each 10 parking spaces shall be provided in these landscaped areas. In addition, a minimum of one 24-inch box canopy tree shall be provided in the interior portions of the parking area for each 1,500 square feet of parking area. Required landscaped yard or setback areas shall not be construed as satisfying a portion of the landscaped area required by this Subsection.

    c. A minimum 5-foot-wide bermed and landscaped screen shall be installed along all parking areas abutting a roadway. Except as otherwise provided, the screening shall have a total height of not less than 3 feet and not more than 3½ feet. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation.

    d. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least 6 inches higher than the adjacent vehicular area or shall be protected from vehicular damage in some manner.

    e. A 2-foot parking overhang into landscape areas, in lieu of concrete wheel stops, is encouraged, however, this 2-foot overhang is in addition to the required landscaped area.

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f. Parking structure facades shall blend seamlessly with surrounding buildings and shall be landscaped, both along the building periphery and at entries and exits creating a transition to human scale.

3. ***Streets and Intersections*:** Landscaping along all streets and boundaries shall have a maximum height of 3½ feet within 15 feet of the point of the intersection of: 1) a vehicular accessway or driveway and a street, 2) a vehicular accessway or driveway and a sidewalk, and 3) two or more vehicular accessways, driveways, or streets.

4. ***Maintenance*:** All required landscaped areas shall have permanent and adequate irrigation systems. Landscaping must also be maintained to ensure plants remain healthy, pruned, and free of disease, with ground cover providing consistent coverage. Landscaping must not interfere with the maintenance or repair of utilities, restrict pedestrian or vehicular access, or create traffic hazards by obstructing visibility. Additionally, property owners must ensure that all landscaping is kept in a condition that upholds the aesthetic quality of the business park. Landscape maintenance may be turned over to the property owners at a future time.

5. ***Water Conservation and Quality*:**

a. Water Efficient Landscape Requirements: Refer to Article I Water Efficient Landscape Requirements of Chapter 29 Water Conservation in the Cypress City Code for applicable landscape water use standards and guidelines, including but not limited to Maximum Applied Water Allowance (MAWA).

b. All projects shall comply with State and local regulations for pollutant discharge and water quality. Methods to achieve compliance may include oil/water separators, catch basin inserts, sand filters, vaults, trenches, dry wells, roof downspout infiltration, porous pavement, grid pavers, grass swales, and other similar features.

c. Landscaping and site design shall prioritize elements, such as bioswales and other biotreatment solutions, that absorb water runoff, improve water quality, and reduce pollutant discharge.

d. Ground surfaces in open space areas shall maximize the use of permeable materials to reduce stormwater runoff and facilitate infiltration into the water table. Where significant permeable areas cannot be provided on-site, the collection, storage and re-use of stormwater shall be incorporated.

6. ***Hardscape Elements*:**

a. *Integration and Design*: Hardscape features such as light fixtures, benches, trash receptacles, and planters shall be thoughtfully integrated into plazas, courtyards, and transitional areas to establish a cohesive visual and physical connection between buildings and landscape materials. Primary materials for garden walls, fences, paving, lighting, and street furniture shall complement and enhance the architectural design, creating a unified aesthetic throughout the project. Materials designated for hardscape elements must adhere to the following guidelines.

b. *Paving*:

i. *Durability*: Paving materials shall be durable and capable of withstanding heavy vehicle loads and foot traffic. Recommended materials include concrete, asphalt, or interlocking pavers with a minimum compressive strength of 5,000 pounds per square inch (psi). All paving must be slip-resistant and designed to minimize cracking and deterioration.

ii. *Design*: Paving shall complement the architectural style and landscaping of the development. Colored or textured paving materials may be used to delineate pedestrian pathways or driveways. All paved surfaces must comply with Americans with Disabilities Act (ADA) accessibility requirements.

c. Furniture:

i. *Materials*: Furniture such as benches, trash receptacles, and bike racks shall be constructed of high-quality, weather-resistant materials (e.g., powder-coated steel, treated wood, or reinforced concrete) to withstand outdoor elements and heavy use. Materials shall be low-maintenance and vandal-resistant to ensure long-term durability.

ii. *Placement*: Furniture shall be strategically positioned to enhance pedestrian comfort without obstructing circulation or accessibility. Benches shall be located near building entrances, along walkways, and in plazas, maintaining a minimum clearance of 4 feet around furniture to meet ADA standards. Trash receptacles shall be conveniently placed near seating areas while positioned outside pedestrian pathways to avoid obstructions.

B. Truck and Loading Areas

1. ***Orientation*:** Truck loading docks, wells, or doors shall not face a public street or residential area, nor encroach into the required front and street side yard setbacks. These facilities may face a public street or residential neighborhood only if screened and approved by the Design Review Committee.

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2. ***On-Site Loading*:** Each site must provide for necessary vehicle loading, with no on-street loading allowed.

3. ***Setback*:** All loading facilities shall be set back at least 40 feet from the property line, with deviations permitted upon approval from the Design Review Committee.

4. ***Design*:** Loading facility doors shall be a color that is compatible with the main building.

5. ***Circulation*:** Site layouts shall facilitate efficient vehicle and pedestrian movement, ensuring adequate space for truck staging, emergency vehicle access, and maneuvering. Service entrances shall be located to prevent conflicts with front entries, and loading areas shall be designed to ensure they do not interfere with on-site pedestrian and vehicular circulation by keeping them separated from public parking and entry areas.

C. Architectural and Site Design

1. ***Building Orientation*:** Building placement shall maximize opportunities for daylight and support energy efficiency. Street-adjacent buildings shall be oriented towards street frontages to create an inviting public edge.

2. ***Pedestrian Connectivity*:** Direct pedestrian pathways shall connect streets, parking areas, and sidewalks to building entrances. Crosswalks and walkways in parking areas shall be accentuated using raised, colored, or textured pavement safety.

3. ***Façade Articulation*:** Building facades facing public street must be offset or architecturally treated every 150 feet to prevent blank facades. Acceptable treatments include material changes, color variation, pilasters, staggered setbacks, varied rooflines, landscape treatments, and the integration of base, middle, and top elements such as textured materials, cornices, and roof overhangs.

4. ***Stepped Massing*:** For multi-story buildings, a stepped-back or tiered building massing approach, particularly along major arterials, shall be encouraged to enhance visual interest and create a dynamic streetscape.

5. ***Elevation Consistency*:** Rear and side elevations shall incorporate similar and complementary materials and details to maintain visual harmony and coherence on all sides of a building.

6. ***Roofline Design*:** Flat roofs with parapet walls are appropriate for screening rooftop equipment, though buildings with articulated rooflines with varying roof planes are encouraged. No part of the roof shall project above the parapet.

7. ***Materials Restrictions*:** The use of prefabricated, all-metal steel sheathing for buildings is prohibited. However, metal details, may be incorporated into building designs.

8. ***Enhanced Entrances*:** Major building entrances shall be highlighted with enhanced paving, distinct materials, landscaping, and clear signage. The recommended entry features and focal points shown below are provided to maintain visual quality throughout the development.

RECOMMENDED



Recessed Entries



Windows



Entry Overhead Elements



Projected Entries



Landscaped Planters

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D. Fences and Walls

1. ***Maximum Height*:** Walls or fences located within required setback areas adjacent to streets or within 15 feet of the intersection of a driveway and street right-of-way (public or private) shall not exceed 3½ feet in height. Walls or fences located in all other areas shall not exceed 8 feet in height.

2. ***Design*:** Walls and fences shall be consistent with the architectural materials of the structures and integral components of the development, constructed from attractive, durable, and complementary materials that align with the building's aesthetic and established design theme.

3. ***Wall Articulation*:** For walls and fences facing a public right-of-way, long, unadorned wall expanses shall be avoided to maintain visual interest and architectural integrity.

4. ***Permitted Materials*:** The following materials shall be allowed for walls and fences:

    i. Wrought Iron, or equivalent tubular steel

    ii. Concrete masonry: integral color (consistent with building color)

    iii. Brick

    iv. Concrete: textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)

    v. Stucco: integral or painted color (consistent with building color).

5. ***Prohibited Materials*:** Screen walls or fences made of sheet or corrugated iron, steel, aluminum, or security chain-link fencing are prohibited.

6. ***Landscape Integration***: Landscaping shall be incorporated to soften the massing of walls and fences. Earth berms and landscaping shall be encouraged to reduce the apparent height of screen walls.

E. Lighting

1. ***Location*:** Adequate lighting shall be provided for all building entrances/exits, parking areas, truck courts, vehicle and pedestrian circulation, building exteriors, service areas, courtyards, arcades, and seating areas.

2. ***Light Quality and Intensity*:** Lighting for streets, parking areas, and the project site shall provide varying intensities, with emphasis on high-traffic areas. Uniform illumination is required for parking lots and driveways, with gradual transitions in light intensity between major points of interest to maintain safety. Pedestrian lighting shall be subdued and warm-white in tone. A consistent light color is preferred, and the use of high-pressure sodium lights is encouraged. All lighting must comply with the intensity standards outlined in Subsection 3.11.060 (Exterior Lighting) of the Cypress Zoning Ordinance.

3. ***Design*:** All light standards and fixtures shall be selected to blend with architectural and landscaping design. Security lighting fixtures shall not project above the fascia or roof line of the building. All lighting shall be positioned, shielded, and/or designed to prevent direct projection onto adjacent properties or the right-of-way. The shields shall be painted to match the surface to which attached.

4. ***Pedestrian Areas*:** Light fixtures in pedestrian areas shall not exceed 12 feet in height.

5. ***Parking Areas*:** Light standards and fixtures in parking areas shall not exceed 25 feet in height.

6. ***Streetlights*:** Light standards adjacent to streets shall not exceed 35 feet in height and be of a consistent and high-quality design. All streetlights within the public right-of-way shall meet City of Cypress Public Works street lighting guidelines and requirements, or as approved by the City Engineer.

7. ***AELUP Compatibility*:** Exterior lighting shall be consistent with the Los Alamitos Joint Forces Training Base Airport Environs Land Use Plan.

F. Screening and Noise Attenuation

1. ***Strategic Screening Placement*:** Screening elements shall be strategically placed to effectively block sightlines to outdoor storage areas, loading docks, and other industrial features that may detract from the surrounding landscape.

2. ***Trash Enclosures, Truck Courts, Loading, and Service Areas:*** Trash enclosures, truck courts, loading bays, and service areas shall be screened using landscaping, walls, or other elements to minimize visibility. These areas shall not pose a hazard to or conflict with the movement of automobiles, pedestrians, or bicycles. Screening elements shall maintain visual continuity and cohesion throughout the site, creating a unified and aesthetically pleasing appearance from all vantage points.

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3. ***Storage Areas*:** Storage is only permitted within fully enclosed buildings or structures, unless otherwise approved by the Design Review Committee. Any approved outdoor storage must be accessory to the permitted use on the premises, confined to the rear two-thirds of the property, and fully screened from view using landscaping, walls, slatted fencing, buildings, or a combination of these methods to a height that conceals the items from neighboring properties and streets.

4. ***Exterior Mechanical Equipment*:**

   a. Exterior components of plumbing, processing, heating, cooling, and ventilating systems (e.g., piping, tanks, fans, ducts, etc.) shall not be visible from 5 feet above ground level within 500 feet of any building wall, unless approved by the Design Review Committee. Mechanical equipment shall be screened from view of streets, highways, and residential areas with materials and colors consistent with the building design and/or landscaping. All such mechanical equipment shall be designed as an integral part of the building and be maintained in a clean and proper condition.

   b. Roof-mounted mechanical equipment and ductwork shall be screened with unobtrusive enclosures that blend with the building's design and comply with the State of California safety and OSHA standards. When possible, building parapets shall be tall enough to eliminate the need for additional screening. Roof top mechanical equipment and screening shall be setback 15 feet (unless the screening is an integral part of the facade) from an exterior building edge.

   c. Cyclone blowers shall be screened by a wall, fence, or landscape materials and shall be located below the fascia and/or roof line of the building. They shall also be located on the rear or "hidden" side of the building and painted to match the surface to which they are attached.

5. ***Exterior Electrical Equipment and Transformers*:** Electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is least visible and substantially screened from public view. In no case shall exterior electrical equipment be mounted on the street-side or primary exposure side of any building.

6. ***Building Fixtures*:** Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and "man" service doors shall be painted consistent with the color scheme of the building.

7. ***Noise Attenuation*:**

   a. Industrial developments which adjoin residentially zoned areas shall include noise bafflers and/or deflectors on all mechanical equipment mounted outdoors to the satisfaction of City staff.

   b. In compliance with Section 3.2.4 of the AELUP for the JFTB Los Alamitos, the noise impact of residential uses within the 60 dB CNEL/Noise Impact Zone 2 is sufficient to require sound attenuation as set forth in the California Noise Insulation Standards, Title 25, California Code of Regulations. The residential use interior sound attenuation requirement shall be a CNEL value not exceeding an interior level of 45 dBA. In addition, all designated outdoor common or recreational areas within Noise Impact Zone 2 must provide outdoor signage informing the public of the presence of operating aircraft.

G. Refuse Collection Areas

***Compliance with Regulations*:** Refuse collection areas shall be designed and constructed in accordance with all state laws and Subsection 3.11.120 (Solid waste, organic waste, and recyclable materials storage) of the Cypress Zoning Ordinance.

H. Utilities

1. ***Underground*:** All exterior on-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical, telephone and communications wires and equipment shall be installed and maintained underground.

2. ***Design and Installation*:** On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving, and landscape during construction and maintenance and shall be of such a design so as not to place excessive burdens upon off-site utility systems during the course of use.

3. ***Temporary Utilities*:** Temporary overhead power and telephone facilities shall be permitted during construction.

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I. Signage

1. ***General Requirements*:**

   a. Signage for individual buildings shall not be allowed to conflict or interfere visually with other signage. To support this, a "human scale" shall be maintained in all sign designs.

   b. A sign shall be defined as including all parts, materials, frames and backgrounds, measured to the nearest geometric configuration.

   c. Logos or identification symbols shall be considered signs. Sign information should be limited to tenant's trade name, logo, and/or logo type.

   d. All signs and their supporting structures shall be enclosed, structurally safe, and maintained in good condition.

   e. Signs visible from the exterior of any building may be lit, but no signs or any other contrivance will be devised or constructed to rotate, gyrate, blink or in any fashion.

   f. All cabinets, conductors, transformers or other equipment must be concealed from public view.

   g. All signs and their supporting structures shall comply with the City building and electrical codes.

2. ***Sign Programs:*** A sign program promotes aesthetically cohesive and consistent signage for developments, ensures alignment with the City's zoning regulations, and enhances effective business identification. Developing a sign program is encouraged for all multi-tenant developments and may also be adopted by single-tenant developments at their discretion.

3. ***Building Identification Signs*:** Each street frontage is allowed one building identification sign, which must be affixed to a vertical building surface, integrated with the architectural design, single-faced, illuminated, and no larger than 100 square feet in area. Building identification signs should solely display the building name, without any advertising content.

4. ***Business Identification Signs*:** Business identification signs should solely display the business name, symbol, or logo, without any advertising content.

   a. ***Wall Signs*:**

      i. No wall sign shall exceed an area equal to 1½ square feet of sign for each one foot of lineal frontage of the building or store, fronting on a street or parking lot. No sign shall exceed 150 square feet of area nor comprise more than 10% of the area of the elevation upon which the sign is located.

      ii. In multi-tenant industrial buildings, each business shall be permitted to install a wall sign over the entrance to identify the tenant. Said signs shall be oriented toward the street, parking or pedestrian area for that building and shall not exceed one square foot of sign area for each lineal foot of building frontage up to a maximum of 20 square feet.

      iii. Restaurants may have one wall sign for each building face not to exceed a total of 3 wall signs. The front sign shall not exceed one square foot of sign area for each linear foot of front building elevation. Side or rear signs shall not exceed one square foot of sign area for every two linear feet of the side or rear elevation.

      iv. Wall signs shall be composed of wood, metal, plastic (Plexiglas or Fiberglass), paint or comparable weather-resistant material.

   b. ***Ground Signs and Freestanding Signs*:**

      i. Ground signs shall not exceed 6 feet above grade in height or more than 1½ square feet in area for each one foot of lineal building or store frontage. Frontage shall be defined as the face of a building or store that fronts a street. However, no sign shall exceed 150 square feet in area. No sign may block the view of vehicles turning, as determined by the City Engineer.

      ii. For commercial uses, in lieu of a ground sign, one freestanding identification sign may be allowed provided that it does not exceed 25 feet in overall height or 150 square feet in area.

      iii. All freestanding signage structures shall be cast in concrete, or a substitute material approved by the Planning Division with the design approach being one of monolithic permanence. Lighting for these signs can utilize flood lights located at their base to provide a wash of light over the structure. Signage lettering and numbering may be case letter (cast into structure or raised-case letters fixed to the face of the structure), self-lit type, sandblasted into wall surface or onto wood.

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5. ***Entry Sign*:** Entry monument signs shall be permitted adjacent to the primary project entries and shall not exceed 4 feet in height and 40 square feet in size per face on each sign. Secondary entry signs shall not exceed 2½ feet in height and 15 square feet in size per face on each sign. Number, location and area are subject to Planning Division approval.

6. ***Vehicular and Pedestrian Directional Signs*:** Vehicular directional signs shall not exceed 6 feet in height and 15 square feet in size per face on each sign. Pedestrian directional signs shall not exceed 5 feet in height and 15 square feet in size per face on each sign. Directional signs shall not obstruct views of turning vehicles. The total number of such signs shall be subject to the review and approval of the Planning Division.

7. ***Temporary Signs*:**

    a. Onsite unlighted subdivision signs shall be allowed for a non-renewable period of one year, provided that one sign is allowed per project, the sign area per face shall not exceed 100 square feet, it is erected only for the purpose of announcing the subdivision and sale or rental of the property where located, and that it is approved by the Planning Division.

    b. Refer to Section 15 (Signs) of the Cypress Zoning Ordinance for requirements applicable to political campaign signs.

    c. Banners, flags, aerial signs, and other non-exempted temporary signs shall be allowed for a non-renewable period of 30 days, subject to approval of a temporary sign permit from the Planning Division. No more than two temporary sign permits may be issued per business per year. Temporary sign permits should only be issued for grand openings, open houses, or special events, as approved by the Planning Division.

    d. One unlighted real estate sign per frontage, not exceeding 48 square feet in size, pertaining only to the sale, lease, or rental of the particular commercial or office building or property.

    e. One unlighted construction sign per job site, not exceeding 32 square feet containing the name of the project, and the names and addresses of the contractors, architects, engineers, landscape architect, project or leasing agent, financing company, or developer.

8. ***Prohibited Signs*:**

    a. Inflatable signs, balloons, animals, symbols, etc.

    b. Rooftop signs

    c. Signage in or on windows

    d. Signs on trailers or painted on the sides of large disabled or parked vehicles.

    e. Signage painted directly onto windows or exterior walls

    f. Projecting signs

    g. Magnetic signs

    h. Rotating or moving signs

    i. Flashing signs with the exception of changeable copy signs subject to the approval of a Conditional Use Permit and in compliance with all applicable provisions of the Cypress Zoning Ordinance

    j. Billboards

    k. Pole signs

J. Performance Standards

Any permitted use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or non-toxic odors, or toxic and non-toxic matter. Further, any permitted use shall meet all applicable performance standards specified in Section 10 (Performance Standards) of the Cypress Zoning Ordinance that do not conflict with any of the provisions of this Specific Plan.

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4.3.4 Edge Design Standards

A. Streets

1. ***General Streetscape Standards***

   a. ***Consistency and Visual Appeal***: All landscaped street edges within the CBPSP area shall create a cohesive streetscape, integrating drought-tolerant groundcover, informal tree groupings, and aesthetically pleasing berms.

   b. ***Landscaped Setbacks***: Landscaped edges vary by roadway but generally range from 15 to 30 feet in width based upon the required setback (see Tables 4.3.1 and 4.3.2).

   c. ***Sidewalk Width***: Sidewalks on all arterial roadways (major, primary, secondary, and collector) shall be a minimum of five feet wide and shall have meandering sidewalks (up to 10 feet wide) as required by the Director of Public Works. Sidewalks on local roadways shall be a minimum of five feet wide.

   d. ***Plant Palette***: Utilize drought-tolerant plants, replacing existing turf where applicable, in line with the CBPSP Plant Palette (Appendix A).

   e. ***Landmark Trees***: Landmark trees must be preserved, relocated, or replaced as per Landmark Tree Replacement Guidelines.

   f. ***Maintenance***: The maintenance of landscaped edges shall be the responsibility of the property owner. All landscaped areas must be kept in a healthy, thriving condition and remain free of weeds, debris, and other unsightly elements.

2. ***Roadway-Specific Streetscape Standards***

   a. ***Sequential Streetscape Design***: Streetscapes shall incorporate the landscaped edge features detailed in the table below. The features are arranged sequentially, starting with item 1, which is located directly adjacent to the street. Each subsequent feature is positioned immediately behind the previous one.

Table 4.3.4-1 – Roadway-Specific Streetscape Standards

Roadway	Landscaped Features	Trees
Cerritos Ave *(East of Walker St)*	1. Sidewalk 2. 3- to 3.5- foot-high undulating berms with 3:1 slope within the landscaped setback	• Trees shall be arranged in informal groupings of five or more, spaced 15 to 20 feet apart • Trees shall be setback a minimum of 4 feet from sidewalks • A minimum clearance of 12 feet above the sidewalk shall be maintained • Trees shall be placed around berms, but must never be located directly on top of berms • Trees shall maintain uniformity in height and spread
Cerritos Ave and Lexington Dr *(West of Walker St)*	1. Sidewalk 2. 4-foot-wide planting strip with groundcover on private property 3. 3-foot-wide, 5-foot-tall hedges to screen adjacent land uses 4. 6-foot-high wrought iron or equivalent fence	
Holder St	1. Sidewalk 2. Maximum 3-foot-high berms with a maximum 3:1 slope within the landscaped setback	
Katella Ave*	1. Sidewalk 2. 2- to 5-foot-wide parkway with low shrubs and hedges 3. 2- to 4- foot-high berms within the landscaped setback (for property west of Walker Street, berms must have a 2:1 slope on the parking side)	
Knott St.	1. Sidewalk 2. Maximum 3-foot-high berms with a maximum 3:1 slope within the landscaped setback	

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Roadway	Landscaped Features	Trees
Valley View St* *(Adjacent to Bolsa Chica Channel)*	1. 2.5- to 3- foot-high undulating berms with 3:1 slope within the 38-foot-wide landscaped setback 2. Meandering sidewalk and bike path 3. 2.5- to 3- foot-high undulating berms with 3:1 slope within the 38-foot-wide landscaped setback	
Valley View St* *(All Other Areas)*	1. Sidewalk 2. 2-foot-wide parkway 3. Berm with 3:1 slope within the landscaped setback	
Walker St*	1. Parkway with varying widths 2. Meandering sidewalk 3. 4-foot-high berm with 2:1 slope on the parking lot side within the landscaped setback	
Internal or Local Streets	· Maximum 3-foot-high berms with a maximum 4:1 slope and 3-foot-high hedge for screening parking/service areas within the landscaped setback (no hedge is required where the building edge abuts a landscape setback)	· Single row of canopy trees spaced 20 to 40 feet apart · Trees shall be setback a minimum of 4 feet from sidewalks or curbs · A minimum clearance of 12 feet above the sidewalk shall be maintained
Siboney St/ Race Track	*West Side* 1. Sidewalk 2. 9-foot-wide planting strip with groundcover 3. 4-foot-high berm within a 35-foot-wide landscaped setback, which must have a 2:1 slope on the parking side and 3:1 slope on the opposite side *East Side (within a 35-foot-wide landscaped area in the 110-foot-wide access and utilities easement)*: 1. Groundcover and trees 2. A meandering sidewalk and bike path 3. Additional Groundcover and trees	· Trees shall be spaced 15 to 20 feet apart · Trees shall be setback a minimum of 4 feet from sidewalks · A minimum clearance of 12 feet above the sidewalk shall be maintained · Trees shall maintain uniformity in height and spread
Vessels Cir	*North Side* 1. 5-foot-wide landscaped parkway 2. Sidewalk 3. 2-foot-high berm within a 20-foot landscaped setback *South Side* 1. 16-foot-wide landscaped parkway	

*** Along Katella Avenue, Valley View Street, and Walker Street, corners shall be special accent points with enhanced landscaping or decorative hardscape features.**

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B. Buffers

Table 4.3.4-2 – Buffer Design Standards

Edge	Landscaped Features
Between the Cypress Town Center and Commons Specific Plan Area and CBPSP Area	A landscaped island featuring a berm with a 3:1 slope on both sides, planted with eucalyptus groves.
Between the Stanton Storm Channel and CBPSP Area	A buffer zone along the southern perimeter of the CBPSP area is designed to screen residences south of the channel from center activities. The zone includes: 1. A 10-foot-wide service road maintained by the Orange County Flood Control District. 2. A five-foot-high chain-link fence along the southern edge of the service road. 3. Adjacent to the service road, a minimum 8-foot-high, 35-foot-wide landscaped berm planted densely to enhance screening and aesthetics. 4. A five-foot-high decorative wrought iron or equivalent security fence along the north side of the berm, adjacent to the parking area, for added security and separation. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. Landscaping shall be per plan and any change shall require prior approval from the Planning Director and City Engineer. Any landscaping maintained by the property owner shall require a bond posted with the Community Development Department to guarantee against defects in plant materials and workmanship. *Note*: If the landscape district is dissolved, responsibility for maintaining the required landscape area will transfer to the adjacent property owner.
Between the Southern Pacific Railroad Tracks and CBPSP Area	A five-foot-wide landscape buffer consisting of dense, informal plantings of tall cypress or evergreen trees.
Between Residential Uses and the CBPSP Area	A minimum 5-foot-wide landscaped buffer of trees shall be provided along that portion of a side and rear property line where such side yard or rear yard abuts property that is zoned for residential uses or community facilities. Said trees shall be of sufficient size and species to provide maximum screening and buffering from noise and visual intrusion of an industrial use upon a residential or community facility use.
Between Properties Within the CBPSP Area	Where applicable, a perimeter buffer zone shall be established around a site using a combination of dense vegetation, earth berms, and architectural screening to minimize visual and noise impacts on adjacent properties. This can be waived by the property owner(s) to encourage shared parking and access facilities.

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CHAPTER 5. DEVELOPMENT PLAN

The Development Concept for the CBPSP

5.1 Purpose

This Chapter presents an overview of the existing public utility infrastructure serving the CBPSP area and its surroundings. Public utility suppliers include water, wastewater, drainage, natural gas, electricity, telecommunication, and solid waste. The Public Works Department will assess each utility on a project-specific basis to ensure compliance with relevant standards and requirements.

5.2 Regional Access

The CBPSP area benefits from its proximity to major regional highways, including Interstate 605 (San Gabriel River Freeway), Interstate 405/State Route 22 (San Diego/Garden Grove Freeways), State Route 91 (Artesia Freeway), and State Route 39 (Beach Boulevard). Specifically, I-605 is situated to the west, I-405/SR-22 to the south, SR-91 to the north, and SR-39 to the east of the CBPSP area. Access to I-605 and SR-39 is available via Katella Avenue and Cerritos Avenue.

5.2.1 Primary Access

Primary access to the Specific Plan Area is provided by Katella Avenue, Valley View Street, Cerritos Avenue, Knott Street, Holder Street, and Walker Street. Katella Avenue, a major east-west arterial highway, varies from 88 to 104 feet in width. Valley View Street, a major north-south arterial, serves as both a designated truck and bicycle route. Cerritos Avenue, another primary east-west arterial highway, ranges from 72 to 84 feet in width and is also designated as a truck route with a bicycle path incorporated into the existing sidewalk. Knott Street is a primary north-south arterial and designated truck route. Holder Street serves as a secondary north-south arterial, while Walker Street, also a north-south secondary arterial, varies in width – 64 feet wide north of Cerritos Avenue and 76 feet wide south of it. Walker Street is designated as both a truck route and bicycle path, featuring an off-street bicycle path between Cerritos Avenue and Katella Avenue.

Additional access within the CBPSP area is provided by internal roadways, including Vessels Circle, Enterprise Drive, Plaza Drive, Corporate Avenue, Hope Street, Business Center Drive, etc.

5.2.2 Circulation Plan

A. No development shall be permitted on parcels without improved street access. For purposes of this standard, a street is a maintained public street or alley or a private street subject to the approval of the City Engineer.

B. Streets shall be designed and constructed in conformance with the General Plan Circulation Element and the City of Cypress Standard Plans. However, if alternative street designs are proposed, they may be considered for approval pursuant to the Alternative Street Sections guidelines outlined below.

C. Any development along Lexington Drive shall require dedication of right-of-way. This requirement may be fulfilled through an irrevocable offer to dedicate 42 feet of right-of-way from the centerline of Lexington Drive.

D. Installation of curbs, gutters, sidewalks, streets and alley paving, street lighting and street trees shall be subject to the provisions of the City of Cypress Standard Plans, this Specific Plan, and to the approval of the City Engineer.

E. All street names within the Specific Plan Area shall be approved, and changed if necessary, by the City Engineer.

F. No structures shall be constructed over existing pipeline, power line, drainage, transmission line or other similar easements, except where such easement has been abandoned or vacated or the grantee of such easement has consented to such structural encroachment.

G. Bus turnouts and passenger waiting areas shall be provided at bus stops as determined necessary by the City Engineer.

H. Internal streets within the Specific Plan Area may be public or private.

I. To provide an opportunity for innovative and functional design within the Specific Plan Area, developers may propose street section standards that differ from the City's Standard Plans. These alternative standards may be approved by the City Engineer as part of the Site Plan Review process, provided that the developer demonstrates the reasons for and extent to which the proposed street section should differ from the City's Standard Plans. If approved, the alternative street sections will replace the corresponding standards in the City's Standard Plans for that particular development project.

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5.2.3 Transportation Systems Management

To reduce vehicular congestion and improve traffic flow, various methods are encouraged. Private driveways should connect adjoining developments to reduce traffic, and common drives should be utilized with recorded easements to guarantee shared access and maintenance. For parcels of five acres or more, separate access points may be allowed for security and convenience, provided that access to adjacent parcels remains unobstructed.

Developers must comply with the City's policies regarding the impact of land development on City services and participate in the City's traffic impact fee assessment, as outlined in Chapter 5, Article VIII of the Cypress City Code.

Transportation Demand Management (TDM) measures apply to all development within the Business Park. For detailed requirements, refer to Article XVII Cypress Transportation Demand Management Requirements for Specific New Development Projects in the Cypress City Code.

Developers shall also participate in the Business Park Transportation Systems Management (TSM) plan adopted by the City and join the Transportation Management Association (TMA) formed by Business Park landowners with City assistance pursuant to Article XVI Cypress Business park Vehicle Trip Reduction Program in the Cypress City Code. Developers shall participate in TSM programs on an equitable basis with all other City designated participants within the Business Park.

5.3 Water

An extensive network of water lines currently serves the CBPSP area and its adjacent properties, with Golden State Water Company serving as the water purveyor. Existing water lines run through Lexington Drive, Cerritos Avenue, Katella Avenue, surrounding streets, and certain parcels within the CBPSP Area. Golden State Water Company has confirmed that these lines were built in compliance with the applicable codes at the time of their construction.

Precise water system requirements will be determined as development projects are proposed within the CBPSP area as part of the site plan review process and, where applicable, the subdivision map process. Water mains located in the public right of way will remain owned and operated by Golden State Water Company. Any mains within private property that serve as part of the public water distribution system will be dedicated to Golden State Water Company through recorded easements following their construction and acceptance.

5.4 Wastewater

The City is responsible for reviewing and approving wastewater within the Specific Plan Area, while the Orange County Sanitation District (OCSAN) manages trunk sewer lines and wastewater treatment. New development within the CBPSP Area may connect to existing trunk or main sewer lines, pending approval by the City Engineer or OCSAN. Precise sewer system requirements will be determined during the site plan review process or, where applicable, the subdivision map process.

Development Conditions

A. The developer shall examine the capacity of existing sewer mains and laterals to confirm they are adequate for the intended use. If the existing lateral is unusable or lacks sufficient capacity, the developer shall construct a new sewer lateral with a publicly owned cleanout/manhole in the public right-of-way, at a location approved by the City Engineer. The applicant shall connect to the City's sewer system or another jurisdiction, as directed by the City Engineer.

B. Prior to the recordation of the subdivision map, the applicant shall submit a sewer plan, signed and stamped by a registered civil engineer, detailing all proposed public and/or private sewer lines, in accordance with the City's Design Standards for Sewer Facilities.

C. All sewer lines within the development shall be considered private and maintained by the developer or their successors in interest. The City of Cypress shall not be responsible for maintaining private sewer lines.

5.5 Drainage

Each development project within the CBPSP area will incorporate grading and landscaping measures to manage stormwater runoff, aiming to mitigate its impact on the City's storm drain system. The primary goal is to enhance runoff quality and limit post-development hydrological effects through a strategy that prioritizes onsite storage and encourages infiltration across the Specific Plan area. Rainfall management techniques will include porous pavements, grassed swales, bioretention swales, and filter/buffer strips to capture and infiltrate rainwater onsite.

If further reduction is necessary, additional methods such as dry wells, French drains, gravel-filled infiltration pits, and infiltration galleries may be employed. Biotreatment systems may be installed to improve stormwater quality before discharge. The implementation of Low Impact Development (LID) principles will minimize hard surfaces and utilize natural features where feasible.

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In some cases, onsite flood control facilities may be incorporated to temporarily store runoff until the City's storm drain system has sufficient capacity. These facilities, such as retention ponds or underground storage vaults, may be shared among multiple development parcels or implemented independently. Due to the variety of land uses within the CBPSP, a combination of drainage and treatment systems may be required, with the specific method to be determined during project development. All selected methods must receive approval from the City Engineer.

5.6 Natural Gas and Electricity

The CBPSP area is served by Southern California Gas Company for natural gas and the Southern California Edison Company for electricity. The existing utility infrastructure is capable of being expanded to accommodate future development and increased demand within the CBPSP area. Precise system requirements for natural gas and electricity will be determined on a project-by-project basis during the site plan review process and, where applicable, through the subdivision map process. All expansions or modifications to the utility network must comply with standards and regulations set forth by the respective utility providers.

5.7 Solid Waste

The City of Cypress contracts with a private solid waste hauler for the collection and disposal of solid waste generated within the CBPSP area. Solid waste collected from the area will be transported to an appropriate landfill facility, as designated by the City’s contracted hauler.

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CHAPTER 6. PERMIT PROCEDURES AND PLAN IMPLEMENTATION

Permit Review Procedures and Specific Plan Implementation Measures

This chapter provides procedures and requirements for preparing, filing, and processing land use or development permit applications.

6.1 Specific Plan Adoption

The City Council adopted the Cypress Business Park Specific Plan (CBPSP) in March 2025 in accordance with the provisions of Section 20 (Specific Plans) of the Cypress Zoning Ordinance.

6.2 Permit Review Authority

Table 6.2 identifies the authority responsible for reviewing and deciding on each action required by the CBPSP. "Recommend" means the review authority makes a recommendation to a higher authority; "Decision" means the review authority makes the final decision (unless appealed); "Appeal" means the review authority considers and decides on appeals to an earlier decision, per Section 27 (Appeals) of the Cypress Zoning Ordinance.

Table 6.2 – Review Authority

Planning Permit [1]	Review Authority			Cypress City Code Reference
	Design Review Committee	Planning Director	City Council [2]	
Accessory Outdoor Dining	Decision		Appeal	N/A
Adjustments		Decision	Appeal	N/A
Conditional Use Permits		Recommend	Decision	CZO § 4.19.070
Design Review	Decision		Appeal	CZO § 4.19.060 [3]
Development Agreements		Recommend	Decision	CZO § 21
Extensions of Time		Decision	Appeal	CZO § 5.24.050
General Plan Amendments		Recommend	Decision	CZO § 28
Minor Changes to an Approved Project		Decision		CZO § 5.24.060
Sign Program	Decision		Appeal	CZO § 4.19.060
Site Plan Review		Recommend	Decision	N/A
Specific Plan Amendments		Recommend	Decision	CZO § 20
Tentative Parcel Map		Recommend	Decision	CCC § 25-14 – 25-22
Tentative Tract Map		Recommend	Decision	CCC § 25-7 – 25-13
Landmark Tree Removal Permit [4]		Decision	Appeal	CCC § 17-17
Reasonable Accommodation		Decision		CZO § 4.19.100

[1] The Planning Director may defer any permit to the City Council for final determination.

[2] All City Council decisions are final.

[3] All subsections of Section 4.19.060 (Design Review) of the Cypress Zoning Ordinance shall apply, except for Subsection B. (Applicability). In the CBPSP area, Design Review shall be required for all new buildings, additions, structures, and sign programs that meet all development and design standards. The Planning Director may refer any Design Review application to the City Council as a Site Plan Review for final determination.

[4] Per Section 17-18 (Same – Definitions) of the Cypress City Code, the phrase "landmark tree" means any tree designated as a landmark tree on the map on file in the Planning Division.

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6.3 Adjustments

A. Intent and Purpose of Subsection

The Adjustment procedure is established to grant minor relief from development and design standards, under limited circumstances, where such relief would enhance the design and functionality of the proposed structure or addition.

B. Allowable Adjustments

The Director may consider applications for Adjustments to development and design standards listed in table 6.3 (Types of Adjustments Allowed).

Table 6.3 – Types of Adjustments Allowed

Types of Adjustments Allowed		Maximum Adjustment
1.	**Distances between structures**. A decrease in the minimum allowed distances between structures on the same parcel.	20%
2.	**Fence or wall height**. An increase of the allowed maximum height of a fence or wall, subject to the review and conditions of the Building Official.	20%
3.	**Height of structures**. An increase in the maximum allowable building height.	10%
4.	**Landscape requirements**. An adjustment to any landscape standards with specific numerical requirements, such as setbacks, height, planting densities, and minimum dimensions.	10%
5.	**Parcel area, depth, or width**. A decrease in the minimum required parcel area, parcel depth, or parcel width.	10%
6.	**Site coverage**. An increase of the maximum allowable site coverage.	10%
7.	**Parking**. A decrease in the number of required off-street parking spaces.	10%
8.	**Setback/yard area**. A decrease in the maximum required setback/yard areas (e.g., front, rear, and side) for structures.	20%
9.	**Sign area/height**. An increase of the maximum allowed height of signs or maximum allowed sign area.	10%
10.	**Design standards and objective standards for multi-family dwellings**. A deviation from one or more standards set forth in Chapter 5 (Design Standards) of the CBPSP or Subsection 3.17.310 (Objective standards for multi-family dwellings) of the Cypress Zoning Ordinance may be approved if the Director determines that the project incorporates an alternative approach that effectively meets the intent of the original requirement.	

C. Procedures

1. ***Application Requirements*:** In addition to application filing requirements in Section 18 (Applications, Processing, and Fees) of the Cypress Zoning Ordinance, applicants must submit a statement of the requested Adjustment and reasons for the request.

2. ***Director's Investigation*:** The Director shall review the application, analyze precedent cases where relevant, and prepare a report outlining the facts relating to the application.

3. ***Director's Action*:**

    a. Based on the investigation, the Director shall approve, approve with conditions, or disapprove the Adjustment.

    b. The Director shall make the following findings of fact that establish the circumstances appropriate for the decision:

        i. The requested Adjustment is compatible with the intent and purpose of the Cypress Business Park Specific Plan (CBPSP); and

        ii. The requested Adjustment is compatible with the intent and purpose of the regulations and design standards of the CBPSP.

    c. A decision shall be made within 30 days of the date the application is deemed complete.

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D. Adjustment Approval Attached to the Property

An approved Adjustment remains valid only for the specified property and improvements for which it was granted. The approval continues to apply even with changes in property ownership or any lawfully existing structures on the property.

E. Time Limit for Using an Adjustment

1. ***Establishment of the Right to Use an Adjustment*:** Adjustment approval shall be valid for 24 months from the effective date of approval. The approval shall lapse and become void after that period unless either:

    a. A building permit is issued, and construction is commenced and actively pursued on the approved site;

    b. If no building permit is required, a Certificate of Occupancy is issued for the approved structure;

    c. If no building permit or Certificate of Occupancy is required, the approved site is occupied; or

    d. The grantee files an extension application, as outlined in subsection E.2. below.

2. ***Extension of an Adjustment*:**

    a. The Director may approve or disapprove an extension application.

    b. The Director may modify existing conditions of approval or add new conditions to address any changes affecting the Adjustment or surrounding properties.

    c. The Adjustment may be extended once, for an additional 12 months, provided the extension application is submitted before the expiration date.

6.4 Site Plan Review

A. Intent and Purpose

The Site Plan Review is established to provide reviews of development projects which, due to the nature of their location or design, require special review to determine if the location or design is compatible with the surroundings of the area. The Site Plan Review ensures that projects comply with all applicable city standards and ordinances, align with the intent of the CBPSP, and are not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the immediate vicinity.

B. Applicability

Development projects that do not comply with the development standards and/or design standards, and are not eligible for an Adjustment, require Site Plan Review approval pursuant to this chapter.

C. Procedures

1. ***Preliminary Plan*:** Applicants are required to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a Site Plan.

2. ***Application Requirements*:** In addition to the application filing requirements in Section 18 (Applications, Processing, and Fees) of the Cypress Zoning Ordinance, applications shall include any plans, documents, reports, and information required by the Planning Department to determine compliance with the provisions of the CBPSP.

3. ***Public Hearing Required*:** A public hearing before the City Council shall be noticed and conducted in compliance with Section 26 (Public Hearings) of the Cypress Zoning Ordinance.

4. ***Director's Investigation*:** The Director will review the application and make a recommendation to the City Council based upon the project meeting the required findings in Section D below. The report will be provided to the City Council and the applicant before the scheduled public hearing on the application.

D. Mandatory Findings for Approval of a Site Plan Review

The City Council may approve, with or without conditions, a Site Plan Review application if it finds that:

1. The proposed project is compatible with the intent and purpose of the Cypress Business Park Specific Plan (CBPSP).

2. Development of the Site Plan will not have an adverse impact on public health, safety, interest, convenience or general welfare.

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3. The Site Plan is compatible with the intent and purpose of the regulations and design standards of the CBPSP.

E. Time Limit for Using Site Plan Review Approval

1. ***Establishment of the Right to Use a Site Plan Review*:** Site Plan Review approval shall be valid for 24 months from the effective date of approval. The approval shall lapse and become void after that period unless either:

    a. A building permit is issued, and construction is commenced and actively pursued on the approved site;

    b. If no building permit is required, a Certificate of Occupancy is issued for the approved structure;

    c. If no building permit or Certificate of Occupancy is required, the approved site is occupied; or

    d. The grantee or the city files an extension application, as outlined in subsection E.2. below.

2. ***Extension of a Site Plan Review*:** A Site Plan Review approval subject to lapse may be renewed for additional 12-month periods, not to exceed two extensions by the Planning Director (appealable to the City Council) as necessary. Any further extensions beyond that period may be requested but will be subject to City Council approval; provided, the application for renewal is filed with the Department before the expiration date.

6.5 Interpretation

If ambiguity arises concerning the meaning or appropriate application of the provisions of the Specific Plan, the Planning Director has the authority to make an interpretation.

6.6 Nonconformities

Section 25 (Nonconforming Uses, Structures, and Parcels) of the Cypress Zoning Ordinance shall apply to any nonconforming lots, structures, and uses within the CBPSP area. Subsection 3.13.070.K. (Nonconforming landscaping) of the Cypress Zoning Ordinance shall apply to nonconforming landscaping. Subsection 3.15.080 (Legal nonconforming signs) shall apply to nonconforming signs.

6.7 Severability

If a court determines that a provision in this Specific Plan is unconstitutional or invalid, that determination shall not affect the validity of other parts of this document.

6.8 Implementation Action Plan

Table 6.8 lists the tasks intended to guide the City through near-term and on-going implementation of the CBPSP.

Table 6.8 – Implementation Action Plan

#	Action	Responsible Party
Economic Development and Business Support Implementation Measures		
1.	**Develop a Fast-Track Program** Develop a Fast-Track Program to expedite processing times for projects in the CBPSP area that align with the City's economic development goals.	Community Development Department
2.	**Develop an Economic Development Action Plan** Develop an Economic Development Action Plan to guide economic development efforts within the City's business parks, fostering job growth, business retention, and investment in key industries.	Community Development Department
3.	**Business Retention** Establish a program to facilitate direct communication with business owners, addressing challenges, and providing incentives for staying in Cypress. By maintaining ongoing engagement with business owners, the City will regularly assess needs and refine strategies to support long-term business success.	Community Development Department
4.	**Marketing and Branding Strategy** Promote the CBPSP area as a premier business destination through targeted marketing efforts, industry outreach, and digital campaigns that will enhance visibility and attract investment. Focus on attracting business sectors identified in an economic analysis that will generate quality employment opportunities and enhance the long-term vitality of the business park.	Community Development Department

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#	Action	Responsible Party
5.	**Monitor Economic and Growth Indicators** Implement a monitoring system with key performance indicators to track trends in public revenues, employment, population, and housing growth within the CBPSP area. Conduct periodic studies to assess the Business Park's economic contribution to the City and refine strategies to support sustained growth and development.	Community Development Department
Infrastructure and Public Works Implementation Measures		
6.	**Utility and Infrastructure Enhancements** Facilitate upgrades to electric, natural gas, water, and broadband infrastructure by local utility providers, ensuring the CBPSP area can accommodate high-tech and research-oriented businesses. Additionally, sewer systems will be replaced or repaired as needed. Developers will be required to conduct engineering studies to assess system capacity and identify necessary improvements, ensuring long-term reliability, efficiency, and sustainability of essential infrastructure.	Public Works Department
7.	**Stormwater and Drainage Upgrades** As necessary, upgrade stormwater management systems to comply with local flood control requirements and ensure resilience against heavy rainfall.	Public Works Department
Sustainability and Environmental Implementation Measures		
8.	**Renewable Energy Integration** Encourage the use of solar panels, electric vehicle charging stations, and energy-efficient building designs within the Business Park.	Community Development Department Public Works Department
9.	**Waste Reduction and Recycling** Coordinate with businesses to implement best practices in recycling and waste reduction programs.	Public Works Department
10.	**Landscape and Water Conservation Programs** Assist in ensuring compliance with water-efficient landscaping regulations and promote the use of drought-tolerant native plants.	Community Development Department
Financing and Implementation Mechanisms		
11.	**Grants and State Funding Opportunities** Identify and apply for federal, state, and regional grants that support economic development, infrastructure, and sustainability programs in the Business Park.	Community Development Department

6.9 Maintenance

Final determination of maintenance responsibilities for the public and private improvements constructed within the Cypress BPSP will be determined in future entitlement approvals and/or a Development Agreement. It is anticipated maintenance shall be generally conducted as described in Subsection 3.10.090 Property Maintenance of the Cypress Zoning Ordinance.

6.10 Federal Aviation Administration Approval

The Specific Plan Area is located in proximity to the Joint Forces Training Base, Los Alamitos (JFTB), which is governed by the Airport Environs Land Use Plan (AELUP) for the JFTB. The Planning Area for the JFTB in the AELUP includes the area that lies above or penetrates the 100:1 Imaginary Surface, which is graphically shown in Appendix D to the AELUP, as well as Exhibit SAF-7 in the Safety Element of the City's General Plan. Per Federal Aviation Regulation (FAR) Part 77, Section 77.9 notice to the Federal Aviation Administration (FAA) is required for any proposed construction or alteration that is more than 200 feet Above Ground Level (AGL) at its site, or that exceeds the imaginary surfaces described in Section 77.9. Notices to the FAA provide a basis for evaluating project impacts on operational procedures and air navigation. To coincide with the FAA regulations, the Airport Land Use Commission (ALUC) also requires notification of all such proposals. Compliance with the ALUC shall be assessed during Design Review or Site Plan Review. Projects within the CBPSP boundary shall meet the requirements of the Airport Environs Land Use Plan for JFTB. The Public Utilities Code for the State of California, Sections 21670 through 21679.5 governs the activities and responsibilities of the ALUC.

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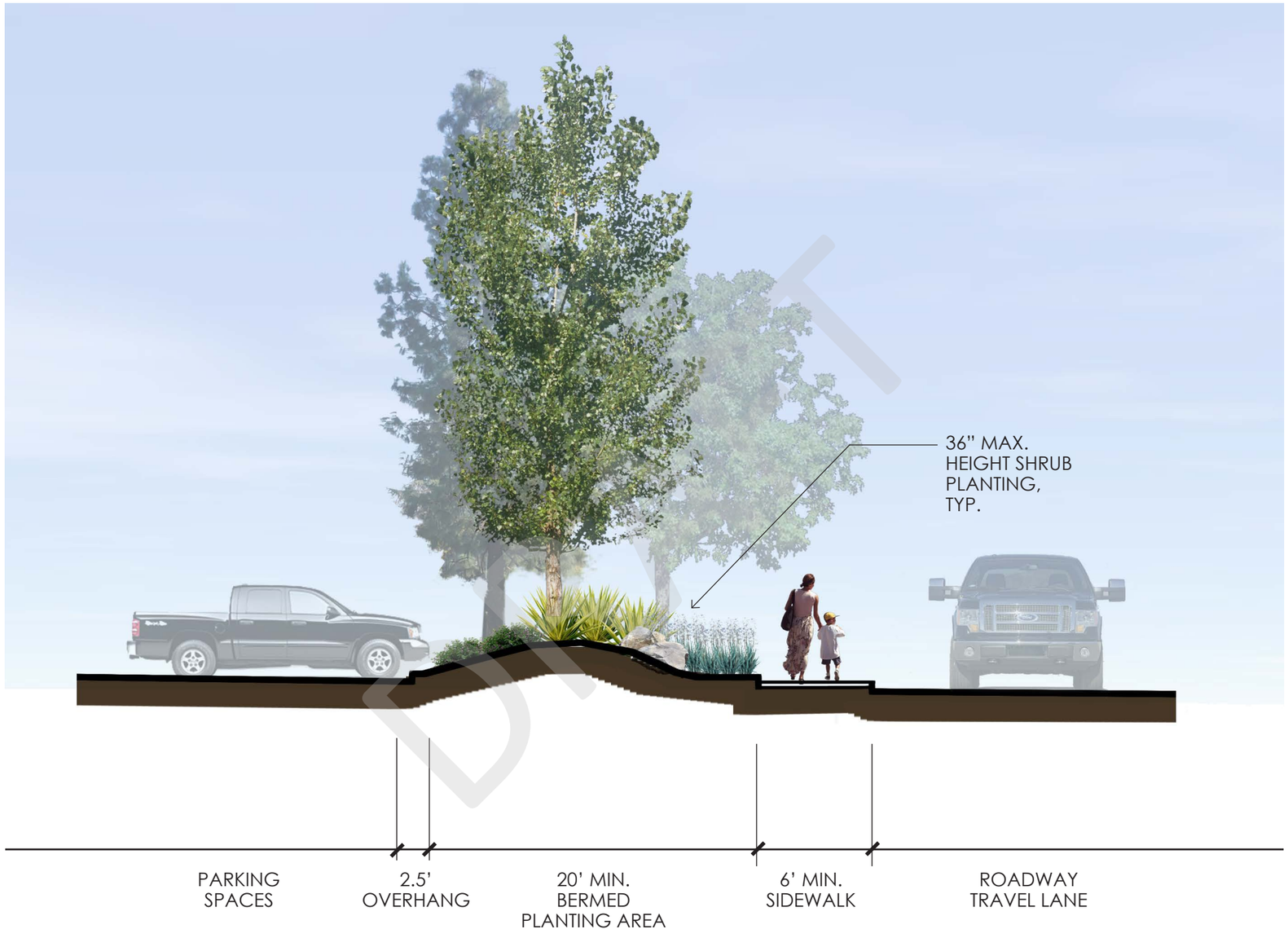
CITY OF CYPRESS

Cypress Business Park Specific Plan

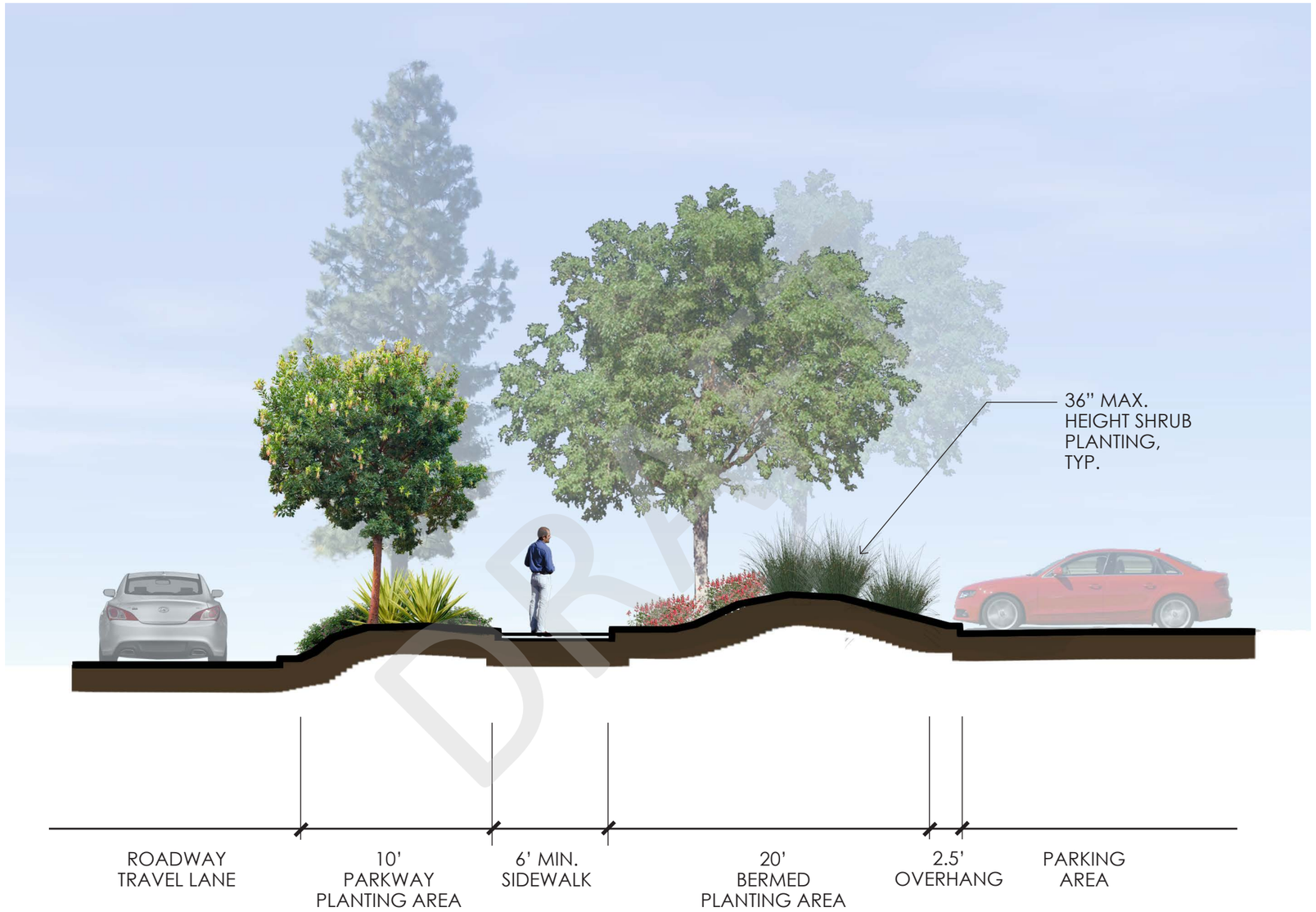
Appendix A

LANDSCAPE EXHIBITS

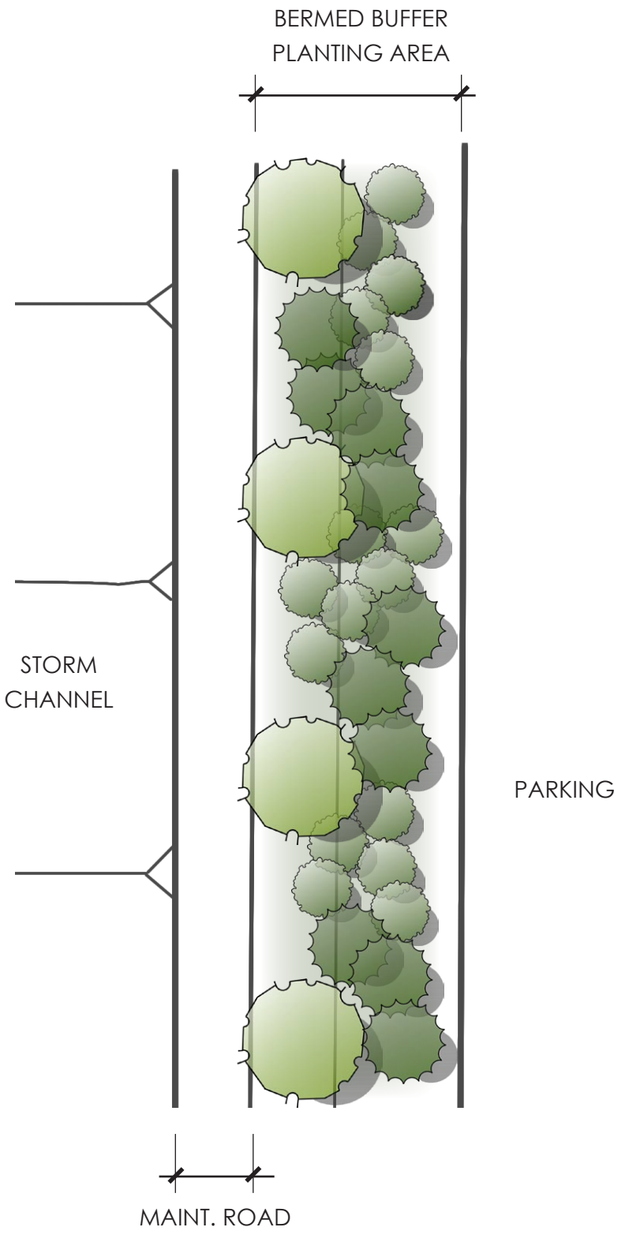
CASC
Engineering and Consulting

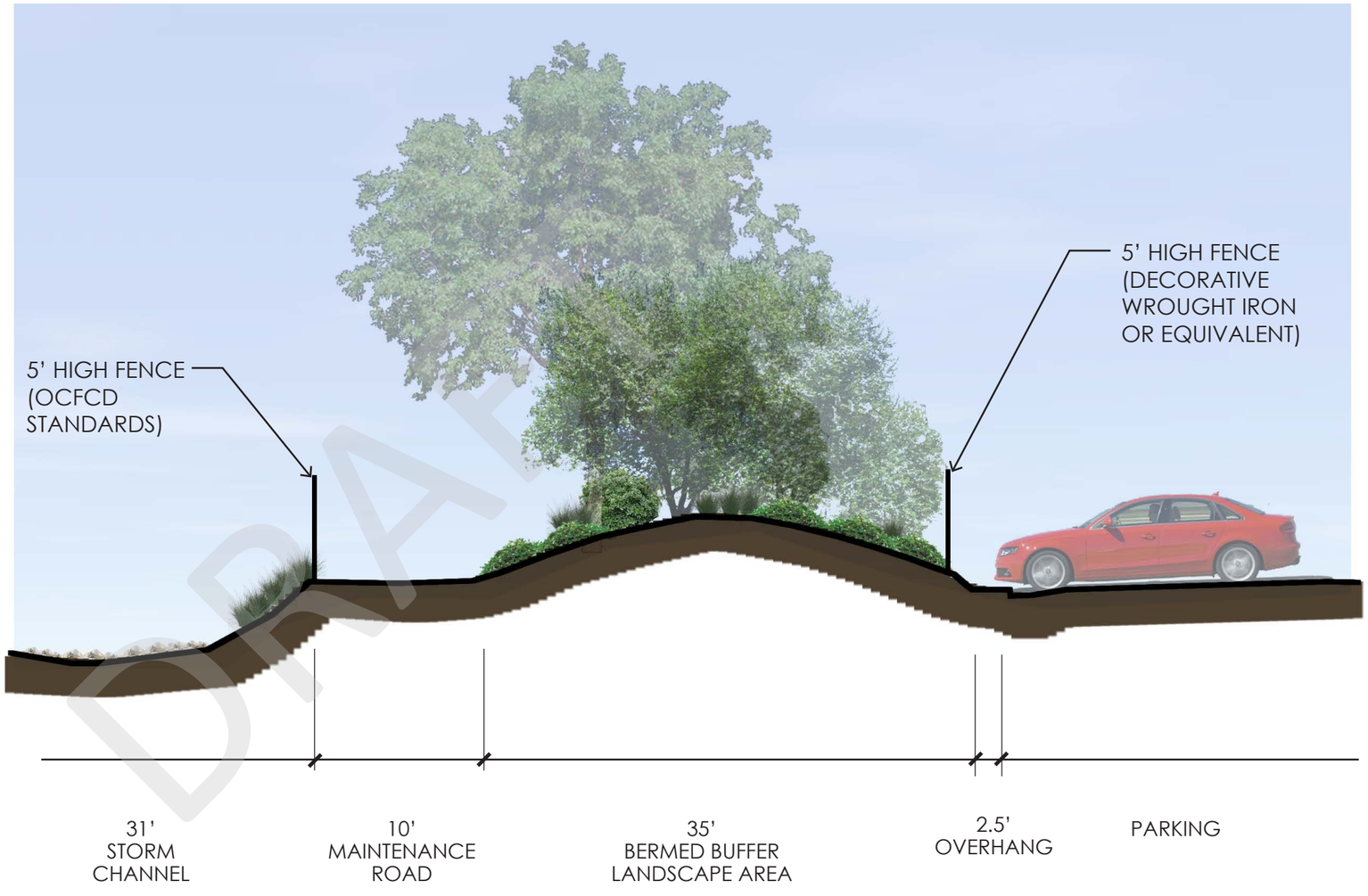


SURROUNDING ARTERIALS - KATELLA AVENUE

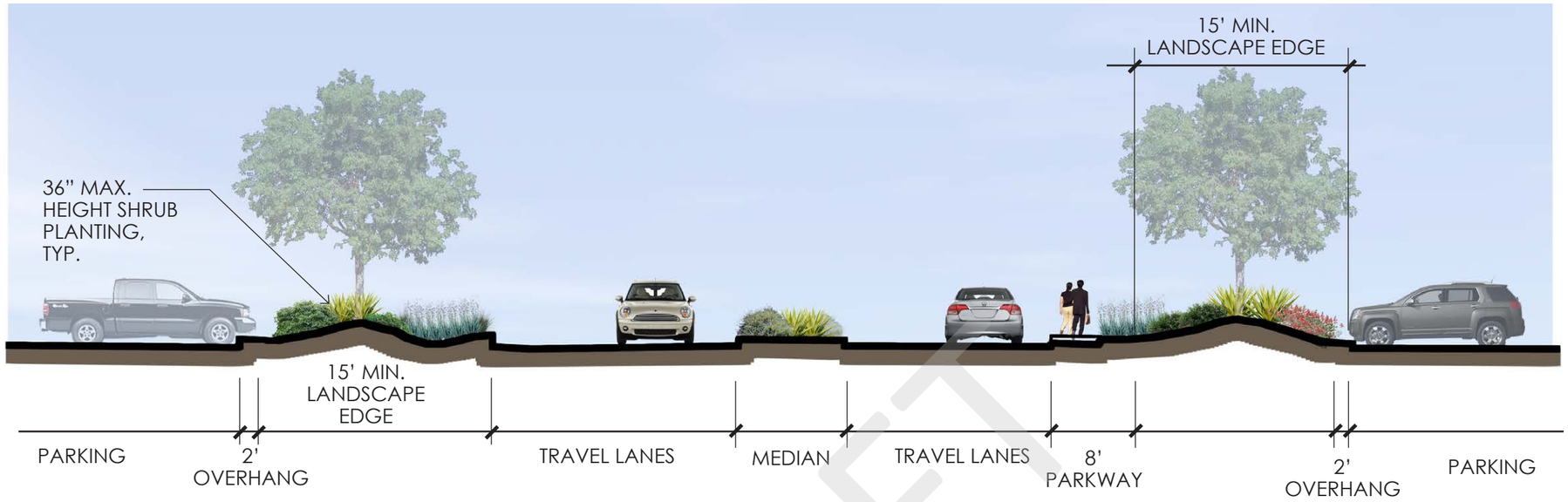


SURROUNDING ARTERIALS - VALLEY VIEW STREET

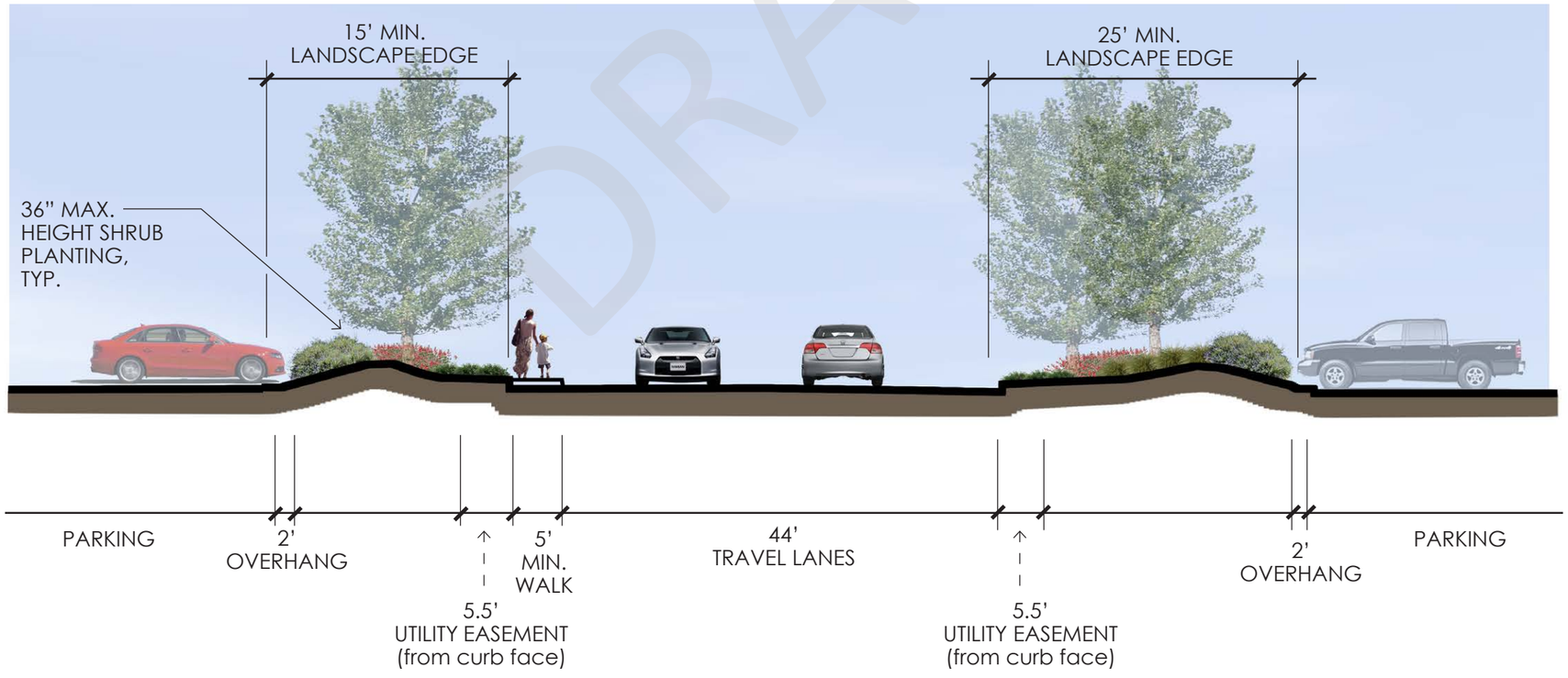




PROJECT EDGES & BUFFERS

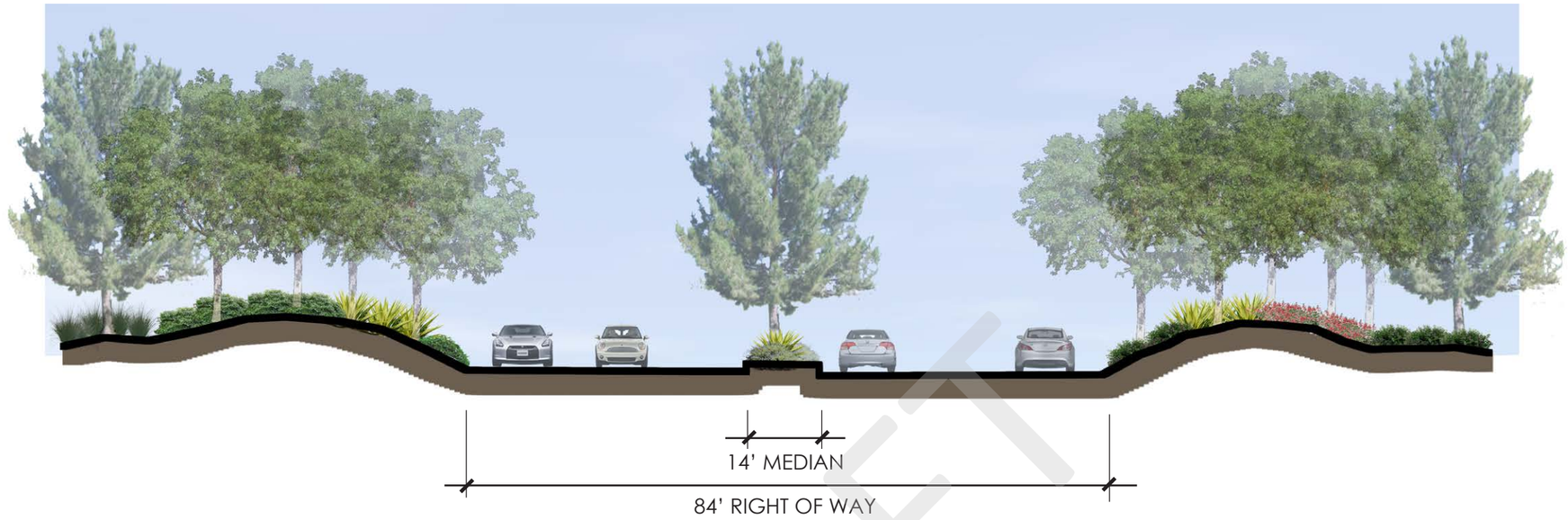


INTERNAL ROADWAYS TYPE 1

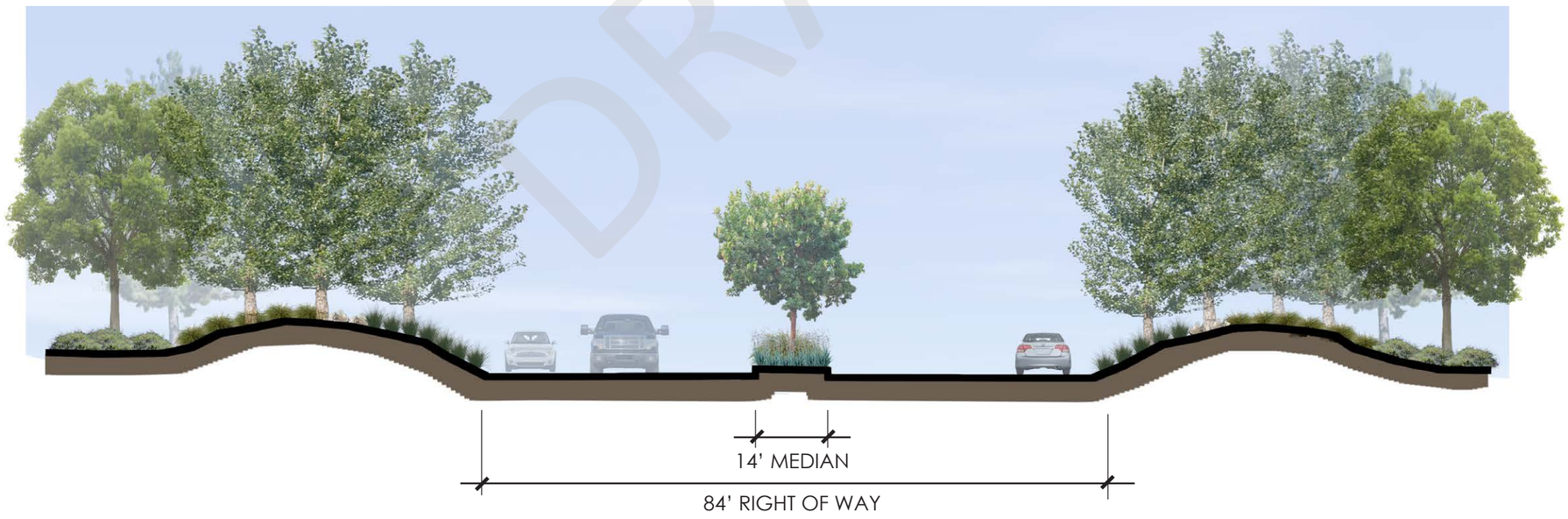


INTERNAL ROADWAYS TYPE 2

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ENTRY ELEVATION: VALLEY VIEW STREET



ENTRY ELEVATION KATELLA AVENUE

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CITY OF CYPRESS

Cypress Business Park Specific Plan

Appendix B

EXISTING TREE PALETTE & REPLACEMENT RECOMMENDATIONS

PROPOSED PLANT PALETTES

PLANT IMAGERY

PLANTING DETAILS

PLANT SPACING

CASC Engineering and Consulting

TREE

BOTANICAL NAME	Common Name	WATER USE CITY OF CYPRESS *(WUCOLS)*	LAND USE AREA: BP BUSINESS PARK	LAND USE AREA: CO COMMERCIAL OFFICE	LAND USE AREA: PO, CC, MUBP/GRC, MUC/R, MUC/SR, PO/HSC PROF. OFC., COTTONWOOD CHURCH, MIXED-USE BUS. PK/ GEN. RETAIL COMM., MIXED-USE COMM./RESD., MIXED-USE COMM./SR. HOUSING, PROF. OFC. & HOTEL & SUPPORT COMM.	PLAN CATEGORY: *ENTRIES / INTERSECTIONS*	*PARKING & BLDG. FOUNDATIONS*	*BUFFERS / BERMS*	*EDGES & BOUNDARIES*	*(Existing before SP)*	RECOMMENDED REPLACEMENTS (Botanical name | Common Name)
											NOTE: Species recommended below are to replace existing trees with high or moderate water use, trees that are prone to limb failure, & species invasive in California. Other trees listed on the plan category palettes herein are also acceptable.
ACACIA LONGIFOLIA	Sydney Golden Wattle	LOW	X					x			
ACACIA MELANOXYLON *(invasive)*	Blackwood Acacia	LOW			X			x		x	Agonis flexuosa 'After Dark' | Peppermint Willow
ALNUS RHOMBIFOLIA	White Alder	HIGH	X	X	X				x		Arbutus unedo 'Marina' | Strawberry Tree
BRACHYCHITON POPULENUS	Bottle Tree	LOW	X					x	x		
CALLISTEMON CITRINUS	Lemon Bottlebrush	LOW			X			x		x	Heteromeles arbutifolia | Toyon
CALLISTEMON VIMINALIS	Weeping Bottlebrush	LOW			X			x		x	
CHORISIA (CEIBA) SPECIOSA	Floss Silk Tree	LOW	X		X	x					
CORDYLINE AUSTRALIS	Corodyline	LOW			X			x	x	x	
CUPANIOPSIS ANACARDIOIDES	Carrotwood Tree	MOD.	X	X			x		x		Laurus nobilis | Sweet Bay
(X) CUPRESSOCYPARIS LEYLANDII	Leyland Cypress	MOD.	X	X				x	x		Juniperus sco. 'Wichita Blue' | Witchita Blue Juniper
CUPRESSOCYPARIS SEMPERVIRENS	Italian Cypress	LOW			X				x	x	
ERYTHRINA CAFFRA	Coral Tree	LOW	X	X		x	x		x		
EUCALYPTUS CAMALDULENSIS	Red Gum	LOW			X			x	x	x	Mature or declining Eucalyptus are prone to limb failure and can present safety and loss of property issues. Consider replacing declining Eucalyptus trees with alternative species like: Brachychiton, Calocedrus, Quercus, Platanus, Tamarix, or Ulmus depending upon site location, exposure, and water use of understory shrubs.
EUCALYPTUS CITRIADORA	Lemon-scented Gum	LOW	X		X	x					
EUCALYPTUS (CORYMBIA) FICIFOLIA	Red-flowering Gum	LOW		X				x	x		
EUCALYPTUS LEUCOXYLON	White Ironbark	LOW			X			x	x	x	
EUCALYPTUS POLYANTHEMOS	Silver Dollar Gum	LOW			X			x	x	x	
EUCALYPTUS SIDEROXYLON	Red Ironbark	LOW			X			x	x	x	
EUCALYPTUS SPP.	Eucalyptus	LOW		X				x	x		
EUCALYPTUS VIMINALIS	Manna Gum	LOW			X			x	x	x	
FICUS FLORIDA (macrocarpa/aurea)	Florida Fig / Florida Strangler	MOD.		X	X				x		Quercus ilex / Holly Oak
FRAXINUS VELUTINA	Arizona Ash	MOD.	X						x		Fraxinus velutina 'Modesto' | Modesto Ash
JACARANDA MIMOSIFOLIA	Jacaranda	MOD.	X						x		Tipuana tipu | Tipu Tree
JUNIPERUS CALIFORNICA	California Juniper	V. LOW			X			x	x	x	
LIGUSTRUM LUCIDUM	Glossy Privet	LOW			X		x		x		
LIQUIDAMBAR STYRACIFLUA	Liquidambar / Sweet Gum	MOD.		X				x			Nyssa sylvatica | Sour Gum
LIRIODENDRUON TULIPIFERA	Tulip Tree	MOD.	X			x					Brachychiton discolor | Queensland Lacebark
MELALEUCA NESOPHILA	Pink Melaleuca	LOW	X					x			
OLEA EUROPAEA	Olive (fruitless)	LOW			X	x	x			x	
PHOENIX DACTYLIFERA	Date Plam	LOW			X	x	x		x	x	
PINUS CANARIENSIS	Canary Island Pine	LOW	X	X							
PINUS HALIPENSIS	Aleppo Pine	LOW	X					x			
PINUS PINEA	Stone Pine	LOW	X			x					
PISTACHIA CHINENSIS	Chinese Pistache	MOD.			X		x		x	x	(keep on palette for fall color & performance)
PLATANUS ACERIFOLIA	London Plane Tree	MOD.	X	X		x	x		x		(keep on palette for performance)
PLATANUS RACEMOSA	California Sycamore	MOD.			X			x	x	x	(keep on palette for habitat & performance)
POPULUS NIGRA 'ITALICA'	Lombardy Poplar	MOD.			X			x		x	Ginkgo 'Autumn Gold' | Autumn Gold Maiden Hair
PRUNUS (blirtenina) CERASIFERA	Purple Leaf Plum	MOD.	X				x				Feijoa sellowiana | Pineapple Guava
PYRUS BRADFORDII	Bradford Pear	MOD.	X				x		x		Koelreuteria paniculata | Golden Rain Tree
SALIX BABYLONICA	Weeping Willow	HIGH			X			x	x	x	Schinus molle | Peruvian (Calif.) Pepper
SCHINUS MOLLE	Peruvian (x Calif.) Pepper	V. LOW			X			x	x		
TRISTANIA (LOPHOSTEMON) CONFERTA	Brisbane Box	MOD.	X	X		x	x	x			(keep on palette for narrow shape & performance)
ULMUS PARVIFOLIA	Chinese Elm	MOD.			X	x		x	x	x	(keep on palette for performance - 'True Green' variety)
WASHINGTONIA ROBUSTA	Mexican Fan Palm	LOW			X					x	
Suggested Additions:									x		
GEIJERA PARVIFLORA	Australian Willow	LOW	X	X	X	x	x				Suggested evergreen for new low water palette
CERCIDIUM 'DESERT MUSEUM'	Desert Museum Palo Verde	V. LOW	X	X	X	x	x				Suggested accent tree for new low water palette

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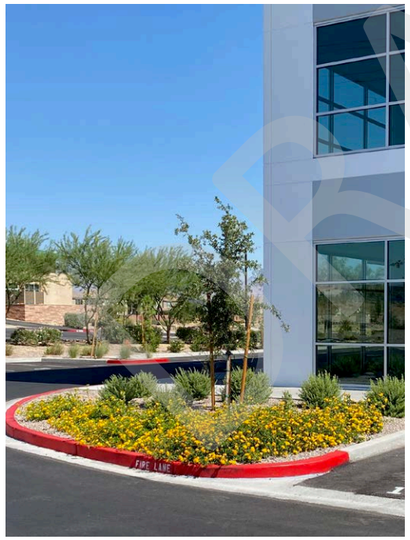
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NEST FILLER

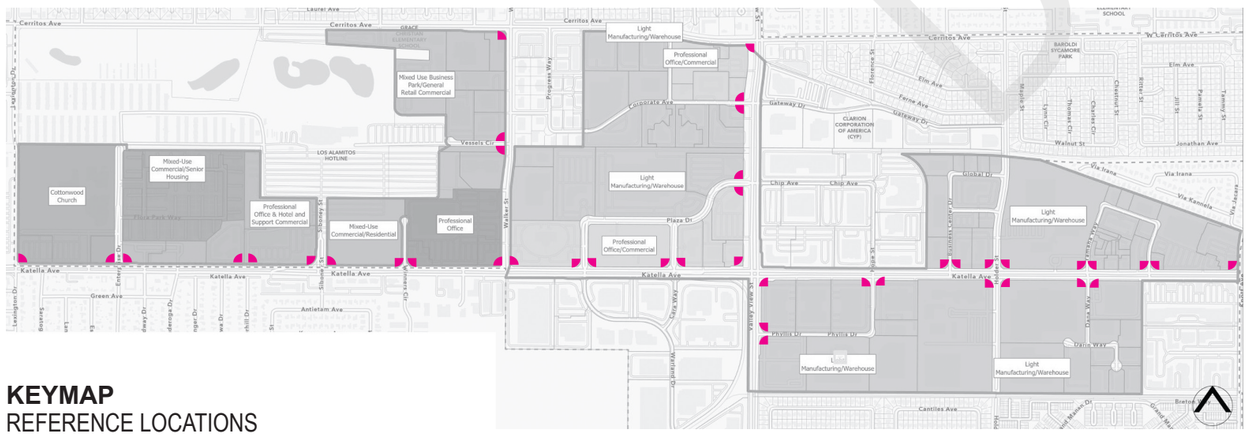

Matter Business Park
@ Warm Springs
7030 W. Warm Springs Rd.

entries / intersections

Botanical Name	*Common Name*
TREES	
Cercidium ‘Desert Museum’	Desert Museum Palo Verde
Chorisia (Ceiba) speciosa	Floss Silk Tree
Erythrina caffra	Coral Tree
Geijera parviflora	Australian Willow
Ginkgo biloba ‘Autumn Gold’ (male)	Autumn Gold Maiden Hair
Gleditsia triacanthos	Honey Locust
Laurus nobilis ‘saratoga’	Saratoga Laurel
Liriodendron tulipifera	Tulip Tree
Olea europaea (fruitless)	Olive (fruitless)
Phoenix dactylifera	Date Palm
Pinus pinea	Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	Western Sycamore
Quercus agrifolia	Coast Live Oak
Quercus chrysiolepis	Canyon Live Oak
Quercus engelmanii	Engelman Oak
Quercus lobata	Valley Oak
Tipuana tipu	Tipu Tree
Tristania conferta	Brisbane Box
Ulmus parvifolia ‘True Green’	True Green Chinese Elm

Botanical Name	*Common Name*
SHRUBS & GROUNDCOVERS	
Acacia redolens ‘Desert Carpet’	Prostrate Acacia
Arbutus unedo ‘Compacta’	Compact Strawberry Tree
Arctostaphylos ‘Pacific Mist’	Pacific Mist Manzanita
Artemisia californica ‘Montara’	California Montara Sagebrush
Bougainvillea ‘Rosenka’ (compact)	Rosenka Shrub Bougainvillea
Carissa macrocarpa spp. and cvs.	Natal Plum
Ceanothus griseus var. horizontalis	Creeping California Lilac
Cotoneaster dammeri ‘Lowfast’	Bearberry Cotoneaster
Gazania species	Gazania
Grevillea ‘Noellii’	Grevillea
Juniperus conferta ‘Blue Pacific’	Shore Juniper
Lantana ‘New Gold’	New Gold Lantana
Leucophyllum frutescens	Texas Ranger
Olea europaea ‘Montra’	Little Ollie Dwarf Olive
Penstemon het. ‘Margarita BOP’	Foothill Penstemon
Pittosporum tobira ‘Variegata’	Varigated Mock Orange
Rhaphiolepis indica ‘Clara’	White India Hawthorne
Rhaphiolepis indica ‘Pinkie’	Pink India Hawthorne (Low)
Rosmarinus o. ‘Huntington Carpet’	Huntington Carpet Rosemary
Westringia fruiticosa ‘Morning Light’	Morning Light Coast Rosemary

Botanical Name	*Common Name*
GRASSES	
Bouteloua gra. ‘Blonde Ambition’	Blonde Ambition Blue Grama
Dianella cap. ‘Clarity Blue’	Clarity Blue Flax Lily
Dianella revoluta ‘Little Rev’	Little Rev Flax Lily
Festuca mairei	Atlas Fescue
Hesperaloe parviflora ‘Brake Lights’	Brake Lights Red Yucca
Lomandra long. ‘Platinum Beauty’	Variegated Dwarf Mat Rush
Muhlenbergia capillaris ‘Regal Mist’	Regal Mist Muhly
Muhlenbergia dubia	Pine Muhly
SUCCULENTS	
Agave ‘Blue Flame’	Blue Flame Agave
Agave ‘Blue Glow’	Blue Glow Agave
Aloe ‘Blue Elf’	Blue Elf Aloe
Aloe striata	Coral Aloe
Bulbine frutescens	Stalked Bulbine
Sedum adolphii ‘Firestorm’	Firestorm
Senecio serpens	Blue Chalk Sticks



KEYMAP
REFERENCE LOCATIONS

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parking areas & building foundations

Botanical Name	*Common Name*
TREES	
Agonis flexuosa ‘After Dark’	After Dark Peppermint Willow
Arbutus unedo ‘Marina’	Marina Strawberry Tree
Cercidium ‘Desert Museum’	Desert Museum Palo Verde
Chilopsis linearis ‘Burgandy’	Burgandy Desert Willow
Erythrina caffra	Coral Tree
Feijoa (Acca) sellowiana	Pineapple Guava
Geijera parviflora	Australian Willow
Ginkgo biloba (male)	Ginkgo (Male only)
Gleditsia triacanthos	Honey Locust
Juniperus sco. ‘Witchita Blue’	Witchita Blue Juniper
Koelreuteria paniculata	Golden Rain Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay / Laurel
Ligustrum lucidum	Glossy Privet
Leptospermum scoparium	New Zealand Tea Tree
Nyssa sylvatica	Sour Gum
Olea Europaea (fruitless)	Fruitless Olive
Phoenix dactylifera	Date Palm
Pinus (brutia ssp.) eldarica	Mondell Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia ‘Bloodgood’	London Plane Tree
Prosopis glandulosa ‘Maverick’	Thornless Honey Mesquite
Quercus chrysiolepis	Canyon Live Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus tomentella	Island Oak
Tamarix aphylla	Athel Tree
Tristania (Lophostemon) conferta	Brisbane Box
Tipuana tipu	Tipu Tree
Ulmus parviflora	Chinese Elm
Umbellularia californica	California Laurel

Botanical Name	*Common Name*
SHRUBS & GROUNDCOVERS	
Arbutus unedo ‘Compacta’	Compact Strawberry Tree
Arctostaphylos ‘Pacific Mist’	Pacific Mist Manzanita
Arctostaphylos D. ‘Howard McMinn’	Howard McMinn Manzanita
Bougainvillea ‘Rosenka’ (compact)	Rosenka Shrub Bougainvillea
Ceanothus ‘Centennial’	Centennial Ceanothus
Ceanothus griseus var. horizontalis	Creeping California Lilac
Cotoneaster dammeri ‘Lowfast’	Bearberry Cotoneaster
Cotoneaster horizontalis perpusillus	Rock Spray Cotoneaster
Grevillea ‘Noellii’	Grevillea
Juniperus conferta ‘Blue Pacific’	Shore Juniper
Lantana ‘New Gold’	New Gold Lantana
Leucophyllum frutescens	Texas Ranger
Limonium perezii	Statice/Sea Lavender
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle
Olea europaea ‘Montra’	Little Ollie Dwarf Olive
Penstemon het. ‘Margarita BOP’	Foothill Penstemon
Pittosporum tobira ‘Variegata’	Varigated Mock Orange
Rhaphiolepis indica ‘Clara’	White India Hawthorne
Rhaphiolepis indica ‘Pinkie’	Pink India Hawthorne (Low)
Rosa ‘Noare’	Red Carpet Rose
Rosmarinus o. ‘Huntington Carpet’	Huntington Carpet Rosemary
Rosmarinus o. ‘Prostratus’	Prostrate Rosemary
Salvia apiana ‘Compacta’	Compact White Sage
Salvia clev. ‘Winnifred Gilman’	Winnifred Gilman Sage
Salvia greggii ‘Hotlips’	Hot Lips Autumn Sage
Salvia leucantha	Mexican Bush Sage
Trichostema lanatum	Wooly Blue Curls
Westringia fruiticosa ‘Morning Light’	Morning Light Coast Rosemary

Botanical Name	*Common Name*
GRASSES	
Bouteloua gra. ‘Blonde Ambition’	Blonde Ambition Blue Grama
Chondropetalum tec. ‘El Campo’	El Campo Cape Rush
Dianella cap. ‘Clarity Blue’	Clarity Blue Flax Lily
Dianella revoluta ‘Little Rev’	Little Rev Flax Lily
Festuca mairei	Atlas Fescue
Hesperaloe parviflora ‘Brake Lights’	Brake Lights Red Yucca
Lomandra long. ‘Platinum Beauty’	Variegated Dwarf Mat Rush
Muhlenbergia capillaris ‘Regal Mist’	Regal Mist Muhly
Muhlenbergia dubia	Pine Muhly
Sesleria autumnalis ‘Greenlee’	Greenlee Moor Grass
SUCCULENTS	
Agave ‘Blue Flame’	Blue Flame Agave
Agave ‘Blue Glow’	Blue Glow Agave
Aloe bainesii*	Tree Aloe
Aloe ‘Blue Elf’	Blue Elf Aloe
Aloe striata*	Coral Aloe
Bulbine frutescens	Stalked Bulbine
Crassula capitella*	Campfire Crassula
Sedum adolphii ‘Firestorm’	Firestorm
Sedum hispanicum ‘Blue Carpet’	StonecRop
Senecio serpens	Blue Chalk Sticks

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edges, buffers & boundaries

Botanical Name	*Common Name*
TREES	
Brachychiton rupestris	Narrowleaf Bottle Tree
Callistemon citrinus	Bottlebrush
Calliestemon viminalis	Weeping Bottlebrush
Calocedrus decurrens	Incense Cedar
Cordyline australis	Cabbage Palm
Heteromeles arbutifolia	Toyon
Juniperus californica	California Juniper
Nyssa sylvatica	Sour Gum
Pinus radiata	Monterey Pine
Platanus racemosa	Western Sycamore
Prunus ilicifolia	Hollyleaf Cherry
Prunus ilicifolia var lyonii	Catalina Cherry
Quercus agrifolia	Coast Live Oak
Quercus chrysiolepis	Canyon Live Oak
Quercus engelmanii	Engelman Oak
Quercus ilex	Holly Oak
Quercus lobata	Valley Oak
Quercus tomentella	Island Oak
Tamarix aphylla	Athel Tree
Tristania (Lophostemon) conferta	Brisbane Box
Ulmus parvifolia 'Dynasty'	Dynasty Chinese Elm
Umbellularia californica	California Laurel
Washingtonia filifera	California Fan Palm

Botanical Name	*Common Name*
SHRUBS & GROUNDCOVERS	
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Artemisia californica 'Montara'	California Montara Sagebrush
Baccharis pilularis 'Pigeon Point'	Coyote Brush
Berberis aq. 'Golden Abundance'	Golden Abundance Mahonia
Ceanothus griseus var. horizontalis	Yankee Point Ceanothus
Diplacus aurantiacus	Sticky Monkey Flower
Encelia californica	Coast Sunflower
Fremontodendron 'Ken Taylor'	Ken Taylor Flannel Bush
Heuchera hybrids	Coral Bells
Keckiella cordifolia	Heart-leaf Penstemon
Mimulus cardinalis	Scarlet Monkey Flower
Rhamnus californica 'Eve Case'	Coffeeberry
Rhus integrifolia	Lemonadeberry
Ribes aureum v. gracillimum	Golden Currant
Ribes speciosum	Fuchsia Flowering Gooseberry
Salvia apiana 'Compacta'	Compact White Sage
Salvia leucantha	Salvia clev. 'Winnifred Gilman'
Salvia spathacea	Hummingbird Sage
Solidago californica	California Goldenrod
Xylosma congesta	Shiny Xylosma

Botanical Name	*Common Name*
GRASSES	
Festuca californica	California Fescue
Festuca mairei	Atlas Fescue
Muhlenbergia rigens	Deer Grass

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INDICATES TREE INCLUDED WITHIN EXISTING SPECIFIC PLANS

BP CO PO, CC, MUBP/GRC, MUC/R, MUC/SR, PO/HSC

trees



AGONIS FLEXUOSA 'AFTER DARK'
AFTER DARK PEPPERMINT WILLOW



ARBUTUS UNEDO 'MARINA'
MARINA STRAWBERRY TREE



ARCTOSTAPHYLOS GLAUCA
BIG BERRY MANZANITA



BRACHYCHITON RUPESTRIS
NARROWLEAF BOTTLE TREE



CALOCEDRUS DECURRENS
INCENSE CEDAR



CEDRUS DEODARA
DEODAR CEDAR



CERCIDIUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



CHILOPSIS LINEARIS 'BURGANDY'
BURGANDY DESERT WILLOW



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



GINKGO BILOBA 'AUTUMN GOLD'
AUTUMN GOLD MAIDEN HAIR



GLEDITSIA TRIACANTHOS
HONEY LOCUST



HETEROMELS ARBUTIFOLIA
TOYON



JUNIPERUS CALIFORNICA
CALIFORNIA JUNIPER



KOELREUTERIA PANICULATA
GOLDEN RAIN TREE



LAGERSTROEMIA IND. (VARIETIES)
CRAPE MYRTLE

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trees cont.

INDICATES TREE INCLUDED WITHIN EXISTING SPECIFIC PLANS

BP CO PO, CC, MUBP/GRC, MUC/R, MUC/SR, PO/HSC



LAURUS NOBILIS 'SARATOGA'
SARATOGA LAUREL



NYSSA SYLVATICA
SOUR GUM



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE



PINUS (BRUTIA) ELDARICA
MONDELL PINE



PINUS PINEA
STONE PINE



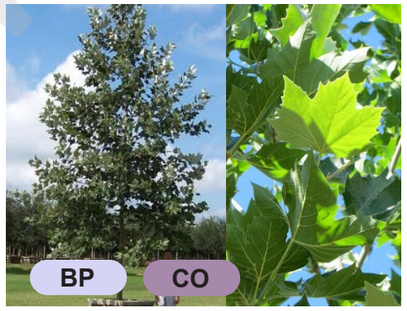
PINUS RADIATA
MONTEREY PINE



PINUS TORREYANA
TORREY PINE



PISTACIA CHINENSIS
CHINESE PISTACHE



PLATANUS ACERIFOLIA (X. HISPAN.)
LONDON PLANE TREE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



PROSOPIS CHILENSIS
THORNLESS CHILEAN MESQUITE



PROSOPIS GLAND. 'MAVERICK'
THORNLESS HONEY MESQUITE



PRUNUS ILICIFOLIA VAR. LYONII
CATALINA CHERRY



PRUNUS ILICIFOLIA
HOLLYLEAF CHERRY



QUERCUS AGRIFOLIA
COAST LIVE OAK

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trees cont.

INDICATES TREE INCLUDED WITHIN EXISTING SPECIFIC PLANS

BP CO PO, CC, MUBP/GRC, MUC/R, MUC/SR, PO/HSC



QUERCUS CHRYSIOLEPIS
CANYON LIVE OAK



QUERCUS ENGELMANII
ENGELMAN OAK



QUERCUS ILEX
HOLLY OAK



QUERCUS LOBATA
VALLEY OAK



QUERCUS SUBER
CORK OAK



QUERCUS TOMENTELLA
ISLAND OAK



SCHINUS MOLLE
(CALIF.) PERUVIAN PEPPER



TAMARIX APHYLLA
ATHEL TREE



TIPUANA TIPU
TIPU TREE



ULMUS PARVIFLORA
CHINESE ELM



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY



WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

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shrubs & groundcovers



ACACIA RED. 'DESERT CARPET'
DESERT CARPET PROSTRATE ACACIA



ACACIA RED. 'LOW BOY'
LOW BOY PROSTRATE ACACIA



ACHILLEA MILEFOLIUM
COMMON YARROW



ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA



ARCTO. D. 'HOWARD MCMINN'
HOWARD MCMINN MANZANITA



ARTEMISIA CAL. 'MONTARA'
CALIF. MONTARA SAGEBRUSH



BACCHARIS PIL. 'CENTENNIAL'
COYOTE BRUSH



BACCHARIS PIL. 'PIGEON POINT'
COYOTE BRUSH



BACCHARIS PIL. 'TWIN PEAKS'
COYOTE BRUSH



BERBERIS AQ. 'GOLDEN ABUND.'
GOLDEN ABUNDANCE MAHONIA



BOUGAINVILLEA 'ROSENKA'
ROSENKA BOUGAINVILLEA



CALLIANDRA CALIFORNICA
BAJA FAIRY DUSTER



CALLIANDRA HAEMATOCEPHILA
PINK POWDER PUFF



CEANOTHUS 'CENTENNIAL'
CENTENNIAL CEANOTHUS



CEANOTHUS 'JOYCE COULTER'
CALIFORNIA LILAC



CEANOTHUS G.V.H. 'YANKEE POINT'
YANKEE POINT CEANOTHUS



CEANOTHUS G.V. HORIZONTALIS
CREEPING CALIFORNIA LILAC



COTONEASTER DAM. 'LOWFAST'
BEARBERRY COTONEASTER



COTONEASTER HOR. PERPUSILLUS
ROCK SPRAY COTONEASTER



DIPLACUS AURANTIACUS
STICKY MONKEY FLOWER



ENCELIA CALIFORNICA
COAST SUNFLOWER



EPILOBIUM CANUM SPP. CANUM
CALIFORNIA FUCHSIA



ERIGERON GLAUCUS
SEASIDE DAISY

shrubs & groundcovers



FREMONTODEN. 'KEN TAYLOR'
KEN TAYLOR FLANNEL BUSH



GAZANIA SPECIES
GAZANIA



GREVILLEA 'NOELLII'
GREVILLEA



HEUCHERA HYBRIDS
CORAL BELLS



HEUCHERA MAXIMA
ISLAND ALUM ROOT



JUNIPERUS CON. 'BLUE PACIFIC'
SHORE JUNIPER



KECKIELLA CORDIFOLIA
HEART-LEAF PENSTEMON



LANTANA 'NEW GOLD'
NEW GOLD LANTANA



LEUCOPHYLLUM FRUTESCENS
TEXAS RANGER



LIMONIUM PEREZII
STATICE / SEA LAVENDER



LOBELIA DUNNII
BLUE LOBELIA



LOBELIA LAXIFLORA
MEXICAN BLUSH LOBELIA



OLEA EUROPAEA 'MONTRA'
LITTLE OLLIE DWARF OLIVE



PENSTEMON H. 'MARGARITA BOP'
FOOTHILL PENSTEMON



PITTOSPORUM T. 'VARIEGATA'
VARIEGATED MOCK ORANGE



RHAMNUS CAL. 'EVE CASE'
COFFEEBERRY



RHAPHIOLEPIS IND. 'CLARA'
WHITE INDIA HAWTHORNE



RHAPHIOLEPIS IND. 'PINKIE'
PINK INDIA HAWTHORNE



RHUS INTEGRIFOLIA
LEMONADEBERRY



RIBES AUREUM V. GRACILLIMUM
GOLDEN CURRANT



RIBES SPECIOSUM
FUCHSIA FLOWERING GOOSEBERRY



RIBES VIBURNIFOLIUM
CATALINA CURRANT



ROSA FLORABUNDA 'ICE BERG'
WHITE ICE BERG ROSE



ROSA 'NOARE'
RED CARPET ROSE

shrubs & groundcovers cont.



ROSMARINUS O. 'HUNT. CARPET'
HUNTINGTON CARPET ROSEMARY



ROSMARINUS O. 'PROSTRATUS'
PROSTRATE ROSEMARY



SALVIA APIANA 'COMPACTA'
COMPACT WHITE SAGE



SALVIA CLEV. 'WINNIFRED GILMAN'
WINNIFRED GILMAN SAGE



SALVIA CLEVELANDII
CLEVELAND SAGE



SALVIA GREGGII 'HOTLIPS'
HOT LIPS AUTUMN SAGE



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



SALVIA SPATHACEA
HUMMINGBIRD SAGE



SYMPHORICARPOS MOLLIS
CREEPING SNOWBERRY



VINCA MAJOR
PERIWINKLE



WESTRINGIA FRU. 'MORNING LIGHT'
MORNING LIGHT COAST ROSEMARY



ZAUSCHNERIA CAL. 'CATALINA'
CALIFORNIA FUCHSIA

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grasses & grass-like



BOUTELOUA 'BLONDE AMBITION'
BLONDE AMPBITION BLUE GRAMA



CAREX PANSA
DUNE SEDGE



CAREX TUMULICOLA
FOOTHILL SEDGE



CHONDROPET. T. 'EL CAMPO'
EL CAMPO CAPE RUSH



DIANELLA C. 'CLARITY BLUE'
CLARITY BLUE FLAX LILY



DIANELLA REV. 'LITTLE REV'
LITTLE REV FLAX LILY



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



FESTUCA MAIREI
ATLAS FESCUE



HESPERALOE PAR. 'BRAKE LIGHTS'
BRAKE LIGHTS RED YUCCA



JUNCUS PATENS
CALIFORNIA GRAY RUSH



LOMANDRA 'EVERGREEN BABY'
EVERGREEN BABY MAT RUSH



LOMANDRA LONG. 'BREEZE'
DWARF MAT RUSH



LOMANDRA L. 'PLATINUM BEAUTY'
VARIEGATED DWARF MAT RUSH



MUHLENBERGIA CAP. 'REGAL MIST'
REGAL MIST MUHLY



MUHLENBERGIA DUBIA
PINE MUHLY



MUHLENBERGIA RIGENS
DEER GRAS



SESLERIA AUT. 'GREENLEE'
GREENLEE MOOR GRASS

succulents



AGAVE DES. 'VARIEGATA'
VARIEGATED SMOOTH AGAVE



AGAVE PARRYI
PARRY'S AGAVE



AGAVE 'BLUE FLAME'
BLUE FLAME AGAVE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



AGAVE OVATIFOLIA
WHALE'S TONGUE AGAVE



ALOE 'BLUE ELF'
BLUE ELF ALOE



ALOE STRIATA
CORAL ALOE



BULBINE FRUTESCENS
STALKED BULBINE



CRASSULA CAPITELLA
CAMPFIRE CRASSULA



CRASSUL OVATA 'JITTERS'
JITTERS JADE PLANT



SEDUM ADOLPHIII 'FIRESTORM'
FIRESTORM



SEDUM HISPAN. 'BLUE CARPET'
STONECROP



SENECIO MANDRALISCAE
KLEINIA / GROUNDSEL



SENECIO SERPENS
BLUE CHALK STICKS

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planting details & standards

Recommended tree planting details include observation tubes and appropriate planting pit size and ammendments for successful tree growth.

Specimen trees, larger than 36" Box size, should be properly guyed and oriented by the project landscape architect or a certified arborist.

Details for both level terrain and sloped terrain have been included for trees and shrubs to allow for the varying site conditions found at Cypress Business Park

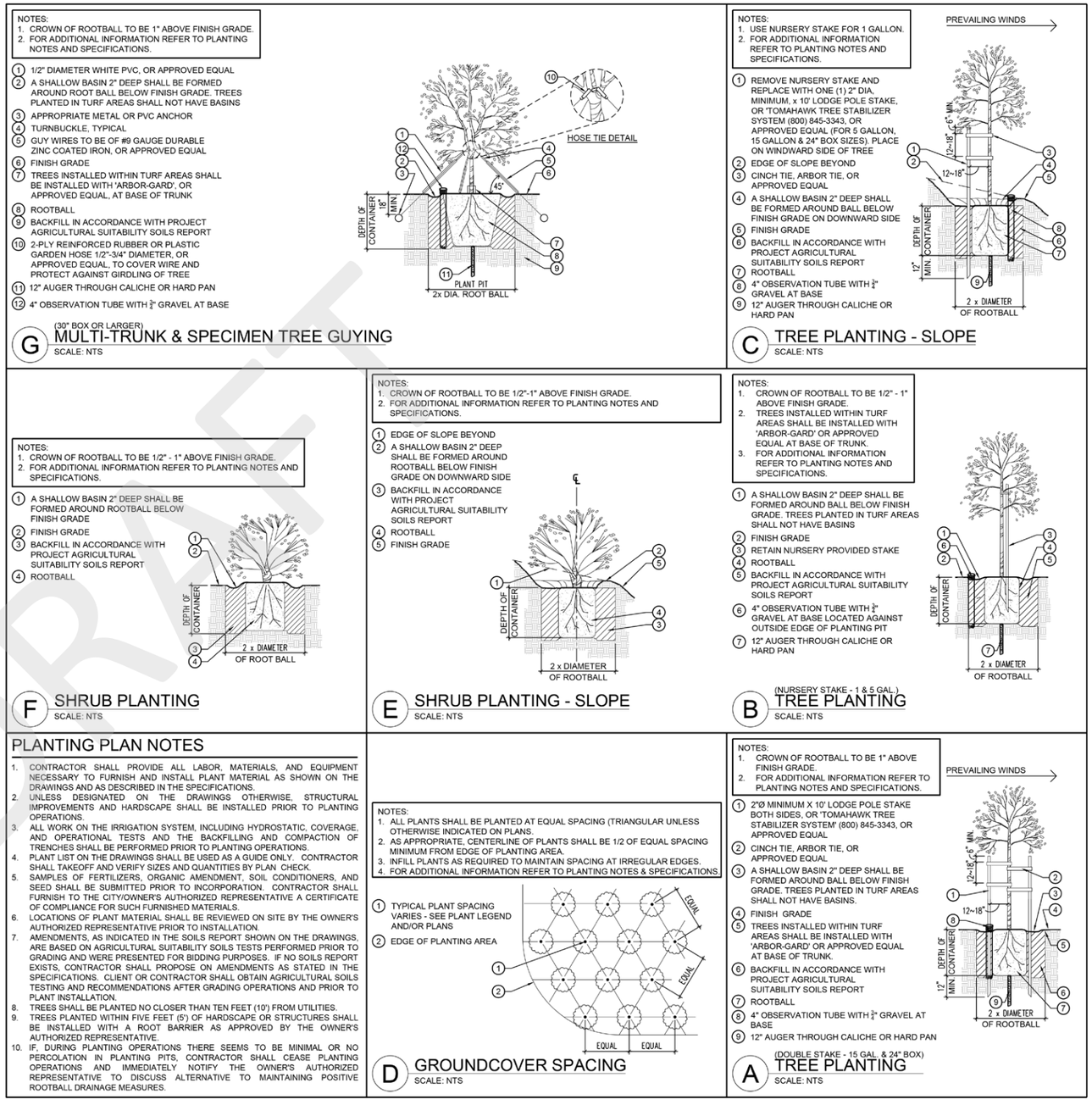
PLANTING INSTALLATION STANDARDS

Organic Mulch: 4-5" deep, 0"-2" Forest Floor or Equal, no dyed or colored mulch, with no landscape fabric

Gravel Mulch or Decomposed Granite: 3-4" Deep with landscape fabric beneath

In planters adjoining building foundation: 16" wide ¾" rock gravel band around buildings with aluminum edging, 3-4" gravel, and fabric beneath

No resin board or redwood header board, please use aluminum edging for longevity



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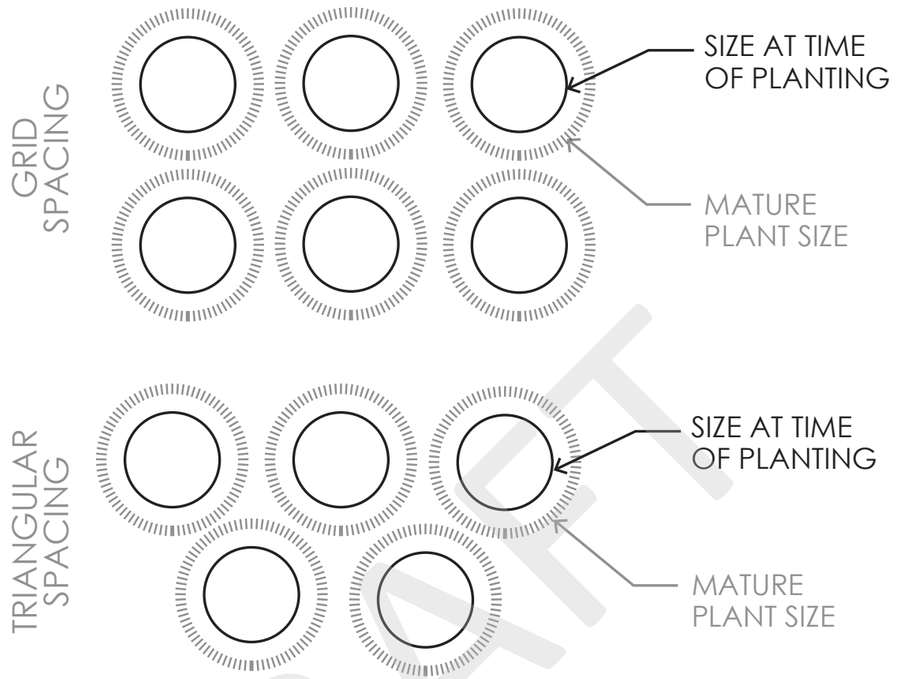
CASC Engineering and Consulting



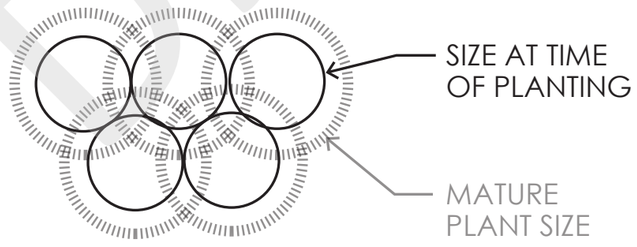




REPRESENTATIVE OPEN SPACING



PROPOSED OPEN PLANTING LAYOUT
(ALLOWS FOR MATURE GROWTH)



TYPICAL DENSE PLANTING LAYOUT - TO AVOID
(REQUIRES REGULAR HEDGING/THINNING)

plant spacing

The proposed plantng design approach is to use durable low water use plants, spaced widely to allow for mature growth with minimal need of hedging, pruning, shearing, or trimming.

Trees can be planted in smaller container sizes to reduce initial cost of installation and improve the long-term health and viability of the tree; allowing trees to mature on the project site instead of in a container at a nursery improves long-term tree health and success.

Root barriers should be installed wherever trees are within 5' of hardscape to minimize uplift of concrete curbs or walkways.

Ornamental grasses will require annual shearing.

Bark mulch or gravel mulch to be installed in all planting area to reduce evapotranspiration of applied irrigation water, thereby reduces water application needs and costs, and improving the soil conditions.

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BUSINESS SECTOR ANALYSIS AND REAL ESTATE MARKET ANALYSIS FOR BUSINESS PARK SPECIFIC PLAN CITY OF CYPRESS, CA

DRAFT

Prepared for:
CASC Engineering & Consulting

March 16, 2023

PREPARED BY:

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1. Introduction

This report summarizes two separate but related economic studies completed by The Natelson Dale Group, Inc. (TNDG) in support of the City of Cypress's Business Park Specific Plan process:

1. A **real estate market analysis** to forecast potential demand for the development of new industrial, office and ancillary retail space within the Specific Plan area; and

2. A **business sector analysis** to identify specific industries that are potentially well positioned to grow in Cypress, and which therefore represent viable "target tenants" for office and industrial facilities in the Specific Plan area.

For both the real estate market analysis and the business sector study, TNDG has evaluated opportunities in Cypress in the context of existing and anticipated economic conditions within the larger region comprising Orange and Los Angeles Counties.

Several aspects of TNDG's approach to these studies should be noted:

- Given that Cypress is largely built out, future development opportunities within the Specific Plan area will primarily focus on redevelopment or intensification of existing developed sites. As such, the real estate demand forecasts and the business sector targets are intended to provide planners and property owners with an understanding of market trends that are likely to influence future demand for reuse of older, underutilized properties.

- Since the real estate demand analysis is being completed as part of a long-term planning process, the study methodology is somewhat different from the approach TNDG would take when analyzing the near-term feasibility of a specific development project. Whereas the success of an individual development project is largely dependent on market conditions as they exist at the time the project is developed, a strategic planning process is explicitly about changing existing conditions such that future market performance will surpass "baseline" trends. Thus, within the context of a planning process, it is appropriate to consider relatively aggressive (but still reasonable) assumptions. In this regard, the numbers provided in this report should be interpreted as "potentials" (i.e., what could happen based on proactive implementation of the Business Park Specific Plan and related economic development efforts) rather than definitive "forecasts" (i.e., what is expected to happen based on historic market trends).

- This draft report primarily focuses on land uses and business types that would appear to be ***feasible*** based on recent and foreseeable market trends. The update process for the Business Park Specific Plan will also require consideration (separate from this report) of the types of uses that are ***desirable*** from City, community and landowner perspectives. Some land uses for which there is strong/immediate market demand may not be the "optimal" uses in a long-term sense. For example, logistics facilities have dominated industrial building demand in southern California in recent years while other industrial uses such as manufacturing have had a reduced footprint. From a demand perspective, logistics would clearly appear to be feasible in the near-term (and may be important in terms of attracting near-term capital investment needed to facilitate redevelopment of older industrial properties); however, other industrial uses may have virtues (in terms of job and income generation) that would make them more desirable targets in the long term. The purpose of this report is not to pick land use "winners" and "losers" but to provide decisionmakers with a description of potential near-term and longer-term development

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options, allowing the City to balance feasibility and desirability in defining future policy direction for the Specific Plan area.

- In this type of setting, the City's land use planning and economic development efforts are closely interdependent. Demand for the most "desired" types of industrial and office tenants is more likely to be materialized if the City is aggressively marketing Cypress as a prime location for these activities. On the other hand, the City's ability to effectively recruit these types of businesses will depend on having a competitive supply of contemporary office and industrial buildings to house them. In short, proactive implementation of the Specific Plan (including policies to expedite development processing of targeted business types) will require complementary economic development programming by the City. TNDG's business sector analysis is intended to provide initial direction to the City's economic development and marketing efforts. It

Due to the business park setting of the Specific Plan area, TNDG's analyses focus mostly on **industrial and office land uses**. The report does not provide a detailed analysis of citywide retail/restaurant demand but considers retail/restaurant development as a secondary or ancillary land use (e.g., smaller-scale facilities to serve the daytime spending needs of onsite office/business park workers).

Building Definitions

The real estate market analysis considers the following sub-categories of industrial and office buildings (definitions are from CoStar):

Industrial

- ***Logistics***, including warehouse and distribution space. ***Warehouse buildings*** are typically 25,000 square feet or greater in size, box shape, with one loading dock for every 15,000 square feet of rentable building area (RBA). Up to 20% office area with clear heights of 22 feet or greater. Site coverage is typically up to 50%. Distribution buildings, both single and multi-tenant, are used for the warehousing and distribution of inventory. Buildings are typically 200,000 square feet or more, with clear heights of 28 feet or greater, up to 5% office space with the balance being warehouse/storage space. ***Distribution buildings*** typically have one loading door for every 10,0000 square feet of RBA and site coverage up to 40%. These buildings are often cross-docked with trailer parking.

- ***Flex space*** – Building(s) designed to be versatile; may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. At least half of the rentable area of the building must be used as office space. Flex buildings typically have ceiling heights under 18 feet, with light industrial zoning. Flex buildings have also been called Incubator, Tech and Showroom buildings.

- ***Specialized industrial*** – All other industrial building types (including manufacturing space).

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Office

- ***Class A*** – Extremely desirable investment-grade properties with the highest quality construction and workmanship, materials and systems, significant architectural features, the highest quality/expensive finish and trim, abundant amenities, first rate maintenance and management; usually occupied by prestigious tenants with above average rental rates; excellent locations with exceptional accessibility.

- ***Class B*** – More utilitarian space without special attractions; it will typically have ordinary architectural design and structural features, with average interior finish, systems, and floor plans, adequate systems and overall condition.

- ***Class C*** – No-frills, older buildings that offer basic space; below-average maintenance and management, mixed or low tenant prestige, and inferior elevators and mechanical/electrical systems.

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2. Executive Summary

A. Real Estate Demand Summary

Industrial Development Demand. Summary Table A beginning on page 5 provides an overview of TNDG's industrial demand analysis. Key findings are as follows:

Existing/Recent Industrial Market Conditions

- Cypress has an existing industrial building inventory of 6.85 million square feet, over 90% of which is within the Business Park Specific Plan area.

- The existing industrial inventory for Orange County overall stands at just over 300 million square feet.

- About 44% of Cypress's industrial space is currently classified as logistics space (compared to 54% countywide).

- Industrial vacancy rates are very low in Cypress (4.1%) and extremely low countywide (1.9%).

- Reflecting the low vacancy rates, average industrial rents in Cypress have increased dramatically over the past 10 years (from $0.77 per square foot in 2012 to $1.54 per square foot in 2022). Rents are projected to continue growing over the next five years (to $1.96 per square foot in 2027). Rents and rent growth in Cypress are essentially identical to the overall averages for Orange County.

- During the pandemic, the sharp increase in e-commerce created a huge surge in demand for logistics space. Over the past three years (2020, 2021 and 2022), Orange County absorbed 3.8 million square feet of industrial space (an average of nearly 1.3 million square feet per year). More than 98% of this demand was for logistics facilities. For the prior seven years (2012-2019), countywide industrial absorption averaged 800,000 square feet per year (77% was logistics).

- In the "specialized" industrial category (including manufacturing space), absorption rates in Orange County have been negative in 7 of the last 10 years, reflecting an ongoing trend of net reduction in manufacturing firms and employment.

- In the "flex" category (hybrid buildings combining office and production space) Orange County absorbed 2.5 million square feet between 2012 and 2019, but absorption turned negative in 2022 (likely attributable to the fact that the large office component of flex space made it vulnerable to impacts from the increase in remote workers).

- The lack of remaining buildable land in Cypress has severely constrained industrial development potentials in recent years. Cypress's industrial building inventory has not expanded since 2014, so new tenancies have been limited to absorption of existing vacancies. With a static building supply and already-low vacancies, Cypress largely missed the industrial demand surge during the pandemic (with average absorption of just 19,000 square feet per year between 2019 and 2022, representing only 0.1% of countywide absorption).

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Future Industrial Development Opportunities

- The extremely low industrial vacancy rates in Orange County create a strong starting point that can fuel new construction demand for several years – even in the absence of new firms locating in the region. For purposes of this analysis, TNDG has assumed that a "healthy" industrial market has a stabilized vacancy rate of 3.5%. The current vacancy rate of 1.9% is well below this benchmark and creates tight market conditions that constrain regional economic growth. The difference between the benchmark vacancy rate and the actual vacancy rate (3.5% minus 1.9%) represents pent-up demand. Countywide this pent-up demand equates to about 4.8 million square feet (MSF) of new industrial space that could be added to the existing supply without creating a glut of vacant space. In theory, this pent-up demand represents an immediate development opportunity in the county.

- In addition to the space supportable by pent-up demand, Orange County is expected to generate additional industrial demand based on growth in industries occupying industrial buildings. Total countywide demand for new industrial buildings over the next 10 years is projected to range between 10.5 MSF and 12.5 MSF (including the 4.8 MSF of pent-up demand plus 5.7 MSF to 7.7 MSF of demand driven by industry growth).

- For planning purposes, TNDG forecasts that Cypress can potentially capture up to 5% of countywide industrial demand, translating into **demand for up to 625,000 square feet of new industrial space over the next 10 years.**

- Based purely on current market trends, industrial space absorption in the next 5-10 years is expected (by TNDG and other market analysts such as CoStar) to continue to be dominated by demand for logistics facilities. Logistics facilities are expected to sustain low vacancy rates (increasing to only 2.5% by 2027) and achieve strong rent growth (increasing by 27% from $1.50/SF in 2022 to $1.91/SF in 2027, according to CoStar).

- Flex and specialized industrial space are also expected to achieve rent growth over the next five years (28% for specialized space and 27% for flex space), but are not expected to generate substantial demand for new building construction. (CoStar is projecting that the total inventory of flex space will actually *shrink* by 600,000 square feet countywide over the next five years, whereas the inventory of specialized industrial space is projected to grow by 500,000 square feet countywide).

- Given the relatively small capacity for additional industrial growth in Cypress (with total demand over the next 10 years projected at 625,000 square feet or less), TNDG believes that Cypress can potentially capture flex/manufacturing/R&D uses despite the tepid demand in Orange County overall. However, this will largely depend on two factors: 1) an aggressive marketing/economic development effort by the City to attract targeted business types, and 2) the ability to offer new competitive industrial building product attractive to these firms.

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Summary Table A
Overview of INDUSTRIAL Market Conditions and Projected Development Opportunities
Cypress Business Park Specific Plan

Existing Conditions	Orange County	Cypress
Total Industrial Building Inventory	300.5 million square feet (52% logistics)	6.85 million square feet (44% logistics)
Average rent	$1.54/SF/month	$1.54/SF/month
Vacancy rate	1.9%	4.1%
Recent Demand/ Absorption Trends	Average industrial absorption of **1.3 million square feet per year** over the past 3 years (98% was logistics space) For the prior 7 years (2012-2019), industrial absorption averaged **800,000 square feet per year** (77% logistics)	Average industrial absorption of **19,000 square feet per year** over the past 3 years (76% was logistics space) For the prior 7 years (2012-2019), industrial absorption averaged **147,000 square feet per year** (52% logistics)
Market Tailwinds (Favorable Factors)	• The pandemic-induced surge in demand for logistics facilities is expected to remain strong in Orange County but will gradually taper-off over the next five years. • The extremely low existing vacancy rate for industrial space in Orange County (1.9% overall, 1.5% for logistics space) represents significant "pent up" demand which translates into immediate development opportunities – even in the absence of new firms moving into the region.	
Market Headwinds (Constraining Factors)	• Absorption rates for "specialized" industrial space (including manufacturing facilities) have been negative in 7 of the last 10 years, reflecting an ongoing trend of a net reduction in manufacturing firms and employment. According to various forecasts reviewed by TNDG, these trends are expected to continue. • Although absorption of "flex" space (hybrid space combining office and production areas) totaled 2.5 million square feet countywide between 2012 and 2021, absorption turned negative in 2022 and is expected to remain negative for at least the next five years. In contrast to logistics, firms occupying flex space were more likely to adopt work-from-home practices during the pandemic and this trend is expected to have a continuing impact on space demand.	

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Projected Development Demand (Orange County)	TNDG forecasts countywide industrial demand over the next 10 years (2022-2032) to range from: **10.5 million square feet to 12.5 million square feet**
Projected Development Demand (Cypress)	For planning purposes, TNDG forecasts that Cypress can potentially capture up to 5% of countywide industrial demand, translating into **demand for up to 625,000 square feet of new industrial space over the next 10 years.**

Office Development Demand. Summary Table B beginning on page 8 provides an overview of TNDG's office demand analysis. Key findings are as follows:

Existing/Recent Office Market Conditions

- Cypress has an existing office building inventory of 2.0 million square feet, over 90% of which is within the Business Park Specific Plan area.

- The existing office inventory for Orange County overall stands at just over 158 million square feet.

- About 29% of Cypress's office space is currently classified as Class A space (compared to 34% countywide).

- Office vacancy rates currently stand at 12.5% in Cypress and 12.6% countywide. Vacancy rates are currently especially high in Class A buildings (about 20% for both Cypress and Orange County).

- Office vacancies increased significantly during the pandemic due to the impacts of remote work. The countywide vacancy rate increased from 10.7% in 2019 to 12.6% in 2022. The increased vacancy rate was especially pronounced in Class A buildings, with vacancies rising from 13.7% in 2019 to nearly 20% currently.

- Reflecting the high vacancy rates, average office rents in Cypress have dropped slightly over the past 3 years (from $2.38 per square foot in 2019 to $2.33 per square foot in 2022). The reduction in rents was somewhat more severe for Orange County as a whole (declining from $2.75 per square foot in 2019 to $2.63 per square foot in 2022).

- During the pandemic, the sharp increase in remote work and the associated spike in office vacancy rates resulted in negative absorption of office space for both Orange County overall and Cypress. Over the past three years (2020, 2021 and 2022), Orange County had ***negative*** absorption of 3.1 million square feet of office space (an average of just over 1.0 million square feet per year). For the prior seven years (2012-2019), countywide office absorption was ***positive*** by an average of 1.2 million square feet per year (with Class A buildings accounting for 60% of this demand).

- Within Cypress, office absorption over the past three years (2020, 2021 and 2022) was ***negative*** by a total of approximately 135,000 square feet (an average of 45,000 square feet per year). For

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the prior seven years (2012-2019), Cypress's office absorption was ***positive*** by an average of 21,000 square feet per year.

- The lack of buildable land in the city effectively prevented Cypress from meaningfully participating in Orange County's era of strong office demand (i.e., prior to 2019). Cypress's total inventory of office space shrunk slightly from 2.1 MSF in 2015 to 2.0 MSF in 2019 and there are currently no new office buildings under construction.

Future Office Development Opportunities

- The current office vacancy rate of 12.5% countywide represents an oversupply of space that will need to be absorbed before there will be net demand for new office construction. Based on the assumption that a "healthy" office market has an overall vacancy level of 10% or lower, TNDG estimates the currently oversupply at approximately 4.5 million square feet.

- In spite of the currently challenging office market conditions, Orange County is expected to generate additional office demand in the coming years based on employment growth in industries that typically occupy office space. TNDG forecasts that growth in office-based employment will range between 32,000 and 42,000 jobs over the next 10 years. However, a higher-than-historic proportion of "office workers" will be remote or hybrid workers. As such, the growth in jobs will generate less demand for office space than in previous growth cycles. Historically in Orange County the average office worker generated demand for as much as 300 square feet of office space. For forecasting purposes, TNDG has applied a reduced factor of 175 square feet per office-based job.

- Based on the above factors, TNDG projects that gross office demand over the next 10 years (2022-2032) will range from 5.6 MSF to 7.4 MSF countywide. After adjusting for the 4.5 MSF of current "excess" space, TNDG projects that net demand for new office space in Orange County will range from 1.1 MSF to 2.9 MSF over the next 10 years.

- For planning purposes, TNDG forecasts that Cypress can potentially capture up to 5% of countywide office demand, translating into **demand for up to 142,500 square feet of new office space over the next 10 years.**

- Market observers such as CoStar are projecting that most new office space in Orange County over the next 10 years will be in the Class A category. In effect, older Class B and Class C buildings are likely to be replaced with new Class A facilities. This trend represents a significant opportunity for Cypress as it relates to the potential upgrading of properties within the Business Park Specific Plan area.

- As noted in the industrial discussion above, Cypress's ability to fully participate in the highly competitive office market in the coming decade will largely depend on two factors: 1) an aggressive marketing/economic development effort by the City to attract targeted business types, and 2) the ability to offer new competitive office building product attractive to these firms.

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Summary Table B
Overview of OFFICE Market Conditions and Projected Development Opportunities
Cypress Business Park Specific Plan

Existing Conditions	Orange County	Cypress
Total Office Building Inventory	158.3 million square feet (34% Class A)	2.0 million square feet (29% Class A)
Average rent	$2.63/SF/month	$2.33/SF/month
Vacancy rate	12.6%	12.5%
Recent Demand/ Absorption Trends	Average office absorption of **NEGATIVE 1.0 million square feet per year** over the past 3 years For the prior 7 years (2012-2019), office absorption was positive by an average of **1.2 million square feet per year**	Average office absorption of **NEGATIVE 45,000 square feet per year** over the past 3 years For the prior 7 years (2012-2019), office absorption was positive by an average of **21,000 square feet per year**
Market Tailwinds (Favorable Factors)	• Orange County is projected to have strong growth in business sectors that typically occupy office space. Countywide office-based employment is projected to grow by as many as 42,000 jobs over the next 10 years. (However, as noted below, a higher-than-historic proportion of "office workers" will be remote or hybrid workers. As such the growth in jobs will generate less demand for office space than in previous growth cycles). • Notwithstanding the currently very high vacancy rates (approximately 20%) for Class A office space, market observers such as CoStar are projecting that most new office space in Orange County over the next 10 years will be in the Class A category. In effect, older Class B and Class C buildings are likely to be replaced with new Class A facilities. This trend represents a significant opportunity for Cypress as it relates to the potential upgrading of properties within the Business Park Specific Plan area.	
Market Headwinds (Constraining Factors)	• The current vacancy rate of 12.5% countywide represents an oversupply of space that will need to be absorbed before there will be net demand for new office construction. • Whereas job growth in office-oriented industries is expected to be strong over the next 10 years, the "new realities" represented by remote workers will result in less new demand for office space. Historically in Orange County the average office worker generated demand for as much as 300 square feet of office space. For	

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	forecasting purposes, TNDG has applied a reduced factor of 175 square feet per office-based job. • The above conditions (especially excess space created by the existing high vacancy levels) are in effect throughout Orange County and are even worse in neighboring Los Angeles County. As such, regional competition for new office tenants is likely to be intense.
Projected Development Demand (Orange County)	TNDG forecasts countywide office demand over the next 10 years (2022-2032) will range from 5.6 MSF to 7.4 MSF. However, approximately 4.5 MSF of current "excess" space would need to be absorbed before the market can support substantial new construction. Thus, TNDG projects that net demand for new office space in Orange County will range from: **1.1 million square feet to 2.9 million square feet**
Projected Development Demand (Cypress)	For planning purposes, TNDG forecasts that Cypress can potentially capture up to 5% of countywide office demand, translating into **demand for up to 142,500 square feet of new industrial space over the next 10 years.** As noted above, it is projected that new office construction in Cypress would be achieved by replacing older Class B and Class C buildings with Class A facilities.

Potential Demand for Ancillary Retail/Restaurant Space. Summary Table C (on the next page) provides TNDG's estimate of the amount of retail/restaurant space that could be supported within the Specific Plan area based on the daytime spending potentials of business park employees. This calculation includes the following steps:

- Based on existing building square footages and standard employment densities for each land use, TNDG estimates that there are currently 12,440 workers in the Specific Plan area.

- Using per-worker factors derived from a 2011 study published by the International Council of Shopping Centers (ICSC), TNDG estimates that these workers generate a total of $122.1 million annually in daytime (workplace related) retail/restaurant expenditures. (Note that the per-worker factors from the 2011 study have been adjusted for inflation.)

- Using standard sales-per-square foot support requirements for new retail/restaurant space, the $122.1 million in annual spending translates to about 237,000 square feet of space that could theoretically be supported by the daytime spending of business park workers (only a portion of this total could realistically be captured within the Specific Plan area itself).

- TNDG projects that the Specific Plan area could internally capture 25% of worker spending on full-service restaurants, 35% of worker spending at fast food/deli/lunch eateries, and 5% of

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other daytime retail spending (the rest of the workers' expenditures are assumed to be captured at larger retail centers outside the business park area).

- Applying the above capture rates, TNDG estimates **the Specific Plan area could support approximately 22,000 square feet of onsite retail/restaurant facilities.**

Summary Table C
Calculation of Potential Demand for Ancillary Retail/Restaurant Space
Cypress Business Park Specific Plan

Estimate of Existing Onsite Business Park Jobs				
Business Park Land Use	**Existing Square Feet**	**Square Feet Per Job**	**Estimated Jobs**	
Logistics	2,721,601	2,500	1,089	
Other Industrial	3,628,635	700	5,184	
Office	1,850,156	300	6,167	
Total Onsite Jobs			***12,440***	
Calculation of Total Annual Spending Potential of Onsite Workers				
Retail/Restaurant Category	**Workplace Spending Per Worker (weekly)**	**Workplace Spending Per Worker (annually)**	**Potential Sales per Year**	
Full Service Restaurants	$17.63	$864	$10,746,799	
Fast Food/Deli/Lunch Eateries	$21.33	$1,045	$13,001,488	
Retail/Services	$161.37	$7,907	$98,358,723	
Total Potential Sales			***$122,107,010***	
Calculation of Supportable Square Feet of Retail/Restaurant Space				
Retail/Restaurant Category	**Sales per Square Foot**	**Total Supportable Square Feet**	**Onsite Capture Rate**	**Onsite Supportable Square Feet**
Full Service Restaurants	$600	18,000	25%	4,500
Fast Food/Deli/Lunch Eateries	$600	22,000	35%	7,700
Retail/Services	$500	197,000	5%	9,800
Supportable Square Feet		237,000		22,000

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B. Business Sector Summary

The business sector analysis evaluates the local economy in terms of groups of inter-related industries whose growth potentials within a region tend to be closely aligned. The tendency of closely-related business sectors to co-locate (or "cluster") reflects linkages through supply-chain relationships, as well as commonalities in terms of workforce requirements and infrastructure needs. The concept of industry clusters is an effective framework for economic development programming since it reflects a holistic understanding of the regional economic conditions driving the growth or retraction of individual sectors.

This analysis conceptualizes business sectors into two broad groupings:

1. Those focused on the local economy, or "local-oriented" business sectors. This group includes business sectors primarily focused on providing goods and services for the local (resident) population. Examples include Local Commercial Services, Local Health Services, and Local Hospitality Establishments.

2. Those focused on producing goods and services for customers outside the region, or "export-oriented" business sectors. This group is especially important from an economic development perspective given that they tend to have higher wages and higher "multiplier impacts" compared to local-oriented business sectors. That is, they have a strong potential to inject new dollars into the local economy and thereby serve as "drivers" for broader economic growth.

Summary Table D, below, provides a summary of business sectors that the City of Cypress can potentially target for growth/attraction.

Based on a detailed analysis of business sectors at the city, county, and regional levels. The list includes business sectors that are already well established in Cypress, as well as sectors that are strong within Orange County (but not presently well represented in Cypress).

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Summary Table D
List of Potential Targeted Business Sectors for Cypress's Economic Development Program

TARGET TYPE	LOCAL-ORIENTED SECTORS	EXPORT-ORIENTED SECTORS
1. Cypress's existing core business sectors	• Local Real Estate, Development & Construction • Local Industrial Products & Services • Local Logistical Services	• Lighting & Electrical Equipment • Automotive • Downstream Chemical Products • Medical Devices • Aerospace Vehicles & Defense • Distribution & E-Commerce • Business Services
2. Potential emerging/growth sectors		• Transportation & Logistics • Biopharmaceuticals • Communications Equipment & Services • Metalworking Technology • Video Production & Distribution • Construction Products & Services

Source: The Natelson Dale Group, Inc. (TNDG).

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3. Real Estate Market Projections

This chapter provides the background data and calculations for TNDG's projections of potential demand for industrial and office space within the Business Park Specific Plan area.

Table 1 summarizes existing industrial market conditions in Cypress and Orange County. For context and comparison, the table also provides data for neighboring Los Angeles County. Key conditions include the following:

- Cypress has an existing industrial building inventory of 6.85 million square feet (MSF), over 90% of which is within the Business Park Specific Plan area.
- The existing industrial inventory for Orange County overall stands at just over 300 MSF.
- About 44% of Cypress's industrial space is logistics space (compared to 54% countywide).
- Industrial vacancy rates are very low in Cypress (4.1%) and extremely low countywide (1.9%).

TABLE 1. EXISTING INDUSTRIAL MARKET CONDITIONS (12/31/2022). CYPRESS, ORANGE COUNTY, LOS ANGELES COUNTY

Area	Existing Inventory (Square Feet)		
	Logistics	Flex/ Specialty	Total Industrial
Cypress, Specific Plan Areas	2,721,601	3,628,635	6,350,236
Cypress, Outside Specific Plan Areas	277,885	223,101	500,986
Cypress Total	**2,999,486**	**3,851,736**	**6,851,222**
Orange County (includes Cypress)	156,303,736	144,191,076	300,494,812
Los Angeles County	637,930,992	309,347,940	947,278,932
Two-county Total	**794,234,728**	**453,539,016**	**1,247,773,744**

Area	Market Rents by Product Type		
	Logistics	Specialty Industrial	Flex Space
Cypress	$1.73	$1.31	$1.48
Orange County (includes Cypress)	$1.50	$1.44	$1.77
Los Angeles County	$1.54	$1.45	$2.15

Area	Existing Vacancy Rates by Product Type		
	Logistics	Flex/ Specialty	Total
Cypress	0.0%	7.3%	4.1%
Orange County (includes Cypress)	1.5%	2.3%	1.9%
Los Angeles County	2.8%	2.5%	2.7%

Source: CoStar; TNDG

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Table 2 summarizes existing office market conditions in Cypress, Orange County, and neighboring Los Angeles County. Key conditions include the following:

- Cypress's existing inventory of office space totals just over 2.0 MSF, over 90% of which is within the Business Park Specific Plan area.
- The existing office inventory for Orange County overall stands at just over 158 MSF.
- About 29% of Cypress's office space is Class A space (compared to 34% countywide).
- Office vacancy rates currently stand at 12.5% in Cypress and 12.6% countywide. Vacancy rates are currently especially high in Class A buildings (about 20% for both Cypress and Orange County).

TABLE 2. EXISTING OFFICE MARKET CONDITIONS (12/31/2022). CYPRESS, ORANGE COUNTY, LOS ANGELES COUNTY

Area	Existing Inventory (Square Feet)			
	Class A	Class B	Class C	Total
Cypress, Specific Plan Areas	587,782	1,241,972	20,402	1,850,156
Cypress, Outside Specific Plan Areas	0	100,093	83,731	183,824
Cypress Total	**587,782**	**1,342,065**	**104,133**	**2,033,980**
Orange County (includes Cypress)	53,872,072	66,346,049	38,092,398	158,310,519
Los Angeles County	175,774,938	156,179,197	102,469,178	434,423,313
Two-county Total	**229,647,010**	**222,525,246**	**140,561,576**	**592,733,832**

Area	Market Rents by Product Type			
	Class A	Class B	Class C	Total
Cypress	$2.50	$2.17	$2.32	$2.33
Orange County (includes Cypress)	$2.74	$2.64	$2.45	$2.63
Los Angeles County	$3.98	$3.33	$2.93	$3.50

Area	Existing Vacancy Rates by Product Type			
	Class A	Class B	Class C	Total
Cypress	20.1%	9.3%	2.8%	12.5%
Orange County (includes Cypress)	19.5%	10.5%	6.5%	12.6%
Los Angeles County	20.5%	12.3%	7.7%	14.5%

Source: CoStar; TNDG

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Table 3 summarizes absorption rates for office and industrial space in Orange County over the past 10 years (absorption is defined as the net change in occupied space). Key observations include the following:

- During the pandemic, the sharp increase in e-commerce created a huge surge in demand for logistics space. Over the past three years (2020, 2021 and 2022), Orange County absorbed 3.8 million square feet of industrial space (an average of nearly 1.3 million square feet per year). More than 98% of this demand was for logistics facilities. For the prior seven years (2012-2019), countywide industrial absorption averaged 800,000 square feet per year (77% was logistics).

- In the "specialized" industrial category (including manufacturing space), absorption rates in Orange County have been negative in 7 of the last 10 years, reflecting an ongoing trend of net reduction in manufacturing firms and employment.

- In the "flex" category (hybrid buildings combining office and production space) Orange County absorbed 2.5 million square feet between 2012 and 2021, but absorption turned negative in 2022 (likely attributable to the fact that the large office component of flex space made it vulnerable to impacts from the increase in remote workers).

- The sharp increase in remote work during the pandemic and the associated spike in office vacancy rates resulted in negative absorption of office space for both Orange County overall and Cypress. Over the past three years (2020, 2021 and 2022), Orange County had ***negative*** absorption of 3.1 million square feet of office space (an average of just over 1.0 million square feet per year). For the prior seven years (2012-2019), countywide office absorption was ***positive*** by an average of 1.2 million square feet per year (with Class A buildings accounting for 60% of this demand).

TABLE 3. OFFICE AND INDUSTRIAL ABSORPTION RATES BY TIME PERIOD. ORANGE COUNTY, 2012-2022

	Net Absorption (Square Feet)			
	Total Change by Period		Average ANNUAL Change	
Land Use Category	2012-2019 (7-year trend)	2019-2022 (3-year trend)	2012-2019 (7-year trend)	2019-2022 (3-year trend)
Office				
Class A	5,049,376	-1,696,024	721,339	-565,341
Class B	3,192,912	-1,257,192	456,130	-419,064
Class C	219,702	-1,401,734	31,386	-467,245
Total	**8,461,990**	**-3,097,758**	**1,208,856**	**-1,032,586**
Industrial				
Logistics	4,307,760	3,783,072	615,394	1,261,024
Flex/Specialty	1,272,304	61,248	181,758	20,416
Total	**5,580,064**	**3,844,320**	**797,152**	**1,281,440**

Source: CoStar; TNDG

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One commonly accepted methodology for projecting future demand for industrial and office space is to calculate the need for new space based on employment growth in industry sectors that utilize industrial and office facilities. In order develop customized employment projections for this study, TNDG reviewed county level forecasts from three different sources: EMSI, Oxford Economics, and the Southern California Association of Governments (SCAG). Table 4 below summarizes the various projections of total employment, industrial-space employment and office-based employment.

TABLE 4. TOTAL EMPLOYMENT, INDUSTRIAL EMPLOYMENT, AND OFFICE EMPLOYMENT BY YEAR. ORANGE AND LOS ANGELES COUNTIES

Total Employment	2012	2019	2022	2032	Average Annual Jobs Growth 2022-2032
Orange County					
EMSI	1,605,544	1,874,477	1,794,776	1,881,704	8,693
SCAG	1,526,500	1,703,493	1,748,456	1,841,601	9,314
Oxford Economics	1,439,443	1,679,814	1,680,595	1,770,345	8,975
Los Angeles County					
EMSI	5,215,159	5,775,767	5,634,550	5,880,207	24,566
SCAG	4,246,600	4,608,363	4,713,901	4,979,530	26,563
Oxford Economics	4,062,810	4,583,794	4,591,212	4,817,621	22,641
Employment in Relevant Land Use Categories (Orange County)					
Baseline Projection (EMSI)					
Logistics	55,150	60,294	59,888	59,168	-72
Other Industrial	199,113	210,198	197,600	190,002	-760
Office	552,873	656,659	644,540	676,462	3,192
Aggressive Projections (TNDG)					
Logistics	55,150	60,294	59,888	62,284	240
Other Industrial	199,113	210,198	197,600	198,588	99
Office	552,873	656,659	644,540	686,435	4,190

Sources: EMSI; Southern California Association of Governments; Oxford Economics; TNDG.

Tables 5, 6, 7 and 8 on the next several pages provide the sequence of calculations for TNDG's projections of employment by industry and land use.

Table 5 shows historic and projected employment growth by major industry for Orange County. These projections are based on EMSI data. As it relates to potential demand for industrial buildings, it is important to note that the baseline employment forecasts from EMSI indicate job *losses* in key sectors that typically utilize industrial space. Between 2022 and 2032:

- Manufacturing employment in Orange County is projected to decrease by 11% or about 16,000 jobs.
- Wholesale Trade employment is projected to decrease by 9% or about 7,000 jobs.

- These job losses are projected to be offset to some extent by the other sector that is a major industrial space user: employment in Transportation and Warehousing is projected to grow by 8% or about 3,000 jobs.

The baseline employment projections for 2022 to 2032 are more favorable for sectors typically associated with office space demand:

- Employment in Health Care and Social Assistance is projected to grow by 22% or nearly 50,000 jobs.
- Professional, Scientific and Technical Services is projected to grow by 10% or about 17,000 jobs.
- Administrative and Support and Waste Management is projected to grow by 9% or about 14,000 jobs.
- Other Services (only a portion of which would typically be located in office buildings) is projected to grow by 14% or about 10,000 jobs.
- Management of Companies and Enterprises is projected to grow by 2% or about 1,000 jobs.
- These job gains will more than offset projected losses in other office-oriented sectors (Information is projected to lose about 1,600 jobs and Finance and Insurance is projected to lose about 2,200 jobs). Real Estate employment (another office sector) is projected to remain essentially unchanged over the next 10 years.

Two other sectors are projected to gain substantial numbers of jobs over the next ten years:

- Educational Services is projected to add about 9,500 jobs.
- Government is projected to add about 7,300 jobs.

However, Education and Government jobs tend to be mostly located in public/institutional buildings and therefore do not generate substantial demand for office and industrial development.

Note that Table 5 also includes several other sectors that are not directly relevant to this analysis (since they are not predominantly based in office/industrial buildings):

- Agriculture, Forestry, Fishing and Hunting (projected to lose about 700 jobs)
- Mining, Quarrying, and Oil and Gas Extraction (projected to gain 135 jobs)
- Utilities (projected to lose 600 jobs)
- Construction (projected to gain 2,700 jobs)
- Retail Trade (projected to lose about 7,000 jobs)
- Arts, Entertainment and Recreation (projected to lose nearly 8,000 jobs)
- Accommodation and Food Services (projected to gain nearly 14,000 jobs)

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TABLE 5. HISTORIC AND PROJECTED EMPLOYMENT BY MAJOR INDUSTRY GROUP, ORANGE COUNTY

Major Industry Group	2012	2019	2022	2032	% Change 2022-2032
Agriculture, Forestry, Fishing and Hunting	3,047	2,099	2,120	1,392	-34%
Mining, Quarrying, and Oil and Gas Extraction	495	522	453	688	52%
Utilities	4,076	2,978	2,919	2,309	-21%
Construction	100,978	136,145	132,474	135,194	2%
Manufacturing	163,506	162,094	147,129	131,097	-11%
Wholesale Trade	81,327	81,897	76,010	69,068	-9%
Retail Trade	151,220	159,960	153,194	144,331	-6%
Transportation and Warehousing	25,499	31,509	34,167	37,037	8%
Information	24,437	26,870	24,598	22,974	-7%
Finance and Insurance	85,160	90,141	91,621	89,382	-2%
Real Estate and Rental and Leasing	46,957	52,549	52,484	52,579	0%
Professional, Scientific, and Technical Services	135,963	166,931	169,373	186,504	10%
Management of Companies and Enterprises	23,556	38,639	36,458	37,348	2%
Administrative and Support and Waste Management and Remediation Services	129,796	167,550	160,835	175,049	9%
Educational Services	28,436	36,443	38,702	47,276	22%
Health Care and Social Assistance	170,821	213,569	222,794	271,624	22%
Arts, Entertainment, and Recreation	41,916	60,026	37,401	29,727	-21%
Accommodation and Food Services	146,783	174,536	146,260	159,847	9%
Other Services (except Public Administration)	87,666	102,257	105,095	120,197	14%
Government	153,903	167,762	160,690	168,080	5%
Total/Overall	**1,605,544**	**1,874,477**	**1,794,776**	**1,881,704**	**5%**

Source: EMSI; TNDG.

For the purpose of projecting demand for new industrial and office buildings, it is necessary to translate the industry-level employment projections into projections of the numbers of jobs associated with each land use category. In particular, the industry data are grouped in terms of the three land use categories relevant to this study:

- Office-based jobs
- Logistics related jobs
- Other jobs based in industrial buildings

Table 6 shows the correspondence between each major industry group and the relevant land use categories). These percentages have been derived by TNDG based on many years of studying this topic

and have been calibrated to current conditions in Orange County based on EMSI employment data and CoStar real estate data. As an example of how Table 6 is applied in the analysis: there are currently approximately 147,000 manufacturing jobs in Orange County. Per Table 6, the analysis estimates that 25% of these jobs (or 36,750 workers) are based in office buildings and 75% (or 110,250) are based in industrial buildings (specifically in the "other"/non-logistics sub-category of industrial space).

TABLE 6. LAND USE - INDUSTRY CORRESPONDENCE MATRIX (SHOWS PERCENTAGES OF JOBS IN EACH INDUSTRY THAT ARE ASSOCIATED WITH EACH MAJOR LAND USE CATEGORY)

Major Industry Group	Office	Logistics	Other Industrial[1]	Other Land Uses[2]	Total
Agriculture, Forestry, Fishing and Hunting	0%	0%	0%	100%	100%
Mining, Quarrying, Oil & Gas Extraction	0%	0%	0%	100%	100%
Utilities	5%	0%	5%	90%	100%
Construction	5%	0%	5%	90%	100%
Manufacturing	25%	0%	75%	0%	100%
Wholesale Trade	35%	35%	30%	0%	100%
Retail Trade	5%	5%	0%	90%	100%
Transportation and Warehousing	5%	75%	0%	20%	100%
Information	100%	0%	0%	0%	100%
Finance and Insurance	100%	0%	0%	0%	100%
Real Estate and Rental and Leasing	100%	0%	0%	0%	100%
Professional, Scientific and Technical Services	80%	0%	20%	0%	100%
Management of Companies and Enterprises	100%	0%	0%	0%	100%
Administrative and Support and Waste Management	85%	0%	5%	10%	100%
Educational Services	5%	0%	0%	95%	100%
Health Care and Social Assistance	25%	0%	0%	75%	100%
Arts, Entertainment and Recreation	10%	0%	0%	90%	100%
Accommodation and Food Services	0%	0%	0%	100%	100%
Other Services	25%	0%	15%	60%	100%
Public Administration	0%	0%	0%	100%	100%

1. Includes manufacturing, flex, and misc. industrial space (other than distribution/warehousing).
2. Includes retail, hospitality, recreational, and institutional land uses; also includes employment not associated with specific commercial/industrial buildings (e.g., construction workers on job sites, farmworkers, work-from-home employees, etc.).

Source: TNDG (calibrated based on EMSI and CoStar data)

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Based on the various data sources reviewed for this study, TNDG developed two customized employment growth scenarios for the 10-year forecast horizon (2022-2032): 1) a "baseline" scenario derived from the industry-by-industry EMSI forecasts for Orange County (shown on Table 5 above), and 2) an "aggressive" scenario in which growth in Orange County is expected to more closely mirror statewide trends.

Table 7 below shows the percentage growth rates (derived from EMSI) associated with the "baseline" forecast scenario. The percentage growth rates for the Orange County column are the same as shown on Table 5 above. The growth rates for Los Angeles County, California, and the United States are provided for comparison purposes.

TABLE 7. PROJECTED EMPLOYMENT GROWTH BY MAJOR INDUSTRY GROUP. ORANGE COUNTY, LOS ANGELES COUNTY, CALIFORNIA, UNITED STATES

Major Industry Group	Percentage Change in Employment, 2022-32:			
	Orange County	Los Angeles County	California	United States
Agriculture, Forestry, Fishing and Hunting	-34%	-7%	4%	7%
Mining, Quarrying, and Oil and Gas Extraction	52%	-1%	8%	15%
Utilities	-21%	-11%	-1%	-2%
Construction	2%	3%	6%	7%
Manufacturing	-11%	-18%	-3%	3%
Wholesale Trade	-9%	-13%	-6%	4%
Retail Trade	-6%	-5%	-5%	-1%
Transportation and Warehousing	8%	11%	16%	14%
Information	-7%	12%	14%	12%
Finance and Insurance	-2%	-9%	0%	5%
Real Estate and Rental and Leasing	0%	2%	2%	7%
Professional, Scientific, and Technical Services	10%	8%	10%	14%
Management of Companies and Enterprises	2%	-3%	-2%	4%
Administrative and Support and Waste Management and Remediation Services	9%	1%	10%	10%
Educational Services	22%	14%	14%	16%
Health Care and Social Assistance	22%	21%	22%	17%
Arts, Entertainment, and Recreation	-21%	11%	8%	29%
Accommodation and Food Services	9%	6%	9%	19%
Other Services (except Public Administration)	14%	-1%	5%	12%
Government	5%	2%	3%	5%
Total/Overall	5%	4%	7%	9%

Source: EMSI; TNDG.

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Table 8 summarizes the projected employment growth rates by land use category. The baseline forecasts (derived from EMSI data) are shown for the following geographic areas: Orange County, Los Angeles County, California, and United States. Whereas the baseline forecasts for Orange County indicate negative employment growth for job categories associated with industrial space, TNDG has developed a more aggressive scenario (shown on the bottom line of Table 8) in which growth in Orange County is expected to more closely mirror statewide trends (for California as a whole, employment is projected to grow in all sectors using industrial space). The aggressive scenario is intended to depict opportunities that would exist based on proactive economic development programming in Orange County (including initiatives to expand the land/zoning capacity for office and industrial land uses), allowing the local economy to capture a larger share of statewide growth.

TABLE 8. PROJECTED EMPLOYMENT GROWTH BY LAND USE CATEGORY, 2022-2032. ORANGE COUNTY, LOS ANGELES COUNTY, CALIFORNIA, AND U.S.

Geographic Area	Office	Logistics	Other Industrial	Total Industrial
Orange County	5.0%	-1.2%	-3.8%	-3.2%
Los Angeles County	4.1%	4.0%	-8.8%	-4.1%
California	7.9%	9.1%	0.5%	3.5%
United States	9.8%	10.0%	6.0%	7.4%
TNDG projection for aggressive scenario:	**6.5%**	**4.0%**	**0.5%**	

Tables 9 through 11 provide TNDG's forecasts of industrial and office building demand for Orange County and Cypress. Two distinct forecasting methodologies are applied, allowing for the demand projects to be expressed in terms of a range (rather than a single forecast number for each land use):

> ***Method 1 (Recent Historic Absorption Trends)***. For industrial buildings, this methodology forecasts demand based on a continuation of the strong industrial absorption rate that has been in evidence throughout the region over the past ten years. The absorption-based methodology is not used for the office demand projections (since the recent absorption trend is strongly negative).
>
> ***Method 2 (Projected Industrial Employment Growth)*** – This methodology forecasts future space demand based on projected employment growth in industry sectors that utilize industrial and office buildings (as summarized in Tables 5 through 8 above).

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Table 9 shows TNDG's 10-year projection of industrial building demand in Orange County based on projection Method 1 (continuation of recent historic absorption trends). Whereas Orange County absorbed industrial space at an average rate of more than 1.2 million square feet per year between 2019 and 2022, TNDG believes this accelerated pace represents an aberration that is not sustainable. Based on longer-term averages (for the ten-year historic period between 2012 and 2022), TDNG believes a future absorption rate of 770,000 per year (or 7.7 MSF for the 10-year forecast period) is sustainable. In addition, the existing extremely low industrial vacancy rates in Orange County represent "pent up" demand that can support new construction over and above the new demand indicated for the forecast period. Thus, as shown on Table 9 below, the total potential industrial building opportunity in Orange County over the next 10 years is projected at 12.5 MSF (including 7.7 MSF of new demand and 4.8 MSF of existing pent-up demand).

As noted on the table, the historic absorption rate methodology is not applied to the office demand forecasts (due to the strong negative absorption rates over the past several years and the existing "glut" of office supply represented by existing high vacancy rates).

TABLE 9. PROJECTION OF DEMAND FOR NEW OFFICE AND INDUSTRIAL SPACE. METHODOLOGY 1: RECENT HISTORIC ABSORPTION TREND

Building Category	Average Annual 2012-19	Average Annual 2019-22	Projected Annual Demand	Applied to 10-yr Forecast	Adjustment for Current Undersupply	Construction Demand
Industrial						
Logistics Space	615,394	1,261,024	750,000	7,500,000	3,100,000	10,600,000
Flex/Specialty Space	181,758	20,416	20,000	200,000	1,700,000	1,900,000
Total	**797,152**	**1,281,440**	**770,000**	**7,700,000**	**4,800,000**	**12,500,000**
Office						
Class A	721,339	-565,341	N/A	N/A	N/A	N/A
Class B	456,130	-419,064	N/A	N/A	N/A	N/A
Class C	31,386	-467,245	N/A	N/A	N/A	N/A
Total	**1,208,856**	**-1,032,586**	**N/A**	**N/A**	**N/A**	**N/A**

Source: TNDG

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Table 10 shows TNDG's projections of industrial and office space demand in Orange County using Method 2 (demand projected based on anticipated employment growth in relevant industries).

For the baseline scenario (see discussion of Tables 5 through 8 above), no growth in industrial employment is projected for Orange County. For the aggressive scenario, industrial employment is expected to grow by 2,000 jobs in the logistics category and 1,000 jobs in other industrial categories. As shown on the table, TNDG has used standard employment density factors to translate these numbers of jobs into demand for new space.

Total new demand for industrial buildings is projected at 5.7 MSF for the 10-year projection period (5.0 MSF for logistics buildings and total 700,000 square feet for manufacturing/R&D space). In addition, pent-up demand related to the very low existing vacancy rates creates development opportunities for an additional 4.8 MSF of industrial space. Thus, the total potential industrial building opportunity in Orange County over the next 10 years is projected under Method 2 at 10.5 MSF (including 5.7 MSF of new demand and 4.8 MSF of existing pent-up demand).

Table 10 also projects office demand based on 10-year growth in office employment (32,000 jobs for the baseline scenario and 42,000 jobs for the aggressive scenario). Total office demand between 2022 and 2032 is projected at 5.6 MSF base the baseline scenario and 7.35 MSF for the aggressive scenario. However, much of this demand would be fulfilled in existing vacant office space. After adjusting for the current oversupply (estimated at 4.5 MSF countywide), the net demand for new office construction countywide is projected at 1.1 MSF for the baseline scenario and 2.85 MSF for the aggressive scenario.

TABLE 10. PROJECTION OF DEMAND FOR NEW OFFICE AND INDUSTRIAL SPACE. METHODOLOGY 2: PROJECTED EMPLOYMENT GROWTH

Projection Scenario	New Jobs 2022-32	Square Feet per New Job	Absorption Demand	Adjustment for Current Undersupply (Oversupply)	Construction Demand
Baseline Projection					
Logistics	0	N/A	N/A	N/A	N/A
Other Industrial	0	N/A	N/A	N/A	N/A
Industrial Total					N/A
Office	32,000	175	5,600,000	(4,500,000)	1,100,000
Aggressive Projection					
Logistics	2,000	2,500	5,000,000	3,100,000	8,100,000
Other Industrial	1,000	700	700,000	1,700,000	2,400,000
Industrial Total					**10,500,000**
Office	42,000	175	7,350,000	(4,500,000)	2,850,000

Source: TNDG

Table 11 projects the share of countywide demand that could potentially be captured by new office and industrial development in Cypress. For planning purposes, TNDG has projected that Cypress can achieve

a capture rate of 5% of Orange County office demand and industrial demand. This capture rate is aggressive compared to historic trends (Cypress currently accounts for 1.3% of Orange County's office space and 2.2% of Orange County's industrial space). The projected increase in Cypress's capture rate of countywide demand is premised on the expectation that Cypress's competitive position will be enhanced by two factors: 1) proactive land use planning to expand development capacity in an otherwise built out environment, and 2) aggressive economic development marketing to attract targeted tenant types.

TABLE 11. PROJECTION OF DEMAND FOR NEW OFFICE AND INDUSTRIAL SPACE, 2022-2032. POTENTIAL CYPRESS CAPTURE RATES OF ORANGE COUNTY DEMAND

Land Use	Orange County Demand	City of Cypress Share	Potential Cypress Demand
Office Space			
Scenario 1 (Historic Absorption Trend)	N/A	N/A	N/A
Scenario 2a (Conservative Employment Growth)	1,100,000	5%	55,000
Scenario 2b (Aggressive Employment Growth)	2,850,000	5%	142,500
Industrial Space			
Scenario 1 (Historic Absorption Trend)	12,500,000	5%	625,000
Scenario 2a (Conservative Employment Growth)	N/A	N/A	N/A
Scenario 2b (Aggressive Employment Growth)	10,500,000	5%	525,000

Source: TNDG

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4. Business Sector Analysis

A. Existing Important Business Sectors in Cypress, and Orange and Los Angeles Counties

Table 12, on the next page, lists all export-oriented business sectors that had 100 or more jobs in Cypress in 2021, and provides the following information about each listed business sector:

- Total number of jobs in Cypress in 2021 (the latest full year for which data are available).
- Location quotient (compared to U.S. benchmark) in 2021. The location quotient (LQ) measures how concentrated/important a business sector is in a region compared to national benchmarks. An LQ value greater than 1.0 indicates that a business sector is more concentrated in the region than it is nationally. This is generally regarded as an indication that the region has a comparative advantage relative to a particular business sector, although (especially for local-oriented business sectors) an LQ below 1.0 can indicate a potential growth opportunity.
- Average annual wage for jobs in Cypress.[1]

From the perspective of industrial building demand, several business sectors are especially prominent in Cypress:

- Automotive (components manufacturing) – 843 jobs, location quotient of 5.0, average annual wage/salary of over $100,000;
- Lighting and Electrical Equipment Manufacturing – 448 jobs, LQ of 8.3, average annual wage/salary of nearly $107,000;
- Downstream Chemical Products – 235 jobs, LQ of 5.0, average annual wage/salary of nearly $109,000.

In terms of business sectors that are significant users of office space, the following are prominent in Cypress:

- Business Services – nearly 1,500 jobs, LQ of 0.8, average annual wage/salary of $120,000;
- Insurance Services – 822 jobs, LQ of 3.1, average annual wage/salary of $139,000;
- Information Technology and Analytical Instruments – 246 jobs, LQ of 1.0, average annual wage of $140,000.
- Marketing, Design and Publishing – 217 jobs, LQ of 0.7, average annual wage/salary of $142,000.
- Financial Services – low LQ (0.3) but important in terms of number of jobs (100) and average annual wage/salary ($184,000).

It is important to note that some of Cypress's prominent business sectors experienced job losses over the past 10 years and therefore may be appropriate targets for business retention programming by the City.

[1] Wage data are for jobs (not residents) based in Cypress.

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TABLE 12. SUMMARY CHARACTERISTICS AND TRENDS, CYPRESS'S LARGEST EXPORT-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL BUSINESS SECTORS WITH MORE THAN 100 JOBS IN 2021)

EXPORT BUSINESS SECTOR	JOBS	LQ	COUNTY LQ*	AVG ANN WAGE	10-YR JOB CHANGE
Education and Knowledge Creation	2,026	1.8	0.9	97,448	381
Business Services	1,485	0.8	1.2	119,561	276
Distribution and Electronic Commerce	1,023	0.9	1.1	123,120	(108)
Automotive	843	5.0	0.3	100,096	(284)
Insurance Services	822	3.1	0.8	138,984	(1,015)
Hospitality and Tourism	511	1.1	1.5	60,408	(130)
Lighting and Electrical Equipment	448	8.3	1.3	106,740	62
Aerospace Vehicles and Defense	258	2.5	1.7	102,304	(34)
Production Technology and Heavy Machinery	256	1.6	0.6	103,926	(16)
Information Technology and Analytical Instruments	246	1.0	2.4	140,187	(22)
Downstream Chemical Products	235	5.0	1.2	108,776	52
Marketing, Design, and Publishing	217	0.7	1.1	142,482	(15)
Medical Devices	175	3.4	4.7	132,705	7
Transportation and Logistics	160	0.4	0.2	100,690	24
Financial Services	100	0.3	1.8	183,666	(8)
GROUP TOTAL / AVG	**8,805**	**1.32**	**1.20**	**$111,289**	**(831)**
CITY TOTAL	**27,730**	**N/A**	**N/A**	**$80,685**	**2,816**

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021. *County LQ provided for comparison purposes. "—" = insufficient data.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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Table 13, below, provides the same data for local-oriented business sectors that had more than 800 jobs in Cypress in 2021.

TABLE 13. SUMMARY CHARACTERISTICS AND TRENDS, CYPRESS'S LARGEST LOCAL-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL SECTORS WITH MORE THAN 800 JOBS IN 2021)

LOCAL BUSINESS SECTOR	JOBS	LQ	COUNTY LQ*	AVG ANN WAGE	10-YR JOB CHANGE
Local Hospitality Establishments	2,603	1.2	1.1	32,312	349
Local Commercial Services	2,499	1.5	1.6	74,510	150
Local Health Services	2,429	0.8	0.9	93,860	803
Local Community and Civic Organizations	2,288	2.3	1.1	27,560	1,658
Local Real Estate, Construction, & Development	2,076	0.9	1.4	90,166	533
Local Education and Training	935	0.6	0.8	83,331	108
Local Personal Services (Non-Medical)	884	1.2	1.3	41,238	241
Local Government	804	0.9	0.7	133,681	8
GROUP TOTAL / AVG	**14,518**	**1.10**	**1.10**	**$66,838**	**3,849**
CITY TOTAL	**27,730**	**N/A**	**N/A**	**$80,685**	**2,816**

Note: LQ = Location Quotient; 10-year job change is from 2010 to 2021. *County LQ provided for comparison purposes.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

Table 14 and Table 15 provide comparable data for Orange County (4,000 or more jobs in export-oriented business sectors; 40,000 or more jobs in local-oriented business sectors). Several of the business sectors listed on the table are especially strong in Orange County but not currently well-represented Cypress. As such, they are potentially business attraction targets for Cypress:

- Medical Devices (manufacturing) – LQ of 4.7 (strong job growth over past 10 years)
- Metalworking Technology – LQ of 1.6
- Construction Products and Services (strong job growth)
- Biopharmaceuticals – LQ of 1.2

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TABLE 14. SUMMARY CHARACTERISTICS AND TRENDS, ORANGE COUNTY'S LARGEST EXPORT-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL SECTORS WITH MORE THAN 4,000 JOBS IN 2021)

EXPORT BUSINESS SECTOR	JOBS	LQ	AVG ANN WAGE	10-YR JOB CHANGE
Business Services	140,417	1.2	127,624	27,985
Distribution and Electronic Commerce	77,255	1.1	109,963	2,481
Education and Knowledge Creation	64,355	0.9	89,243	2,184
Financial Services	43,963	1.8	193,915	9,935
Hospitality and Tourism	43,764	1.5	58,875	(7,741)
Information Technology and Analytical Instruments	38,067	2.4	180,844	5,122
Marketing, Design, and Publishing	22,315	1.1	124,691	4,843
Medical Devices	15,558	4.7	135,870	2,227
Insurance Services	12,920	0.8	136,315	(8,427)
Aerospace Vehicles and Defense	11,617	1.7	141,628	(3,508)
Metalworking Technology	7,713	1.6	75,829	(1,578)
Construction Products and Services	7,408	0.6	117,570	1,748
Performing Arts	6,828	1.0	44,815	1,600
Printing Services	6,442	1.5	70,678	(2,956)
Food Processing and Manufacturing	6,430	0.5	76,505	1,214
Production Technology and Heavy Machinery	6,327	0.6	107,173	(778)
Plastics	5,939	0.8	94,131	(1,332)
Transportation and Logistics	5,573	0.2	92,416	48
Lighting and Electrical Equipment	4,576	1.3	111,837	424
Biopharmaceuticals	4,489	1.2	114,944	229
Apparel	4,141	2.9	75,474	(1,091)
Furniture	4,088	1.0	68,856	252
GROUP TOTAL / AVG	**540,184**	**1.15**	**$119,460**	**32,882**
COUNTY TOTAL	**1,785,137**	**N/A**	**$83,905**	**379,368**

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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TABLE 15. SUMMARY CHARACTERISTICS AND TRENDS, ORANGE COUNTY'S LARGEST LOCAL-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL BUSINESS SECTORS WITH MORE THAN 40,000 JOBS IN 2021)

LOCAL BUSINESS SECTOR	JOBS	LQ	AVG ANN WAGE	10-YR JOB CHANGE
Local Real Estate, Construction, and Development	191,406	1.4	89,413	41,128
Local Health Services	182,165	0.9	85,761	38,242
Local Commercial Services	174,578	1.6	70,619	43,193
Local Hospitality Establishments	144,229	1.1	33,231	11,694
Local Education and Training	73,134	0.8	85,643	7,994
Local Community and Civic Organizations	67,711	1.1	33,690	36,018
Local Personal Services (Non-Medical)	59,510	1.3	37,300	16,607
Local Retailing of Clothing and General Merchandise	42,751	0.9	42,006	(2,705)
Local Government	41,789	0.7	133,681	327
Local Motor Vehicle Products and Services	40,786	0.8	79,820	2,906
Local Food and Beverage Processing and Distribution	40,446	0.8	49,453	2,741
GROUP TOTAL / AVG	**1,058,505**	**1.06**	**$69,211**	**198,146**
COUNTY TOTAL	**1,785,137**	**N/A**	**$83,905**	**379,368**

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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Table 16 and Table 17 provide comparable data for Los Angeles County (10,000 or more jobs in export-oriented business sectors; 100,000 or more jobs in local-oriented business sectors). Two business sectors are notable for having very high LQ's in Los Angeles County:

- Video Production and Distribution – LQ of 11.2 (potentially an attraction target for Cypress); and
- Apparel – LQ of 5.8 (not recommended as an attraction target due to relatively low wages and a long-term trend of job losses in southern California).

TABLE 16. SUMMARY CHARACTERISTICS AND TRENDS, LOS ANGELES COUNTY'S LARGEST EXPORT-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL SECTORS WITH MORE THAN 10,000 JOBS IN 2021)

EXPORT BUSINESS SECTOR	JOBS	LQ	AVG ANN WAGE	10-YR JOB CHANGE
Business Services	267,899	0.9	125,959	30,116
Education and Knowledge Creation	221,838	1.1	83,958	16,829
Distribution and Electronic Commerce	198,566	1.0	86,935	5,629
Video Production and Distribution	116,419	11.2	157,310	(12,534)
Marketing, Design, and Publishing	85,992	1.6	139,254	15,740
Transportation and Logistics	81,996	1.3	98,589	23,801
Performing Arts	62,269	3.5	149,449	11,784
Aerospace Vehicles and Defense	57,973	3.2	152,946	(1,684)
Hospitality and Tourism	54,219	0.7	74,244	(27,661)
Financial Services	49,871	0.8	247,430	(11,427)
Information Technology and Analytical Instruments	33,401	0.8	156,389	5,754
Insurance Services	31,251	0.7	127,464	2,721
Food Processing and Manufacturing	30,144	0.8	80,972	(110)
Apparel	22,653	5.8	63,781	(25,387)
Water Transportation	17,079	1.9	160,417	876
Metalworking Technology	14,468	1.1	71,475	(2,109)
Construction Products and Services	14,386	0.4	125,036	2,865
Production Technology and Heavy Machinery	12,422	0.4	102,237	(2,802)
Communications Equipment and Services	12,340	1.4	160,893	(2,044)
Plastics	11,556	0.6	82,284	(1,762)
Printing Services	11,489	1.0	63,362	(5,642)
Furniture	10,593	0.9	61,399	(2,365)
GROUP TOTAL / AVG	**1,418,824**	**1.10**	**$117,557**	**20,586**
COUNTY TOTAL	**4,893,484**	**N/A**	**$83,905**	**379,368**

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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TABLE 17. SUMMARY CHARACTERISTICS AND TRENDS, LOS ANGELES COUNTY'S LARGEST LOCAL-ORIENTED BUSINESS SECTORS (LIST INCLUDES ALL SECTORS WITH MORE THAN 100,000 JOBS IN 2021)

LOCAL BUSINESS SECTOR	JOBS	LQ	AVG ANN WAGE	10-YR JOB CHANGE
Local Health Services	520,313	0.9	87,542	82,285
Local Community and Civic Organizations	344,433	2.0	33,511	232,896
Local Commercial Services	342,046	1.2	81,001	34,608
Local Real Estate, Construction, and Development	340,932	0.9	75,509	69,196
Local Hospitality Establishments	325,661	0.9	32,642	(5,706)
Local Education and Training	246,965	0.9	81,387	3,242
Local Government	194,664	1.2	144,605	1,585
Local Food and Beverage Processing and Distribution	143,454	1.1	48,648	3,833
Local Personal Services (Non-Medical)	125,204	1.0	39,386	8,803
Local Retailing of Clothing and General Merchandise	122,833	0.9	42,439	(12,278)
Local Motor Vehicle Products and Services	114,962	0.8	63,795	(4,895)
Local Logistical Services	107,393	1.2	55,339	36,426
GROUP TOTAL / AVG	**2,928,860**	**1.04**	**$68,225**	**449,994**
COUNTY TOTAL	**4,893,484**	**N/A**	**$83,905**	**379,368**

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

Table 18 and Table 19 summarize business sector job growth/retraction performance in Cypress and Orange and Los Angeles Counties compared to national trends. This part of the study is based on a "shift-share" analysis for each business sector that estimates an "expected" job change based on national trends. If Cypress (or benchmark region) has higher job growth (or experiences less severe job losses) compared to the expected change, it indicates that the local area (or benchmark region) has performed better than national trends. Conversely, if Cypress and/or Orange/Los Angeles County has less job growth (or experiences more severe job losses) compared to the expected change, it indicates that the specific region has performed worse than national trends.

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TABLE 18. JOB GROWTH/RETRACTION PERFORMANCE COMPARED TO NATIONAL TRENDS FOR LARGEST EXPORT-ORIENTED BUSINESS SECTORS, CYPRESS, ORANGE AND LOS ANGELES COUNTIES

BUSINESS SECTOR	2011-21 GROWTH PERFORMANCE BASED ON SHIFT SHARE ANALYSIS		
	CYPRESS	ORANGE COUNTY	L.A. COUNTY
Aerospace Vehicles and Defense	-	-	-
Apparel	-	+	-
Automotive	-	-	-
Biopharmaceuticals	+	-	-
Business Services	-	-	-
Communications Equipment and Services	+	-	+
Construction Products and Services	N/A	+	+
Distribution and Electronic Commerce	-	-	-
Downstream Chemical Products	+	+	-
Education and Knowledge Creation	+	-	+
Financial Services	-	+	-
Food Processing and Manufacturing	-	-	-
Furniture	-	-	-
Hospitality and Tourism	-	-	-
Information Technology and Analytical Instruments	-	-	-
Insurance Services	-	-	+
Lighting and Electrical Equipment	+	+	-
Marketing, Design, and Publishing	-	+	-
Medical Devices	-	+	-
Metalworking Technology	+	-	-
Performing Arts	+	+	+
Plastics	-	-	-
Printing Services	-	-	-
Production Technology and Heavy Machinery	-	-	-
Transportation and Logistics	+	-	+
Video Production and Distribution	+	-	-
Water Transportation	N/A	-	-

Note: " + " = growth performance better than expected; " - " worse than expected.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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TABLE 19. JOB GROWTH/RETRACTION PERFORMANCE COMPARED TO NATIONAL TRENDS FOR LARGEST LOCAL-ORIENTED BUSINESS SECTORS, CYPRESS, ORANGE AND LOS ANGELES COUNTIES

BUSINESS SECTOR	2011-21 GROWTH PERFORMANCE BASED ON SHIFT SHARE ANALYSIS		
	CYPRESS	ORANGE COUNTY	L.A. COUNTY
Local Commercial Services	-	+	-
Local Community and Civic Organizations	+	+	+
Local Education and Training	+	+	-
Local Food and Beverage Processing and Distribution	-	-	-
Local Government	+	+	+
Local Health Services	+	+	+
Local Hospitality Establishments	+	-	-
Local Logistical Services	+	+	+
Local Motor Vehicle Products and Services	-	-	-
Local Personal Services (Non-Medical)	+	+	-
Local Real Estate, Construction, and Development	+	-	-
Local Retailing of Clothing and General Merchandise	-	+	-

Note: " + " = growth performance better than expected; " - " worse than expected.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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B. Potential Targeted Business Sectors for City of Cypress's Economic Development Program

Table 20 lists important existing business sectors for the City of Cypress. Business sectors are highlighted/shaded on the table if they are in the top 10 for the entire set of business sectors (Export-oriented and Local-oriented) for at least one of the three variables:

1. 2021 Location Quotient (LQ)
2. Number of jobs in 2021
3. Job growth between 2011 and 2021

For additional context, the table also shows the average annual wage associated with each business sector.

As an example, in Table 20 below, the *Lighting and Electrical Equipment* business sector has the highest LQ (8.3) of all sectors in Cypress. The 10th highest LQ (1.7) is in the *Local Industrial Products and Services* business sector. The top 10 business sectors in terms of LQs are shaded. The same shading ranking pattern is applied to the top 10 business sectors in terms of total jobs and 10-year job change.

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TABLE 20. TOP 10 BUSINESS SECTORS FOR KEY VARIABLES: LQ, JOBS, AND JOB GROWTH, CYPRESS

BUSINESS SECTOR	LQ	JOBS	10-YR JOB CHANGE	AVG. ANN WAGE
Lighting and Electrical Equipment	8.3	448	62	$106,740
Automotive	5.0	843	(284)	100,096
Downstream Chemical Products	5.0	235	52	108,776
Medical Devices	3.4	175	7	132,705
Insurance Services	3.1	822	(1,015)	138,984
Aerospace Vehicles and Defense	2.5	258	(34)	102,304
Local Community and Civic Organizations	2.3	2,288	1,658	27,560
Apparel	1.9	42	(22)	101,836
Education and Knowledge Creation	1.8	2,026	381	97,448
Local Industrial Products and Services	1.7	153	19	86,346
Local Commercial Services	1.5	2,499	150	74,510
Local Hospitality Establishments	1.2	2,603	349	32,312
Local Personal Services (Non-Medical)	1.2	884	241	41,238
Local Real Estate, Construction, and Development	0.9	2,076	533	90,166
Distribution and Electronic Commerce	0.9	1,023	(108)	123,120
Business Services	0.8	1,485	276	119,561
Local Health Services	0.8	2,429	803	93,860
Local Logistical Services	0.6	320	118	59,802
Local Education and Training	0.6	935	108	83,331

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

Table 21 on the next page provides the same business sector data and ranking criteria for Orange County.

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TABLE 21. TOP 10 BUSINESS SECTORS FOR KEY VARIABLES: LQ, JOBS, AND JOB GROWTH, ORANGE COUNTY

BUSINESS SECTOR	LQ	JOBS	10-YR JOB CHANGE	AVG. ANN WAGE
Medical Devices	3.4	175	7	$132,705
Aerospace Vehicles and Defense	2.5	258	(34)	102,304
Local Community and Civic Organizations	2.3	2,288	1,658	27,560
Apparel	1.9	42	(22)	101,836
Education and Knowledge Creation	1.8	2,026	381	97,448
Local Industrial Products and Services	1.7	153	19	86,346
Local Commercial Services	1.5	2,499	150	74,510
Local Hospitality Establishments	1.2	2,603	349	32,312
Local Personal Services (Non-Medical)	1.2	884	241	41,238
Hospitality and Tourism	1.1	511	(130)	60,408
Information Technology and Analytical Instruments	1.0	246	(22)	140,187
Local Real Estate, Construction, and Development	0.9	2,076	533	90,166
Distribution and Electronic Commerce	0.9	1,023	(108)	123,120
Business Services	0.8	1,485	276	119,561
Local Financial Services	0.8	480	99	112,915
Local Health Services	0.8	2,429	803	93,860
Local Education and Training	0.6	935	108	83,331
Recreational and Small Electric Goods	0.5	18	0	94,367
Financial Services	0.3	100	(8)	183,666
Metalworking Technology	0.2	16	5	70,849

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

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Table 22 on the next page provides the same business sector data and ranking criteria for neighboring Los Angeles County.

TABLE 22. TOP 10 BUSINESS SECTORS FOR KEY VARIABLES: LQ, JOBS, AND JOB GROWTH, LOS ANGELES COUNTY

BUSINESS SECTOR	LQ	JOBS	10-YR JOB CHANGE	AVG. ANN WAGE
Video Production and Distribution	11.2	116,419	(12,534)	$157,310
Apparel	5.8	22,653	(25,387)	63,781
Music and Sound Recording	5.7	6,222	1,413	95,802
Performing Arts	3.5	62,269	11,784	149,449
Aerospace Vehicles and Defense	3.2	57,973	(1,684)	152,946
Jewelry and Precious Metals	2.6	1,807	(94)	62,317
Local Community and Civic Organizations	2.0	344,433	232,896	33,511
Water Transportation	1.9	17,079	876	160,417
Leather and Related Products	1.9	2,321	(60)	59,600
Marketing, Design, and Publishing	1.6	85,992	15,740	139,254
Transportation and Logistics	1.3	81,996	23,801	98,589
Local Logistical Services	1.2	107,393	36,426	55,339
Local Government	1.2	194,664	1,585	144,605
Local Commercial Services	1.2	342,046	34,608	81,001
Education and Knowledge Creation	1.1	221,838	16,829	83,958
Distribution and Electronic Commerce	1.0	198,566	5,629	86,935
Local Health Services	0.9	520,313	82,285	87,542
Local Education and Training	0.9	246,965	3,242	81,387
Local Hospitality Establishments	0.9	325,661	(5,706)	32,642
Local Real Estate, Construction, and Development	0.9	340,932	69,196	75,509
Business Services	0.9	267,899	30,116	125,959

Note: LQ = Location Quotient; 10-year job change is from 2011 to 2021.
**Approximately 70% of cluster employment is in one component industry: NAICS 624120 (Services for the Elderly and Persons with Disabilities). In addition, a sizable portion of apparent employment growth in this industry results from the Bureau of Labor Statistics (BLS) reclassification of other industries' employment into this specific industry in 2013.*
Source: U.S. Cluster Mapping Project; EMSI; The Natelson Dale Group, Inc. (TNDG).

Table 23 on the next three pages provides a narrative description of the candidate business sectors. In addition, the table provides key component industries within each business sector based on employment totals for each industry in the relevant geographies.

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TABLE 23. NARRATIVE DESCRIPTIONS AND KEY COMPONENT INDUSTRIES FOR POTENTIAL TARGET BUSINESS SECTORS, CITY OF CYPRESS

BUSINESS SECTOR	NARRATIVE DESCRIPTION	KEY COMPONENT INDUSTRIES
Group 1 – Cypress's Existing Core Business Sectors		
Local Real Estate, Development & Construction	Establishments that primarily provide local real estate services, general contracting, and specialty contracting for the building, purchasing, and renting of homes and related local infrastructure. This sector also contains firms that support land development, concrete manufacturing, highway and street construction, as well as building equipment distribution.	• Plumbing, Heating, and Air-Conditioning Contractors • Electrical Contractors and Other Wiring Installation Contractors • Lessors of Nonresidential Buildings (except Miniwarehouses) • Home Centers • Offices of Real Estate Agents and Brokers
Local Industrial Products & Services	Consists of firms that provide maintenance, wholesaling, and distribution for local industrial goods and services. This sector also includes consumer rental and leasing for electronics, appliances, and general equipment.	• Other Miscellaneous Durable Goods Merchant Wholesalers • Machine Shops • Other Electronic and Precision Equipment Repair and Maintenance
Local Logistical Services	Establishments that offer local passenger transportation and local transportation of freight and goods, including moving companies and couriers. This sector also includes local storage facilities, truck and RV leasing, and passenger car rental services.	• Couriers and Express Delivery Services • Local Messengers and Local Delivery • Passenger Car Rental
Lighting & Electrical Equipment	Firms involved in the manufacture of electrical equipment and electronic components. The companies in this sector manufacture wire for communications, wiring devices, fiber optic cables, switchboards, lighting fixtures, motors, transformers, and related products.	• Other Lighting Equipment Manufacturing • All Other Miscellaneous Electrical Equipment and Component Manufacturing • Electric Lamp Bulb and Part Manufacturing
Automotive	Establishments along the value chain that are necessary for manufacturing cars, trucks, and other motorized land-based transportation equipment (other than motorcycles). This includes metal mills and foundries, manufacturers of metal automotive parts, and manufacturers of completed automobiles.	• Motor Vehicle Gasoline Engine and Engine Parts Manufacturing • Motor Vehicle Seating and Interior Trim Manufacturing • Other Motor Vehicle Parts Manufacturing • Motor Vehicle Transmission and Power Train Parts Manufacturing
Downstream Chemical Products	Establishments that manufacture complex chemical products for end users. These products include adhesives, beauty products, soaps, cleaners, film processing chemicals, dyes, paints, explosives, and lubricating oils.	• Polish and Other Sanitation Good Manufacturing • All Other Miscellaneous Chemical Product and Preparation Manufacturing • Toilet Preparation Manufacturing

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BUSINESS SECTOR	NARRATIVE DESCRIPTION	KEY COMPONENT INDUSTRIES
Medical Devices	Establishments in this sector primarily manufacture surgical, medical, dental, optical, ophthalmic, and veterinary instruments and supplies.	• Optical Instrument and Lens Manufacturing • Surgical and Medical Instrument Manufacturing
Aerospace Vehicles & Defense	Establishments that manufacture aircraft, space vehicles, guided missiles, and related parts. This sector also contains firms that manufacture the necessary search and navigation equipment used by these products.	• Aircraft Engine and Engine Parts Manufacturing • Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing
Distribution & E-Commerce	Traditional wholesalers as well as mail order houses and electronic merchants. The companies in this sector mostly buy, hold, and distribute a wide range of products such as apparel, food, chemicals, gases, minerals, farm materials, machinery, and other merchandise. The sector also contains firms that support distribution and electronic commerce operations, including packaging, labeling, and equipment rental and leasing.	• Other Electronic Parts and Equipment Merchant Wholesalers • Electronic Shopping and Mail-Order Houses • Computer and Computer Peripheral Equipment and Software Merchant Wholesalers • Industrial Machinery and Equipment Merchant Wholesalers
Business Services	Establishments and services primarily designed to support other aspects of a business or to assist unrelated companies. This includes corporate headquarters. Professional services such as consulting, legal services, facilities support services, computer services, engineering and architectural services, and placement services. All for-hire ground passenger transportation services are also present in this sector.	• Engineering Services • Facilities Support Services • Administrative Management and General Management Consulting Services • Custom Computer Programming Services
Group 2 – Potential Emerging/Growth Business Sectors		
Transportation & Logistics	This sector contains all air, rail, bus, and freight transportation services. It also includes related operation services and support activities such as inspections, maintenance, repairs, security, and loading/unloading.	• Freight Transportation Arrangement • General Freight Trucking, Long-Distance, Truckload • Other Support Activities for Air Transportation • Scheduled Passenger Air Transportation • Nonscheduled Chartered Passenger Air Transportation
Biopharmaceuticals	Establishments in this sector produce complex chemical and biological substances used in medications, vaccines, diagnostic tests, and similar medical applications.	• Pharmaceutical Preparation Manufacturing • Biological Product (except Diagnostic) Manufacturing • Medicinal and Botanical Manufacturing
Communications Equipment & Services	This sector involves goods and services used for communications. This includes cable, wireless, and satellite services, as well as telephone,	• Wireless Telecommunications Carriers (except Satellite)

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BUSINESS SECTOR	NARRATIVE DESCRIPTION	KEY COMPONENT INDUSTRIES
	broadcasting, and wireless communications equipment.	• Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing • Cable and Other Subscription Programming • Other Communications Equipment Manufacturing • All Other Telecommunications
Metalworking Technology	Establishments in this sector manufacture machine tools and process metal for use in metal working. The sector also contains the downstream manufacture of metal fasteners and hand tools.	• Electroplating, Plating, Polishing, Anodizing, and Coloring • Bolt, Nut, Screw, Rivet, and Washer Manufacturing • Machine Tool Manufacturing • Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers • Special Die and Tool, Die Set, Jig, and Fixture Manufacturing • Precision Turned Product Manufacturing
Video Production & Distribution	Establishments primarily involved in the production and distribution of music and other sound recordings.	• Motion Picture and Video Production • Teleproduction and Other Postproduction Services • Other Motion Picture and Video Industries
Construction Products & Services	Establishments that supply construction materials, components, products, and services. Construction materials and components include those made of sand, stone, gravel, asphalt, cement, concrete, and other earthen substances. Construction products include pipes and heat exchangers. Construction services include the construction of pipelines for water, sewers, oil and gas, power, and communication, as well as building services for homes and industrial buildings.	• Power and Communication Line and Related Structures Construction • Oil and Gas Pipeline and Related Structures Construction • Other Heavy and Civil Engineering Construction • Plumbing Fixture Fitting and Trim Manufacturing • Industrial Building Construction

Source: The Natelson Dale Group, Inc. (TNDG); Cluster Mapping Project.

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APPENDIX A

Business Sector Employee Database by Region

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Table A-1
Cluster Employment by Region, 2021

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	258	11,617	57,973	105,400	614,675
Agricultural Inputs and Services	14	2,124	5,366	441,835	1,925,344
Apparel	42	4,141	22,653	33,307	129,969
Automotive	843	3,308	8,939	45,080	992,020
Biopharmaceuticals	0	4,489	8,094	47,999	335,403
Business Services	1,485	140,417	267,899	1,311,381	10,514,181
Coal Mining	0	0	4	18	40,966
Communications Equipment and Services	8	3,790	12,340	49,333	288,007
Construction Products and Services	8	7,408	14,386	67,425	1,074,399
Distribution and Electronic Commerce	1,023	77,255	198,566	788,301	6,579,634
Downstream Chemical Products	235	3,630	9,184	25,906	279,990
Downstream Metal Products	64	2,428	7,566	29,084	466,420
Education and Knowledge Creation	2,026	64,355	221,838	851,778	6,668,513
Electric Power Generation and Transmission	0	1,742	5,325	17,753	166,865
Environmental Services	0	1,354	4,408	14,960	135,083
Financial Services	100	43,963	49,871	229,236	2,208,624
Fishing and Fishing Products	0	200	649	2,574	66,955
Food Processing and Manufacturing	58	6,430	30,144	170,579	1,219,706
Footwear	0	130	412	1,141	15,428
Forestry	0	24	118	5,945	98,282
Furniture	76	4,088	10,593	30,463	391,876
Hospitality and Tourism	511	43,764	54,219	249,007	2,644,605
Information Technology and Analytical Instruments	246	38,067	33,401	355,487	1,434,236
Insurance Services	822	12,920	31,251	117,609	1,541,101
Jewelry and Precious Metals	0	118	1,807	3,305	23,211
Leather and Related Products	0	215	2,321	4,468	41,963
Lighting and Electrical Equipment	448	4,576	6,294	26,439	318,954
Livestock Processing	0	328	4,457	22,182	540,112
Marketing, Design, and Publishing	217	22,315	85,992	335,063	1,806,272
Medical Devices	175	15,558	7,598	52,043	302,881
Metal Mining	0	4	12	771	46,182
Metalworking Technology	16	7,713	14,468	40,104	442,627
Music and Sound Recording	0	112	6,222	8,905	36,582
Nonmetal Mining	0	67	396	5,382	101,839
Oil and Gas Production and Transportation	8	773	6,671	24,142	507,646
Paper and Packaging	0	1,680	6,192	19,977	354,865
Performing Arts	53	6,828	62,269	110,355	596,843
Plastics	31	5,939	11,556	40,981	663,937
Printing Services	62	6,442	11,489	36,067	399,959
Production Technology and Heavy Machinery	256	6,327	12,422	53,739	926,948
Recreational and Small Electric Goods	18	3,442	7,388	24,820	201,143
Textile Manufacturing	8	1,531	6,892	10,335	184,700
Tobacco	0	109	26	265	11,263
Trailers, Motor Homes, and Appliances	0	96	1,629	4,621	170,117
Transportation and Logistics	160	5,573	81,996	198,378	2,185,200
Upstream Chemical Products	12	443	1,359	6,846	166,091
Upstream Metal Manufacturing	0	1,929	6,392	19,821	373,440
Video Production and Distribution	11	803	116,419	132,938	348,329
Vulcanized and Fired Materials	0	1,717	3,944	12,742	245,924
Water Transportation	0	383	17,079	32,080	302,945
Wood Products	0	1,487	2,997	26,312	404,590
Local Commercial Services	2,499	174,578	342,046	1,246,854	9,818,757
Local Community and Civic Organizations	2,288	67,711	344,433	1,019,076	5,789,885
Local Education and Training	935	73,134	246,965	937,985	8,786,864
Local Entertainment and Media	178	12,717	43,535	146,204	1,314,849
Local Federal Government	357	16,124	67,675	459,026	4,897,420
Local Financial Services	480	38,376	80,299	312,878	3,402,292
Local Food and Beverage Processing and Distribution	408	40,446	143,454	529,500	4,460,170
Local Government	804	41,789	194,664	713,061	5,539,469
Local Health Services	2,429	182,165	520,313	1,892,011	18,454,763
Local Hospitality Establishments	2,603	144,229	325,661	1,269,872	12,350,702
Local Household Goods and Services	305	23,029	59,585	285,054	2,382,697
Local Industrial Products and Services	153	9,046	17,930	59,447	546,635
Local Logistical Services	320	22,923	107,393	371,993	2,995,128
Local Motor Vehicle Products and Services	631	40,786	114,962	464,255	4,743,295
Local Personal Services (Non-Medical)	884	59,510	125,204	453,513	4,198,277
Local Real Estate, Construction, and Development	2,076	191,406	340,932	1,577,898	12,959,792
Local Retailing of Clothing and General Merchandise	699	42,751	122,833	467,809	4,449,716
Local State Government	86	4,756	16,362	229,229	2,225,641
Local Utilities	53	7,689	22,317	103,362	1,083,132
Non-Cluster	249	17,819	115,437	306,229	1,778,843
Grand Total	**27,730**	**1,785,137**	**4,893,484**	**19,089,939**	**163,715,172**
Traded Total	**9,293**	**574,152**	**1,541,484**	**6,244,683**	**51,536,845**
Local Total	**18,187**	**1,193,165**	**3,236,563**	**12,539,026**	**110,399,484**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-2
Cluster Location Quotients (LQs) by Region, 2021

Cluster	Carson	Orange County	L.A. County	CA
Aerospace Vehicles and Defense	2.5	1.7	3.2	1.5
Agricultural Inputs and Services	0.0	0.1	0.1	2.0
Apparel	1.9	2.9	5.8	2.2
Automotive	5.0	0.3	0.3	0.4
Biopharmaceuticals	0.0	1.2	0.8	1.2
Business Services	0.8	1.2	0.9	1.1
Coal Mining	0.0	0.0	0.0	0.0
Communications Equipment and Services	0.2	1.2	1.4	1.5
Construction Products and Services	0.0	0.6	0.4	0.5
Distribution and Electronic Commerce	0.9	1.1	1.0	1.0
Downstream Chemical Products	5.0	1.2	1.1	0.8
Downstream Metal Products	0.8	0.5	0.5	0.5
Education and Knowledge Creation	1.8	0.9	1.1	1.1
Electric Power Generation and Transmission	0.0	1.0	1.1	0.9
Environmental Services	0.0	0.9	1.1	0.9
Financial Services	0.3	1.8	0.8	0.9
Fishing and Fishing Products	0.0	0.3	0.3	0.3
Food Processing and Manufacturing	0.3	0.5	0.8	1.2
Footwear	0.0	0.8	0.9	0.6
Forestry	0.0	0.0	0.0	0.5
Furniture	1.1	1.0	0.9	0.7
Hospitality and Tourism	1.1	1.5	0.7	0.8
Information Technology and Analytical Instruments	1.0	2.4	0.8	2.1
Insurance Services	3.1	0.8	0.7	0.7
Jewelry and Precious Metals	0.0	0.5	2.6	1.2
Leather and Related Products	0.0	0.5	1.9	0.9
Lighting and Electrical Equipment	8.3	1.3	0.7	0.7
Livestock Processing	0.0	0.1	0.3	0.4
Marketing, Design, and Publishing	0.7	1.1	1.6	1.6
Medical Devices	3.4	4.7	0.8	1.5
Metal Mining	0.0	0.0	0.0	0.1
Metalworking Technology	0.2	1.6	1.1	0.8
Music and Sound Recording	0.0	0.3	5.7	2.1
Nonmetal Mining	0.0	0.1	0.1	0.5
Oil and Gas Production and Transportation	0.1	0.1	0.4	0.4
Paper and Packaging	0.0	0.4	0.6	0.5
Performing Arts	0.5	1.0	3.5	1.6
Plastics	0.3	0.8	0.6	0.5
Printing Services	0.9	1.5	1.0	0.8
Production Technology and Heavy Machinery	1.6	0.6	0.4	0.5
Recreational and Small Electric Goods	0.5	1.6	1.2	1.1
Textile Manufacturing	0.2	0.8	1.2	0.5
Tobacco	0.0	0.9	0.1	0.2
Trailers, Motor Homes, and Appliances	0.0	0.1	0.3	0.2
Transportation and Logistics	0.4	0.2	1.3	0.8
Upstream Chemical Products	0.4	0.2	0.3	0.4
Upstream Metal Manufacturing	0.0	0.5	0.6	0.5
Video Production and Distribution	0.2	0.2	11.2	3.3
Vulcanized and Fired Materials	0.0	0.6	0.5	0.4
Water Transportation	0.0	0.1	1.9	0.9
Wood Products	0.0	0.3	0.2	0.6
Local Commercial Services	1.5	1.6	1.2	1.1
Local Community and Civic Organizations	2.3	1.1	2.0	1.5
Local Education and Training	0.6	0.8	0.9	0.9
Local Entertainment and Media	0.8	0.9	1.1	1.0
Local Federal Government	0.4	0.3	0.5	0.8
Local Financial Services	0.8	1.0	0.8	0.8
Local Food and Beverage Processing and Distribution	0.5	0.8	1.1	1.0
Local Government	0.9	0.7	1.2	1.1
Local Health Services	0.8	0.9	0.9	0.9
Local Hospitality Establishments	1.2	1.1	0.9	0.9
Local Household Goods and Services	0.8	0.9	0.8	1.0
Local Industrial Products and Services	1.7	1.5	1.1	0.9
Local Logistical Services	0.6	0.7	1.2	1.1
Local Motor Vehicle Products and Services	0.8	0.8	0.8	0.8
Local Personal Services (Non-Medical)	1.2	1.3	1.0	0.9
Local Real Estate, Construction, and Development	0.9	1.4	0.9	1.0
Local Retailing of Clothing and General Merchandise	0.9	0.9	0.9	0.9
Local State Government	0.2	0.2	0.2	0.9
Local Utilities	0.3	0.7	0.7	0.8
Non-Cluster	0.8	0.9	2.2	1.5
Traded Total	**1.1**	**1.0**	**1.0**	**1.0**
Local Total	**1.0**	**1.0**	**1.0**	**1.0**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-3
Average Wages by Cluster by Region, 2021

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	102,304	141,628	152,946	145,826	136,507
Agricultural Inputs and Services	57,512	58,899	61,212	52,534	49,888
Apparel	101,836	75,474	63,781	64,027	55,891
Automotive	100,096	86,638	90,744	139,006	84,404
Biopharmaceuticals	--	114,944	101,240	203,354	165,363
Business Services	119,561	127,624	125,959	163,033	129,533
Coal Mining	--	--	--	152,866	111,330
Communications Equipment and Services	--	112,469	160,893	183,140	140,044
Construction Products and Services	--	117,570	125,036	118,472	90,989
Distribution and Electronic Commerce	123,120	109,963	86,935	95,692	96,077
Downstream Chemical Products	108,776	94,341	93,615	99,374	104,441
Downstream Metal Products	64,456	81,325	75,104	80,902	79,063
Education and Knowledge Creation	97,448	89,243	83,958	110,569	81,401
Electric Power Generation and Transmission	--	219,662	209,834	220,200	191,124
Environmental Services	--	83,836	84,676	82,088	83,729
Financial Services	183,666	193,915	247,430	275,282	227,000
Fishing and Fishing Products	--	46,624	92,780	68,762	63,244
Food Processing and Manufacturing	65,793	76,505	80,972	78,761	73,970
Footwear	--	101,175	55,685	95,032	62,453
Forestry	--	82,854	71,372	81,317	66,237
Furniture	67,446	68,856	61,399	63,756	60,160
Hospitality and Tourism	60,408	58,875	74,244	88,034	56,081
Information Technology and Analytical Instruments	140,187	180,844	156,389	282,980	201,682
Insurance Services	138,984	136,315	127,464	125,383	117,106
Jewelry and Precious Metals	--	51,052	62,317	59,882	73,276
Leather and Related Products	--	55,579	59,600	58,492	53,676
Lighting and Electrical Equipment	106,740	111,837	106,684	124,408	105,659
Livestock Processing	--	48,926	62,731	57,258	60,230
Marketing, Design, and Publishing	142,482	124,691	139,254	226,296	139,049
Medical Devices	132,705	135,870	131,458	148,253	119,222
Metal Mining	--	--	--	123,133	125,440
Metalworking Technology	70,849	75,829	71,475	74,331	77,981
Music and Sound Recording	--	67,247	95,802	84,674	81,035
Nonmetal Mining	--	81,069	112,493	108,858	96,391
Oil and Gas Production and Transportation	--	126,854	215,777	193,686	151,845
Paper and Packaging	--	130,010	88,768	90,373	90,499
Performing Arts	44,961	44,815	149,449	107,935	60,893
Plastics	87,144	94,131	82,284	79,692	80,504
Printing Services	75,997	70,678	63,362	64,518	65,790
Production Technology and Heavy Machinery	103,926	107,173	102,237	99,066	90,575
Recreational and Small Electric Goods	94,367	89,671	109,241	92,350	83,326
Textile Manufacturing	--	72,145	63,574	63,456	67,564
Tobacco	--	65,328	116,389	88,490	106,117
Trailers, Motor Homes, and Appliances	--	173,702	76,772	70,165	80,198
Transportation and Logistics	100,690	92,416	98,589	88,080	88,958
Upstream Chemical Products	82,813	120,183	127,387	123,790	141,824
Upstream Metal Manufacturing	--	86,564	83,939	88,915	93,917
Video Production and Distribution	112,009	107,470	157,310	149,887	118,520
Vulcanized and Fired Materials	--	75,748	64,462	71,805	75,644
Water Transportation	--	80,726	160,417	139,768	100,862
Wood Products	--	66,128	57,232	67,130	66,613
Local Commercial Services	74,510	70,619	81,001	75,325	70,576
Local Community and Civic Organizations	27,560	33,690	33,511	34,725	37,582
Local Education and Training	83,331	85,643	81,387	84,529	71,454
Local Entertainment and Media	52,878	52,277	99,865	69,837	59,333
Local Federal Government	80,547	88,978	99,084	93,365	95,787
Local Financial Services	112,915	118,975	113,301	115,211	103,294
Local Food and Beverage Processing and Distribution	42,046	49,453	48,648	48,843	44,123
Local Government	133,681	133,681	144,605	128,386	89,209
Local Health Services	93,860	85,761	87,542	94,751	80,019
Local Hospitality Establishments	32,312	33,231	32,642	31,475	28,363
Local Household Goods and Services	55,852	58,326	48,535	50,838	48,494
Local Industrial Products and Services	86,346	81,777	77,853	77,395	74,878
Local Logistical Services	59,802	61,720	55,339	67,180	62,258
Local Motor Vehicle Products and Services	69,505	79,820	63,795	64,933	60,848
Local Personal Services (Non-Medical)	41,238	37,300	39,386	39,554	36,438
Local Real Estate, Construction, and Development	90,166	89,413	75,509	80,743	72,965
Local Retailing of Clothing and General Merchandise	42,454	42,006	42,439	39,680	34,948
Local State Government	114,826	114,826	119,923	124,366	95,170
Local Utilities	167,868	129,773	130,917	152,505	127,909
Non-Cluster	18,864	18,865	20,294	20,087	25,888
Avg Wage	**$80,685**	**$85,766**	**$83,905**	**$93,212**	**$77,767**
Traded Avg	**$109,226**	**$118,102**	**$116,189**	**$137,158**	**$106,613**
Local Avg	**$67,147**	**$71,212**	**$70,798**	**$73,113**	**$65,136**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-4
Cluster Employment by Region, 2011-21

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	(34)	(3,508)	(1,684)	(2,095)	(12,173)
Agricultural Inputs and Services	(9)	(1,421)	(1,048)	25,648	106,687
Apparel	(22)	(1,091)	(25,387)	(28,067)	(52,738)
Automotive	(284)	212	(478)	17,821	180,878
Biopharmaceuticals	0	229	1,344	4,708	63,055
Business Services	276	27,985	30,116	312,925	2,559,027
Coal Mining	0	0	4	(145)	(55,688)
Communications Equipment and Services	0	(2,744)	(2,044)	(21,663)	(118,633)
Construction Products and Services	8	1,748	2,865	13,234	162,740
Distribution and Electronic Commerce	(108)	2,481	5,629	152,526	1,328,017
Downstream Chemical Products	52	1,078	(1,298)	3,460	18,058
Downstream Metal Products	(24)	(901)	(1,009)	413	60,222
Education and Knowledge Creation	381	2,184	16,829	74,904	233,399
Electric Power Generation and Transmission	0	(1,020)	739	(2,574)	(23,518)
Environmental Services	0	270	(175)	1,339	25,286
Financial Services	(8)	9,935	(11,427)	7,806	156,743
Fishing and Fishing Products	0	165	143	(259)	(14,748)
Food Processing and Manufacturing	6	1,214	(110)	22,925	240,141
Footwear	0	17	(311)	(189)	(3,474)
Forestry	0	(4)	(18)	589	(1,277)
Furniture	(102)	252	(2,365)	(1,436)	26,220
Hospitality and Tourism	(130)	(7,741)	(27,661)	(106,526)	(286,481)
Information Technology and Analytical Instruments	(22)	5,122	5,754	87,069	276,259
Insurance Services	(1,015)	(8,427)	2,721	(8,695)	40,325
Jewelry and Precious Metals	0	24	(94)	(276)	(11,074)
Leather and Related Products	0	(238)	(60)	(118)	1,162
Lighting and Electrical Equipment	62	424	(2,168)	(724)	19,433
Livestock Processing	0	(408)	(570)	212	30,072
Marketing, Design, and Publishing	(15)	4,843	15,740	111,621	376,916
Medical Devices	7	2,227	204	4,362	12,903
Metal Mining	0	1	(4)	198	862
Metalworking Technology	5	(1,578)	(2,109)	(1,217)	(10,855)
Music and Sound Recording	0	31	1,413	1,901	8,798
Nonmetal Mining	0	(51)	(57)	625	10,626
Oil and Gas Production and Transportation	(48)	(526)	(1,475)	(15,288)	(214,269)
Paper and Packaging	0	(1,155)	(1,192)	(2,303)	(34,768)
Performing Arts	19	1,600	11,784	9,187	50,304
Plastics	(14)	(1,332)	(1,762)	(369)	90,576
Printing Services	(19)	(2,956)	(5,642)	(11,862)	(113,492)
Production Technology and Heavy Machinery	(16)	(778)	(2,802)	(556)	14,089
Recreational and Small Electric Goods	0	(502)	(706)	(2,786)	17,848
Textile Manufacturing	(9)	(873)	(3,100)	(5,185)	(50,431)
Tobacco	0	109	22	216	(3,716)
Trailers, Motor Homes, and Appliances	0	(289)	92	861	51,305
Transportation and Logistics	24	48	23,801	42,528	233,427
Upstream Chemical Products	4	155	127	1,197	4,510
Upstream Metal Manufacturing	0	(985)	(1,810)	(4,743)	(30,176)
Video Production and Distribution	4	87	(12,534)	(11,824)	60,969
Vulcanized and Fired Materials	0	(762)	(279)	(1,314)	(160)
Water Transportation	0	(73)	876	2,228	22,514
Wood Products	0	(25)	(432)	5,971	67,045
Local Commercial Services	150	43,193	34,608	183,472	1,208,010
Local Community and Civic Organizations	1,658	36,018	232,896	617,715	1,517,729
Local Education and Training	108	7,994	3,242	33,816	123,515
Local Entertainment and Media	(109)	(7,028)	(17,484)	(63,799)	(413,318)
Local Federal Government	(2)	(723)	340	(17,427)	(123,135)
Local Financial Services	99	7,361	4,029	39,603	561,725
Local Food and Beverage Processing and Distribution	20	2,741	3,833	38,773	362,599
Local Government	8	327	1,585	15,752	26,910
Local Health Services	803	38,242	82,285	331,321	2,132,473
Local Hospitality Establishments	349	11,694	(5,706)	1,521	1,183,654
Local Household Goods and Services	6	1,225	(3,767)	13,504	236,311
Local Industrial Products and Services	19	(317)	(5,306)	(13,109)	(52,270)
Local Logistical Services	118	6,790	36,426	126,216	819,707
Local Motor Vehicle Products and Services	(28)	2,906	(4,895)	28,704	525,572
Local Personal Services (Non-Medical)	241	16,607	8,803	36,867	509,230
Local Real Estate, Construction, and Development	533	41,128	69,196	400,066	2,842,052
Local Retailing of Clothing and General Merchandise	(85)	(2,705)	(12,278)	(45,340)	(336,446)
Local State Government	24	1,332	2,692	14,967	(94,608)
Local Utilities	(26)	(497)	(7,094)	(13,878)	(119,168)
Non-Cluster	(37)	(3,747)	(52,427)	(98,019)	(283,687)
Grand Total	**2,816**	**225,595**	**379,368**	**2,306,986**	**16,139,597**
Traded Total	**(1,031)**	**23,052**	**8,392**	**676,260**	**5,512,740**
Local Total	**3,885**	**206,291**	**423,403**	**1,728,745**	**10,910,544**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-5
Cluster Employment by Region (%), 2011-21

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	-11.7%	-23.2%	-2.8%	-1.9%	-1.9%
Agricultural Inputs and Services	-37.5%	-40.1%	-16.3%	6.2%	5.9%
Apparel	-33.9%	-20.9%	-52.8%	-45.7%	-28.9%
Automotive	-25.2%	6.9%	-5.1%	65.4%	22.3%
Biopharmaceuticals	--	5.4%	19.9%	10.9%	23.2%
Business Services	22.9%	24.9%	12.7%	31.3%	32.2%
Coal Mining	--	--	UND	-89.0%	-57.6%
Communications Equipment and Services	4.3%	-42.0%	-14.2%	-30.5%	-29.2%
Construction Products and Services	UND	30.9%	24.9%	24.4%	17.9%
Distribution and Electronic Commerce	-9.6%	3.3%	2.9%	24.0%	25.3%
Downstream Chemical Products	28.4%	42.2%	-12.4%	15.4%	6.9%
Downstream Metal Products	-27.8%	-27.1%	-11.8%	1.4%	14.8%
Education and Knowledge Creation	23.2%	3.5%	8.2%	9.6%	3.6%
Electric Power Generation and Transmission	--	-36.9%	16.1%	-12.7%	-12.4%
Environmental Services	--	24.9%	-3.8%	9.8%	23.0%
Financial Services	-7.2%	29.2%	-18.6%	3.5%	7.6%
Fishing and Fishing Products	--	465.5%	28.3%	-9.1%	-18.1%
Food Processing and Manufacturing	11.2%	23.3%	-0.4%	15.5%	24.5%
Footwear	--	14.6%	-43.0%	-14.2%	-18.4%
Forestry	--	-15.5%	-12.9%	11.0%	-1.3%
Furniture	-57.3%	6.6%	-18.3%	-4.5%	7.2%
Hospitality and Tourism	-20.3%	-15.0%	-33.8%	-30.0%	-9.8%
Information Technology and Analytical Instruments	-8.3%	15.5%	20.8%	32.4%	23.9%
Insurance Services	-55.3%	-39.5%	9.5%	-6.9%	2.7%
Jewelry and Precious Metals	--	25.0%	-4.9%	-7.7%	-32.3%
Leather and Related Products	--	-52.5%	-2.5%	-2.6%	2.8%
Lighting and Electrical Equipment	15.9%	10.2%	-25.6%	-2.7%	6.5%
Livestock Processing	--	-55.4%	-11.3%	1.0%	5.9%
Marketing, Design, and Publishing	-6.3%	27.7%	22.4%	50.0%	26.4%
Medical Devices	4.1%	16.7%	2.8%	9.1%	4.4%
Metal Mining	--	17.1%	-22.9%	34.5%	1.9%
Metalworking Technology	46.1%	-17.0%	-12.7%	-2.9%	-2.4%
Music and Sound Recording	--	38.2%	29.4%	27.1%	31.7%
Nonmetal Mining	--	-43.2%	-12.6%	13.1%	11.6%
Oil and Gas Production and Transportation	-86.3%	-40.5%	-18.1%	-38.8%	-29.7%
Paper and Packaging	--	-40.7%	-16.1%	-10.3%	-8.9%
Performing Arts	56.7%	30.6%	23.3%	9.1%	9.2%
Plastics	-30.3%	-18.3%	-13.2%	-0.9%	15.8%
Printing Services	-23.0%	-31.5%	-32.9%	-24.7%	-22.1%
Production Technology and Heavy Machinery	-5.9%	-11.0%	-18.4%	-1.0%	1.5%
Recreational and Small Electric Goods	2.3%	-12.7%	-8.7%	-10.1%	9.7%
Textile Manufacturing	-55.2%	-36.3%	-31.0%	-33.4%	-21.4%
Tobacco	--	UND	652.5%	435.2%	-24.8%
Trailers, Motor Homes, and Appliances	--	-75.0%	6.0%	22.9%	43.2%
Transportation and Logistics	17.7%	0.9%	40.9%	27.3%	12.0%
Upstream Chemical Products	61.2%	53.7%	10.3%	21.2%	2.8%
Upstream Metal Manufacturing	--	-33.8%	-22.1%	-19.3%	-7.5%
Video Production and Distribution	48.4%	12.1%	-9.7%	-8.2%	21.2%
Vulcanized and Fired Materials	--	-30.7%	-6.6%	-9.4%	-0.1%
Water Transportation	--	-16.1%	5.4%	7.5%	8.0%
Wood Products	--	-1.7%	-12.6%	29.4%	19.9%
Local Commercial Services	6.4%	32.9%	11.3%	17.3%	14.0%
Local Community and Civic Organizations	263.2%	113.6%	208.8%	153.9%	35.5%
Local Education and Training	13.0%	12.3%	1.3%	3.7%	1.4%
Local Entertainment and Media	-38.0%	-35.6%	-28.7%	-30.4%	-23.9%
Local Federal Government	-0.7%	-4.3%	0.5%	-3.7%	-2.5%
Local Financial Services	26.1%	23.7%	5.3%	14.5%	19.8%
Local Food and Beverage Processing and Distribution	5.2%	7.3%	2.7%	7.9%	8.8%
Local Government	1.0%	0.8%	0.8%	2.3%	0.5%
Local Health Services	49.4%	26.6%	18.8%	21.2%	13.1%
Local Hospitality Establishments	15.5%	8.8%	-1.7%	0.1%	10.6%
Local Household Goods and Services	2.2%	5.6%	-5.9%	5.0%	11.0%
Local Industrial Products and Services	13.8%	-3.4%	-22.8%	-18.1%	-8.7%
Local Logistical Services	58.2%	42.1%	51.3%	51.4%	37.7%
Local Motor Vehicle Products and Services	-4.2%	7.7%	-4.1%	6.6%	12.5%
Local Personal Services (Non-Medical)	37.5%	38.7%	7.6%	8.8%	13.8%
Local Real Estate, Construction, and Development	34.5%	27.4%	25.5%	34.0%	28.1%
Local Retailing of Clothing and General Merchandise	-10.8%	-6.0%	-9.1%	-8.8%	-7.0%
Local State Government	39.2%	38.9%	19.7%	7.0%	-4.1%
Local Utilities	-32.6%	-6.1%	-24.1%	-11.8%	-9.9%
Non-Cluster	-13.0%	-17.4%	-31.2%	-24.2%	-13.8%
Grand Total	**11.3%**	**14.5%**	**8.4%**	**13.7%**	**10.9%**
Traded Total	**-10.0%**	**4.2%**	**0.5%**	**12.1%**	**12.0%**
Local Total	**27.2%**	**20.9%**	**15.1%**	**16.0%**	**11.0%**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-6
Cluster Employment by Region, 2021-31

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	(152)	(4,173)	723	(1,158)	10,520
Agricultural Inputs and Services	(7)	(878)	(504)	17,540	149,117
Apparel	(21)	(1,577)	(15,904)	(18,595)	(28,355)
Automotive	(93)	(78)	(2,475)	9,247	89,499
Biopharmaceuticals	0	(233)	(43)	1,934	34,487
Business Services	159	9,903	8,895	180,536	1,632,509
Coal Mining	0	0	8	45	714
Communications Equipment and Services	(1)	(1,396)	(1,072)	(5,118)	7,099
Construction Products and Services	3	187	396	1,893	59,500
Distribution and Electronic Commerce	(79)	(3,866)	(19,084)	23,907	680,317
Downstream Chemical Products	17	257	(1,575)	1,344	20,784
Downstream Metal Products	(26)	(508)	(2,134)	(2,251)	50,138
Education and Knowledge Creation	366	7,556	18,154	85,763	694,426
Electric Power Generation and Transmission	0	312	(730)	110	(17,771)
Environmental Services	0	(48)	159	1,333	29,816
Financial Services	(7)	3,665	(5,427)	9,425	189,546
Fishing and Fishing Products	0	106	194	230	3,540
Food Processing and Manufacturing	(5)	341	(2,764)	232	121,304
Footwear	0	(27)	(177)	42	(2,814)
Forestry	0	10	6	1,249	10,593
Furniture	(54)	(119)	(3,563)	(4,725)	16,170
Hospitality and Tourism	(169)	(18,161)	(22,036)	(42,496)	534,384
Information Technology and Analytical Instruments	(46)	(1,418)	1,059	35,816	156,247
Insurance Services	(449)	(4,679)	(2,681)	(3,365)	99,160
Jewelry and Precious Metals	0	6	(247)	(352)	(2,439)
Leather and Related Products	0	(89)	(591)	(893)	1,001
Lighting and Electrical Equipment	5	(673)	(2,430)	(2,033)	39,092
Livestock Processing	0	(220)	(614)	(29)	22,520
Marketing, Design, and Publishing	(21)	1,438	8,746	62,854	292,153
Medical Devices	10	1,290	(100)	3,012	24,694
Metal Mining	0	31	25	483	12,125
Metalworking Technology	(0)	(1,986)	(2,921)	(2,491)	13,090
Music and Sound Recording	0	4	1,076	1,804	8,856
Nonmetal Mining	0	(15)	(41)	713	14,523
Oil and Gas Production and Transportation	(8)	(37)	724	(371)	21,350
Paper and Packaging	0	(557)	(1,690)	(2,914)	(22,808)
Performing Arts	14	1,073	15,138	21,705	191,166
Plastics	(17)	(1,761)	(2,962)	(5,411)	(9,148)
Printing Services	(14)	(1,555)	(5,899)	(12,094)	(68,332)
Production Technology and Heavy Machinery	(49)	(1,095)	(2,247)	399	60,329
Recreational and Small Electric Goods	0	(335)	(1,740)	(2,718)	32,787
Textile Manufacturing	(1)	(732)	(2,959)	(3,832)	(27,942)
Tobacco	0	13	5	69	(3,833)
Trailers, Motor Homes, and Appliances	0	(68)	(516)	(701)	12,936
Transportation and Logistics	(15)	(248)	10,283	24,051	224,080
Upstream Chemical Products	(5)	32	(33)	756	6,718
Upstream Metal Manufacturing	0	(751)	(1,999)	(3,064)	(2,948)
Video Production and Distribution	1	58	19,360	27,005	109,861
Vulcanized and Fired Materials	0	(606)	(993)	(1,577)	(4,547)
Water Transportation	0	(91)	4,070	3,960	3,979
Wood Products	0	(270)	(899)	1,737	36,942
Local Commercial Services	39	24,094	9,115	117,858	961,344
Local Community and Civic Organizations	1,013	25,607	125,860	360,379	1,469,621
Local Education and Training	112	6,297	(3,122)	3,264	702,659
Local Entertainment and Media	(51)	(2,878)	(8,896)	(23,744)	(43,250)
Local Federal Government	(16)	(817)	(283)	(8,405)	64,855
Local Financial Services	(1)	(633)	(3,552)	1,013	122,823
Local Food and Beverage Processing and Distribution	(40)	(3,335)	(9,222)	(16,977)	(27,034)
Local Government	38	1,992	14,855	48,615	332,533
Local Health Services	592	29,494	70,736	290,811	2,429,836
Local Hospitality Establishments	419	19,823	(52,430)	(64,575)	2,309,306
Local Household Goods and Services	(24)	(2,589)	(4,039)	(2,166)	128,009
Local Industrial Products and Services	19	328	(3,839)	(3,928)	22,233
Local Logistical Services	46	3,738	21,242	70,115	528,381
Local Motor Vehicle Products and Services	(114)	(3,806)	(15,474)	(23,557)	196,710
Local Personal Services (Non-Medical)	138	9,736	3,129	16,340	712,766
Local Real Estate, Construction, and Development	114	4,042	17,596	101,193	971,480
Local Retailing of Clothing and General Merchandise	(65)	(3,457)	(5,915)	(22,996)	(134,607)
Local State Government	19	1,038	1,149	13,183	(17,105)
Local Utilities	(36)	(1,376)	(2,874)	(6,181)	(61,147)
Non-Cluster	36	2,432	(4,062)	2,579	146,479
Grand Total	**1,576**	**87,763**	**129,945**	**1,255,828**	**16,343,029**
Traded Total	**(663)**	**(21,968)**	**(20,031)**	**403,007**	**5,527,136**
Local Total	**2,203**	**107,299**	**154,037**	**850,242**	**10,669,414**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-7
Cluster Employment by Region (%), 2021-31

Cluster	Cypress	Orange County	L.A. County	CA	U.S.
Aerospace Vehicles and Defense	-58.8%	-35.9%	1.2%	-1.1%	1.7%
Agricultural Inputs and Services	-50.1%	-41.3%	-9.4%	4.0%	7.7%
Apparel	-49.6%	-38.1%	-70.2%	-55.8%	-21.8%
Automotive	-11.0%	-2.3%	-27.7%	20.5%	9.0%
Biopharmaceuticals	--	-5.2%	-0.5%	4.0%	10.3%
Business Services	10.7%	7.1%	3.3%	13.8%	15.5%
Coal Mining	--	--	187.6%	250.2%	1.7%
Communications Equipment and Services	-6.6%	-36.8%	-8.7%	-10.4%	2.5%
Construction Products and Services	42.0%	2.5%	2.8%	2.8%	5.5%
Distribution and Electronic Commerce	-7.7%	-5.0%	-9.6%	3.0%	10.3%
Downstream Chemical Products	7.3%	7.1%	-17.2%	5.2%	7.4%
Downstream Metal Products	-40.5%	-20.9%	-28.2%	-7.7%	10.7%
Education and Knowledge Creation	18.1%	11.7%	8.2%	10.1%	10.4%
Electric Power Generation and Transmission	--	17.9%	-13.7%	0.6%	-10.7%
Environmental Services	--	-3.5%	3.6%	8.9%	22.1%
Financial Services	-7.1%	8.3%	-10.9%	4.1%	8.6%
Fishing and Fishing Products	--	53.1%	29.8%	8.9%	5.3%
Food Processing and Manufacturing	-8.8%	5.3%	-9.2%	0.1%	9.9%
Footwear	--	-20.6%	-43.0%	3.7%	-18.2%
Forestry	--	40.6%	4.7%	21.0%	10.8%
Furniture	-70.7%	-2.9%	-33.6%	-15.5%	4.1%
Hospitality and Tourism	-33.1%	-41.5%	-40.6%	-17.1%	20.2%
Information Technology and Analytical Instruments	-18.9%	-3.7%	3.2%	10.1%	10.9%
Insurance Services	-54.7%	-36.2%	-8.6%	-2.9%	6.4%
Jewelry and Precious Metals	--	5.2%	-13.6%	-10.7%	-10.5%
Leather and Related Products	--	-41.5%	-25.5%	-20.0%	2.4%
Lighting and Electrical Equipment	1.0%	-14.7%	-38.6%	-7.7%	12.3%
Livestock Processing	--	-67.1%	-13.8%	-0.1%	4.2%
Marketing, Design, and Publishing	-9.9%	6.4%	10.2%	18.8%	16.2%
Medical Devices	5.7%	8.3%	-1.3%	5.8%	8.2%
Metal Mining	--	760.8%	197.3%	62.7%	26.3%
Metalworking Technology	-2.4%	-25.8%	-20.2%	-6.2%	3.0%
Music and Sound Recording	--	3.6%	17.3%	20.3%	24.2%
Nonmetal Mining	--	-22.4%	-10.4%	13.2%	14.3%
Oil and Gas Production and Transportation	-100.0%	-4.8%	10.9%	-1.5%	4.2%
Paper and Packaging	--	-33.1%	-27.3%	-14.6%	-6.4%
Performing Arts	26.4%	15.7%	24.3%	19.7%	32.0%
Plastics	-54.3%	-29.7%	-25.6%	-13.2%	-1.4%
Printing Services	-22.4%	-24.1%	-51.3%	-33.5%	-17.1%
Production Technology and Heavy Machinery	-19.1%	-17.3%	-18.1%	0.7%	6.5%
Recreational and Small Electric Goods	1.3%	-9.7%	-23.6%	-11.0%	16.3%
Textile Manufacturing	-6.6%	-47.8%	-42.9%	-37.1%	-15.1%
Tobacco	--	11.9%	19.5%	26.1%	-34.0%
Trailers, Motor Homes, and Appliances	--	-70.8%	-31.7%	-15.2%	7.6%
Transportation and Logistics	-9.4%	-4.4%	12.5%	12.1%	10.3%
Upstream Chemical Products	-39.5%	7.2%	-2.4%	11.0%	4.0%
Upstream Metal Manufacturing	--	-38.9%	-31.3%	-15.5%	-0.8%
Video Production and Distribution	9.9%	7.3%	16.6%	20.3%	31.5%
Vulcanized and Fired Materials	--	-35.3%	-25.2%	-12.4%	-1.8%
Water Transportation	--	-23.9%	23.8%	12.3%	1.3%
Wood Products	--	-18.2%	-30.0%	6.6%	9.1%
Local Commercial Services	1.6%	13.8%	2.7%	9.5%	9.8%
Local Community and Civic Organizations	44.2%	37.8%	36.5%	35.4%	25.4%
Local Education and Training	12.0%	8.6%	-1.3%	0.3%	8.0%
Local Entertainment and Media	-28.8%	-22.6%	-20.4%	-16.2%	-3.3%
Local Federal Government	-4.4%	-5.1%	-0.4%	-1.8%	1.3%
Local Financial Services	-0.2%	-1.7%	-4.4%	0.3%	3.6%
Local Food and Beverage Processing and Distribution	-9.7%	-8.2%	-6.4%	-3.2%	-0.6%
Local Government	4.8%	4.8%	7.6%	6.8%	6.0%
Local Health Services	24.4%	16.2%	13.6%	15.4%	13.2%
Local Hospitality Establishments	16.1%	13.7%	-16.1%	-5.1%	18.7%
Local Household Goods and Services	-8.0%	-11.2%	-6.8%	-0.8%	5.4%
Local Industrial Products and Services	12.7%	3.6%	-21.4%	-6.6%	4.1%
Local Logistical Services	14.4%	16.3%	19.8%	18.8%	17.6%
Local Motor Vehicle Products and Services	-18.0%	-9.3%	-13.5%	-5.1%	4.1%
Local Personal Services (Non-Medical)	15.6%	16.4%	2.5%	3.6%	17.0%
Local Real Estate, Construction, and Development	5.5%	2.1%	5.2%	6.4%	7.5%
Local Retailing of Clothing and General Merchandise	-9.3%	-8.1%	-4.8%	-4.9%	-3.0%
Local State Government	21.7%	21.8%	7.0%	5.8%	-0.8%
Local Utilities	-67.6%	-17.9%	-12.9%	-6.0%	-5.6%
Non-Cluster	14.4%	13.6%	-3.5%	0.8%	8.2%
Grand Total	**5.7%**	**4.9%**	**2.7%**	**6.6%**	**10.0%**
Traded Total	**-7.1%**	**-3.8%**	**-1.3%**	**6.5%**	**10.7%**
Local Total	**12.1%**	**9.0%**	**4.8%**	**6.8%**	**9.7%**

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-8
Shift Share Analysis, 2011-2021
Cypress Area

Cluster	Industrial Mix Effect	National Growth Effect	Local Share	Actual Change
Aerospace Vehicles and Defense	(38)	32	(29)	(34)
Agricultural Inputs and Services	(1)	3	(10)	(9)
Apparel	(25)	7	(3)	(22)
Automotive	128	123	(535)	(284)
Biopharmaceuticals	0	0	0	0
Business Services	257	132	(113)	276
Coal Mining	0	0	0	0
Communications Equipment and Services	(3)	1	2	0
Construction Products and Services	0	0	UND	8
Distribution and Electronic Commerce	162	124	(394)	(108)
Downstream Chemical Products	(7)	20	39	52
Downstream Metal Products	3	10	(38)	(24)
Education and Knowledge Creation	(120)	180	321	381
Electric Power Generation and Transmission	0	0	0	0
Environmental Services	0	0	0	0
Financial Services	(4)	12	(16)	(8)
Fishing and Fishing Products	0	0	0	0
Food Processing and Manufacturing	7	6	(7)	6
Footwear	0	0	0	0
Forestry	0	0	0	0
Furniture	(7)	19	(115)	(102)
Hospitality and Tourism	(133)	70	(67)	(130)
Information Technology and Analytical Instruments	35	29	(86)	(22)
Insurance Services	(152)	201	(1,065)	(1,015)
Jewelry and Precious Metals	0	0	0	0
Leather and Related Products	0	0	0	0
Lighting and Electrical Equipment	(17)	42	36	62
Livestock Processing	0	0	0	0
Marketing, Design, and Publishing	36	25	(76)	(15)
Medical Devices	(11)	18	(1)	7
Metal Mining	0	0	0	0
Metalworking Technology	(1)	1	5	5
Music and Sound Recording	0	0	0	0
Nonmetal Mining	0	0	0	0
Oil and Gas Production and Transportation	(23)	6	(32)	(48)
Paper and Packaging	0	0	0	0
Performing Arts	(1)	4	16	19
Plastics	2	5	(21)	(14)
Printing Services	(27)	9	(1)	(19)
Production Technology and Heavy Machinery	(26)	30	(20)	(16)
Recreational and Small Electric Goods	(0)	2	(1)	0
Textile Manufacturing	(6)	2	(6)	(9)
Tobacco	0	0	0	0
Trailers, Motor Homes, and Appliances	0	0	0	0
Transportation and Logistics	1	15	8	24
Upstream Chemical Products	(1)	1	4	4
Upstream Metal Manufacturing	0	0	0	0
Video Production and Distribution	1	1	2	4
Vulcanized and Fired Materials	0	0	0	0
Water Transportation	0	0	0	0
Wood Products	0	0	0	0
Local Commercial Services	73	257	(180)	150
Local Community and Civic Organizations	155	69	1,434	1,658
Local Education and Training	(79)	90	96	108
Local Entertainment and Media	(100)	31	(40)	(109)
Local Federal Government	(48)	39	6	(2)
Local Financial Services	34	42	24	99
Local Food and Beverage Processing and Distribution	(8)	42	(14)	20
Local Government	(83)	87	4	8
Local Health Services	35	178	590	803
Local Hospitality Establishments	(8)	247	110	349
Local Household Goods and Services	0	33	(26)	6
Local Industrial Products and Services	(27)	15	30	19
Local Logistical Services	54	22	41	118
Local Motor Vehicle Products and Services	10	72	(110)	(28)
Local Personal Services (Non-Medical)	18	70	152	241
Local Real Estate, Construction, and Development	265	169	99	533
Local Retailing of Clothing and General Merchandise	(141)	86	(30)	(85)
Local State Government	(9)	7	27	24
Local Utilities	(16)	9	(18)	(26)
Non-Cluster	(71)	31	2	(37)

Note: UND = Undefined

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-9
Shift Share Analysis, 2011-2021
Orange County

Cluster	Industrial Mix Effect	National Growth Effect	Local Share	Actual Change
Aerospace Vehicles and Defense	(1,948)	1,654	(3,214)	(3,508)
Agricultural Inputs and Services	(180)	388	(1,629)	(1,421)
Apparel	(2,082)	572	419	(1,091)
Automotive	352	339	(478)	212
Biopharmaceuticals	520	466	(757)	229
Business Services	23,871	12,296	(8,182)	27,985
Coal Mining	0	0	0	0
Communications Equipment and Services	(2,621)	715	(838)	(2,744)
Construction Products and Services	391	619	738	1,748
Distribution and Electronic Commerce	10,731	8,178	(16,427)	2,481
Downstream Chemical Products	(103)	279	902	1,078
Downstream Metal Products	129	364	(1,394)	(901)
Education and Knowledge Creation	(4,544)	6,799	(71)	2,184
Electric Power Generation and Transmission	(643)	302	(679)	(1,020)
Environmental Services	131	119	20	270
Financial Services	(1,122)	3,721	7,335	9,935
Fishing and Fishing Products	(10)	4	171	165
Food Processing and Manufacturing	708	571	(65)	1,214
Footwear	(33)	12	37	17
Forestry	(3)	3	(4)	(4)
Furniture	(144)	420	(23)	252
Hospitality and Tourism	(10,667)	5,633	(2,707)	(7,741)
Information Technology and Analytical Instruments	4,257	3,603	(2,737)	5,122
Insurance Services	(1,761)	2,335	(9,000)	(8,427)
Jewelry and Precious Metals	(41)	10	54	24
Leather and Related Products	(37)	50	(251)	(238)
Lighting and Electrical Equipment	(185)	454	154	424
Livestock Processing	(37)	81	(452)	(408)
Marketing, Design, and Publishing	2,697	1,911	235	4,843
Medical Devices	(865)	1,458	1,634	2,227
Metal Mining	(0)	0	1	1
Metalworking Technology	(1,238)	1,016	(1,355)	(1,578)
Music and Sound Recording	17	9	5	31
Nonmetal Mining	1	13	(65)	(51)
Oil and Gas Production and Transportation	(528)	142	(141)	(526)
Paper and Packaging	(563)	310	(902)	(1,155)
Performing Arts	(91)	572	1,118	1,600
Plastics	353	795	(2,481)	(1,332)
Printing Services	(3,105)	1,028	(879)	(2,956)
Production Technology and Heavy Machinery	(667)	777	(888)	(778)
Recreational and Small Electric Goods	(47)	431	(886)	(502)
Textile Manufacturing	(779)	263	(357)	(873)
Tobacco	0	0	UND	109
Trailers, Motor Homes, and Appliances	124	42	(456)	(289)
Transportation and Logistics	57	604	(612)	48
Upstream Chemical Products	(23)	31	147	155
Upstream Metal Manufacturing	(536)	319	(767)	(985)
Video Production and Distribution	74	78	(65)	87
Vulcanized and Fired Materials	(273)	271	(760)	(762)
Water Transportation	(13)	50	(110)	(73)
Wood Products	135	165	(325)	(25)
Local Commercial Services	4,063	14,369	24,761	43,193
Local Community and Civic Organizations	7,793	3,466	24,759	36,018
Local Education and Training	(6,195)	7,124	7,066	7,994
Local Entertainment and Media	(6,882)	2,159	(2,306)	(7,028)
Local Federal Government	(2,256)	1,842	(310)	(723)
Local Financial Services	2,741	3,392	1,228	7,361
Local Food and Beverage Processing and Distribution	(787)	4,124	(596)	2,741
Local Government	(4,332)	4,534	125	327
Local Health Services	3,063	15,740	19,439	38,242
Local Hospitality Establishments	(447)	14,495	(2,354)	11,694
Local Household Goods and Services	16	2,385	(1,175)	1,225
Local Industrial Products and Services	(1,841)	1,024	500	(317)
Local Logistical Services	4,315	1,764	711	6,790
Local Motor Vehicle Products and Services	578	4,143	(1,815)	2,906
Local Personal Services (Non-Medical)	1,230	4,692	10,685	16,607
Local Real Estate, Construction, and Development	25,778	16,435	(1,084)	41,128
Local Retailing of Clothing and General Merchandise	(8,167)	4,971	491	(2,705)
Local State Government	(514)	374	1,472	1,332
Local Utilities	(1,707)	895	314	(497)
Non-Cluster	(5,325)	2,359	(781)	(3,747)

Note: UND = Undefined

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-10
Shift Share Analysis, 2011-2021
L.A. County

Cluster	Industrial Mix Effect	National Growth Effect	Local Share	Actual Change
Aerospace Vehicles and Defense	(7,683)	6,524	(525)	(1,684)
Agricultural Inputs and Services	(325)	701	(1,424)	(1,048)
Apparel	(19,121)	5,254	(11,520)	(25,387)
Automotive	1,070	1,030	(2,578)	(478)
Biopharmaceuticals	825	738	(219)	1,344
Business Services	50,485	26,005	(46,375)	30,116
Coal Mining	0	0	UND	4
Communications Equipment and Services	(5,769)	1,573	2,152	(2,044)
Construction Products and Services	797	1,260	808	2,865
Distribution and Electronic Commerce	27,689	21,101	(43,161)	5,629
Downstream Chemical Products	(424)	1,146	(2,021)	(1,298)
Downstream Metal Products	333	938	(2,280)	(1,009)
Education and Knowledge Creation	(14,985)	22,421	9,393	16,829
Electric Power Generation and Transmission	(1,068)	502	1,305	739
Environmental Services	554	501	(1,230)	(175)
Financial Services	(2,021)	6,704	(16,110)	(11,427)
Fishing and Fishing Products	(147)	55	234	143
Food Processing and Manufacturing	4,108	3,309	(7,526)	(110)
Footwear	(212)	79	(178)	(311)
Forestry	(17)	15	(16)	(18)
Furniture	(488)	1,417	(3,295)	(2,365)
Hospitality and Tourism	(16,958)	8,955	(19,658)	(27,661)
Information Technology and Analytical Instruments	3,572	3,024	(842)	5,754
Insurance Services	(2,354)	3,120	1,954	2,721
Jewelry and Precious Metals	(822)	208	520	(94)
Leather and Related Products	(193)	260	(128)	(60)
Lighting and Electrical Equipment	(376)	925	(2,717)	(2,168)
Livestock Processing	(253)	550	(866)	(570)
Marketing, Design, and Publishing	10,842	7,683	(2,786)	15,740
Medical Devices	(480)	809	(125)	204
Metal Mining	(1)	2	(4)	(4)
Metalworking Technology	(2,210)	1,813	(1,712)	(2,109)
Music and Sound Recording	997	526	(110)	1,413
Nonmetal Mining	3	50	(110)	(57)
Oil and Gas Production and Transportation	(3,308)	891	943	(1,475)
Paper and Packaging	(1,466)	808	(533)	(1,192)
Performing Arts	(875)	5,521	7,137	11,784
Plastics	647	1,457	(3,866)	(1,762)
Printing Services	(5,660)	1,873	(1,855)	(5,642)
Production Technology and Heavy Machinery	(1,430)	1,665	(3,037)	(2,802)
Recreational and Small Electric Goods	(97)	885	(1,494)	(706)
Textile Manufacturing	(3,236)	1,093	(957)	(3,100)
Tobacco	(1)	0	23	22
Trailers, Motor Homes, and Appliances	496	168	(571)	92
Transportation and Logistics	595	6,364	16,841	23,801
Upstream Chemical Products	(100)	135	93	127
Upstream Metal Manufacturing	(1,510)	897	(1,197)	(1,810)
Video Production and Distribution	13,257	14,103	(39,894)	(12,534)
Vulcanized and Fired Materials	(465)	462	(276)	(279)
Water Transportation	(471)	1,772	(425)	876
Wood Products	306	375	(1,113)	(432)
Local Commercial Services	9,508	33,623	(8,523)	34,608
Local Community and Civic Organizations	27,426	12,198	193,271	232,896
Local Education and Training	(23,180)	26,655	(233)	3,242
Local Entertainment and Media	(21,267)	6,673	(2,891)	(17,484)
Local Federal Government	(9,016)	7,364	1,992	340
Local Financial Services	6,741	8,341	(11,053)	4,029
Local Food and Beverage Processing and Distribution	(2,914)	15,270	(8,522)	3,833
Local Government	(20,174)	21,116	642	1,585
Local Health Services	9,323	47,905	25,058	82,285
Local Hospitality Establishments	(1,117)	36,240	(40,829)	(5,706)
Local Household Goods and Services	46	6,929	(10,742)	(3,767)
Local Industrial Products and Services	(4,569)	2,541	(3,278)	(5,306)
Local Logistical Services	18,980	7,761	9,685	36,426
Local Motor Vehicle Products and Services	1,827	13,108	(19,831)	(4,895)
Local Personal Services (Non-Medical)	3,338	12,730	(7,265)	8,803
Local Real Estate, Construction, and Development	46,612	29,718	(7,135)	69,196
Local Retailing of Clothing and General Merchandise	(24,274)	14,776	(2,780)	(12,278)
Local State Government	(2,052)	1,495	3,249	2,692
Local Utilities	(6,132)	3,217	(4,179)	(7,094)
Non-Cluster	(41,447)	18,358	(29,338)	(52,427)

Note: UND = Undefined

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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Table A-11
Shift Share Analysis, 2011-2021
California

Cluster	Industrial Mix Effect	National Growth Effect	Local Share	Actual Change
Aerospace Vehicles and Defense	(13,844)	11,756	(8)	(2,095)
Agricultural Inputs and Services	(21,102)	45,516	1,233	25,648
Apparel	(24,428)	6,712	(10,352)	(28,067)
Automotive	3,097	2,981	11,743	17,821
Biopharmaceuticals	5,288	4,734	(5,315)	4,708
Business Services	211,989	109,196	(8,260)	312,925
Coal Mining	(112)	18	(51)	(145)
Communications Equipment and Services	(28,477)	7,765	(951)	(21,663)
Construction Products and Services	3,747	5,927	3,561	13,234
Distribution and Electronic Commerce	91,242	69,531	(8,247)	152,526
Downstream Chemical Products	(907)	2,455	1,912	3,460
Downstream Metal Products	1,115	3,136	(3,838)	413
Education and Knowledge Creation	(56,786)	84,963	46,727	74,904
Electric Power Generation and Transmission	(4,734)	2,223	(63)	(2,574)
Environmental Services	1,647	1,490	(1,798)	1,339
Financial Services	(7,302)	24,217	(9,109)	7,806
Fishing and Fishing Products	(821)	310	252	(259)
Food Processing and Manufacturing	20,049	16,148	(13,272)	22,925
Footwear	(390)	145	56	(189)
Forestry	(654)	586	658	589
Furniture	(1,201)	3,489	(3,723)	(1,436)
Hospitality and Tourism	(73,632)	38,883	(71,777)	(106,526)
Information Technology and Analytical Instruments	34,681	29,356	23,032	87,069
Insurance Services	(10,419)	13,813	(12,089)	(8,695)
Jewelry and Precious Metals	(1,548)	392	881	(276)
Leather and Related Products	(371)	501	(248)	(118)
Lighting and Electrical Equipment	(1,208)	2,971	(2,486)	(724)
Livestock Processing	(1,107)	2,403	(1,084)	212
Marketing, Design, and Publishing	34,484	24,437	52,700	111,621
Medical Devices	(3,093)	5,215	2,241	4,362
Metal Mining	(52)	63	187	198
Metalworking Technology	(5,508)	4,519	(228)	(1,217)
Music and Sound Recording	1,452	766	(317)	1,901
Nonmetal Mining	34	520	71	625
Oil and Gas Production and Transportation	(16,015)	4,312	(3,585)	(15,288)
Paper and Packaging	(4,425)	2,437	(315)	(2,303)
Performing Arts	(1,753)	11,064	(125)	9,187
Plastics	2,010	4,522	(6,901)	(369)
Printing Services	(15,836)	5,242	(1,268)	(11,862)
Production Technology and Heavy Machinery	(5,100)	5,938	(1,394)	(556)
Recreational and Small Electric Goods	(331)	3,019	(5,474)	(2,786)
Textile Manufacturing	(5,026)	1,697	(1,856)	(5,185)
Tobacco	(18)	5	228	216
Trailers, Motor Homes, and Appliances	1,212	411	(762)	861
Transportation and Logistics	1,595	17,045	23,889	42,528
Upstream Chemical Products	(460)	618	1,040	1,197
Upstream Metal Manufacturing	(4,523)	2,686	(2,907)	(4,743)
Video Production and Distribution	14,882	15,832	(42,538)	(11,824)
Vulcanized and Fired Materials	(1,546)	1,537	(1,305)	(1,314)
Water Transportation	(868)	3,265	(169)	2,228
Wood Products	1,816	2,225	1,931	5,971
Local Commercial Services	32,886	116,297	34,289	183,472
Local Community and Civic Organizations	98,693	43,895	475,127	617,715
Local Education and Training	(85,993)	98,884	20,925	33,816
Local Entertainment and Media	(73,192)	22,967	(13,573)	(63,799)
Local Federal Government	(63,793)	52,107	(5,741)	(17,427)
Local Financial Services	24,154	29,887	(14,438)	39,603
Local Food and Beverage Processing and Distribution	(10,243)	53,668	(4,653)	38,773
Local Government	(72,857)	76,261	12,348	15,752
Local Health Services	33,216	170,685	127,420	331,321
Local Hospitality Establishments	(4,274)	138,713	(132,918)	1,521
Local Household Goods and Services	199	29,698	(16,393)	13,504
Local Industrial Products and Services	(14,267)	7,935	(6,777)	(13,109)
Local Logistical Services	65,730	26,879	33,606	126,216
Local Motor Vehicle Products and Services	6,640	47,634	(25,570)	28,704
Local Personal Services (Non-Medical)	11,947	45,566	(20,646)	36,867
Local Real Estate, Construction, and Development	202,037	128,814	69,216	400,066
Local Retailing of Clothing and General Merchandise	(92,192)	56,120	(9,267)	(45,340)
Local State Government	(32,169)	23,433	23,704	14,967
Local Utilities	(24,442)	12,822	(2,258)	(13,878)
Non-Cluster	(99,812)	44,211	(42,417)	(98,019)

Note: UND = Undefined

Source: U.S. Cluster Mapping (http://clustermapping.us), Institute for Strategy and Competitiveness, Harvard Business School; EMSI; TNDG.

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APPENDIX B

Local-Oriented Business Sector
Narrative Definitions

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Appendix B – Descriptions of Local Clusters (from U.S. Cluster Mapping Project)

Local Commercial Services. This cluster contains local professional establishments that provide legal services, accounting services, temporary help, and office administrative activities. This cluster also contains building support and security services, commercial printing and signmaking, professional laundry services (including drycleaning), testing laboratories, and office supply stores.

Local Community and Civic Organizations. Establishments in this cluster primarily consist of local social service organizations such as community food and housing services and advocacy organizations. This cluster also contains grantmaking foundations, business associations, and political and religious organizations.

Local Education and Training. Establishments in this cluster include local educational institutions. These include schools for elementary and secondary education, technical and vocational training, fine arts instruction, as well as automobile driving.

Local Entertainment and Media. Establishments in this cluster primarily sell or otherwise distribute various media locally. The cluster includes newspaper publishers, radio and TV broadcasting stations, and movie theaters. It also contains local retail establishments that sell or rent books, music, movies, sport and hobby goods, and electronics.

Local Financial Services. This cluster contains local establishments that facilitate financial transactions for both businesses and individuals, such as deposit-taking institutions, third-party administrative services for pension and welfare funds, insurance agencies, tax preparation services, and payment collection agencies.

Local Food and Beverage Processing and Distribution. This cluster contains firms that sell food and beverages at the wholesale and retail levels. Products sold include meat, seafood, fruit and vegetables, general groceries, tobacco, alcoholic beverages, and specialty foods. The cluster also includes related distribution methods such as vending and direct selling.

Local Health Services. Firms in this cluster include local health care establishments and services such as hospitals, medical laboratories, home and residential care, and funeral services and crematories. This cluster also includes pharmacies and optical goods retail stores.

Local Hospitality Establishments. Establishments in this cluster primarily consist of local hospitality establishments that serve food and beverages (alcoholic and non-alcoholic), as well as recreational facilities including country clubs, fitness clubs, and bowling centers. This cluster also contains gift and souvenir retail stores.

Local Household Goods and Services. This cluster contains local establishments and services designed to support individual households such as landscape services, electronics repair, as well as retail stores for appliances, hardware, gardening, and furniture.

Local Industrial Products and Services. This cluster primarily consists of firms that provide maintenance, wholesaling, and distribution for local industrial goods and services. This cluster also includes consumer rental and leasing for electronics, appliances, and general equipment.

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Local Logistical Services. This cluster primarily contains establishments that offer local passenger transportation and local transportation of freight and goods, including moving companies and couriers. This cluster also includes local storage facilities, truck and RV leasing, and passenger car rental services.

Local Motor Vehicle Products and Services. Establishments in this cluster consist of local motor vehicle wholesalers and dealers, as well as auto repair services, gas stations, parking lots, car washes, and vehicle towing.

Local Personal Services (Non-Medical). Establishments in this cluster provide local personal services including self-service laundry, hair care, photofinishing, repair services, and child care. This cluster also contains pet stores and retail stores for certain personal merchandise such as cosmetics.

Local Real Estate, Construction, and Development. Establishments in this cluster primarily provide local real estate services, general contracting, and specialty contracting for the building, purchasing, and renting of homes and related local infrastructure. This cluster also contains firms that support land development, concrete manufacturing, highway and street construction, as well as building equipment distribution.

Local Retailing of Clothing and General Merchandise. This cluster consists of local retail stores, department stores, and warehouse clubs that sell apparel, jewelry, luggage, sewing supplies, and general merchandise.

Local Utilities. Establishments in this cluster provide local communications services, energy distribution, as well as sanitary services for sewage and waste treatment.

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APPENDIX C
Export-Oriented Business Sector
Narrative Descriptions

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Appendix C – Descriptions of Traded Clusters (from U.S. Cluster Mapping Project)

Aerospace Vehicles and Defense. Establishments in this cluster manufacture aircraft, space vehicles, guided missiles, and related parts. This cluster also contains firms that manufacture the necessary search and navigation equipment used by these products.

Agricultural Inputs and Services. This cluster includes establishments primarily engaged in farming and related services. Farming includes soil preparation, planting, cultivatation, harvest, fertilizer creation, and post- harvest activities. It also includes services that supply farm labor, support for animal production, and additional operations management.

Apparel. establishments in this cluster are focused on manufacturing clothing and fabric accessories (for example, hats, gloves, and neckties) for men, women, and children.

Automotive. This cluster includes establishments along the value chain that are necessary for manufacturing cars, trucks, and other motorized land-based transportation equipment (other than motorcycles). This includes metal mills and foundries, manufacturers of metal automotive parts, and manufacturers of completed automobiles.

Biopharmaceuticals. Establishments in this cluster produce complex chemical and biological substances used in medications, vaccines, diagnostic tests, and similar medical applications.

Business Services. Firms in this cluster include establishments and services primarily designed to support other aspects of a business or to assist unrelated companies. This includes corporate headquarters. Professional services such as consulting, legal services, facilities support services, computer services, engineering and architectural services, and placement services. All for-hire ground passenger transportation services are also present in this cluster.

Coal Mining. This cluster includes establishments that mine coal and provide services to support coal mining.

Communications Equipment and Services. This cluster involves goods and services used for communications. This includes cable, wireless, and satellite services, as well as telephone, broadcasting, and wireless communications equipment.

Construction Products and Services. The establishments in this cluster supply construction materials, components, products, and services. Construction materials and components include those made of sand, stone, gravel, asphalt, cement, concrete, and other earthen substances. Construction products include pipes and heat exchangers. Construction services include the construction of pipelines for water, sewers, oil and gas, power, and communication, as well as building services for homes and industrial buildings.

Distribution and Electronic Commerce. This cluster consists primarily of traditional wholesalers as well as mail order houses and electronic merchants. The companies in this cluster mostly buy, hold, and distribute a wide range of products such as apparel, food, chemicals, gasses, minerals, farm materials, machinery, and other merchandise. The cluster also contains firms that support distribution and electronic commerce operations, including packaging, labeling, and equipment rental and leasing.

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Downstream Chemical Products. Establishments in this cluster manufacture complex chemical products for end users. These products include adhesives, beauty products, soaps, cleaners, film processing chemicals, dyes, paints, explosives, and lubricating oils.

Downstream Metal Products. This cluster contains establishments that manufacture metal containers, prefabricated metal structures, and end user metal products. These end user products include ammunition, kitchenware, hardware, metal bathroom fixtures, and similar metal products used in home finishing such as doors, windows and ornamentation.

Education and Knowledge Creation. This cluster contains all educational and training institutions, as well as related supporting establishments. It also includes research and development institutions in biotechnology, physical sciences, engineering, life sciences, and social sciences.

Electric Power Generation and Transmission. This cluster contains establishments primarily engaged in generating and distributing electric power. This includes power generated from alternative energy sources such as hydroelectric power, nuclear electric power, and solar and wind generated electric power.

Environmental Services. This cluster contains establishments primarily engaged in collection, treatment, processing, and disposal of hazardous and non-hazardous waste.

Financial Services. This cluster contains establishments involved in aiding the transaction and growth of financial assets for businesses and individuals. These firms include securities brokers, dealers, and exchanges; credit institutions; and financial investment support. Insurance firms are located in a separate Insurance cluster.

Fishing and Fishing Products. Establishments in this cluster are engaged primarily in catching fish and other seafood and processing the catch for consumption.

Food Processing and Manufacturing. This cluster includes firms involved in the processing of raw food materials and the manufacturing of downstream food products for end users. This includes millers and refineries of rice, flour, corn, sugar, and oilseeds. These upstream products contribute in part to producing specialty foods, animal foods, baked goods, candies, teas, coffees, beers, wines, other beverages, meats, packaged fruits and vegetables, and processed dairy products.

Footwear. Establishments in this cluster are those that manufacture men's and women's shoes, boots, slippers, and other footwear. This cluster also contains the upstream leather used in making footwear.

Forestry. Establishments in this cluster are those that involve growing and harvesting trees. It also includes support services for these activities.

Furniture. This cluster contains establishments that manufacture furniture, cabinets, and shelving for residential homes and offices. It also includes establishments that produce manufactured homes. The products in this cluster can be made of wood, metal, plastic, and/or textiles.

Hospitality and Tourism. This cluster contains establishments related to hospitality and tourism services and venues. This includes sport venues, casinos, museums, and other attractions. It also includes hotels and other accommodations, transportation, and services related to recreational travel such as reservation services and tour operators.

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Information Technology and Analytical Instruments. This cluster consists of information technology and analytical products such as computers, software, audio visual equipment, laboratory instruments, and medical apparatus. The cluster also includes the standard and precision electronics used by these products (for example, circuit boards and semiconductor devices).

Insurance Services. This cluster consists of firms providing a range of insurance types, as well as support services such as reinsurance and claims adjustment.

Jewelry and Precious Metals. Establishments in this cluster manufacture jewelry, silverware, and fine tableware. This cluster also includes the upstream manufacture of jewelry parts and the processing of gemstones.

Leather and Related Products. This cluster consists of manufacturers of luggage and handbags made of leather and fabric. It also includes producers of personal and assorted other leather goods, as well as mills that produce textile bags and related products made from canvas.

Lighting and Electrical Equipment. This cluster contains firms involved in the manufacture of electrical equipment and electronic components. The companies in this cluster manufacture wire for communications, wiring devices, fiber optic cables, switchboards, lighting fixtures, motors, transformers, and related products.

Livestock Processing. This cluster contains establishments engaged in processing meat from livestock and livestock wholesaling.

Marketing, Design and Publishing. This cluster consists of establishments involved in design services (physical and graphical), marketing (including advertising creation, marketing research, media buying, and public relations), and publishing (both in hard copy and on the internet).

Medical Devices. Establishments in this cluster primarily manufacture surgical, medical, dental, optical, ophthalmic, and veterinary instruments and supplies.

Metal Mining. Establishments in this cluster mine various metals including iron, gold, silver, lead, copper, and uranium. It also includes firms involved in supporting metal mining activities.

Metalworking Technology. The establishments in this cluster manufacture machine tools and process metal for use in metal working. The cluster also contains the downstream manufacture of metal fasteners and hand tools.

Music and Sound Recording. Establishments in this cluster are primarily involved in the production and distribution of music and other sound recordings.

Nonmetal Mining. Establishments in this cluster mine earthen materials other than metals. This includes stone, granite, sand, clay, borate, and other minerals. The cluster also includes support for the nonmetal mining activities.

Oil and Gas Production and Transportation. This cluster includes firms involved in locating, extracting, refining, and transporting oil and gas. This includes companies that manufacture the equipment necessary to extract oil and gas, as well as companies that provide support services for oil and gas operations and pipeline transport.

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Paper and Packaging. This cluster contains the paper mills and manufacturers of paper products used for shipping, packaging, containers, office supplies, personal products, and similar products.

Performing Arts. This cluster contains services that produce, promote, and support live artistic performances. Live performances include those by theater companies, dance troupes, musicians, and independent artists.

Plastics. Establishments in this cluster manufacture plastic materials, components, and products. The plastics and foams are manufactured for packaging, pipes, floor coverings, and related plastic products. The cluster also includes the upstream manufacturing of plastic materials and resins, as well as the industrial machines used to manufacture plastics.

Printing Services. Establishments in this cluster are primarily engaged in commercial printing, digital printing, and binding. The cluster includes upstream products and services necessary for printing (for example, ink and prepress services). It also includes end products such as books, greeting cards, business forms, and related goods.

Production Technology and Heavy Machinery. Establishments in this cluster primarily manufacture machines designed to produce parts and devices used in the production of downstream products. This cluster also includes end use heavy machinery such as air and material handling equipment. The machines are used for industrial, agricultural, construction, commercial industry, and related purposes.

Recreational and Small Electronics Goods. This cluster contains establishments that manufacture end use products for recreational and decorative purposes. These products include games, toys, bicycles, motorcycles, musical instruments, sporting goods, art supplies, office supplies, shades, and home accessories. This cluster also incorporates firms that produce small, simple electric goods like hairdryers, fans, and office machinery.

Textile Manufacturing. This cluster contains textile mills that primarily produce and finish fabrics for clothing, carpets, upholstery, and similar uses. The textiles include yarn, thread, fibers, hosiery, knits, and other specialty fabrics.

Tobacco. The establishments in this cluster manufacture cigarettes and other tobacco products. This also includes upstream tobacco leaf processing.

Trailers, Motor Homes and Appliances. This cluster includes establishments that manufacture trailers, campers, and motor homes, as well as major household appliances.

Transportation and Logistics. This cluster contains all air, rail, bus, and freight transportation services. It also includes related operation services and support activities such as inspections, maintenance, repairs, security, and loading/unloading.

Upstream Chemical Products. This cluster consists of firms that manufacture basic organic and inorganic chemicals and gases. The chemicals are usually separate elements that could be used as inputs for more complex downstream chemical products.

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Upstream Metal Manufacturing. The establishments in this cluster manufacture upstream metal products such as pipes, tubes, metal closures, wires, springs, and related products. The cluster includes iron and steel mills and foundries, as well as related metal processing techniques.

Video Production and Distribution. The establishments in this cluster are primarily involved with the production and distribution of motion pictures and other video. This includes specialized viewing venues such as drive-in theaters.

Vulcanized and Fired Materials. This cluster contains firms that manufacture construction and other materials out of earthen substances such as clay, sand, and rubber at extremely high temperatures. The production processes create goods made of tile, brick, ceramic, glass, and rubber (including refractories and tires).

Water Transportation. This cluster contains all establishments involved in transporting people and goods over water. The cluster includes boat building, transportation, operations, and other support services.

Wood Products. The establishments in this cluster are primarily engaged in making upstream wood materials and manufacturing non-furniture wood products. Upstream establishments include sawmills, plywood and hardwood manufacturers, cut stock manufacturers, and wood preservation services. Downstream establishments produce windows, doors, flooring, wood containers, prefabricated wood buildings, and related products.

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APPENDIX D

Business Sector
NAICS Component Industries

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Table D-1
Component Industries for Cluster
U.S. Cluster Mapping Project

NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
111000	1	Crop Production	Traded	Agricultural Inputs and Services
112000	1	Animal Production and Aquaculture	Traded	Agricultural Inputs and Services
113110		Timber Tract Operations	Traded	Forestry
113210		Forest Nurseries and Gathering of Forest Products	Traded	Forestry
113310		Logging	Traded	Forestry
114111		Finfish Fishing	Traded	Fishing and Fishing Products
114112		Shellfish Fishing	Traded	Fishing and Fishing Products
114119		Other Marine Fishing	Traded	Fishing and Fishing Products
114210		Hunting and Trapping	Traded	Hospitality and Tourism
115111		Cotton Ginning	Traded	Agricultural Inputs and Services
115112		Soil Preparation, Planting, and Cultivating	Traded	Agricultural Inputs and Services
115113		Crop Harvesting, Primarily by Machine	Traded	Agricultural Inputs and Services
115114		Postharvest Crop Activities (except Cotton Ginning)	Traded	Agricultural Inputs and Services
115115		Farm Labor Contractors and Crew Leaders	Traded	Agricultural Inputs and Services
115116		Farm Management Services	Traded	Agricultural Inputs and Services
115210		Support Activities for Animal Production	Traded	Agricultural Inputs and Services
115310		Support Activities for Forestry	Traded	Forestry
211120	2	Crude Petroleum Extraction	Traded	Oil and Gas Production and Transportation
211130	2	Natural Gas Extraction	Traded	Oil and Gas Production and Transportation
212111		Bituminous Coal and Lignite Surface Mining	Traded	Coal Mining
212112		Bituminous Coal Underground Mining	Traded	Coal Mining
212113		Anthracite Mining	Traded	Coal Mining
212210		Iron Ore Mining	Traded	Metal Mining
212221		Gold Ore Mining	Traded	Metal Mining
212222		Silver Ore Mining	Traded	Metal Mining
212230	2	Copper, Nickel, Lead, and Zinc Mining	Traded	Metal Mining
212291		Uranium-Radium-Vanadium Ore Mining	Traded	Metal Mining
212299		All Other Metal Ore Mining	Traded	Metal Mining
212311		Dimension Stone Mining and Quarrying	Traded	Nonmetal Mining
212312		Crushed and Broken Limestone Mining and Quarrying	Traded	Nonmetal Mining
212313		Crushed and Broken Granite Mining and Quarrying	Traded	Nonmetal Mining
212319		Other Crushed and Broken Stone Mining and Quarrying	Traded	Nonmetal Mining
212321		Construction Sand and Gravel Mining	Traded	Nonmetal Mining
212322		Industrial Sand Mining	Traded	Nonmetal Mining
212324		Kaolin and Ball Clay Mining	Traded	Nonmetal Mining
212325		Clay and Ceramic and Refractory Minerals Mining	Traded	Nonmetal Mining
212391		Potash, Soda, and Borate Mineral Mining	Traded	Nonmetal Mining
212392		Phosphate Rock Mining	Traded	Nonmetal Mining
212393		Other Chemical and Fertilizer Mineral Mining	Traded	Nonmetal Mining
212399		All Other Nonmetallic Mineral Mining	Traded	Nonmetal Mining
213111		Drilling Oil and Gas Wells	Traded	Oil and Gas Production and Transportation
213112		Support Activities for Oil and Gas Operations	Traded	Oil and Gas Production and Transportation
213113		Support Activities for Coal Mining	Traded	Coal Mining

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
213114		Support Activities for Metal Mining	Traded	Metal Mining
213115		Support Activities for Nonmetallic Minerals (except Fuels) Mining	Traded	Nonmetal Mining
221111		Hydroelectric Power Generation	Traded	Electric Power Generation and Transmission
221112		Fossil Fuel Electric Power Generation	Traded	Electric Power Generation and Transmission
221113		Nuclear Electric Power Generation	Traded	Electric Power Generation and Transmission
221114		Solar Electric Power Generation	Traded	Electric Power Generation and Transmission
221115		Wind Electric Power Generation	Traded	Electric Power Generation and Transmission
221116		Geothermal Electric Power Generation	Traded	Electric Power Generation and Transmission
221117		Biomass Electric Power Generation	Traded	Electric Power Generation and Transmission
221118		Other Electric Power Generation	Traded	Electric Power Generation and Transmission
221121		Electric Bulk Power Transmission and Control	Traded	Electric Power Generation and Transmission
221122		Electric Power Distribution	Local	Local Utilities
221210		Natural Gas Distribution	Local	Local Utilities
221310		Water Supply and Irrigation Systems	Traded	Construction Products and Services
221320		Sewage Treatment Facilities	Local	Local Utilities
221330		Steam and Air-Conditioning Supply	Traded	Construction Products and Services
236115		New Single-Family Housing Construction (except For-Sale Builders)	Local	Local Real Estate, Construction, and Development
236116		New Multifamily Housing Construction (except For-Sale Builders)	Local	Local Real Estate, Construction, and Development
236117		New Housing For-Sale Builders	Local	Local Real Estate, Construction, and Development
236118		Residential Remodelers	Local	Local Real Estate, Construction, and Development
236210		Industrial Building Construction	Traded	Construction Products and Services
236220		Commercial and Institutional Building Construction	Local	Local Real Estate, Construction, and Development
237110		Water and Sewer Line and Related Structures Construction	Local	Local Real Estate, Construction, and Development
237120		Oil and Gas Pipeline and Related Structures Construction	Traded	Construction Products and Services
237130		Power and Communication Line and Related Structures Construction	Traded	Construction Products and Services
237210		Land Subdivision	Local	Local Real Estate, Construction, and Development
237310		Highway, Street, and Bridge Construction	Local	Local Real Estate, Construction, and Development
237990		Other Heavy and Civil Engineering Construction	Traded	Construction Products and Services
238110		Poured Concrete Foundation and Structure Contractors	Local	Local Real Estate, Construction, and Development
238120		Structural Steel and Precast Concrete Contractors	Local	Local Real Estate, Construction, and Development
238130		Framing Contractors	Local	Local Real Estate, Construction, and Development
238140		Masonry Contractors	Local	Local Real Estate, Construction, and Development
238150		Glass and Glazing Contractors	Local	Local Real Estate, Construction, and Development
238160		Roofing Contractors	Local	Local Real Estate, Construction, and Development
238170	2	Siding Contractors	Local	Local Real Estate, Construction, and Development
238190		Other Foundation, Structure, and Building Exterior Contractors	Local	Local Real Estate, Construction, and Development
238210		Electrical Contractors and Other Wiring Installation Contractors	Local	Local Real Estate, Construction, and Development
238220		Plumbing, Heating, and Air-Conditioning Contractors	Local	Local Real Estate, Construction, and Development
238290		Other Building Equipment Contractors	Local	Local Real Estate, Construction, and Development
238310		Drywall and Insulation Contractors	Local	Local Real Estate, Construction, and Development
238320		Painting and Wall Covering Contractors	Local	Local Real Estate, Construction, and Development
238330		Flooring Contractors	Local	Local Real Estate, Construction, and Development
238340		Tile and Terrazzo Contractors	Local	Local Real Estate, Construction, and Development
238350		Finish Carpentry Contractors	Local	Local Real Estate, Construction, and Development
238390		Other Building Finishing Contractors	Local	Local Real Estate, Construction, and Development
238910		Site Preparation Contractors	Local	Local Real Estate, Construction, and Development
238990		All Other Specialty Trade Contractors	Local	Local Real Estate, Construction, and Development
311111		Dog and Cat Food Manufacturing	Traded	Food Processing and Manufacturing

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
311119		Other Animal Food Manufacturing	Traded	Food Processing and Manufacturing
311211		Flour Milling	Traded	Food Processing and Manufacturing
311212		Rice Milling	Traded	Food Processing and Manufacturing
311213		Malt Manufacturing	Traded	Food Processing and Manufacturing
311221		Wet Corn Milling	Traded	Food Processing and Manufacturing
311224		Soybean and Other Oilseed Processing	Traded	Food Processing and Manufacturing
311225		Fats and Oils Refining and Blending	Traded	Food Processing and Manufacturing
311230		Breakfast Cereal Manufacturing	Traded	Food Processing and Manufacturing
311313		Beet Sugar Manufacturing	Traded	Food Processing and Manufacturing
311314		Cane Sugar Manufacturing	Traded	Food Processing and Manufacturing
311340		Nonchocolate Confectionery Manufacturing	Traded	Food Processing and Manufacturing
311351		Chocolate and Confectionery Manufacturing from Cacao Beans	Traded	Food Processing and Manufacturing
311352		Confectionery Manufacturing from Purchased Chocolate	Traded	Food Processing and Manufacturing
311411		Frozen Fruit, Juice, and Vegetable Manufacturing	Traded	Food Processing and Manufacturing
311412		Frozen Specialty Food Manufacturing	Traded	Food Processing and Manufacturing
311421		Fruit and Vegetable Canning	Traded	Food Processing and Manufacturing
311422		Specialty Canning	Traded	Food Processing and Manufacturing
311423		Dried and Dehydrated Food Manufacturing	Traded	Food Processing and Manufacturing
311511		Fluid Milk Manufacturing	Traded	Food Processing and Manufacturing
311512		Creamery Butter Manufacturing	Traded	Food Processing and Manufacturing
311513		Cheese Manufacturing	Traded	Food Processing and Manufacturing
311514		Dry, Condensed, and Evaporated Dairy Product Manufacturing	Traded	Food Processing and Manufacturing
311520		Ice Cream and Frozen Dessert Manufacturing	Traded	Food Processing and Manufacturing
311611		Animal (except Poultry) Slaughtering	Traded	Livestock Processing
311612		Meat Processed from Carcasses	Traded	Livestock Processing
311613		Rendering and Meat Byproduct Processing	Traded	Livestock Processing
311615		Poultry Processing	Traded	Livestock Processing
311710		Seafood Product Preparation and Packaging	Traded	Fishing and Fishing Products
311811		Retail Bakeries	Local	Local Food and Beverage Processing and Distribution
311812		Commercial Bakeries	Local	Local Food and Beverage Processing and Distribution
311813		Frozen Cakes, Pies, and Other Pastries Manufacturing	Traded	Food Processing and Manufacturing
311821		Cookie and Cracker Manufacturing	Traded	Food Processing and Manufacturing
311824		Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour	Traded	Food Processing and Manufacturing
311830		Tortilla Manufacturing	Traded	Food Processing and Manufacturing
311911		Roasted Nuts and Peanut Butter Manufacturing	Traded	Food Processing and Manufacturing
311919		Other Snack Food Manufacturing	Traded	Food Processing and Manufacturing
311920		Coffee and Tea Manufacturing	Traded	Food Processing and Manufacturing
311930		Flavoring Syrup and Concentrate Manufacturing	Traded	Food Processing and Manufacturing
311941		Mayonnaise, Dressing, and Other Prepared Sauce Manufacturing	Traded	Food Processing and Manufacturing
311942		Spice and Extract Manufacturing	Traded	Food Processing and Manufacturing
311991		Perishable Prepared Food Manufacturing	Traded	Food Processing and Manufacturing
311999		All Other Miscellaneous Food Manufacturing	Traded	Food Processing and Manufacturing
312111		Soft Drink Manufacturing	Traded	Food Processing and Manufacturing
312112		Bottled Water Manufacturing	Traded	Food Processing and Manufacturing
312113		Ice Manufacturing	Traded	Food Processing and Manufacturing
312120		Breweries	Traded	Food Processing and Manufacturing
312130		Wineries	Traded	Food Processing and Manufacturing
312140		Distilleries	Traded	Food Processing and Manufacturing

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
312230		Tobacco Manufacturing	Traded	Tobacco
313110		Fiber, Yarn, and Thread Mills	Traded	Textile Manufacturing
313210		Broadwoven Fabric Mills	Traded	Textile Manufacturing
313220		Narrow Fabric Mills and Schiffli Machine Embroidery	Traded	Textile Manufacturing
313230		Nonwoven Fabric Mills	Traded	Textile Manufacturing
313240		Knit Fabric Mills	Traded	Textile Manufacturing
313310		Textile and Fabric Finishing Mills	Traded	Textile Manufacturing
313320		Fabric Coating Mills	Traded	Textile Manufacturing
314110		Carpet and Rug Mills	Traded	Textile Manufacturing
314120		Curtain and Linen Mills	Traded	Textile Manufacturing
314910		Textile Bag and Canvas Mills	Traded	Leather and Related Products
314994		Rope, Cordage, Twine, Tire Cord, and Tire Fabric Mills	Traded	Textile Manufacturing
314999		All Other Miscellaneous Textile Product Mills	Traded	Apparel
315110		Hosiery and Sock Mills	Traded	Textile Manufacturing
315190		Other Apparel Knitting Mills	Traded	Textile Manufacturing
315210		Cut and Sew Apparel Contractors	Traded	Apparel
315220		Men's and Boys' Cut and Sew Apparel Manufacturing	Traded	Apparel
315240		Women's, Girls', and Infants' Cut and Sew Apparel Manufacturing	Traded	Apparel
315280		Other Cut and Sew Apparel Manufacturing	Traded	Apparel
315990		Apparel Accessories and Other Apparel Manufacturing	Traded	Apparel
316110		Leather and Hide Tanning and Finishing	Traded	Footwear
316210		Footwear Manufacturing	Traded	Footwear
316992		Women's Handbag and Purse Manufacturing	Traded	Leather and Related Products
316998		All Other Leather Good and Allied Product Manufacturing	Traded	Leather and Related Products
321113		Sawmills	Traded	Wood Products
321114		Wood Preservation	Traded	Wood Products
321211		Hardwood Veneer and Plywood Manufacturing	Traded	Wood Products
321212		Softwood Veneer and Plywood Manufacturing	Traded	Wood Products
321213		Engineered Wood Member (except Truss) Manufacturing	Traded	Wood Products
321214		Truss Manufacturing	Traded	Wood Products
321219		Reconstituted Wood Product Manufacturing	Traded	Wood Products
321911		Wood Window and Door Manufacturing	Traded	Wood Products
321912		Cut Stock, Resawing Lumber, and Planing	Traded	Wood Products
321918		Other Millwork (including Flooring)	Traded	Wood Products
321920		Wood Container and Pallet Manufacturing	Traded	Wood Products
321991		Manufactured Home (Mobile Home) Manufacturing	Traded	Furniture
321992		Prefabricated Wood Building Manufacturing	Traded	Wood Products
321999		All Other Miscellaneous Wood Product Manufacturing	Traded	Wood Products
322110		Pulp Mills	Traded	Paper and Packaging
322121		Paper (except Newsprint) Mills	Traded	Paper and Packaging
322122		Newsprint Mills	Traded	Paper and Packaging
322130		Paperboard Mills	Traded	Paper and Packaging
322211		Corrugated and Solid Fiber Box Manufacturing	Traded	Paper and Packaging
322212		Folding Paperboard Box Manufacturing	Traded	Paper and Packaging
322219		Other Paperboard Container Manufacturing	Traded	Paper and Packaging
322220		Paper Bag and Coated and Treated Paper Manufacturing	Traded	Paper and Packaging
322230		Stationery Product Manufacturing	Traded	Paper and Packaging
322291		Sanitary Paper Product Manufacturing	Traded	Paper and Packaging

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
322299		All Other Converted Paper Product Manufacturing	Traded	Paper and Packaging
323111		Commercial Printing (except Screen and Books)	Traded	Printing Services
323113		Commercial Screen Printing	Traded	Printing Services
323117		Books Printing	Traded	Printing Services
323120		Support Activities for Printing	Traded	Printing Services
324110		Petroleum Refineries	Traded	Oil and Gas Production and Transportation
324121		Asphalt Paving Mixture and Block Manufacturing	Traded	Construction Products and Services
324122		Asphalt Shingle and Coating Materials Manufacturing	Traded	Construction Products and Services
324191		Petroleum Lubricating Oil and Grease Manufacturing	Traded	Downstream Chemical Products
324199		All Other Petroleum and Coal Products Manufacturing	Traded	Oil and Gas Production and Transportation
325110		Petrochemical Manufacturing	Traded	Upstream Chemical Products
325120		Industrial Gas Manufacturing	Traded	Upstream Chemical Products
325130		Synthetic Dye and Pigment Manufacturing	Traded	Downstream Chemical Products
325180		Other Basic Inorganic Chemical Manufacturing	Traded	Upstream Chemical Products
325193		Ethyl Alcohol Manufacturing	Traded	Upstream Chemical Products
325194		Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing	Traded	Upstream Chemical Products
325199		All Other Basic Organic Chemical Manufacturing	Traded	Upstream Chemical Products
325211		Plastics Material and Resin Manufacturing	Traded	Plastics
325212		Synthetic Rubber Manufacturing	Traded	Upstream Chemical Products
325220		Artificial and Synthetic Fibers and Filaments Manufacturing	Traded	Textile Manufacturing
325311		Nitrogenous Fertilizer Manufacturing	Traded	Agricultural Inputs and Services
325312		Phosphatic Fertilizer Manufacturing	Traded	Upstream Chemical Products
325314		Fertilizer (Mixing Only) Manufacturing	Traded	Agricultural Inputs and Services
325320		Pesticide and Other Agricultural Chemical Manufacturing	Traded	Upstream Chemical Products
325411		Medicinal and Botanical Manufacturing	Traded	Biopharmaceuticals
325412		Pharmaceutical Preparation Manufacturing	Traded	Biopharmaceuticals
325413		In-Vitro Diagnostic Substance Manufacturing	Traded	Biopharmaceuticals
325414		Biological Product (except Diagnostic) Manufacturing	Traded	Biopharmaceuticals
325510		Paint and Coating Manufacturing	Traded	Downstream Chemical Products
325520		Adhesive Manufacturing	Traded	Downstream Chemical Products
325611		Soap and Other Detergent Manufacturing	Traded	Downstream Chemical Products
325612		Polish and Other Sanitation Good Manufacturing	Traded	Downstream Chemical Products
325613		Surface Active Agent Manufacturing	Traded	Downstream Chemical Products
325620		Toilet Preparation Manufacturing	Traded	Downstream Chemical Products
325910		Printing Ink Manufacturing	Traded	Printing Services
325920		Explosives Manufacturing	Traded	Downstream Chemical Products
325991		Custom Compounding of Purchased Resins	Traded	Downstream Chemical Products
325992		Photographic Film, Paper, Plate, and Chemical Manufacturing	Traded	Downstream Chemical Products
325998		All Other Miscellaneous Chemical Product and Preparation Manufacturing	Traded	Downstream Chemical Products
326111		Plastics Bag and Pouch Manufacturing	Traded	Plastics
326112		Plastics Packaging Film and Sheet (including Laminated) Manufacturing	Traded	Plastics
326113		Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing	Traded	Plastics
326121		Unlaminated Plastics Profile Shape Manufacturing	Traded	Plastics
326122		Plastics Pipe and Pipe Fitting Manufacturing	Traded	Plastics
326130		Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing	Traded	Plastics
326140		Polystyrene Foam Product Manufacturing	Traded	Plastics
326150		Urethane and Other Foam Product (except Polystyrene) Manufacturing	Traded	Plastics
326160		Plastics Bottle Manufacturing	Traded	Plastics

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
326191		Plastics Plumbing Fixture Manufacturing	Traded	Plastics
326199		All Other Plastics Product Manufacturing	Traded	Plastics
326211		Tire Manufacturing (except Retreading)	Traded	Vulcanized and Fired Materials
326212		Tire Retreading	Traded	Vulcanized and Fired Materials
326220		Rubber and Plastics Hoses and Belting Manufacturing	Traded	Vulcanized and Fired Materials
326291		Rubber Product Manufacturing for Mechanical Use	Traded	Vulcanized and Fired Materials
326299		All Other Rubber Product Manufacturing	Traded	Vulcanized and Fired Materials
327110		Pottery, Ceramics, and Plumbing Fixture Manufacturing	Traded	Vulcanized and Fired Materials
327120		Clay Building Material and Refractories Manufacturing	Traded	Vulcanized and Fired Materials
327211		Flat Glass Manufacturing	Traded	Vulcanized and Fired Materials
327212		Other Pressed and Blown Glass and Glassware Manufacturing	Traded	Vulcanized and Fired Materials
327213		Glass Container Manufacturing	Traded	Food Processing and Manufacturing
327215		Glass Product Manufacturing Made of Purchased Glass	Traded	Vulcanized and Fired Materials
327310		Cement Manufacturing	Traded	Construction Products and Services
327320		Ready-Mix Concrete Manufacturing	Local	Local Real Estate, Construction, and Development
327331		Concrete Block and Brick Manufacturing	Traded	Construction Products and Services
327332		Concrete Pipe Manufacturing	Traded	Construction Products and Services
327390		Other Concrete Product Manufacturing	Local	Local Real Estate, Construction, and Development
327410		Lime Manufacturing	Traded	Construction Products and Services
327420		Gypsum Product Manufacturing	Traded	Construction Products and Services
327910		Abrasive Product Manufacturing	Traded	Metalworking Technology
327991		Cut Stone and Stone Product Manufacturing	Traded	Construction Products and Services
327992		Ground or Treated Mineral and Earth Manufacturing	Traded	Vulcanized and Fired Materials
327993		Mineral Wool Manufacturing	Traded	Construction Products and Services
327999		All Other Miscellaneous Nonmetallic Mineral Product Manufacturing	Traded	Construction Products and Services
331110		Iron and Steel Mills and Ferroalloy Manufacturing	Traded	Upstream Metal Manufacturing
331210		Iron and Steel Pipe and Tube Manufacturing from Purchased Steel	Traded	Upstream Metal Manufacturing
331221		Rolled Steel Shape Manufacturing	Traded	Upstream Metal Manufacturing
331222		Steel Wire Drawing	Traded	Upstream Metal Manufacturing
331313		Alumina Refining and Primary Aluminum Production	Traded	Upstream Metal Manufacturing
331314		Secondary Smelting and Alloying of Aluminum	Traded	Upstream Metal Manufacturing
331315		Aluminum Sheet, Plate, and Foil Manufacturing	Traded	Upstream Metal Manufacturing
331318		Other Aluminum Rolling, Drawing, and Extruding	Traded	Upstream Metal Manufacturing
331410		Nonferrous Metal (except Aluminum) Smelting and Refining	Traded	Upstream Metal Manufacturing
331420		Copper Rolling, Drawing, Extruding, and Alloying	Traded	Upstream Metal Manufacturing
331491		Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding	Traded	Upstream Metal Manufacturing
331492		Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Alum	Traded	Upstream Metal Manufacturing
331511		Iron Foundries	Traded	Automotive
331512		Steel Investment Foundries	Traded	Automotive
331513		Steel Foundries (except Investment)	Traded	Automotive
331523		Nonferrous Metal Die-Casting Foundries	Traded	Automotive
331524		Aluminum Foundries (except Die-Casting)	Traded	Automotive
331529		Other Nonferrous Metal Foundries (except Die-Casting)	Traded	Automotive
332111		Iron and Steel Forging	Traded	Upstream Metal Manufacturing
332112		Nonferrous Forging	Traded	Upstream Metal Manufacturing
332114		Custom Roll Forming	Traded	Automotive
332117		Powder Metallurgy Part Manufacturing	Traded	Upstream Metal Manufacturing
332119		Metal Crown, Closure, and Other Metal Stamping (except Automotive)	Traded	Upstream Metal Manufacturing

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
332215		Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing	Traded	Downstream Metal Products
332216		Saw Blade and Handtool Manufacturing	Traded	Downstream Metal Products
332311		Prefabricated Metal Building and Component Manufacturing	Traded	Downstream Metal Products
332312		Fabricated Structural Metal Manufacturing	Traded	Downstream Metal Products
332313		Plate Work Manufacturing	Traded	Metalworking Technology
332321		Metal Window and Door Manufacturing	Traded	Downstream Metal Products
332322		Sheet Metal Work Manufacturing	Local	Local Real Estate, Construction, and Development
332323		Ornamental and Architectural Metal Work Manufacturing	Traded	Downstream Metal Products
332410		Power Boiler and Heat Exchanger Manufacturing	Traded	Construction Products and Services
332420		Metal Tank (Heavy Gauge) Manufacturing	Traded	Construction Products and Services
332431		Metal Can Manufacturing	Traded	Downstream Metal Products
332439		Other Metal Container Manufacturing	Traded	Downstream Metal Products
332510		Hardware Manufacturing	Traded	Downstream Metal Products
332613		Spring Manufacturing	Traded	Upstream Metal Manufacturing
332618		Other Fabricated Wire Product Manufacturing	Traded	Upstream Metal Manufacturing
332710		Machine Shops	Local	Local Industrial Products and Services
332721		Precision Turned Product Manufacturing	Traded	Metalworking Technology
332722		Bolt, Nut, Screw, Rivet, and Washer Manufacturing	Traded	Metalworking Technology
332811		Metal Heat Treating	Traded	Metalworking Technology
332812		Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufac	Traded	Metalworking Technology
332813		Electroplating, Plating, Polishing, Anodizing, and Coloring	Traded	Metalworking Technology
332911		Industrial Valve Manufacturing	Traded	Production Technology and Heavy Machinery
332912		Fluid Power Valve and Hose Fitting Manufacturing	Traded	Production Technology and Heavy Machinery
332913		Plumbing Fixture Fitting and Trim Manufacturing	Traded	Construction Products and Services
332919		Other Metal Valve and Pipe Fitting Manufacturing	Traded	Production Technology and Heavy Machinery
332991		Ball and Roller Bearing Manufacturing	Traded	Production Technology and Heavy Machinery
332992		Small Arms Ammunition Manufacturing	Traded	Downstream Metal Products
332993		Ammunition (except Small Arms) Manufacturing	Traded	Downstream Metal Products
332994		Small Arms, Ordnance, and Ordnance Accessories Manufacturing	Traded	Downstream Metal Products
332996		Fabricated Pipe and Pipe Fitting Manufacturing	Traded	Construction Products and Services
332999		All Other Miscellaneous Fabricated Metal Product Manufacturing	Traded	Downstream Metal Products
333111		Farm Machinery and Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333112		Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333120		Construction Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333131		Mining Machinery and Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333132		Oil and Gas Field Machinery and Equipment Manufacturing	Traded	Oil and Gas Production and Transportation
333241		Food Product Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333242		Semiconductor Machinery Manufacturing	Traded	Information Technology and Analytical Instruments
333243		Sawmill, Woodworking, and Paper Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333244		Printing Machinery and Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333249		Other Industrial Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333314		Optical Instrument and Lens Manufacturing	Traded	Medical Devices
333316		Photographic and Photocopying Equipment Manufacturing	Traded	Information Technology and Analytical Instruments
333318		Other Commercial and Service Industry Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333413		Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333414		Heating Equipment (except Warm Air Furnaces) Manufacturing	Traded	Production Technology and Heavy Machinery
333415		Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrige	Traded	Production Technology and Heavy Machinery
333511		Industrial Mold Manufacturing	Traded	Metalworking Technology

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
333514		Special Die and Tool, Die Set, Jig, and Fixture Manufacturing	Traded	Metalworking Technology
333515		Cutting Tool and Machine Tool Accessory Manufacturing	Traded	Metalworking Technology
333517		Machine Tool Manufacturing	Traded	Metalworking Technology
333519		Rolling Mill and Other Metalworking Machinery Manufacturing	Traded	Metalworking Technology
333611		Turbine and Turbine Generator Set Units Manufacturing	Traded	Production Technology and Heavy Machinery
333612		Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing	Traded	Production Technology and Heavy Machinery
333613		Mechanical Power Transmission Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333618		Other Engine Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333912		Air and Gas Compressor Manufacturing	Traded	Production Technology and Heavy Machinery
333914	2	Measuring, Dispensing, and Other Pumping Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333921		Elevator and Moving Stairway Manufacturing	Traded	Production Technology and Heavy Machinery
333922		Conveyor and Conveying Equipment Manufacturing	Traded	Production Technology and Heavy Machinery
333923		Overhead Traveling Crane, Hoist, and Monorail System Manufacturing	Traded	Production Technology and Heavy Machinery
333924		Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333991		Power-Driven Handtool Manufacturing	Traded	Metalworking Technology
333992		Welding and Soldering Equipment Manufacturing	Traded	Metalworking Technology
333993		Packaging Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
333994		Industrial Process Furnace and Oven Manufacturing	Traded	Production Technology and Heavy Machinery
333995		Fluid Power Cylinder and Actuator Manufacturing	Traded	Production Technology and Heavy Machinery
333996		Fluid Power Pump and Motor Manufacturing	Traded	Production Technology and Heavy Machinery
333997		Scale and Balance Manufacturing	Traded	Production Technology and Heavy Machinery
333999		All Other Miscellaneous General Purpose Machinery Manufacturing	Traded	Production Technology and Heavy Machinery
334111		Electronic Computer Manufacturing	Traded	Information Technology and Analytical Instruments
334112		Computer Storage Device Manufacturing	Traded	Information Technology and Analytical Instruments
334118		Computer Terminal and Other Computer Peripheral Equipment Manufacturing	Traded	Information Technology and Analytical Instruments
334210		Telephone Apparatus Manufacturing	Traded	Communications Equipment and Services
334220		Radio and Television Broadcasting and Wireless Communications Equipment Manufactur	Traded	Communications Equipment and Services
334290		Other Communications Equipment Manufacturing	Traded	Communications Equipment and Services
334310		Audio and Video Equipment Manufacturing	Traded	Information Technology and Analytical Instruments
334412		Bare Printed Circuit Board Manufacturing	Traded	Information Technology and Analytical Instruments
334413		Semiconductor and Related Device Manufacturing	Traded	Information Technology and Analytical Instruments
334416		Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing	Traded	Information Technology and Analytical Instruments
334417		Electronic Connector Manufacturing	Traded	Information Technology and Analytical Instruments
334418		Printed Circuit Assembly (Electronic Assembly) Manufacturing	Traded	Information Technology and Analytical Instruments
334419		Other Electronic Component Manufacturing	Traded	Information Technology and Analytical Instruments
334510		Electromedical and Electrotherapeutic Apparatus Manufacturing	Traded	Information Technology and Analytical Instruments
334511		Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrum	Traded	Aerospace Vehicles and Defense
334512		Automatic Environmental Control Manufacturing for Residential, Commercial, and Applian	Traded	Information Technology and Analytical Instruments
334513		Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlli	Traded	Information Technology and Analytical Instruments
334514		Totalizing Fluid Meter and Counting Device Manufacturing	Traded	Information Technology and Analytical Instruments
334515		Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals	Traded	Information Technology and Analytical Instruments
334516		Analytical Laboratory Instrument Manufacturing	Traded	Information Technology and Analytical Instruments
334517		Irradiation Apparatus Manufacturing	Traded	Information Technology and Analytical Instruments
334519		Other Measuring and Controlling Device Manufacturing	Traded	Information Technology and Analytical Instruments
334613		Blank Magnetic and Optical Recording Media Manufacturing	Traded	Information Technology and Analytical Instruments
334614		Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing	Traded	Information Technology and Analytical Instruments
335110		Electric Lamp Bulb and Part Manufacturing	Traded	Lighting and Electrical Equipment
335121		Residential Electric Lighting Fixture Manufacturing	Traded	Lighting and Electrical Equipment

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
335122		Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing	Traded	Lighting and Electrical Equipment
335129		Other Lighting Equipment Manufacturing	Traded	Lighting and Electrical Equipment
335210		Small Electrical Appliance Manufacturing	Traded	Recreational and Small Electric Goods
335220	2	Major Household Appliance Manufacturing	Traded	Trailers, Motor Homes, and Appliances
335311		Power, Distribution, and Specialty Transformer Manufacturing	Traded	Lighting and Electrical Equipment
335312		Motor and Generator Manufacturing	Traded	Lighting and Electrical Equipment
335313		Switchgear and Switchboard Apparatus Manufacturing	Traded	Lighting and Electrical Equipment
335314		Relay and Industrial Control Manufacturing	Traded	Lighting and Electrical Equipment
335911		Storage Battery Manufacturing	Traded	Lighting and Electrical Equipment
335912		Primary Battery Manufacturing	Traded	Communications Equipment and Services
335921		Fiber Optic Cable Manufacturing	Traded	Lighting and Electrical Equipment
335929		Other Communication and Energy Wire Manufacturing	Traded	Lighting and Electrical Equipment
335931		Current-Carrying Wiring Device Manufacturing	Traded	Lighting and Electrical Equipment
335932		Noncurrent-Carrying Wiring Device Manufacturing	Traded	Lighting and Electrical Equipment
335991		Carbon and Graphite Product Manufacturing	Traded	Lighting and Electrical Equipment
335999		All Other Miscellaneous Electrical Equipment and Component Manufacturing	Traded	Lighting and Electrical Equipment
336111		Automobile Manufacturing	Traded	Automotive
336112		Light Truck and Utility Vehicle Manufacturing	Traded	Automotive
336120		Heavy Duty Truck Manufacturing	Traded	Automotive
336211		Motor Vehicle Body Manufacturing	Traded	Automotive
336212		Truck Trailer Manufacturing	Traded	Trailers, Motor Homes, and Appliances
336213		Motor Home Manufacturing	Traded	Trailers, Motor Homes, and Appliances
336214		Travel Trailer and Camper Manufacturing	Traded	Trailers, Motor Homes, and Appliances
336310		Motor Vehicle Gasoline Engine and Engine Parts Manufacturing	Traded	Automotive
336320		Motor Vehicle Electrical and Electronic Equipment Manufacturing	Traded	Automotive
336330		Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing	Traded	Automotive
336340		Motor Vehicle Brake System Manufacturing	Traded	Automotive
336350		Motor Vehicle Transmission and Power Train Parts Manufacturing	Traded	Automotive
336360		Motor Vehicle Seating and Interior Trim Manufacturing	Traded	Automotive
336370		Motor Vehicle Metal Stamping	Traded	Automotive
336390		Other Motor Vehicle Parts Manufacturing	Traded	Automotive
336411		Aircraft Manufacturing	Traded	Aerospace Vehicles and Defense
336412		Aircraft Engine and Engine Parts Manufacturing	Traded	Aerospace Vehicles and Defense
336413		Other Aircraft Parts and Auxiliary Equipment Manufacturing	Traded	Aerospace Vehicles and Defense
336414		Guided Missile and Space Vehicle Manufacturing	Traded	Aerospace Vehicles and Defense
336415		Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturir	Traded	Aerospace Vehicles and Defense
336419		Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing	Traded	Aerospace Vehicles and Defense
336510		Railroad Rolling Stock Manufacturing	Traded	Production Technology and Heavy Machinery
336611		Ship Building and Repairing	Traded	Water Transportation
336612		Boat Building	Traded	Water Transportation
336991		Motorcycle, Bicycle, and Parts Manufacturing	Traded	Recreational and Small Electric Goods
336992		Military Armored Vehicle, Tank, and Tank Component Manufacturing	Traded	Automotive
336999		All Other Transportation Equipment Manufacturing	Traded	Automotive
337110		Wood Kitchen Cabinet and Countertop Manufacturing	Traded	Furniture
337121		Upholstered Household Furniture Manufacturing	Traded	Furniture
337122		Nonupholstered Wood Household Furniture Manufacturing	Traded	Furniture
337124		Metal Household Furniture Manufacturing	Traded	Furniture
337125		Household Furniture (except Wood and Metal) Manufacturing	Traded	Furniture

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
337127		Institutional Furniture Manufacturing	Traded	Furniture
337211		Wood Office Furniture Manufacturing	Traded	Furniture
337212		Custom Architectural Woodwork and Millwork Manufacturing	Local	Local Real Estate, Construction, and Development
337214		Office Furniture (except Wood) Manufacturing	Traded	Furniture
337215		Showcase, Partition, Shelving, and Locker Manufacturing	Traded	Furniture
337910		Mattress Manufacturing	Traded	Furniture
337920		Blind and Shade Manufacturing	Traded	Recreational and Small Electric Goods
339112		Surgical and Medical Instrument Manufacturing	Traded	Medical Devices
339113		Surgical Appliance and Supplies Manufacturing	Traded	Medical Devices
339114		Dental Equipment and Supplies Manufacturing	Traded	Medical Devices
339115		Ophthalmic Goods Manufacturing	Traded	Medical Devices
339116		Dental Laboratories	Local	Local Health Services
339910		Jewelry and Silverware Manufacturing	Traded	Jewelry and Precious Metals
339920		Sporting and Athletic Goods Manufacturing	Traded	Recreational and Small Electric Goods
339930		Doll, Toy, and Game Manufacturing	Traded	Recreational and Small Electric Goods
339940		Office Supplies (except Paper) Manufacturing	Traded	Recreational and Small Electric Goods
339950		Sign Manufacturing	Local	Local Commercial Services
339991		Gasket, Packing, and Sealing Device Manufacturing	Traded	Production Technology and Heavy Machinery
339992		Musical Instrument Manufacturing	Traded	Recreational and Small Electric Goods
339993		Fastener, Button, Needle, and Pin Manufacturing	Traded	Recreational and Small Electric Goods
339994		Broom, Brush, and Mop Manufacturing	Traded	Plastics
339995		Burial Casket Manufacturing	Traded	Trailers, Motor Homes, and Appliances
339999		All Other Miscellaneous Manufacturing	Traded	Recreational and Small Electric Goods
423110		Automobile and Other Motor Vehicle Merchant Wholesalers	Local	Local Motor Vehicle Products and Services
423120		Motor Vehicle Supplies and New Parts Merchant Wholesalers	Local	Local Motor Vehicle Products and Services
423130		Tire and Tube Merchant Wholesalers	Local	Local Motor Vehicle Products and Services
423140		Motor Vehicle Parts (Used) Merchant Wholesalers	Local	Local Motor Vehicle Products and Services
423210		Furniture Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423220		Home Furnishing Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423310		Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423320		Brick, Stone, and Related Construction Material Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423330		Roofing, Siding, and Insulation Material Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423390		Other Construction Material Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423410		Photographic Equipment and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423420		Office Equipment Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423430		Computer and Computer Peripheral Equipment and Software Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423440		Other Commercial Equipment Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423450		Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423460		Ophthalmic Goods Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423490		Other Professional Equipment and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423510		Metal Service Centers and Other Metal Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423520		Coal and Other Mineral and Ore Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423610		Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant V	Traded	Distribution and Electronic Commerce
423620		Household Appliances, Electric Housewares, and Consumer Electronics Merchant Whole	Traded	Distribution and Electronic Commerce
423690		Other Electronic Parts and Equipment Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423710		Hardware Merchant Wholesalers	Local	Local Household Goods and Services
423720		Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423730		Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers	Local	Local Real Estate, Construction, and Development

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
423740		Refrigeration Equipment and Supplies Merchant Wholesalers	Local	Local Real Estate, Construction, and Development
423810		Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesale	Traded	Distribution and Electronic Commerce
423820		Farm and Garden Machinery and Equipment Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423830		Industrial Machinery and Equipment Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423840		Industrial Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423850		Service Establishment Equipment and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423860		Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423910		Sporting and Recreational Goods and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423920		Toy and Hobby Goods and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423930		Recyclable Material Merchant Wholesalers	Local	Local Industrial Products and Services
423940		Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	Traded	Distribution and Electronic Commerce
423990		Other Miscellaneous Durable Goods Merchant Wholesalers	Local	Local Industrial Products and Services
424110		Printing and Writing Paper Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424120		Stationery and Office Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424130		Industrial and Personal Service Paper Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424210		Drugs and Druggists' Sundries Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424310		Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424320		Men's and Boys' Clothing and Furnishings Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424330		Women's, Children's, and Infants' Clothing and Accessories Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424340		Footwear Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424410		General Line Grocery Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424420		Packaged Frozen Food Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424430		Dairy Product (except Dried or Canned) Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424440		Poultry and Poultry Product Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424450		Confectionery Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424460		Fish and Seafood Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424470		Meat and Meat Product Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424480		Fresh Fruit and Vegetable Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424490		Other Grocery and Related Products Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424510		Grain and Field Bean Merchant Wholesalers	Traded	Food Processing and Manufacturing
424520		Livestock Merchant Wholesalers	Traded	Livestock Processing
424590		Other Farm Product Raw Material Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424610		Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424690		Other Chemical and Allied Products Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424710		Petroleum Bulk Stations and Terminals	Traded	Distribution and Electronic Commerce
424720		Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terr	Traded	Distribution and Electronic Commerce
424810		Beer and Ale Merchant Wholesalers	Local	Local Food and Beverage Processing and Distribution
424820		Wine and Distilled Alcoholic Beverage Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424910		Farm Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424920		Book, Periodical, and Newspaper Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424930		Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424940		Tobacco and Tobacco Product Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424950		Paint, Varnish, and Supplies Merchant Wholesalers	Traded	Distribution and Electronic Commerce
424990		Other Miscellaneous Nondurable Goods Merchant Wholesalers	Traded	Distribution and Electronic Commerce
425110		Business to Business Electronic Markets	Traded	Distribution and Electronic Commerce
425120		Wholesale Trade Agents and Brokers	Traded	Distribution and Electronic Commerce
441110		New Car Dealers	Local	Local Motor Vehicle Products and Services
441120		Used Car Dealers	Local	Local Motor Vehicle Products and Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
441210		Recreational Vehicle Dealers	Local	Local Motor Vehicle Products and Services
441222		Boat Dealers	Local	Local Motor Vehicle Products and Services
441228		Motorcycle, ATV, and All Other Motor Vehicle Dealers	Local	Local Motor Vehicle Products and Services
441310		Automotive Parts and Accessories Stores	Local	Local Motor Vehicle Products and Services
441320		Tire Dealers	Local	Local Motor Vehicle Products and Services
442110		Furniture Stores	Local	Local Household Goods and Services
442210		Floor Covering Stores	Local	Local Household Goods and Services
442291		Window Treatment Stores	Local	Local Household Goods and Services
442299		All Other Home Furnishings Stores	Local	Local Household Goods and Services
443141		Household Appliance Stores	Local	Local Household Goods and Services
443142		Electronics Stores	Local	Local Entertainment and Media
444110		Home Centers	Local	Local Real Estate, Construction, and Development
444120		Paint and Wallpaper Stores	Local	Local Real Estate, Construction, and Development
444130		Hardware Stores	Local	Local Household Goods and Services
444190		Other Building Material Dealers	Local	Local Real Estate, Construction, and Development
444210		Outdoor Power Equipment Stores	Local	Local Household Goods and Services
444220		Nursery, Garden Center, and Farm Supply Stores	Local	Local Household Goods and Services
445110		Supermarkets and Other Grocery (except Convenience) Stores	Local	Local Food and Beverage Processing and Distribution
445120		Convenience Stores	Local	Local Food and Beverage Processing and Distribution
445210		Meat Markets	Local	Local Food and Beverage Processing and Distribution
445220		Fish and Seafood Markets	Local	Local Food and Beverage Processing and Distribution
445230		Fruit and Vegetable Markets	Local	Local Food and Beverage Processing and Distribution
445291		Baked Goods Stores	Local	Local Food and Beverage Processing and Distribution
445292		Confectionery and Nut Stores	Local	Local Food and Beverage Processing and Distribution
445299		All Other Specialty Food Stores	Local	Local Food and Beverage Processing and Distribution
445310		Beer, Wine, and Liquor Stores	Local	Local Food and Beverage Processing and Distribution
446110		Pharmacies and Drug Stores	Local	Local Health Services
446120		Cosmetics, Beauty Supplies, and Perfume Stores	Local	Local Personal Services (Non-Medical)
446130		Optical Goods Stores	Local	Local Health Services
446191		Food (Health) Supplement Stores	Local	Local Food and Beverage Processing and Distribution
446199		All Other Health and Personal Care Stores	Local	Local Personal Services (Non-Medical)
447110		Gasoline Stations with Convenience Stores	Local	Local Motor Vehicle Products and Services
447190		Other Gasoline Stations	Local	Local Motor Vehicle Products and Services
448110		Men's Clothing Stores	Local	Local Retailing of Clothing and General Merchandise
448120		Women's Clothing Stores	Local	Local Retailing of Clothing and General Merchandise
448130		Children's and Infants' Clothing Stores	Local	Local Retailing of Clothing and General Merchandise
448140		Family Clothing Stores	Local	Local Retailing of Clothing and General Merchandise
448150		Clothing Accessories Stores	Local	Local Retailing of Clothing and General Merchandise
448190		Other Clothing Stores	Local	Local Retailing of Clothing and General Merchandise
448210		Shoe Stores	Local	Local Retailing of Clothing and General Merchandise
448310		Jewelry Stores	Local	Local Retailing of Clothing and General Merchandise
448320		Luggage and Leather Goods Stores	Local	Local Retailing of Clothing and General Merchandise
451110		Sporting Goods Stores	Local	Local Entertainment and Media
451120		Hobby, Toy, and Game Stores	Local	Local Entertainment and Media
451130		Sewing, Needlework, and Piece Goods Stores	Local	Local Retailing of Clothing and General Merchandise
451140		Musical Instrument and Supplies Stores	Local	Local Entertainment and Media
451211		Book Stores	Local	Local Entertainment and Media
451212		News Dealers and Newsstands	Local	Local Entertainment and Media

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
452210	2	Department Stores	Local	Local Retailing of Clothing and General Merchandise
452311	2	Warehouse Clubs and Supercenters	Local	Local Retailing of Clothing and General Merchandise
452319	2	All Other General Merchandise Stores	Local	Local Retailing of Clothing and General Merchandise
453110		Florists	Local	Local Household Goods and Services
453210		Office Supplies and Stationery Stores	Local	Local Commercial Services
453220		Gift, Novelty, and Souvenir Stores	Local	Local Hospitality Establishments
453310		Used Merchandise Stores	Local	Local Retailing of Clothing and General Merchandise
453910		Pet and Pet Supplies Stores	Local	Local Personal Services (Non-Medical)
453920		Art Dealers	Traded	Hospitality and Tourism
453930		Manufactured (Mobile) Home Dealers	Local	Local Motor Vehicle Products and Services
453991		Tobacco Stores	Local	Local Food and Beverage Processing and Distribution
453998		All Other Miscellaneous Store Retailers (except Tobacco Stores)	Local	Local Personal Services (Non-Medical)
454110	2	Electronic Shopping and Mail-Order Houses	Traded	Distribution and Electronic Commerce
454210		Vending Machine Operators	Local	Local Food and Beverage Processing and Distribution
454310		Fuel Dealers	Local	Local Utilities
454390		Other Direct Selling Establishments	Local	Local Food and Beverage Processing and Distribution
481111		Scheduled Passenger Air Transportation	Traded	Transportation and Logistics
481112		Scheduled Freight Air Transportation	Traded	Transportation and Logistics
481211		Nonscheduled Chartered Passenger Air Transportation	Traded	Transportation and Logistics
481212		Nonscheduled Chartered Freight Air Transportation	Traded	Transportation and Logistics
481219		Other Nonscheduled Air Transportation	Traded	Transportation and Logistics
482110	1	Rail Transportation	Traded	Transportation and Logistics
483111		Deep Sea Freight Transportation	Traded	Water Transportation
483112		Deep Sea Passenger Transportation	Traded	Water Transportation
483113		Coastal and Great Lakes Freight Transportation	Traded	Water Transportation
483114		Coastal and Great Lakes Passenger Transportation	Traded	Water Transportation
483211		Inland Water Freight Transportation	Traded	Water Transportation
483212		Inland Water Passenger Transportation	Traded	Water Transportation
484110		General Freight Trucking, Local	Local	Local Logistical Services
484121		General Freight Trucking, Long-Distance, Truckload	Traded	Transportation and Logistics
484122		General Freight Trucking, Long-Distance, Less Than Truckload	Local	Local Logistical Services
484210		Used Household and Office Goods Moving	Local	Local Logistical Services
484220		Specialized Freight (except Used Goods) Trucking, Local	Local	Local Logistical Services
484230		Specialized Freight (except Used Goods) Trucking, Long-Distance	Traded	Transportation and Logistics
485111		Mixed Mode Transit Systems	Local	Local Logistical Services
485112		Commuter Rail Systems	Local	Local Logistical Services
485113		Bus and Other Motor Vehicle Transit Systems	Local	Local Logistical Services
485119		Other Urban Transit Systems	Local	Local Logistical Services
485210		Interurban and Rural Bus Transportation	Traded	Transportation and Logistics
485310		Taxi Service	Traded	Business Services
485320		Limousine Service	Traded	Business Services
485410		School and Employee Bus Transportation	Local	Local Logistical Services
485510		Charter Bus Industry	Traded	Transportation and Logistics
485991		Special Needs Transportation	Local	Local Logistical Services
485999		All Other Transit and Ground Passenger Transportation	Traded	Business Services
486110		Pipeline Transportation of Crude Oil	Traded	Oil and Gas Production and Transportation
486210		Pipeline Transportation of Natural Gas	Traded	Oil and Gas Production and Transportation
486910		Pipeline Transportation of Refined Petroleum Products	Traded	Oil and Gas Production and Transportation

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
486990		All Other Pipeline Transportation	Traded	Oil and Gas Production and Transportation
487110		Scenic and Sightseeing Transportation, Land	Traded	Hospitality and Tourism
487210		Scenic and Sightseeing Transportation, Water	Traded	Hospitality and Tourism
487990		Scenic and Sightseeing Transportation, Other	Traded	Hospitality and Tourism
488111		Air Traffic Control	Traded	Transportation and Logistics
488119		Other Airport Operations	Traded	Transportation and Logistics
488190		Other Support Activities for Air Transportation	Traded	Transportation and Logistics
488210		Support Activities for Rail Transportation	Traded	Transportation and Logistics
488310		Port and Harbor Operations	Traded	Water Transportation
488320		Marine Cargo Handling	Traded	Water Transportation
488330		Navigational Services to Shipping	Traded	Water Transportation
488390		Other Support Activities for Water Transportation	Traded	Water Transportation
488410		Motor Vehicle Towing	Local	Local Motor Vehicle Products and Services
488490		Other Support Activities for Road Transportation	Traded	Transportation and Logistics
488510		Freight Transportation Arrangement	Traded	Transportation and Logistics
488991		Packing and Crating	Traded	Transportation and Logistics
488999		All Other Support Activities for Transportation	Traded	Transportation and Logistics
491110	1	Postal Service (Contractors)	Traded	Transportation and Logistics
492110		Couriers and Express Delivery Services	Local	Local Logistical Services
492210		Local Messengers and Local Delivery	Local	Local Logistical Services
493110		General Warehousing and Storage	Traded	Distribution and Electronic Commerce
493120		Refrigerated Warehousing and Storage	Traded	Distribution and Electronic Commerce
493130		Farm Product Warehousing and Storage	Traded	Distribution and Electronic Commerce
493190		Other Warehousing and Storage	Traded	Distribution and Electronic Commerce
511110		Newspaper Publishers	Local	Local Entertainment and Media
511120		Periodical Publishers	Traded	Marketing, Design, and Publishing
511130		Book Publishers	Traded	Marketing, Design, and Publishing
511140		Directory and Mailing List Publishers	Traded	Marketing, Design, and Publishing
511191		Greeting Card Publishers	Traded	Printing Services
511199		All Other Publishers	Traded	Marketing, Design, and Publishing
511210		Software Publishers	Traded	Information Technology and Analytical Instruments
512110		Motion Picture and Video Production	Traded	Video Production and Distribution
512120		Motion Picture and Video Distribution	Traded	Video Production and Distribution
512131		Motion Picture Theaters (except Drive-Ins)	Local	Local Entertainment and Media
512132		Drive-In Motion Picture Theaters	Traded	Video Production and Distribution
512191		Teleproduction and Other Postproduction Services	Traded	Video Production and Distribution
512199		Other Motion Picture and Video Industries	Traded	Video Production and Distribution
512250	2	Record Production and Distribution	Traded	Music and Sound Recording
512230		Music Publishers	Traded	Music and Sound Recording
512240		Sound Recording Studios	Traded	Music and Sound Recording
512290		Other Sound Recording Industries	Traded	Music and Sound Recording
515111		Radio Networks	Local	Local Entertainment and Media
515112		Radio Stations	Local	Local Entertainment and Media
515120		Television Broadcasting	Local	Local Entertainment and Media
515210		Cable and Other Subscription Programming	Traded	Communications Equipment and Services
517311	2	Wired Telecommunications Carriers	Local	Local Utilities
517312	2	Wireless Telecommunications Carriers (except Satellite)	Traded	Communications Equipment and Services
517410		Satellite Telecommunications	Traded	Communications Equipment and Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
517911		Telecommunications Resellers	Local	Local Utilities
517919		All Other Telecommunications	Traded	Communications Equipment and Services
518210		Data Processing, Hosting, and Related Services	Traded	Business Services
519110		News Syndicates	Traded	Marketing, Design, and Publishing
519120		Libraries and Archives	Traded	Marketing, Design, and Publishing
519130		Internet Publishing and Broadcasting and Web Search Portals	Traded	Marketing, Design, and Publishing
519190		All Other Information Services	Traded	Marketing, Design, and Publishing
521110		Monetary Authorities-Central Bank	Traded	Financial Services
522110		Commercial Banking	Local	Local Financial Services
522120		Savings Institutions	Traded	Financial Services
522130		Credit Unions	Local	Local Financial Services
522190		Other Depository Credit Intermediation	Traded	Financial Services
522210		Credit Card Issuing	Traded	Financial Services
522220		Sales Financing	Traded	Financial Services
522291		Consumer Lending	Traded	Financial Services
522292		Real Estate Credit	Traded	Financial Services
522293		International Trade Financing	Traded	Financial Services
522294		Secondary Market Financing	Traded	Financial Services
522298		All Other Nondepository Credit Intermediation	Traded	Financial Services
522310		Mortgage and Nonmortgage Loan Brokers	Traded	Financial Services
522320		Financial Transactions Processing, Reserve, and Clearinghouse Activities	Traded	Financial Services
522390		Other Activities Related to Credit Intermediation	Traded	Financial Services
523110		Investment Banking and Securities Dealing	Traded	Financial Services
523120		Securities Brokerage	Traded	Financial Services
523130		Commodity Contracts Dealing	Traded	Financial Services
523140		Commodity Contracts Brokerage	Traded	Financial Services
523210		Securities and Commodity Exchanges	Traded	Financial Services
523910		Miscellaneous Intermediation	Traded	Financial Services
523920		Portfolio Management	Traded	Financial Services
523930		Investment Advice	Traded	Financial Services
523991		Trust, Fiduciary, and Custody Activities	Traded	Financial Services
523999		Miscellaneous Financial Investment Activities	Traded	Financial Services
524113		Direct Life Insurance Carriers	Traded	Insurance Services
524114		Direct Health and Medical Insurance Carriers	Traded	Insurance Services
524126		Direct Property and Casualty Insurance Carriers	Traded	Insurance Services
524127		Direct Title Insurance Carriers	Traded	Insurance Services
524128		Other Direct Insurance (except Life, Health, and Medical) Carriers	Traded	Insurance Services
524130		Reinsurance Carriers	Traded	Insurance Services
524210		Insurance Agencies and Brokerages	Local	Local Financial Services
524291		Claims Adjusting	Traded	Insurance Services
524292		Third Party Administration of Insurance and Pension Funds	Local	Local Financial Services
524298		All Other Insurance Related Activities	Traded	Insurance Services
525110	1	Pension Funds	Traded	Insurance Services
525120	1	Health and Welfare Funds	Traded	Insurance Services
525190	1	Other Insurance Funds	Traded	Insurance Services
525920	1	Trusts, Estates, and Agency Accounts	Traded	Insurance Services
525910		Open-End Investment Funds	Traded	Financial Services
525990		Other Financial Vehicles	Traded	Financial Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
531110		Lessors of Residential Buildings and Dwellings	Local	Local Real Estate, Construction, and Development
531120		Lessors of Nonresidential Buildings (except Miniwarehouses)	Local	Local Real Estate, Construction, and Development
531130		Lessors of Miniwarehouses and Self-Storage Units	Local	Local Logistical Services
531190		Lessors of Other Real Estate Property	Local	Local Real Estate, Construction, and Development
531210		Offices of Real Estate Agents and Brokers	Local	Local Real Estate, Construction, and Development
531311		Residential Property Managers	Local	Local Real Estate, Construction, and Development
531312		Nonresidential Property Managers	Local	Local Real Estate, Construction, and Development
531320		Offices of Real Estate Appraisers	Local	Local Real Estate, Construction, and Development
531390		Other Activities Related to Real Estate	Local	Local Real Estate, Construction, and Development
532111		Passenger Car Rental	Local	Local Logistical Services
532112		Passenger Car Leasing	Traded	Business Services
532120		Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	Local	Local Logistical Services
532210		Consumer Electronics and Appliances Rental	Local	Local Industrial Products and Services
532281	2	Formal Wear and Costume Rental	Local	Local Personal Services (Non-Medical)
532282	2	Video Tape and Disc Rental	Local	Local Entertainment and Media
532283	2	Home Health Equipment Rental	Local	Local Health Services
532284	2	Recreational Goods Rental	Traded	Hospitality and Tourism
532289	2	All Other Consumer Goods Rental	Local	Local Personal Services (Non-Medical)
532310		General Rental Centers	Local	Local Industrial Products and Services
532411		Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing	Traded	Distribution and Electronic Commerce
532412		Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing	Traded	Distribution and Electronic Commerce
532420		Office Machinery and Equipment Rental and Leasing	Traded	Distribution and Electronic Commerce
532490		Other Commercial and Industrial Machinery and Equipment Rental and Leasing	Traded	Distribution and Electronic Commerce
533110		Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	Traded	Business Services
541110		Offices of Lawyers	Local	Local Commercial Services
541191		Title Abstract and Settlement Offices	Local	Local Real Estate, Construction, and Development
541199		All Other Legal Services	Traded	Business Services
541211		Offices of Certified Public Accountants	Local	Local Commercial Services
541213		Tax Preparation Services	Local	Local Financial Services
541214		Payroll Services	Traded	Business Services
541219		Other Accounting Services	Local	Local Commercial Services
541310		Architectural Services	Traded	Business Services
541320		Landscape Architectural Services	Traded	Business Services
541330		Engineering Services	Traded	Business Services
541340		Drafting Services	Traded	Business Services
541350		Building Inspection Services	Local	Local Commercial Services
541360		Geophysical Surveying and Mapping Services	Traded	Oil and Gas Production and Transportation
541370		Surveying and Mapping (except Geophysical) Services	Local	Local Real Estate, Construction, and Development
541380		Testing Laboratories	Local	Local Commercial Services
541410		Interior Design Services	Traded	Marketing, Design, and Publishing
541420		Industrial Design Services	Traded	Marketing, Design, and Publishing
541430		Graphic Design Services	Traded	Marketing, Design, and Publishing
541490		Other Specialized Design Services	Traded	Marketing, Design, and Publishing
541511		Custom Computer Programming Services	Traded	Business Services
541512		Computer Systems Design Services	Traded	Business Services
541513		Computer Facilities Management Services	Traded	Business Services
541519		Other Computer Related Services	Traded	Business Services
541611		Administrative Management and General Management Consulting Services	Traded	Business Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
541612		Human Resources Consulting Services	Traded	Business Services
541613		Marketing Consulting Services	Traded	Marketing, Design, and Publishing
541614		Process, Physical Distribution, and Logistics Consulting Services	Traded	Business Services
541618		Other Management Consulting Services	Traded	Business Services
541620		Environmental Consulting Services	Local	Local Commercial Services
541690		Other Scientific and Technical Consulting Services	Traded	Business Services
541713	2	Research and Development in Nanotechnology	Traded	Education and Knowledge Creation
541714	2	Research and Development in Biotechnology (except Nanobiotechnology)	Traded	Education and Knowledge Creation
541715	2	Research and Development in the Physical, Engineering, and Life Sciences (except Nano	Traded	Education and Knowledge Creation
541720		Research and Development in the Social Sciences and Humanities	Traded	Education and Knowledge Creation
541810		Advertising Agencies	Traded	Marketing, Design, and Publishing
541820		Public Relations Agencies	Traded	Marketing, Design, and Publishing
541830		Media Buying Agencies	Traded	Marketing, Design, and Publishing
541840		Media Representatives	Traded	Marketing, Design, and Publishing
541850		Outdoor Advertising	Traded	Marketing, Design, and Publishing
541860		Direct Mail Advertising	Traded	Marketing, Design, and Publishing
541870		Advertising Material Distribution Services	Traded	Marketing, Design, and Publishing
541890		Other Services Related to Advertising	Traded	Marketing, Design, and Publishing
541910		Marketing Research and Public Opinion Polling	Traded	Marketing, Design, and Publishing
541921		Photography Studios, Portrait	Local	Local Personal Services (Non-Medical)
541922		Commercial Photography	Local	Local Commercial Services
541930		Translation and Interpretation Services	Traded	Business Services
541940		Veterinary Services	Local	Local Personal Services (Non-Medical)
541990		All Other Professional, Scientific, and Technical Services	Traded	Business Services
551111		Offices of Bank Holding Companies	Traded	Business Services
551112		Offices of Other Holding Companies	Traded	Business Services
551114		Corporate, Subsidiary, and Regional Managing Offices	Traded	Business Services
561110		Office Administrative Services	Local	Local Commercial Services
561210		Facilities Support Services	Traded	Business Services
561311		Employment Placement Agencies	Traded	Business Services
561312		Executive Search Services	Traded	Business Services
561320		Temporary Help Services	Local	Local Commercial Services
561330		Professional Employer Organizations	Traded	Business Services
561410		Document Preparation Services	Local	Local Commercial Services
561421		Telephone Answering Services	Traded	Business Services
561422		Telemarketing Bureaus and Other Contact Centers	Traded	Business Services
561431		Private Mail Centers	Local	Local Commercial Services
561439		Other Business Service Centers (including Copy Shops)	Local	Local Commercial Services
561440		Collection Agencies	Local	Local Financial Services
561450		Credit Bureaus	Traded	Financial Services
561491		Repossession Services	Local	Local Commercial Services
561492		Court Reporting and Stenotype Services	Local	Local Commercial Services
561499		All Other Business Support Services	Traded	Distribution and Electronic Commerce
561510		Travel Agencies	Traded	Hospitality and Tourism
561520		Tour Operators	Traded	Hospitality and Tourism
561591		Convention and Visitors Bureaus	Traded	Hospitality and Tourism
561599		All Other Travel Arrangement and Reservation Services	Traded	Hospitality and Tourism
561611		Investigation Services	Local	Local Commercial Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
561612		Security Guards and Patrol Services	Local	Local Commercial Services
561613		Armored Car Services	Local	Local Commercial Services
561621		Security Systems Services (except Locksmiths)	Local	Local Commercial Services
561622		Locksmiths	Local	Local Commercial Services
561710		Exterminating and Pest Control Services	Local	Local Commercial Services
561720		Janitorial Services	Local	Local Commercial Services
561730		Landscaping Services	Local	Local Household Goods and Services
561740		Carpet and Upholstery Cleaning Services	Local	Local Household Goods and Services
561790		Other Services to Buildings and Dwellings	Local	Local Commercial Services
561910		Packaging and Labeling Services	Traded	Distribution and Electronic Commerce
561920		Convention and Trade Show Organizers	Traded	Business Services
561990		All Other Support Services	Local	Local Commercial Services
562111		Solid Waste Collection	Local	Local Logistical Services
562112		Hazardous Waste Collection	Traded	Environmental Services
562119		Other Waste Collection	Traded	Environmental Services
562211		Hazardous Waste Treatment and Disposal	Traded	Environmental Services
562212		Solid Waste Landfill	Local	Local Utilities
562213		Solid Waste Combustors and Incinerators	Traded	Environmental Services
562219		Other Nonhazardous Waste Treatment and Disposal	Traded	Environmental Services
562910		Remediation Services	Local	Local Utilities
562920		Materials Recovery Facilities	Traded	Environmental Services
562991		Septic Tank and Related Services	Local	Local Real Estate, Construction, and Development
562998		All Other Miscellaneous Waste Management Services	Traded	Environmental Services
611110		Elementary and Secondary Schools	Local	Local Education and Training
611210		Junior Colleges	Traded	Education and Knowledge Creation
611310		Colleges, Universities, and Professional Schools	Traded	Education and Knowledge Creation
611410		Business and Secretarial Schools	Traded	Education and Knowledge Creation
611420		Computer Training	Traded	Education and Knowledge Creation
611430		Professional and Management Development Training	Traded	Education and Knowledge Creation
611511		Cosmetology and Barber Schools	Local	Local Personal Services (Non-Medical)
611512		Flight Training	Traded	Education and Knowledge Creation
611513		Apprenticeship Training	Traded	Education and Knowledge Creation
611519		Other Technical and Trade Schools	Local	Local Education and Training
611610		Fine Arts Schools	Local	Local Education and Training
611620		Sports and Recreation Instruction	Local	Local Hospitality Establishments
611630		Language Schools	Traded	Education and Knowledge Creation
611691		Exam Preparation and Tutoring	Traded	Education and Knowledge Creation
611692		Automobile Driving Schools	Local	Local Education and Training
611699		All Other Miscellaneous Schools and Instruction	Traded	Education and Knowledge Creation
611710		Educational Support Services	Traded	Education and Knowledge Creation
621111		Offices of Physicians (except Mental Health Specialists)	Local	Local Health Services
621112		Offices of Physicians, Mental Health Specialists	Local	Local Health Services
621210		Offices of Dentists	Local	Local Health Services
621310		Offices of Chiropractors	Local	Local Health Services
621320		Offices of Optometrists	Local	Local Health Services
621330		Offices of Mental Health Practitioners (except Physicians)	Local	Local Health Services
621340		Offices of Physical, Occupational and Speech Therapists, and Audiologists	Local	Local Health Services
621391		Offices of Podiatrists	Local	Local Health Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
621399		Offices of All Other Miscellaneous Health Practitioners	Local	Local Health Services
621410		Family Planning Centers	Local	Local Health Services
621420		Outpatient Mental Health and Substance Abuse Centers	Local	Local Health Services
621491		HMO Medical Centers	Local	Local Health Services
621492		Kidney Dialysis Centers	Local	Local Health Services
621493		Freestanding Ambulatory Surgical and Emergency Centers	Local	Local Health Services
621498		All Other Outpatient Care Centers	Local	Local Health Services
621511		Medical Laboratories	Local	Local Health Services
621512		Diagnostic Imaging Centers	Local	Local Health Services
621610		Home Health Care Services	Local	Local Health Services
621910		Ambulance Services	Local	Local Logistical Services
621991		Blood and Organ Banks	Local	Local Health Services
621999		All Other Miscellaneous Ambulatory Health Care Services	Local	Local Health Services
622110		General Medical and Surgical Hospitals	Local	Local Health Services
622210		Psychiatric and Substance Abuse Hospitals	Local	Local Health Services
622310		Specialty (except Psychiatric and Substance Abuse) Hospitals	Local	Local Health Services
623110		Nursing Care Facilities (Skilled Nursing Facilities)	Local	Local Health Services
623210		Residential Intellectual and Developmental Disability Facilities	Local	Local Health Services
623220		Residential Mental Health and Substance Abuse Facilities	Local	Local Health Services
623311		Continuing Care Retirement Communities	Local	Local Health Services
623312		Assisted Living Facilities for the Elderly	Local	Local Health Services
623990		Other Residential Care Facilities	Local	Local Health Services
624110		Child and Youth Services	Local	Local Community and Civic Organizations
624120		Services for the Elderly and Persons with Disabilities	Local	Local Community and Civic Organizations
624190		Other Individual and Family Services	Local	Local Community and Civic Organizations
624210		Community Food Services	Local	Local Community and Civic Organizations
624221		Temporary Shelters	Local	Local Community and Civic Organizations
624229		Other Community Housing Services	Local	Local Community and Civic Organizations
624230		Emergency and Other Relief Services	Local	Local Community and Civic Organizations
624310		Vocational Rehabilitation Services	Local	Local Education and Training
624410		Child Day Care Services	Local	Local Personal Services (Non-Medical)
711110		Theater Companies and Dinner Theaters	Traded	Performing Arts
711120		Dance Companies	Traded	Performing Arts
711130		Musical Groups and Artists	Traded	Performing Arts
711190		Other Performing Arts Companies	Traded	Performing Arts
711211		Sports Teams and Clubs	Traded	Hospitality and Tourism
711212		Racetracks	Traded	Hospitality and Tourism
711219		Other Spectator Sports	Traded	Hospitality and Tourism
711310		Promoters of Performing Arts, Sports, and Similar Events with Facilities	Traded	Performing Arts
711320		Promoters of Performing Arts, Sports, and Similar Events without Facilities	Traded	Performing Arts
711410		Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	Traded	Performing Arts
711510		Independent Artists, Writers, and Performers	Traded	Performing Arts
712110		Museums	Traded	Hospitality and Tourism
712120		Historical Sites	Traded	Hospitality and Tourism
712130		Zoos and Botanical Gardens	Traded	Hospitality and Tourism
712190		Nature Parks and Other Similar Institutions	Traded	Hospitality and Tourism
713110		Amusement and Theme Parks	Traded	Hospitality and Tourism
713120		Amusement Arcades	Traded	Hospitality and Tourism

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
713210		Casinos (except Casino Hotels)	Traded	Hospitality and Tourism
713290		Other Gambling Industries	Traded	Hospitality and Tourism
713910		Golf Courses and Country Clubs	Local	Local Hospitality Establishments
713920		Skiing Facilities	Traded	Hospitality and Tourism
713930		Marinas	Traded	Hospitality and Tourism
713940		Fitness and Recreational Sports Centers	Local	Local Hospitality Establishments
713950		Bowling Centers	Local	Local Hospitality Establishments
713990		All Other Amusement and Recreation Industries	Traded	Hospitality and Tourism
721110		Hotels (except Casino Hotels) and Motels	Traded	Hospitality and Tourism
721120		Casino Hotels	Traded	Hospitality and Tourism
721191		Bed-and-Breakfast Inns	Traded	Hospitality and Tourism
721199		All Other Traveler Accommodation	Traded	Hospitality and Tourism
721211		RV (Recreational Vehicle) Parks and Campgrounds	Traded	Hospitality and Tourism
721214		Recreational and Vacation Camps (except Campgrounds)	Traded	Hospitality and Tourism
721310		Rooming and Boarding Houses	Traded	Hospitality and Tourism
722310		Food Service Contractors	Local	Local Hospitality Establishments
722320		Caterers	Local	Local Hospitality Establishments
722330		Mobile Food Services	Local	Local Food and Beverage Processing and Distribution
722410		Drinking Places (Alcoholic Beverages)	Local	Local Hospitality Establishments
722511		Full-Service Restaurants	Local	Local Hospitality Establishments
722513		Limited-Service Restaurants	Local	Local Hospitality Establishments
722514		Cafeterias, Grill Buffets, and Buffets	Local	Local Hospitality Establishments
722515		Snack and Nonalcoholic Beverage Bars	Local	Local Hospitality Establishments
811111		General Automotive Repair	Local	Local Motor Vehicle Products and Services
811112		Automotive Exhaust System Repair	Local	Local Motor Vehicle Products and Services
811113		Automotive Transmission Repair	Local	Local Motor Vehicle Products and Services
811118		Other Automotive Mechanical and Electrical Repair and Maintenance	Local	Local Motor Vehicle Products and Services
811121		Automotive Body, Paint, and Interior Repair and Maintenance	Local	Local Motor Vehicle Products and Services
811122		Automotive Glass Replacement Shops	Local	Local Motor Vehicle Products and Services
811191		Automotive Oil Change and Lubrication Shops	Local	Local Motor Vehicle Products and Services
811192		Car Washes	Local	Local Motor Vehicle Products and Services
811198		All Other Automotive Repair and Maintenance	Local	Local Motor Vehicle Products and Services
811211		Consumer Electronics Repair and Maintenance	Local	Local Household Goods and Services
811212		Computer and Office Machine Repair and Maintenance	Local	Local Commercial Services
811213		Communication Equipment Repair and Maintenance	Local	Local Household Goods and Services
811219		Other Electronic and Precision Equipment Repair and Maintenance	Local	Local Industrial Products and Services
811310		Commercial and Industrial Machinery and Equipment (except Automotive and Electronic)	Local	Local Commercial Services
811411		Home and Garden Equipment Repair and Maintenance	Local	Local Commercial Services
811412		Appliance Repair and Maintenance	Local	Local Commercial Services
811420		Reupholstery and Furniture Repair	Local	Local Household Goods and Services
811430		Footwear and Leather Goods Repair	Local	Local Personal Services (Non-Medical)
811490		Other Personal and Household Goods Repair and Maintenance	Local	Local Personal Services (Non-Medical)
812111		Barber Shops	Local	Local Personal Services (Non-Medical)
812112		Beauty Salons	Local	Local Personal Services (Non-Medical)
812113		Nail Salons	Local	Local Personal Services (Non-Medical)
812191		Diet and Weight Reducing Centers	Local	Local Personal Services (Non-Medical)
812199		Other Personal Care Services	Local	Local Personal Services (Non-Medical)
812210		Funeral Homes and Funeral Services	Local	Local Health Services

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NAICS 2017	Adj. Code	Label	Traded vs Local	Cluster Name
812220		Cemeteries and Crematories	Local	Local Health Services
812310		Coin-Operated Laundries and Drycleaners	Local	Local Personal Services (Non-Medical)
812320		Drycleaning and Laundry Services (except Coin-Operated)	Local	Local Commercial Services
812331		Linen Supply	Local	Local Commercial Services
812332		Industrial Launderers	Local	Local Commercial Services
812910		Pet Care (except Veterinary) Services	Local	Local Personal Services (Non-Medical)
812921		Photofinishing Laboratories (except One-Hour)	Local	Local Personal Services (Non-Medical)
812922		One-Hour Photofinishing	Local	Local Personal Services (Non-Medical)
812930		Parking Lots and Garages	Local	Local Motor Vehicle Products and Services
812990		All Other Personal Services	Local	Local Personal Services (Non-Medical)
813110		Religious Organizations	Local	Local Community and Civic Organizations
813211		Grantmaking Foundations	Local	Local Community and Civic Organizations
813212		Voluntary Health Organizations	Local	Local Community and Civic Organizations
813219		Other Grantmaking and Giving Services	Local	Local Community and Civic Organizations
813311		Human Rights Organizations	Local	Local Community and Civic Organizations
813312		Environment, Conservation and Wildlife Organizations	Local	Local Community and Civic Organizations
813319		Other Social Advocacy Organizations	Local	Local Community and Civic Organizations
813410		Civic and Social Organizations	Local	Local Community and Civic Organizations
813910		Business Associations	Local	Local Community and Civic Organizations
813920		Professional Organizations	Traded	Education and Knowledge Creation
813930		Labor Unions and Similar Labor Organizations	Local	Local Community and Civic Organizations
813940		Political Organizations	Local	Local Community and Civic Organizations
813990		Other Similar Organizations (except Business, Professional, Labor, and Political Organiza	Local	Local Community and Civic Organizations
902611	1	Elementary and Secondary Schools (State Government)	Local	Local Education and Training
903611	1	Elementary and Secondary Schools (Local Government)	Local	Local Education and Training
902612	1	Colleges, Universities, and Professional Schools (State Government)	Traded	Education and Knowledge Creation
902619	1	All Other Schools and Educational Support Services (State Government)	Traded	Education and Knowledge Creation
903612	1	Colleges, Universities, and Professional Schools (Local Government)	Traded	Education and Knowledge Creation
903619	1	All Other Schools and Educational Support Services (Local Government)	Traded	Education and Knowledge Creation
902622	1	Hospitals (State Government)	Local	Local Health Services
903622	1	Hospitals (Local Government)	Local	Local Health Services
901149	3	US Postal Service	Local	Local Federal Government
901199	3	Federal Government, Civilian, Excluding Postal Service	Local	Local Federal Government
901200	3	Federal Government, Military	Local	Local Federal Government
902999	3	State Government, Excluding Education and Hospitals	Local	Local State Government
903999	3	Local Government, Excluding Education and Hospitals	Local	Local Government

Notes: 1. Added industry to cluster group
2. 2012 to 2017 NAICS change
3. New created cluster

Source : Delgado, M., M.E. Porter, and S. Stern (2014), "Defining Clusters of Related Industries."; EMSI; TNDG

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APPENDIX E

EMSI Business Sector Adjustments by Industry

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Added 2 industries to the Agricultural Inputs and Services cluster:

- 111000: Crop Production
- 112000: Animal Production and Aquaculture

Added 2 industries to the Transportation and Logistics cluster.

- 482110: Rail Transportation
- 491110: Postal Service (Contractors)

Added 4 industries to the Insurance Services cluster:

- 525110: Pension Funds
- 525120: Health and Welfare Funds
- 525190: Other Insurance Funds
- 525920: Trusts, Estates, and Agency Accounts

Added 4 industries to the Local Education and Training cluster:

- 902611: Elementary and Secondary Schools (State Government)
- 903611: Elementary and Secondary Schools (Local Government)

Added 4 industries to the Education and Knowledge Creation cluster:

- 902612: Colleges, Universities, and Professional Schools (State Government)
- 902619: All Other Schools and Educational Support Services (State Government)
- 903612: Colleges, Universities, and Professional Schools (Local Government)
- 903619: All Other Schools and Educational Support Services (Local Government)

Added 2 industries to the Local Health Services cluster:

- 902622: Hospitals (State Government)
- 903622: Hospitals (Local Government)

Created Federal Government Services cluster to house 3 industries:

- 901149: US Postal Service
- 901199: Federal Government, Civilian, Excluding Postal Service
- 901200: Federal Government, Military

Created State Government Services cluster to house 1 industry:

- 902999: State Government, Excluding Education and Hospitals

Created Local Government Services cluster to house 1 industry:

- 903999: Local Government, Excluding Education and Hospitals

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Attachment 6. Construction of Structures Specific Plan Comparison

	Specific Plan	Construction of New Structures		
		Requirements Met	**Requirements NOT Met**	**Changed in CBPSP?**
1	Cypress Business & Professional Center***	By-right/Staff committee/ City Council	Staff committee	Clarified
2	Cypress Corporate Center Master Plan	Staff committee	Planning Director/ Staff committee	Clarified
3	Cypress View Limited Specific Plan	Staff committee	Staff committee	No
4	Lusk-Cypress Industrial Park SP	Staff committee	No process established*	Clarified
5	McDonnell Center Amended SP**	City Council	No process established*	Clarified
6	Commercial Zoning Districts	Staff committee	City Council	Not a part
7	Industrial Zoning Districts	Staff committee	City Council	Not a part
8	Lincoln Avenue SP	Staff committee	No process established*	Not a part
9	Warland/Cypress Business Center SP	Staff committee	Staff committee	Not a part
10	**Cypress Business Park Specific Plan**	**Staff committee**	**City Council**	**N/A**

* A project that does not meet the SP requirements would need to apply for a Specific Plan amendment through a City Council public hearing.

** A City Council public hearing is required to approve site plans and conditions of approval. The City Council does not have discretion to deny a project that complies with Specific Plan requirements.

*** Approval process in this Specific Plan varies by land use and location.

Attachment 7. Land Use Process Specific Plan Comparison

Specific Plan		Uses		
		Permitted Uses	**Conditionally Permitted Uses**	**Changed in CBPSP?**
1	Cypress Business & Professional Center	Staff	City Council	No
2	Cypress Corporate Center Master Plan	Staff	City Council	No
3	Cypress View Limited Specific Plan	Staff	City Council	No
4	Lusk-Cypress Industrial Park SP	Staff	City Council	No
5	McDonnell Center Amended SP	Staff	City Council	No
6	Commercial Zoning Districts	Staff	City Council	Not a part
7	Industrial Zoning Districts	Staff	City Council	Not a part
8	Lincoln Avenue SP	Staff	City Council	Not a part
9	Warland/Cypress Business Center SP	Staff	City Council	Not a part
10	**Cypress Business Park Specific Plan**	**Staff**	**City Council**	**N/A**

FINAL

INITIAL STUDY/
NEGATIVE DECLARATION

CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT

(SPECIFIC PLAN)

CYPRESS, CALIFORNIA

SCH NO. 2025030615

APRIL 2025

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APPENDICES

A: DRAFT INITIAL STUDY/ NEGATIVE DECLARATION

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LIST OF ACRONYMS AND ABBREVIATIONS

ALUC	Airport Land Use Commission
ARTIC	Anaheim Regional Transportation Intermodal Center
Caltrans	California Department of Transportation
CBPSP	Cypress Business Park Specific Plan
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
City	City of Cypress
CU	Conditional Uses
CUP	Conditional Use Permit
du/ac	dwelling units per acre
FAR	floor area ratio
GHG	greenhouse gas
HCM	Highway Capacity Manual
IS/ND	Initial Study/Negative Declaration
NOI	Notice of Intent
OC San	Orange County Sanitation District
OCTA	Orange County Transportation Authority
PD	Planning Director
project	Cypress Business Parks Modernization and Integration Project
PU	Permitted Uses; also Prohibited Uses
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
R/W	right-of-way
SCAG	Southern California Association of Governments
SHS	State Highway System
TIA	Traffic Impact Analysis
VMT	vehicle miles traveled
ZEV	zero emission vehicle

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1.0 INTRODUCTION

This section comprises the Final Initial Study/Negative Declaration (IS/ND) for the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) located in the southern portion of the City of Cypress (City), California. The purpose of this document is to respond to all comments received by the City regarding the environmental information and analyses contained in the IS/ND. It is composed of an Errata (with ~~strikethrough~~ and underline text showing changes from the original text), comments received during the public review period, and responses to those comments. The Draft IS/ND and its appendices are included as Appendix A to this Final IS/ND.

Consistent with *State CEQA Guidelines* Section 15073 and in accordance with the City's Local California Environmental Quality Act (CEQA) Procedures, a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration was sent to responsible agencies and trustee agencies in addition to various public agencies, citizen groups, and interested individuals concerned with the project. In addition, the NOI was filed with the Orange County Clerk-Recorder and the State Clearinghouse on March 14, 2025.

The Draft IS/ND was circulated for public review for a period of 20 days, from March 14, 2025, to April 2, 2025. Copies of the Draft IS/ND were made available for public review at the Cypress City Hall (by appointment only) and on the City's website for the proposed project. Comments were accepted for a period of 20 days to ensure adequate time for the general public and agencies to comment on the Draft IS/ND. Three comment letters were received during the public review period. Comments were received from one State agency, one local agency, and one interested party.

The City is the Lead Agency under CEQA and is required to consider agency and public comments on the IS/ND. Although preparation of responses to comments on an IS/ND is not required, responses have been prepared.

Information provided in this Final IS/ND clarifies, amplifies, or makes minor modifications to the Draft IS/ND. No significant changes have been made to the information contained in the Draft IS/ND as a result of the responses to comments, and no significant new information has been added that would require recirculation of the Draft IS/ND (*State CEQA Guidelines* Section 15073.5).

1.1 INDEX OF COMMENTS RECEIVED

The following is an index list of the comments received on the IS/ND prior to the close of the public comment period. Each comment letter received is indexed with an alphanumeric code below.

Comment Letter Index

Comment Code	Signatory	Date
State Agencies		
S-1	California Department of Transportation, District 12 (Caltrans)	April 2, 2025
Local		
L-1	Orange County Sanitation District (OC San)	April 1, 2025
Interested Parties		
IP-1	Allyssa J. Holcomb on behalf of Warland Investments Company and Affiliated Entities	April 2, 2025

1.2 FORMAT OF RESPONSE TO COMMENTS

Responses to each of the comment letters are provided on the following pages. The comment index numbers are provided in the upper right-hand corner of each comment letter, and individual points within each letter are numbered along the right-hand margin of each letter. The City's responses to each comment letter immediately follow the letter and are referenced by index numbers in the margins. As noted in some of the responses, a proposed Errata, with text revisions, has been prepared and provided as Section 3.0 of this Final IS/ND to provide corrections and clarifications to the Draft IS/ND.

2.0 RESPONSE TO COMMENTS

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2.1 STATE AGENCIES

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district-12

April 2, 2025

Ms. Alicia Velasco
Planning Director
City of Cypress
5275 Orange Avenue.
Cypress, CA. 90630

File: LDR/CEQA
SCH: 2025030615
12-ORA-2025-02775
SR-39 PM 10.635
SR-22 PM R2.294
SR-405 PM 22.251
SR-605 PM R1.429

Dear Ms. Velasco,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Negative Declaration (ND) for the Cypress Business Parks Modernization and Integration Project. The City of Cypress is proposing the Cypress Business Parks Modernization and Integration Project to consolidate and modernize five existing Specific Plans into a single comprehensive Specific Plan for the Cypress Business Parks. Covering approximately 439 acres in southern Cypress, the project integrates the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan. The project aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes. While most land uses will remain unchanged, a small portion of the Specific Plan area will be amended to allow for high-density residential development (up to 60 dwelling units per acre) to support the City's Regional Housing Needs Assessment as required in the 2021-2029 Housing Element. The project requires approvals for a General Plan Amendment, Zoning Ordinance Amendment, and Specific Plan Amendment. If adopted, the Cypress Business Park Specific Plan will serve as the governing document for all future development within the area. S-1-1

The land that is proposed to be included within the Specific Plan is in the southern portion of the City of Cypress within range County. The City of Cypress is ordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood. Regional access to the Specific Plan is provided by the San Gabriel River Freeway (Interstate 605) and the San Diego Freeway (Interstate 405) to the west, and the Garden Grove Freeway

(State Route [SR-] 22), and Beach Boulevard (SR-39). Local access is provided by Katella Avenue and West Cerritos Avenue (the east-west arterials) and Valley View Street to the north and south. The Cypress Business Park Specific Plan encompasses the land within the existing Business Park planning area, which includes the existing five Specific Plan areas (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center original and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Cypress Business and the Professional Center Specific Plan). The proposed Specific Plan area is generally bounded by West Cerritos Avenue to the north, Katella Avenue to the south, Knott Avenue to the east, and Lexington Drive to the west, Specific Plan Area, Project Area and Regional Vicinity. The general land uses immediately surrounding the Specific Plan Area include a mix of residential and commercial uses to the north, and residential uses, and public parks to the south. The areas east and west of the Specific Plan are outside of the Cypress City limits. The surrounding areas within the vicinity of the Specific Plan consist of urban development. Farther south of the Specific Plan boundaries, across the Rossmoor Storm Channel, is the Joint Forces Training Base Los Alamitos. S-1-1

State Route 39, State Route 22, State Route 405 and State Route 605 are all owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. On page 4-73 of the IS/ND, Caltrans looks forward to City's further discussion about existing transit services for all on local, intercounty and regional bus services including the connectivity to rail services from the nearest train stations provided by Metrolink and/or Amtrak Pacific Surfliner to the proposed project locations. S-1-2

2. Please provide discussion about City's multimodal mobility strategies and opportunities to connect and/or expand transit services locally and regionally. S-1-3

3. Encourage the use of transit among future residents, visitors, and workers of the proposed areas of developments. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled and improve air quality. S-1-4

4. During any construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. S-1-5

5. Well-lit loading docks and parking spots improve safety. Delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts). S-1-6

6. Consider pricing strategies to incentivize and encourage greater use of ZEV trucks can reduce emissions for surrounding communities. S-1-7

7. Please consider the creation of emergency plans that include emergency routes and paths, can alleviate congestion in the event of an emergency and allow EMS to easily access the site. S-1-8

8. Consider installing bicycle parking for workers in order to encourage active transportation, especially in areas supported by transit. S-1-9

9. Please provide electric charging stations for personal vehicle use. S-1-10

10. Support dedicated truck routes to decrease truck impacts to the local community. S-1-11

11. Please consider Incident Response Plans which keep critical entrances open for emergency personnel. Plans should also include alternative local roads and highways, so roadways do not become congested during an emergency. S-1-12

12. Consider including zero or near zero emissions infrastructure or electric shore power infrastructure for truck drivers and cargo handling equipment can reduce GHG and heat emissions. S-1-13

13. Please consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction. S-1-14

14. Please note that future projects should not present adverse impacts to the overall transportation system including traffic circulation and the local State. Highway Systems (SHS). If future developments disrupt or impede traffic circulation or the local State Highway System, Caltrans will request a Traffic Impact Analysis (TIA) of these assets. The TIA will also need to include existing and future average daily traffic volumes, traffic generation including peak hour, traffic distribution, Highway Capacity Manual (HCM) intersection analysis along with current and projected capacities of local street, and state highways or freeways including ramps that might be impacted. S-1-15

15. When analyzing future proposed projects, please note potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT's), please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts. S-1-16

16. If future impact analysis leads to findings of significance on State facilities, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar effort. S-1-17

17. If any future projects are developed within Caltrans right-of-way (R/W), a required discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. For more information, please visit: Encroachment Permits | Caltrans. And for the Caltrans Encroachment Permits System, please use: https://ceps.dot.ca.gov S-1-18

Caltrans' mission is to improve lives and communities through transportation. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely, S-1-19

Julie Lugaro
Julie Lugaro (Apr 2, 2025 14:07 PDT)

Julie Lugaro for
Scott Shelley
Branch Chief,
LDR-Climate Change-Transit Planning
Caltrans, District 12

2.1.1 California Department of Transportation (Caltrans) (S-1)

Letter Code: S-1
Commenter: Scott Shelley, Branch Chief, LDR-Climate Change-Transit Planning, Caltrans, District 12
Date: April 2, 2025

Response to Comment S-1-1

This comment is introductory and provides a brief overview of project-related information contained in the Draft IS/ND.

The City of Cypress acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment S-1-2

This comment states that Caltrans looks forward to the City's further discussion about existing transit services, including local, intercounty and regional bus services as well as connectivity to passenger rail services.

As stated in Section 4.17, Transportation, page 4-73, of the Draft IS/ND, the proposed Specific Plan would be consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease vehicle miles traveled (VMT) within the City as detailed in the Circulation Element of the City of Cypress General Plan. Additionally, as described further on page 4-73, new land uses allowed under the proposed Specific Plan would be generally similar to the land uses already allowed under the existing specific plans. As such, any future residential development or redevelopment on these properties would be analyzed on a project-by-project basis as design and layout of the projects are determined. Any trip generation or operational characteristics under the proposed Specific Plan would be similar to what is already allowed under the various existing specific plans. As such, the project would not conflict with transit planning efforts and would not result in any impacts related to transportation. Nevertheless, for purposes of disclosure, the City acknowledges that the proposed Specific Plan is currently served by two bus routes operated by the Orange County Transportation Authority (OCTA). OCTA Route 50 provides service to the Anaheim Regional Transportation Intermodal Center (ARTIC) station, approximately 9 miles east of the Specific Plan in Anaheim, via Katella Avenue.[1] OCTA Route 123 provides service to the Buena Park station, approximately 5 miles northeast of the Specific Plan in Buena Park, via Valley View Street.[2] The Buena Park station provides Metrolink regional commuter rail service, and the ARTIC station provides both Amtrak and Metrolink rail service. Given that the description of the existing bus service in the vicinity of the proposed Specific Plan does not affect the analysis or conclusions in the IS/ND, no changes to the IS/ND are warranted. The City remains open to continued coordination with Caltrans to explore strategies that would enhance multimodal connectivity.

[1] Orange County Transportation Authority (OCTA). 2025. *System Map*. February 9. Website: https://www.octa.net/ebusbook/RoutePdf/SystemMap.pdf?n=202411 (accessed April 10, 2025).

[2] Ibid.

Response to Comment S-1-3

This comment requests a discussion on the City's multimodal mobility strategies and the opportunities to connect and expand transit services both locally and regionally.

The City acknowledges this comment. Please refer to Response to Comment S-1-2. Additionally, as described in Response to Comment S-1-2, the proposed project would be consistent with the Circulation Element of the City of Cypress General Plan, which provides goals and policies to implement a balanced, functional, and efficient circulation system, and incorporate alternative modes of travel that allow for the safe movement of people and goods.

Response to Comment S-1-4

This comment encourages the use of transit among future residents, visitors, and workers of the proposed areas of developments. This comment also notes that increasing multimodal transportation will reduce traffic congestion and VMT and improve air quality.

The City acknowledges this comment. Please refer to Response to Comment S-1-2 and Response to Comment S-1-3.

Response to Comment S-1-5

This comment requests that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users during any construction.

The City acknowledges this comment. As discussed in Section 4.17, Transportation, pages 4-73 through 4-74, the proposed Specific Plan would not, in and of itself, result in transportation impacts, as it does not include any specific development or redevelopment proposal. Therefore, it would be inappropriate to incorporate any detours and/or safety measures, including those that would prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users during any construction, into the IS/ND. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-6

This comment states that delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts).

The City acknowledges this comment. Please refer to Response to Comment S-1-5.

Response to Comment S-1-7

The comment requests that the proposed project consider pricing strategies to incentivize and encourage greater use of zero emission vehicle (ZEV) trucks that can reduce emissions for surrounding communities.

As described in Section 4.3, Air Quality, of the Draft IS/ND, the proposed project would result in less than significant impacts related to air quality. Therefore, no mitigation would be required to reduce air quality impacts. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-8

This comment encourages the creation of emergency plans that include emergency routes and paths, which can alleviate congestion in the event of an emergency and allow emergency medical services to easily access the site.

As discussed in Section 4.9, Hazards and Hazardous Materials, page 4-43, the proposed project would permit/increase residential densities of up to 60 dwelling units per acre (du/ac) on two properties within the proposed Specific Plan Area. However, the properties are not located along an emergency evacuation route according to the emergency evacuation route map included in the City's General Plan Safety Element (2001).

Additionally, all emergency evacuation activities are coordinated by the City's Police Chief. The Police Chief would issue evacuation orders based on information gathered from emergency experts. Evacuation operations would be conducted by law enforcement agencies, highway/road/street departments, and public and private transportation providers. As such, future development projects under the proposed Specific Plan would be required to conform with the adopted emergency response or evacuation plan set forth by the City. Additionally, as stated in Section 4.17 Transportation, pages 4-73 through 4-74, the City's Circulation Element would improve emergency access throughout the City for police, fire, and emergency protection services by reducing long-term congestion. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-9

This comment requests that the proposed project consider installing bicycle parking for workers in order to encourage active transportation, especially in areas supported by transit.

As stated in Section 4.17, Transportation, page 4-73, the proposed Specific Plan is consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease VMT within the City. Additionally, the proposed project does not include any specific development or redevelopment proposal. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-10

This comment requests that the proposed project provide electric charging stations for personal vehicle use.

As described in Regulatory Compliance Measure (RCM) AQ-5 in Section 4.3, Air Quality, of the Draft IS/ND, all future residential development projects within the proposed Specific Plan would be required to comply with Title 24 of the California Code of Regulations (CCR) established by the California Energy Commission (CEC) regarding energy conservation and green-building standards. Non-residential development projects within the proposed Specific Plan would also be required to comply with Title 24, which sets forth requirements pertaining to the provision of charging stations for electric vehicles. Because this information is already described in the IS/ND, no changes to the IS/ND are warranted in response to this comment.

Response to Comment S-1-11

This comment requests that the proposed project support dedicated truck routes to decrease truck impacts to the local community.

The City acknowledges this comment. The City has established designated truck routes along its major arterials, including Katella Avenue and Valley View Street, in the vicinity of the proposed Specific Plan. It is assumed that truck trips associated with the proposed Specific Plan's uses would utilize the City's established truck routes. Additionally, future development under the Specific Plan would be subject to policies described in the Circulation Element of the General Plan, as well as other policies that promote reduction of VMT. As such, the proposed project would not create truck-related impacts on the local community. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-12

This comment requests that the proposed project consider the inclusion of Incident Response Plans, which keep critical entrances open for emergency personnel. Plans should also include alternative local roads and highways so that roadways do not become congested during an emergency.

Please refer to Response to Comment S-1-8.

Response to Comment S-1-13

This comment requests that the proposed project consider including zero or near zero emissions infrastructure or electric shore power infrastructure for truck drivers and cargo handling equipment to reduce GHG and heat emissions.

As discussed in Section 4.8, Greenhouse Gas Emissions, page 4-38, future additional development allowed under the proposed Specific Plan would be evaluated for its potential to interfere with the Southern California Association of Governments' (SCAG) ability to achieve the region's greenhouse gas (GHG) reduction target of 19 percent below 2005 per capita emissions levels by 2035, and whether regional mobile emissions would decrease in line with the goals of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Based on the nature of the proposed project, it is anticipated that implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS. Additionally, future projects would be required to comply with Title 24 of the CCR established by the CEC regarding energy conservation and green-building standards. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-14

This comment requests that the proposed project consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction.

As stated in Section 4.17, Transportation, page 4-73, the proposed Specific Plan is consistent with the Circulation Element of the City of Cypress General Plan, which provides goals and policies to implement a balanced, functional, and efficient circulation system. The Specific Plan incorporates alternative modes of travel, including pedestrian and bicycle pathways, transit, and other actions to decrease VMT within the City.

The proposed project does not include any specific development or redevelopment proposals at this time and would not, in and of itself, result in transportation impacts. Any future development or redevelopment under the Specific Plan will be subject to policies described in the Circulation Element of the General Plan, as well as other policies that promote the reduction of VMT.

Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-15

This comment states that future projects should not present adverse impacts on the overall transportation system including traffic circulation and the State Highway System (SHS). If future developments disrupt or impede traffic circulation or the local State Highway System, Caltrans will request a Traffic Impact Analysis (TIA) of these assets. The TIA will also need to include existing and future average daily traffic volumes, traffic generation including peak hour, traffic distribution, Highway Capacity Manual (HCM) intersection analysis along with current and projected capacities of local street, and state highways or freeways including ramps that might be impacted.

Please refer to Response to Comment S-1-5. Additionally, as discussed in Section 4.17, Transportation, pages 4-73 through 4-74, future development under the Specific Plan would be subject to the policies described in the Circulation Element of the General Plan, as well as other policies that promote reduction of VMT. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. No changes have been made to the IS/ND in response to this comment.

Response to Comment S-1-16

This comment states that when analyzing future proposed projects, please note potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT's), please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.

The City acknowledges this comment. Please refer to Response to Comment S-1-5 and Response to Comment S-1-15.

Response to Comment S-1-17

This comment states that if future impact analysis leads to findings of significance on State facilities, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar effort.

The City acknowledges this comment. The City will coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement if future impact analyses identify potentially significant impacts on State facilities.

Response to Comment S-1-18

This comment states that if any future projects are developed within Caltrans right-of-way (R/W), a required discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. This comment provides the guidelines for submitting to Caltrans Permit's branch and provides a website link.

The City acknowledges this comment. Please refer to Response to Comment S-1-5.

Response to Comment S-1-19

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with Caltrans.

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2.2 LOCAL AGENCIES

OC SAN
ORANGE COUNTY SANITATION DISTRICT
18480 Bandilier Circle
Fountain Valley, CA 92708
714.962.2411
www.ocsan.gov

April 1, 2025

Alicia Velasco, Planning Director
City of Cypress, Planning Division
5275 Orange Avenue,
Cypress, CA 90630

L-1-1

SUBJECT: Cypress Business Parks Modernization and Integration Project - Notice of Intent to Adopt a Negative Declaration

---

Thank you for providing the Notice of Intent to Adopt a Negative Declaration for the Cypress Business Parks Modernization and Integration Project. The Orange County Sanitation District (OC San) has reviewed the Negative Declaration and would like to provide clarification regarding Section 4.10.1 – it states that "If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department." A discharge permit will also need to be obtained from OC San if dewatered groundwater is being discharged to the sanitary sewer system.

L-1-2

If you have any questions, please contact Kevin Hadden, Principal Staff Analyst, Planning Division, at (714) 593-7462.

Digitally signed by Justin Fenton
Date: 2025.04.01 17:35:10-07'00'

Justin Fenton
Engineering Manager
Planning Division
(714) 593-7386

L-1-3

AB:KH:op
https://ocsdgov.sharepoint.com/sites/Planning/CEQA Externally Generated/2025 Comment Letters/City of Cypress Response - Cypress Business Parks Modernization and Integration Project - Notice of Intent - 20250401.docx

cc: Jason Daniel, OC San

Serving:
Anaheim
Brea
Buena Park
Cypress
Fountain Valley
Fullerton
Garden Grove
Huntington Beach
Irvine
La Habra
La Palma
Los Alamitos
Newport Beach
Orange
Placentia
Santa Ana
Seal Beach
Stanton
Tustin
Villa Park
County of Orange
Costa Mesa Sanitary District
Midway City Sanitary District
Irvine Ranch Water District
Yorba Linda Water District

2.2.1 Orange County Sanitation District (OC San) (L-1)

Letter Code: L-1
Commenter: Justin Fenton, Engineering Manager, Planning Division, OC San
Date: April 1, 2025

Response to Comment L-1-1

This comment is introductory and provides contact information.

The City of Cypress acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment L-1-2

This comment provides input regarding Section 4.10.1, Hydrology and Water Quality, of the Draft IS/ND. The comment notes that a discharge permit would also need to be obtained from OC San if dewatered groundwater would be discharged to the sanitary sewer system.

Page 4-45 in Section 4.10, Hydrology and Water Quality, of the Draft IS/ND has been revised to clarify that a discharge permit from OC San would also be required if dewatered groundwater would be discharged to the sanitary sewer system. Please refer to Section 3.0, Errata, for a description of the revision to the Draft IS/ND. Adding clarification that a discharge permit would be required from OC San if certain circumstances were to occur represents a minor modification to the IS/ND. As such, the revisions made to the IS/ND in connection with this comment would not add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment L-1-3

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with OC SAN.

2.3 INTERESTED PARTIES

GARRETT
STIEPEL RYDER LLP

Allyssa J. Holcomb
Direct Dial No.
(714) 384-4313
Email Address
aholcomb@garrettllp.com

April 2, 2025

VIA EMAIL (*avelasco@cypressca.org*)

City of Cypress, Planning Division
5275 Orange Avenue
Cypress, CA 90630
Attn: Alicia Velasco, Planning Director

Re: Warland Investments Company and Affiliated Entities' Comments on Initial Study/ND for Draft Cypress Business Park Specific Plan Amendment and Modernization Effort; Cal. Code Regs. Tit. 14, §§ 15073 and 15105

Dear Ms. Velasco:

As you know, this firm represents Warland Investments Company and affiliated entities (collectively, "**Warland**"), which is one of the largest landowners in the City of Cypress ("**City**"). Warland's local holdings consist of approximately 3.5 million square feet of space within the Cypress Business Park ("**Park**"), which makes Warland the largest landowner within the Park by a significant margin. Warland maintains its long-standing investments in the City and feels strongly about bringing more high-quality businesses and jobs into the community of Cypress.

The City recently prepared an Initial Study ("**Initial Study**") and draft Negative Declaration ("**ND**" and, collectively with the Initial Study, "**IS/ND**") in connection with the Cypress Business Parks Modernization and Integration Project ("**Project**"). The Project intends to consolidate five (5) of the six (6) existing Specific Plans for the Park into a single Specific Plan for the portions of the Park within those five (5) existing specific plans[1]. The Project consists of (a) a proposed General Plan Amendment, which has not yet been published, (b) a proposed Specific Plan Amendment, and (c) a Zoning Ordinance Amendment (including, but not limited to, changes to parking requirements and the addition of new definitions), which has not yet been published. The City has prepared and published only the draft Cypress Business Park Specific Plan ("**New Specific Plan**").

IP-1-1

Warland is an interested party by virtue of owning over fifty (50) commercial buildings located within the Park (which are occupied by over one hundred (100) tenants and the hundreds of people employed by those tenants, many of whom also live in the City), which will be significantly impacted by changes to neighboring properties in the Park pursuant to the New Specific Plan. In that capacity, Warland offers the comments below in response to the IS/ND for the New Specific Plan.

[1] **NTD**: Warland's holdings fall under the Warland/Cypress Business Center Specific Plan, which covers a significant portion of the Park but is not being amended in connection with the Project or the New Specific Plan.

The City failed to meet its requirements as a lead agency under CEQA because the IS/ND (a) relied on inaccurate assumptions of objective development standards, which resulted in a fatal contradictory conclusion, and (b) failed to adequately define the "Project". As provided below, the ND requires substantial revisions, and the City must revise and recirculate the IS/ND to correct these fundamental issues, so that the City Council Members and the public understand the full and actual implications of the New Specific Plan. IP-1-2

1. **Reliance on Inaccurate Assumptions of Objective Development Standards, Resulting in a Fatal Contradictory Conclusion**

As the lead agency, the City is solely responsible for complying with CEQA and cannot rely on comments from other public agencies or private citizens as a substitute for its required diligence under CEQA.[2]

The IS/ND provides that the New Specific Plan "would not change the maximum building heights, maximum buildable floor area or amend the FAR within the New Specific Plan Area".[3] However, the New Specific Plan directly contradicts this conclusion by clearly proposing increases to both (a) the maximum allowable building height, and (b) the maximum allowable floor area. Specifically, the New Specific Plan proposes to increase the maximum allowable building height from fifty feet (50') to fifty-five feet (55') within the existing Lusk/Cypress Industrial Park Specific Plan area, and from forty feet (40') feet to fifty-five feet (55') feet within the portion of the existing Cypress Corporate Center Specific Plan area adjoining the Stanton Storm Channel. In fact, the City's undated letter to the Orange County Airport Land Use Commission (stamped received by the Commission on January 28, 2025), acknowledges that the New Specific Plan proposes an increase to the maximum building height in the PC-1 zone (the Lusk/Cypress Industrial Park Specific Plan), but fails to identify the proposed maximum building height increase within the Cypress Corporate Center Specific Plan area. IP-1-3

With respect to the maximum buildable floor area, the New Specific Plan proposes to increase the maximum allowable floor area ratio (FAR) from limits ranging between 0.45:1 to 0.82:1 to a maximum FAR of 1.0:1 within the existing Cypress Business & Professional Center Specific Plan area. Even more concerning is the fact that the New Specific Plan fails to include *any* maximum FAR limit for properties designated as "Business Park", which is the land use designation with the **heaviest permitted industrial use** in the Park. The current maximum FAR limits within these areas range from 0.5:1 to 1.0:1, and the New Specific Plan completely omits any reference to a maximum FAR limit for all properties east of Walker Street. By eliminating the FAR limits in these areas, the actual allowable floor area within these areas would solely be a function of the height and building setback requirements (many of which are simultaneously being reduced from the currently required setbacks), as well as other development standards, which could result in building areas well in excess of the existing maximum FAR limits. IP-1-4

The failure to specify FAR limits for all of the parcels located east of Walker Street, the majority of which could be developed with much larger industrial facilities than currently existing in the City and operated for logistics/distribution purposes under the New Specific Plan[4], would unquestionably have significant impacts on the City and its residents. As many of us have witnessed with other cities in Orange County, overbuilding industrial spaces in key corridors creates unappealing streetscapes, resulting in the City resembling an industrial logistics hub rather than a balanced residential community. Lifting

Type text h

[2] Cal. Code Regs. tit. 14, § 15020.
[3] IS/ND Pages 4-4 and 4-5
[4] See further discussion regarding the terms "Distribution" and "Logistics facility" under the New Specific Plan per our letter to the City of Cypress dated March 27, 2025, a copy of which is enclosed.

FAR limits benefits industrial developers only. For residents and long-term investors like Warland, it creates an unacceptable risk of compromising quality of life by **increasing traffic and greenhouse gas emissions, impairing health and air quality, and fundamentally altering the City's character** as an attractive resident-friendly place to work and live.

CEQA requires a lead agency to recirculate a negative declaration when "the document must be *substantially revised* after public notice of its availability".[5] A substantial revision includes when a "new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance".[6] Here, the IS/ND inaccurately relies on its conclusion that the New Specific Plan would *not* change the maximum building heights and FAR limits, when in fact, the New Specific Plan does exactly that. Since these changes have the potential to significantly impact key environmental concerns like traffic and air quality, the Project must be revised to address those effects, as well as any other environmental impacts resulting from the height and FAR increases, and to correct the contradictions between the New Specific Plan and IS/ND. Accordingly, the IS/ND must be revised and recirculated for public review and comment. IP-1-5

2. **Failure to Adequately Define the Project**

CEQA defines a "project" as "the whole of an action" which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that involves an activity that requires a governmental agency's entitlement.[7] Here, the Project description fails to identify the proposed building height and FAR increases. Instead, the Project description vaguely explains that the New Specific Plan "aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes." Interpreting CEQA broadly, as intended by the California Legislature, the "Project" to be evaluated by the City should have included these significant changes to the development standards in the City, which would have required an analysis of the potential impacts resulting from the additional height and floor area that would be allowed pursuant to the New Specific Plan. IP-1-6

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[5] Cal. Code Regs. tit. 14, § 15073.5.
[6] *Id.*
[7] Cal. Code Regs. tit. 14, § 15378.

The City Council Members, as well as the City's residents, are entitled to clear, accurate and unambiguous information regarding the actual impacts of the New Specific Plan, including, without limitation, the changes to the maximum building heights and buildable floor area limits. It is incumbent on the City to revise and recirculate the New Specific Plan and IS/ND to comply with its CEQA obligations and to comply with its obligations to provide the City Council and its residents clear and accurate information with which they can make their decisions. IP-1-7

Warland reserves all rights and remedies associated with the Project, the New Specific Plan, the IS/ND and the analysis and conclusions presented therein. IP-1-8

Regards,

Allyssa J. Holcomb

Enc.

cc: City Clerk of the City of Cypress *(via email)*
Peter Grant, City Manager, City of Cypress *(via email)*
Mayor David Burke, City Council, City of Cypress *(via email)*
Mayor Pro Tem Leo Medrano, City Council, City of Cypress *(via email)*
Council Member Kyle Chang, City Council, City of Cypress *(via email)*
Council Member Scott Minikus, City Council, City of Cypress *(via email)*
Council Member Bonnie Peat, City Council, City of Cypress *(via email)*
Fred Galante, Esq., City Attorney, City of Cypress *(via email)*
Mr. Carl W. Robertson, Jr., Warland Investments Company *(via email)*
Ms. Hope Warschaw, Warland Investments Company *(via email)*
Mr. Jim Brulte, California Strategies, LLC *(via email)*
Mr. John Withers, California Strategies, LLC *(via email)*
Mr. Michael Nytzen, Paul Hastings *(via email)*
Lana H. Sammons, Esq. *(via email)*

GARRETT
STIEPEL RYDER LLP

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(714) 384-4313
Email Address
aholcomb@garrettllp.com

March 27, 2025

VIA EMAIL *(avelasco@cypressca.org)*

City of Cypress, Planning Division
5275 Orange Avenue
Cypress, California 90630
Attn: Alicia Velasco, Planning Director

Re: Draft Cypress Business Park Specific Plan Amendment and Modernization Effort

Dear Ms. Velasco:

As you know, this firm represents Warland Investments Company and affiliated entities (collectively, "**Warland**"). We are submitting this letter on behalf of Warland in response to the draft Cypress Business Park Specific Plan ("**Specific Plan**") and Proposed Cypress Zoning Ordinances Definitions ("**Definitions**") prepared by the City of Cypress ("**City**"). The City recently prepared an Initial Study ("**Initial Study**") and draft Negative Declaration ("**ND**" and, collectively with the Initial Study, "**IS/ND**") in connection with the proposed Specific Plan, and we understand the Specific Plan will be submitted to City Council for approval following the expiration of the April 2, 2025 comment period for the IS/ND. IP-1-9

Warland appreciates the City providing the draft Specific Plan to Warland for its review and comment. While Warland has not had the opportunity to review in detail the materials submitted in connection with the IS/ND, this letter outlines some of the high-level issues and questions that Warland has regarding the Specific Plan.

As you are well aware, Warland has two major concerns regarding any change to the current specific plan:

- First, any change that allows ANY type of last-mile or middle-mile delivery of goods from the Cypress Business Park into the surrounding neighborhoods (logistics) will result in a significant increase of traffic and will likely create a backlash from Cypress residents that will undermine the long-term viability of the Business Park. IP-1-10

- Second, any change that strips the City Council of current decision-making powers and vests those decisions in the hands of unelected staff is unacceptable.

With those two concerns in mind, here are the major issues we identified regarding the proposed Specific Plan:

1. There is significant overlap between the proposed definitions of "Distribution" and "Logistics facility" as defined in the Definitions, and a lack of objective criteria to distinguish one from the other. IP-1-11

2. Logistics facilities are **not** prohibited by the proposed Specific Plan **(contrary to what has previously been stated both publicly and privately by City officials)**.

3. The City Council's discretion related to administrative determinations and interpretations by the Planning Director related to land use is unclear.

4. The proposed Specific Plan fails to include floor area ratio (FAR) limits for Business Park (Industrial) parcels.

IP-1-11

Warland's concerns regarding the above issues are explained in more detail below, along with questions arising from those concerns.

1. LACK OF DISTINCTION BETWEEN PROPOSED DEFINITIONS OF DISTRIBUTION AND LOGISTICS.

As an initial matter, there appears to be significant overlap between the proposed definitions of "Distribution" and "Logistics facility" set forth in the Definitions, and there are no clear and unequivocal objective elements distinguishing one from the other:

> *"Distribution. A building or facility which serves as a central location for the short-term handling and transfer of goods, materials, or merchandise intended for redistribution to retailers, businesses, or consumers. Distribution facilities are characterized by regular incoming and outgoing shipments and typically involve activities such as sorting, consolidation, staging, and packing of goods for dispatch. Although storage of goods does occur, it is a secondary function to their movement."*

IP-1-12

> *"Logistics facility. A specialized site that coordinates storage, order fulfillment, processing, and transportation services for various products and finished consumer goods. These facilities are engineered for high-capacity and high-frequency order fulfillment, catering especially to e-commerce, retail distribution, and supply chain management. They typically incorporate advanced technologies for inventory tracking and automation. Distinct from distribution facilities, logistics centers emphasize not only the movement of goods but also comprehensive management of inventory, returns, and overall supply chain operations."*

As you are aware, concerns about potential "logistics uses" within the Cypress Business Park have been raised during public meetings in recent months, and your attempts to clarify the distinction were not totally effective. It is clear that there is significant overlap between the two. For example, during the November 18, 2024 City Council meeting, ("**November 18 Meeting**"), you defined third-party logistics as "businesses that provide *short-term storage and fulfillment services for finished consumer goods*," which definition actually aligns more closely with Distribution as defined in the Definitions, which describe the "*short-term handling and transfer of goods.*" During that meeting, you also said that "first party logistics would generally be considered distribution" and "distribution or what you would maybe call first party logistics are the fulfillment of your own orders." However, the proposed Definitions make no distinction between first-party logistics (1PL) and third-party logistics (3PL).

Ultimately, the definitions of "Distribution" and "Logistics facility" set forth in the Definitions create substantial uncertainty for residents, the City Council, and current and future operators within the City.

- As written, the City would have incredibly broad discretion to deem one use "Distribution" and another "Logistics facility" based on the subjective determination of the Planning Department, rather than objective criteria that can be consistently applied.

Please explain how the City derived the proposed defined terms "Distribution" and "Logistics facility" set forth in the Definitions (including any examples of where the same definitions are used in other municipalities or otherwise), as well as what the City was trying to accomplish by creating separate definitions for those uses IP-1-13

2. LOGISTICS FACILITIES **NOT** PROHIBITED BY SPECIFIC PLAN

It is unclear why "Logistics facility" is defined at all since that term is never actually used in the Specific Plan. In fact, the word "logistics" is only used once in an introductory paragraph in Section 1.4. Since the term is never used again, it is impossible to determine why the City defined "Logistics facility" at all – particularly in light of how interchangeable the definition is with Distribution.

Every other defined term in the Definitions is referenced in Table 4.2.2 (Land Uses and Permit Requirements) of the Specific Plan, which sets forth in detail the Permitted Uses (PU), Conditional Uses (CU), Prohibited Uses (PU), and Uses Requiring Planning Director Approval (PD); however, "Logistics facility" is the single definition that is not. This is notwithstanding that the City has repeatedly, both privately and publicly, stated that logistics uses are not permitted in the City. Again during the November 18 Meeting, you said that "third party logistics are not allowed under the [McDonnell Center Amended] Specific Plan or anywhere in the City for that matter." IP-1-14

- In fact, during the November 18 Meeting, you also assured the City Council members that "in the modernization we will be recommending that *logistics be identified as a specifically prohibited use* and then distribution as a conditional, no change to that." However, the modernized Specific Plan does not prohibit a logistics use, and is instead completely silent on the matter.

In the absence of a clear and unambiguous definition of a "Logistics facility" or a prohibition on a logistics use, there are two potential workarounds for a potential logistics user to receive approval to operate in the City per the draft Specific Plan:

(a) By claiming the proposed use is "Distribution", which likely would not be difficult given the similarities between the definitions discussed above; or

(b) By the Planning Director approving the proposed use as "similar with the intent of the district as determined by the Planning Director" per the "PD" category set forth in Table 4.2.2. If Distribution is permitted, then as defined in the Definitions, a "Logistics facility" is unquestionably a similar use.

Please clarify if it is the City's position that the Specific Plan, as written, unambiguously prohibits Logistics facilities of any kind. If so, please explain. IP-1-15

3. CITY COUNCIL DISCRETION RELATED TO ADMINISTRATIVE DETERMINATIONS BY PLANNING DIRECTOR IS UNCLEAR

The introductory paragraph for Table 4.2.2 provides that the Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council.

Please clarify whether the right of City Council (and/or the public) to approve and/or comment on a proposed project will be limited to appeal cases only. If so, please advise if the Planning Director's discretion to make administrative determinations and interpretations regarding land uses will be subject to any objective standards or public notice requirements.

IP-1-16

4. FAILURE TO INCLUDE FLOOR AREA RATIO FOR BUSINESS PARK (INDUSTRIAL) PARCELS

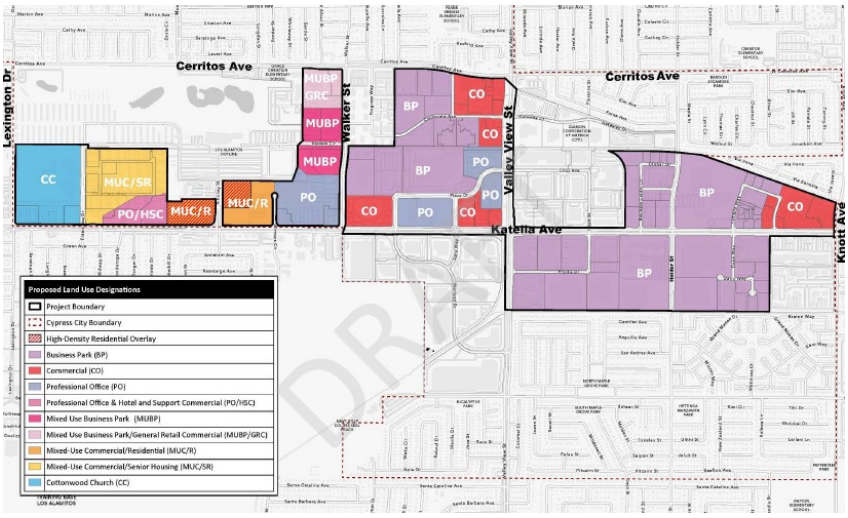
The Specific Plan does not appear to include a floor area ratio (FAR) or lot coverage limits for properties designated as "Business Park", which is the land use designation with the heaviest permitted industrial use in the Cypress Business Park. Pages 4-4 and 4-5 of the ND prepared in connection with the Specific Plan explicitly state that the Specific Plan will **not** change the maximum buildable floor area or amend the FAR limit within the area covered by the Specific Plan; however, that is not accurate. The area covered by the McDonnell Center Amended Specific Plan, for example, provides that the FAR shall not exceed 1.0:1 for any lot. The covered area is located east of Walker Street, but the Specific Plan only retains the FAR limit for properties located w*est* of Walker Street.

IP-1-17

- The failure to specify FAR limits for all of the parcels located east of Walker Street, which constitute the majority of Cypress Business Park and could be mostly comprised of industrial buildings, could have profound impacts on the City and its residents. Overbuilding on those lots with large warehouses and the associated heavy truck or van usage would have a substantial negative impact on the environmental and overall health of the residents, and would also create the look and feel of an industrial zone.

IP-1-18

- Further, any conclusion of no impact or less than significant impact under the ND that relies on the inaccurate assumption that there will be no changes in the maximum buildable floor area or amendments to FAR limits resulting from the Specific Plan must be corrected.



It is unclear what the intended floor area ratio (FAR) or lot coverage limits will be for property located east of Walker Street, if any, which is where all of the parcels designated as "Business Park" (i.e., industrial) are located, so please clarify. If the City intends to remove FAR or lot coverage limits for those parcels, please explain the reasoning behind that decision.

IP-1-19

It is incumbent on the City, in choosing to modernize the Cypress Business Park's existing specific plans, to be transparent and clear with the residents of Cypress and the members of the City Council. We are confident that once these issues have been properly addressed, the Specific Plan will be compatible with the goals of the City and be instrumental to the business park's continued success.

IP-1-20

In an abundance of caution, Warland reserves all rights and remedies. We appreciate your time and consideration on these matters.

Regards,



Allyssa J. Holcomb

cc: City Clerk of the City of Cypress *(via email)*
Peter Grant, City Manager, City of Cypress *(via email)*
Mayor David Burke, City Council, City of Cypress *(via email)*
Mayor Pro Tem Leo Medrano, City Council, City of Cypress *(via email)*
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Fred Galante, Esq., City Attorney, City of Cypress *(via email)*
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Ms. Hope Warschaw, Warland Investments Company *(via email)*
Mr. Jim Brulte, California Strategies, LLC *(via email)*
Mr. John Withers, California Strategies, LLC *(via email)*
Mr. Michael Nytzen, Paul Hastings *(via email)*
Lana H. Sammons, Esq. *(via email)*

2.3.1 Allyssa J Holcomb on Behalf of Warland Investments Company and Affiliated Entities

Letter Code: IP-1
Date: April 2, 2025

Response to Comment IP-1-1

This comment provides introductory remarks and summarizes the proposed project.

The City of Cypress acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-2

This comment claims that the City failed to meet its requirements as a lead agency under CEQA because the IS/ND (a) relied on inaccurate assumptions of objective development standards, which resulted in a fatal contradictory conclusion, and (b) failed to adequately define the "Project". This comment also advises that the City must revise and recirculate the IS/ND to correct these fundamental issues, so that the City Council Members and the public understand the full and actual implications of the proposed Specific Plan.

The Draft IS/ND for the proposed project was prepared in accordance with CEQA and the *State CEQA Guidelines*, ensuring a thorough evaluation of the project's potential environmental impacts. The methodologies used in preparing the Draft IS/ND were prepared using the most current methodologies and are consistent with applicable City and County of Orange guidelines. Additions and corrections made to the Draft IS/ND are presented in the Errata provided in Section 3.0, Errata, of this Final IS/ND. Revising the Draft IS/ND to clarify that the proposed Specific Plan would include a nominal 5-foot increase in the maximum building height within a small portion of the overall area that it would cover represents a minor modification to the IS/ND. As such, the revisions made to the IS/ND in connection with this comment would not add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-3

This comment asserts that the IS/ND inaccurately concludes that the proposed Specific Plan would not change the maximum building heights or floor area within the Specific Plan area. The comment claims that the proposed Specific Plan would increase both the maximum allowable building height and the maximum allowable floor area. Specifically, the comment notes that the height would increase from 50 feet to 55 feet within the Lusk/Cypress Industrial Park Specific Plan area and from 40 feet to 55 feet within the portion of the Cypress Corporate Center Specific Plan area that adjoins the Stanton Storm Channel.

Additionally, the comment notes that the City's undated letter to the Orange County Airport Land Use Commission (ALUC), which was received by the ALUC on January 28, 2025, acknowledges the proposed increase in building height within the Lusk/Cypress Industrial Park (PC-1 zone); however, the commenter claims that the letter fails to mention the proposed height increase in the Cypress Corporate Center Specific Plan area.

The City acknowledges this comment. When City staff developed the proposed Specific Plan, the objective was to consolidate five existing Specific Plans into a single, cohesive document that establishes a unified vision for the entire business park. The Specific Plan modernizes development standards while preserving the core intent of the original plans. As part of this effort, staff evaluated the maximum building heights allowed under the existing Specific Plans, which varied from none to 50 feet, 55 feet, and 99 feet. To ensure consistency across the Specific Plan area east of Walker Street, staff proposed a uniform maximum height. Recognizing that increasing the height limit to 99 feet throughout the Business Park could raise concerns with the ALUC, staff determined that setting a 55-foot height limit offered a reasonable compromise. This approach aligns with ALUC's goals while establishing consistency across the business parks. This change would reduce the maximum building height in the McDonnell Center Specific Plan area by 44 feet; however, it would also increase the height limit in the Lusk-Cypress Industrial Park area by 5 feet. The Draft IS/ND has been revised to clarify that the proposed Specific Plan would include this nominal increase in the building height limit within a small portion of the overall area that it would cover. Given the minimal nature of this 5-foot increase and the robust setback requirements that would apply to the land that is currently within the Lusk-Cypress Industrial Park (a minimum 40-foot setback would be required for properties adjacent to residential uses), it is not expected to result in any negative impacts on adjacent properties. Importantly, the clarification of this height adjustment would not affect the environmental analysis contained in the IS/ND.

Additionally, the Cypress Corporate Center Specific Plan includes a provision limiting building heights to two stories and a maximum of 40 feet for properties adjacent to the Stanton Storm Channel. While this standard applied to a limited area within one of the five original Specific Plans, it was not initially carried forward into the proposed Specific Plan as staff focused on establishing uniform development standards across the business park. However, upon further review, staff recognized the value of retaining this standard to maintain compatibility with adjacent uses. The Draft IS/ND has been revised to clarify that this provision would be included in the proposed Specific Plan. Please refer to Section 3.0, Errata, for a description of the revision to the Draft IS/ND. Adding clarification that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan represents a minor modification to the IS/ND. As such, the revisions made to the IS/ND in connection with this comment would not add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-4

This comment alleges that the proposed Specific Plan would significantly increase the maximum allowable Floor Area Ratio (FAR) within the Cypress Business & Professional Center Specific Plan area, raising the maximum FAR from a range of 0.45:1 to 0.82:1 to a new limit of 1.0:1. The comment claims that the proposed Specific Plan fails to establish any maximum FAR for properties designated as "Business Park," particularly in areas east of Walker Street. The comment also mentions that these properties, which could be developed with large industrial facilities, currently have FAR limits ranging from 0.5:1 to 1.0:1. By omitting FAR limits entirely for these areas, the commenter claims that the proposed Specific Plan risks allowing building sizes to be determined solely by height and setback requirements, potentially leading to buildings far exceeding the current FAR limits. The commenter claims that the apparent lack of FAR restrictions could result in

overdevelopment, especially for logistics and distribution uses, creating an industrial environment that could negatively impact the City's aesthetics and character, transforming it into an industrial logistics hub instead of a balanced residential community. This could lead to significant impacts on the City and its residents, as seen in other areas of Orange County where overbuilding in key corridors has resulted in unattractive streetscapes.

The comment also states that removing FAR limits would benefit industrial developers only. For residents and long-term investors like Warland, the elimination of a maximum FAR would create an unacceptable risk of compromising quality of life by increasing traffic and greenhouse gas emissions. impairing health and air quality and fundamentally altering the City's character as an attractive resident-friendly place to work and live.

The City acknowledges this comment. The City's General Plan establishes FAR limits for the entire City. Currently, the maximum FAR for all non-residential uses in each of the five original Specific Plans is 1:1 (1.0). The proposed Specific Plan would retain the maximum FAR at 1:1 without any increase. The City has identified an inconsistency in Table 4.3.2 in the proposed Specific Plan, which provides development standards that would apply to the areas within the proposed Specific Plan west of Walker Street, that lists a maximum FAR; however, Table 4.3.1, which provides development standards that would apply to areas east of Walker Street, does not. To resolve this, a clarifying note has been added to both tables in the proposed Specific Plan explaining that the maximum FAR for nonresidential uses can be found in the Land Use Element of the City's General Plan.

As described above, the City's General Plan establishes a maximum FAR of 1.0. The comment above seems to confuse areas of the City which have a General Plan Land Use Designation of Light Industrial with the land that would be included in the proposed Specific Plan. The City's Light Industrial Land Use Designation has a maximum FAR of 0.5:1; however, it would not apply to the area within the proposed Specific Plan. The proposed project would include the following land uses as shown in Figure 2-6 of the IS/ND, Cottonwood Church, Mixed-Use Commercial/High Density Residential, Mixed-Use Commercial/Senior Housing, Professional Office/Hotel and Support Commercial Business Park, Commercial, Professional Office, Mixed-Use Business Park, Mixed Use Business Park/General Retail Commercial. Additionally, the land within the proposed Specific Plan area would have a FAR of 1:1, consistent with the General Plan. Under the proposed Specific Plan, all non-residential properties would continue to have a maximum FAR of 1:1. Because the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits, no changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-5

This comment outlines the requirement under CEQA to recirculate a negative declaration. This comment also claims that the IS/ND assumes that the proposed Specific Plan would not change the maximum building heights and FAR limits; however, the commenter asserts that the proposed Specific Plan would increase the maximum building heights and FAR limits. The comment also suggests that the project must be revised to address those effects, as well as any other environmental impacts resulting from the height and FAR increases, and to correct the contradictions between the proposed Specific Plan and IS/ND.

Please refer to Response to Comment IP-1-3 and Response to Comment IP-1-4. As described in Response to Comment IP-1-3, the Draft IS/ND has been revised to clarify that the proposed Specific Plan would result in a modest 5-foot increase in the maximum building height limit that applies within the Lusk-Cypress Industrial Park and that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan. Further, Response to Comment IP-1-4 explains that the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits. None of the revisions made to the IS/ND in connection with Response to Comment IP-1-3 would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-6

This comment outlines the definition of a project per CEQA guidelines. The comment claims that the project description in the IS/ND fails to identify the proposed building height and FAR increases and vaguely explains that the proposed Specific Plan "aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes." This comment also claims that the "Project" to be evaluated by the City should have included these significant changes to the development standards in the City, which would have required an analysis of the potential impacts resulting from the additional height and floor area that would be allowed pursuant to the proposed Specific Plan.

The City acknowledges this comment. Please refer to Response to Comment IP-1-2, Response to Comment IP-1-3, and Response to Comment IP-1-4. No changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-7

This comment asserts that the City Councilmembers, as well as the City's residents, are entitled to clear, accurate and unambiguous information regarding the actual impacts of the proposed Specific Plan, including, without limitation, the changes to the maximum building heights and buildable floor area limits. This comment also recommends that the City revise and recirculate the proposed Specific Plan and IS/ND to comply with its CEQA obligations and to provide the City Council and residents clear and accurate information with which they can make their decisions.

Please refer to Response to Comment IP-1-2, Response to Comment IP-1-3, and Response to Comment IP-1-4. As described in Response to Comment IP-1-3, the IS/ND has been revised to clarify that the proposed Specific Plan would include a nominal 5-foot increase in the maximum building height limit that applies within the Lusk-Cypress Industrial Park and that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan. Further, the Response to Comment IP-1-4 explains that the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits. None of the revisions made to the IS/ND in connection with Response to Comment IP-1-3 would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-8

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with Warland Investments Company and Affiliated Entities.

Response to Comment IP-1-9

This comment provides introductory remarks and summarizes the proposed project.

The City acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-10

This comment raises the following concerns regarding any potential changes to the existing specific plans: (1) any change that allows any type of last-mile or middle-mile delivery of goods from the Cypress Business Park into the surrounding neighborhoods (logistics) will result in a significant increase of traffic and will likely create a backlash from Cypress residents that will undermine the long-term viability of the Business Park; and (2) any change that strips the City Council of current decision-making powers and vests those decisions in the hands of unelected staff is unacceptable.

The City acknowledges this comment. The City shares Warland's concerns about the potential impacts of last-mile and middle-mile delivery operations on nearby properties. The proposed Specific Plan would not allow logistics operations of this nature. Additionally, the proposed Specific Plan would not remove or diminish the City Council's existing decision-making authority. The proposed Specific Plan would authorize the Planning Director to make administrative determinations and interpretations regarding land uses, consistent with the Cypress Zoning Ordinance. This authority is typical of zoning ordinances. Any such determination is subject to appeal to the City Council, in accordance with the procedures outlined in the Cypress Zoning Ordinance. The Planning Director's discretion is not unlimited and must be guided by the purpose, intent, and regulatory framework established in the proposed Specific Plan. No changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-11

This comment claims that there is significant overlap between the proposed definitions of "Distribution" and "Logistics facility" as defined in the Definitions section of the proposed Specific Plan and a lack of objective criteria to distinguish one from the other. The comment also claims that Logistics facilities are not prohibited by the proposed Specific Plan, which the commenter claims contradicts what has previously been stated both publicly and privately by City officials. The comment argues that the City Council's discretion related to administrative determinations and interpretations by the Planning Director related to land use is unclear. Lastly, this comment claims that the proposed Specific Plan fails to include FAR limits for Business Park (Industrial) parcels.

The City acknowledges this comment. The City, in coordination with its land-use experts, reviewed existing definitions of "logistics" and "distribution" uses across many government agencies; however, it should be noted that neither of these terms are currently defined in the Cypress Municipal Code. Providing definitions for land use types makes it easier to understand what is and is not permitted. Since it is impossible to predict every specific type of business (and associated land use) that may seek to locate within an area, it is important for the Municipal Code to provide guidance on what is and is not permitted. These definitions provide that guidance. The definitions were further refined by the Business Park Specific Plan Advisory Committee, which is comprised of industry professionals. The definitions are distinct in that logistics provide fulfillment, processing, and transportation services for various products and finished consumer goods. All proposed distribution facilities would require a Conditional Use Permit (CUP) to operate within the proposed Specific Plan, which is a permit authorized by the City Council following a duly-noticed public hearing process. The CUP review process would provide a transparent review process in which the public would be able to participate and share any concerns with the City Council prior to its deliberations. As described in Response to Comment IP-1-4, the IS/ND has been revised to clarify that the proposed Specific Plan would not eliminate any existing FAR limitations within the City. None of the revisions made to the IS/ND would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-12

This comment highlights concerns regarding potential overlap between the proposed definitions of "Distribution" and "Logistics facility" in the proposed Specific Plan. The comment claims that there are no clear, objective distinctions between the two definitions, as both describe activities related to the handling, transfer, and storage of goods. The "Distribution" definition focuses on short-term handling and transfer of goods, while the "Logistics facility" definition includes storage, order fulfillment, and supply chain management. The comment claims that during a City Council meeting on November 18, 2024, attempts to clarify the distinction between logistics and distribution were ineffective, with definitions provided that more closely align with distribution activities. Additionally, the comment alleges a lack of differentiation between first-party logistics (1PL) and third-party logistics (3PL), which further complicates the distinction between the two terms. Finally, the comment claims that the definitions of "Distribution" and "Logistics facility" set forth in the Definitions section of the proposed Specific Plan create substantial uncertainty for residents, the City Council, and current and future operators within the City.

Please refer to Response to Comment IP-1-11, above. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-13

This comment requests an explanation on how the City derived the proposed defined terms "Distribution" and "Logistics facility" set forth in the Definitions (including any examples of where the same definitions are used in other municipalities or otherwise), as well as what the City was trying to accomplish by creating separate definitions for those uses.

Please refer to Response to Comment IP-1-11. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-14

This comment states that every other defined term in the Definitions section of the proposed Specific Plan is referenced in Table 4.2.2 (Land Uses and Permit Requirements) of the proposed Specific Plan, which sets forth in detail the Permitted Uses (PU), Conditional Uses (CU), Prohibited Uses (PU), and Uses Requiring Planning Director Approval (PD); however, "Logistics facility" is the single definition that is not. The comment claims that the City has repeatedly, both privately and publicly, stated that logistics uses are not permitted in the City. The comment notes that, during the November 18 Meeting, the City stated that "third party logistics are not allowed under the [McDonnell Center Amended] Specific Plan or anywhere in the City for that matter." The comment states that during the November 18 Meeting, the City also assured the City Council members that "in the modernization we will be recommending that logistics be identified as a specifically prohibited use and then distribution as a conditional, no change to that." However, the commenter claims that the proposed Specific Plan does not appear to prohibit logistics uses.

The definition of "Logistics facility" was included in the proposed Specific Plan to help differentiate higher-intensity, e-commerce-driven operations from more traditional distribution uses. Logistics facilities were intentionally excluded from Table 4.2.2 (Land Use and Permit Requirements) in the proposed Specific Plan to signal that it is a prohibited use. This approach aligns with standard zoning practices, where uses that are defined but not listed in a land use table are typically considered prohibited. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-15

This comment claims that, in the absence of a clear and unambiguous definition of a "Logistics facility" or a prohibition on a logistics use, there are two potential workarounds for a potential logistics user to receive approval to operate in the City per the proposed Specific Plan: (a) by claiming the proposed use is "Distribution", which likely would not be difficult given the similarities between the definitions discussed above; or (b) by the Planning Director approving the proposed use as "similar with the intent of the district as determined by the Planning Director" per the "PD" category set forth in Table 4.2.2. If Distribution is permitted, then as defined in the Definitions section of the proposed Specific Plan, a "Logistics facility" is unquestionably a similar use. The commenter requests clarification of the City's position that the proposed Specific Plan, as written, unambiguously prohibits Logistics facilities of any kind.

This comment also claims that, during the November 18, 2024, City Council meeting, the City assured the City Council that logistics uses would be specifically prohibited and distribution uses would be conditional, with no changes to that approach. However, the commenter claims that the proposed Specific Plan does not appear to prohibit logistics facilities.

The City acknowledges this comment. Please refer to Response to Comment IP-1-14, above. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-16

This comment states that the introductory paragraph for Table 4.2.2 in the proposed Specific Plan provides that the Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council. The comment requests clarification regarding whether the right of City Council (and/or the public) to approve and/or comment on a proposed project will be limited to appeal cases only. This comment also asks if the Planning Director's discretion to make administrative determinations and interpretations regarding land uses will be subject to any objective standards or public notice requirements.

The City acknowledges this comment. The proposed Specific Plan would authorize the City's Planning Director to make administrative determinations and interpretations regarding land uses, consistent with the Cypress Zoning Ordinance. This authority is typical of zoning ordinances. Any such determination is subject to appeal to the City Council, in accordance with the procedures outlined in the Cypress Zoning Ordinance. The Planning Director's discretion is not unlimited and must be guided by the text, purpose, intent, and regulatory framework established in the proposed Specific Plan. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND; therefore, no further response is required.

Response to Comment IP-1-17

This comment states that the proposed Specific Plan does not appear to include FAR or lot coverage limits for properties designated as "Business Park", which is the land use designation with the heaviest permitted industrial use in the Cypress Business Park. The comment claims that pages 4-4 and 4-5 of the IS/ND explicitly state that the proposed Specific Plan would not change the maximum buildable floor area or amend the FAR limit within the area covered by the proposed Specific Plan; however, the commenter alleges that this information is not accurate. The comment notes that the area covered by the McDonnell Center Amended Specific Plan, for example, provides that the FAR shall not exceed 1.0:1 for any lot. The commenter further notes that the area within the McDonnell Center Amended Specific Plan is located east of Walker Street, but the proposed Specific Plan only appears to retain the FAR limit for properties located west of Walker Street.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4. Inasmuch as the issues raised in Response to Comment IP-1-4 are similar to those identified in this comment, no further response is required.

Response to Comment IP-1-18

This comment claims that the proposed Specific Plan's apparent failure to specify FAR limits for all of the parcels east of Walker Street, which constitute the majority of Cypress Business Park and could be mostly comprised of industrial buildings, could have profound impacts on the City and its residents. The comment also claims that overbuilding on those lots with large warehouses and the

associated heavy truck or van usage would have a substantial negative impact on the environmental and overall health of the residents and would also create the look and feel of an industrial zone. Further, the comment claims that any conclusion of no impact or less than significant impact under the IS/ND that relies on the inaccurate assumption that there would be no changes in the maximum buildable floor area or amendments to FAR limits resulting from the proposed Specific Plan must be corrected.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4. Again, the FAR limitation concerns raised in Response to Comment IP-1-4 are similar to those identified in this comment; therefore, no further response is required.

Response to Comment IP-1-19

This comment requests clarification on the proposed Specific Plan's intended FAR or lot coverage limits for properties located east of Walker Street, where all parcels designated as "Business Park" are located. This comment also requests that the City provide an explanation for its decision, if it plans to remove these limits as part of the proposed Specific Plan.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4 as the City's intent with respect to FAR limits is addressed in that response. No further response is warranted.

Response to Comment IP-1-20

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with Warland Investments Company and Affiliated Entities.

3.0 ERRATA

This section of the Final IS/ND provides changes to the Draft IS/ND that have been made to clarify, correct, or add to the environmental impact analysis for the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan). Such changes are a result of comments received by the City during the public review period for the Draft IS/ND. The changes described in this section are generally minor changes that do not constitute significant new information, change the conclusions of the environmental analysis, or require recirculation of the document (*State California Environmental Quality Act [CEQA] Guidelines* Section 15073.5).

Such changes to the Draft IS/ND are indicated in this section under the appropriate Draft IS/ND section.

Deletions are shown with ~~strikethrough~~ and additions are shown with underline.

1) Section 4.1, Aesthetics

a. The third paragraph on page 4-3 and the first paragraph on page 4-4 shall be revised as follows:

The proposed Specific Plan would not, in and of itself, have a substantial adverse effect on a scenic vista, since it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed land use and zoning changes would not facilitate or entitle any physical development that would result in impacts to scenic vistas and the land uses allowed under the proposed Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. As result of the proposed project, the existing setbacks would be modified and a nominal 5-foot increase in the maximum building height within the area that is currently subject to the Lusk-Cypress Industrial Park Specific Plan (from 50 to 55 feet) would occur; however, the proposed project would not change the ~~maximum building heights,~~ maximum buildable floor area or amend the established floor-area ratio (FAR) within the Specific Plan Area. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the State CEQ A Guidelines, therefore, adoption of the Specific Plan would not result in impacts related to scenic vistas, and no mitigation is required.

b. Page 4-5, second paragraph shall be revised as follows:

The proposed Specific Plan Area is comprised of five of the City's Specific Plan Areas, including PC-1, PC-2, PC-3, and PC-5 and is currently zoned Planned Business Park (PBP), and Planned Community (PC). The proposed Specific Plan would not result in impacts to existing visual character or quality of public views, as it does not include any specific development or redevelopment proposal. As stated above in Response 4.1.1(a), the proposed Specific Plan would integrate five existing specific plans into a single comprehensive specific plan,

incorporating a comprehensive set of performance standards, updated terminology and land use definitions, and clear and uniform entitlement and permitting requirements consistent with the City's Municipal Code. Implementation of the proposed Specific Plan could potentially alter existing development patterns in the City by allowing higher density residential development or redevelopment on two properties within the proposed Specific Plan. As detailed in the Cypress Municipal Code, future development must comply with the City's residential zoning district requirements, which were promulgated for the purpose of reducing impacts on scenic resources, among other things. As stated above in Response 4.1.1(a), the proposed project would not change the ~~maximum building heights,~~ maximum buildable floor area or amend the FAR within the Specific Plan Area. New land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area.

This revision has been made to provide clarification regarding the minimal changes to the existing building heights proposed for the portion of the Specific Plan Area that is currently subject to the Lusk-Cypress Industrial Park Specific Plan.

2) Section 4.10, Hydrology and Water Quality

a. The second paragraph on page 4-45 shall be revised as follows:

Future projects that disturb less than 1 acre of soil and that are not a part of a larger common plan, would be required to comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site. The CALGreen Code also requires compliance with Section 13-23 of the Cypress Municipal Code. Chapter 13-23 of the Cypress Municipal Code requires projects that qualify as new development or significant redevelopment as outlined in the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff, Orange County (Orange County MS4 Permit)(Order No. R8-2009-0030, NPDES No. CAS618030 as amended by Order No. R8-2010-0062) comply with the Orange County Drainage Area Management Plan (DAMP) and the City of Cypress Local Implementation Plan (LIP), including the preparation of a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff (RCM HYD-2). Any groundwater dewatering during construction activities would be required to comply with the appropriate National Pollutant Discharge Elimination System (NPDES) waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department and from the Orange County Sanitation District. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the State CEQA Guidelines. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to the violation of water quality standards or waste discharge requirements,

degradation of water quality, increase in pollutant discharges, or alteration in receiving water quality, and no mitigation is required.

b. The first paragraph on page 4-48 shall be revised as follows:

Less Than Significant Impact. As described above, if any future development associated with the proposed project requires groundwater dewatering during construction activities, the project would be required to comply with the appropriate NPDES Groundwater Discharge Permit (RCM HYD-3), which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department and from the Orange County Sanitation District.

c. The fourth paragraph on page 4-50 and the first paragraph on page 4-51 shall be revised as follows:

Less Than Significant Impact. As discussed above, the proposed Specific Plan would not include physical developments. Future development under the proposed Specific Plan would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. Additionally, any groundwater dewatering during future construction activities would be required to comply with the appropriate NPDES waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department and from the Orange County Sanitation District. It is anticipated that the Coastal Plain of the Orange County Groundwater Basin will continue to be sustainably managed with implementation of the Basin 8-1 Alternative. Therefore, implementation of the proposed Specific Plan would not conflict with or obstruct the sustainable groundwater management plan adopted for the Orange County Groundwater Basin. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the State CEQA Guidelines. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan, and no mitigation is required.

These revisions have been made to provide clarification that a discharge permit will also need to be obtained from OC San if dewatered groundwater is being discharged to the sanitary sewer system.

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APPENDIX A

DRAFT INITIAL STUDY/ NEGATIVE DECLARATION

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DRAFT

INITIAL STUDY/ NEGATIVE DECLARATION

CYPRESS BUSINESS PARKS MODERNIZATION AND INTEGRATION PROJECT (SPECIFIC PLAN)

CYPRESS, CALIFORNIA

MARCH 2025

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APPENDIX

A: UPDATED PERMITTED USE TABLE

LIST OF ABBREVIATIONS AND ACRONYMS

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ACS	American Community Survey
ADT	average daily traffic
ADU	accessory dwelling unit
AELUP	Airport Environs Land Use Plan
AHS	American Housing Survey
ALUC	Airport Land Use Commission
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
AUHSD	Anaheim Union High School District
Basin	South Coast Air Basin
BMPs	Best Management Practices
CA MUTCD	California Manual on Uniform Traffic Control Devices
CAAQS	California ambient air quality standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board

CBC	California Building Code
CBPC Specific Plan	Cypress Business and Professional Center Specific Plan
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH_4	methane
City	City of Cypress
CNEL	community noise equivalent level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalents
County	County of Orange
CPD	Cypress Police Department
CSD	Cypress School District
dB	decibel
dBA	A-weighted decibel
DOC	Department of Conservation
DTSC	California Department of Toxic Substances Control
du/ac	dwelling units per acre
EIR	Environmental Impact Report
EO	Executive Order
ESA	Environmental Site Assessment

EV	electric vehicle
FAA	Federal Aviation Administration
FAR	Floor-area ratio
FEMA	Federal Emergency Management Agency
FHSZ	fire hazard severity zones
FHWA	Federal Highway Administration
FIRM	Federal Insurance Rate Maps
FRAP	Fire and Resources Assessment Program
FTA	Federal Transit Administration
GHG	greenhouse gas
gpm	gallons per minute
GSWC	Golden State Water Company
GWh	gigawatt hours
H_2S	hydrogen sulfide
HCOC	hydrologic condition of concern
HDR Overlay	High Density Residential Overlay
HFCs	hydrofluorocarbons
HVAC	heating, ventilation, and air conditioning
I-5	Interstate 5
I-605	Interstate 605
in/sec	inches/second
IS/ND	Initial Study/Negative Declaration
ITE	Institute of Transportation Engineers
JFTB	Joint Forces Training Base

kWh	kilowatt hours
LBP	lead-based paint
L_{eq}	Average Hourly Noise Level
LRAs	Local Responsibility Areas
LSTs	localized significance thresholds
MBTA	Migratory Bird Treaty Act
McDonnell Specific Plan	McDonnell Center Amended Specific Plan
MRZs	Mineral Resource Zones
MS4	North Orange County Municipal Separate Storm Sewer System
MSA	Metropolitan Statistical Area
MT CO_2e	metric tons of carbon dioxide equivalent
MUC/R	Mixed-Use Commercial/ Residential
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
N_2O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCP/HCP	Natural Community Conservation Plan/Habitat Conservation Plan
NO_2	nitrogen dioxide
NOI	Notice of Intent
NO_X	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
O_3	ozone
OCFA	Orange County Fire Authority

OCTA	Orange County Transportation Authority
OCWR	Orange County Waste & Recycling
OITC	Outdoor-Indoor Sound Transmission Class
OPR	Governor's Office of Planning and Research
P.A.C.E.	Personnel & Training, Positive Actions thru Character Education
Pb	lead
PBP	Planned Business Park
PC	Planned Community
PCE	passenger car equivalents
PCH	Pacific Coast Highway
PFCs	perfluorocarbons
PM_{10}	particulate matter less than 10 microns in size
$PM_{2.5}$	particulate matter less than 2.5 microns in size
PO/HSC	Professional Office and Hotel Support Commercial
PPV	peak particle velocity
PRC	Public Resources Code
PRD	Permit Registration Documents
proposed project	Cypress Business Parks Modernization and Integration Project (Specific Plan)
RHNA	Regional Housing Needs Assessment
RMS	root-mean-square
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill

SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SF_6	sulfur hexafluoride
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multiple Application and Report Tracking System
SO_2	sulfur dioxide
SoCalGas	Southern California Gas Company
SPL	sound power levels
SR-1	State Route 1
SR-22	State Route 22
SR-55	State Route 55
SR-91	State Route 91
SRAs	State Responsibility Areas
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TAZ	transportation analysis zone
TIA	Traffic Impact Analysis
TISG	Transportation Impact Study Guide

tpd	tons per day
TSCA	Toxic Substances Control Act
USDOT	U.S. Department of Transportation
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VdB	vibration velocity decibel
VHFHSZ	very high fire hazard severity zones
VMT	vehicle miles traveled
VOCs	volatile organic compounds
VSPs	visibility reducing particulates
WDID	Waste Discharge Identification Number
WQMP	Water Quality Management Plan

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1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, this Initial Study/Negative Declaration (IS/ND) has been prepared for the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) in the City of Cypress (City), California. Consistent with *State CEQA Guidelines* Section 15071, this IS/ND includes a description of the proposed project, an evaluation of the potential environmental impacts, and findings from the environmental analysis.

This IS/ND evaluates the potential environmental impacts that may result from development of the proposed project. The City is the Lead Agency under CEQA and is responsible for adoption of the IS/ND and approval of the project.

1.1 CONTACT PERSON

Any questions or comments regarding the preparation of this IS/ND, its assumptions, or its conclusions should be referred to:

Alicia Velasco, Planning Director
City of Cypress, Community Development Department
5275 Orange Avenue
Cypress, CA 90630
Phone: (714) 229-6720
Email: avelasco@cypressca.org

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2.0 PROJECT DESCRIPTION

This section describes the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) that is evaluated in this Initial Study/Negative Declaration (IS/ND). A description of the proposed project's location, characteristics, and required approvals is provided below.

2.1 PROJECT OVERVIEW

The proposed Specific Plan would establish a modernized and comprehensive plan for the use and development of 439 acres within the existing Business Park planning area, excluding the Warland/ Cypress Business Center Specific Plan area. The proposed Specific Plan would integrate five of Cypress's Business Park Specific Plans (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center Original and Amended Specific Plan, McDonnell Center Amended Specific Plan (McDonnell Specific Plan), Cypress View Limited Specific Plan, Cypress Business and Professional Center Specific Plan (CBPC Specific Plan and Amendment 19-1) into a single, specific plan to modernize the existing five specific plans by providing updated development standards, zoning definitions, and land uses which will ensure the ongoing success and utility of the Cypress Business Park.

2.2 PROJECT LOCATION AND EXISITNG SETTING

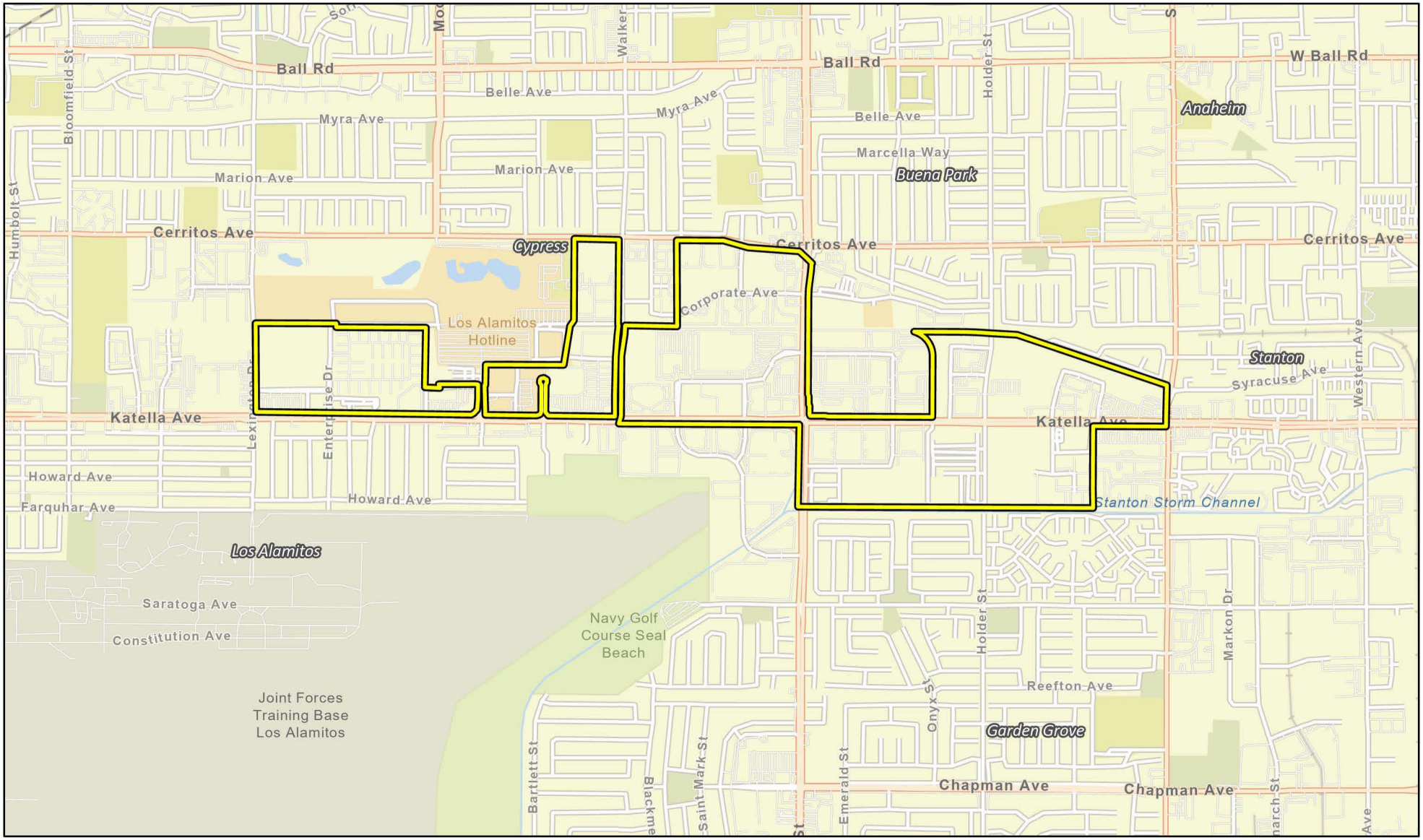
2.2.1 Regional Location

The land that is proposed to be included within the Specific Plan is in the southern portion of the City of Cypress within Orange County. The City of Cypress is bordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood.

Regional access to the Specific Plan is provided by the San Gabriel River Freeway (Interstate 605) and the San Diego Freeway (Interstate 405) to the west, and the Garden Grove Freeway (State Route [SR-] 22), Artesia Freeway (SR-91), and Beach Boulevard (SR-39). Local access is provided by Katella Avenue and West Cerritos Avenue (the east-west arterials) and Valley View Street to the north and south.

The Cypress Business Park Specific Plan encompasses the land within the existing Business Park planning area, which includes the existing five Specific Plan areas (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center Original and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Cypress Business and Professional Center Specific Plan and Amendment 19-1). The proposed Specific Plan area is generally bounded by West Cerritos Avenue to the north, Katella Avenue to the south, Knott Avenue to the east, and Lexington Drive to the west, as depicted in Figures 2-1, Specific Plan Area, and 2-2, Project Area and Regional Vicinity. The general land uses immediately surrounding the Specific Plan Area include a mix of residential and commercial uses to the north, and residential uses, and public parks to the south. The areas east and west of the Specific Plan are outside of the Cypress city limits. The surrounding areas within the vicinity of the Specific Plan consist of urban development. Farther south of the Specific Plan boundaries, across the Rossmoor Storm Channel, is the Joint Forces Training Base Los Alamitos.

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Specfic Plan Area

FIGURE 2-1

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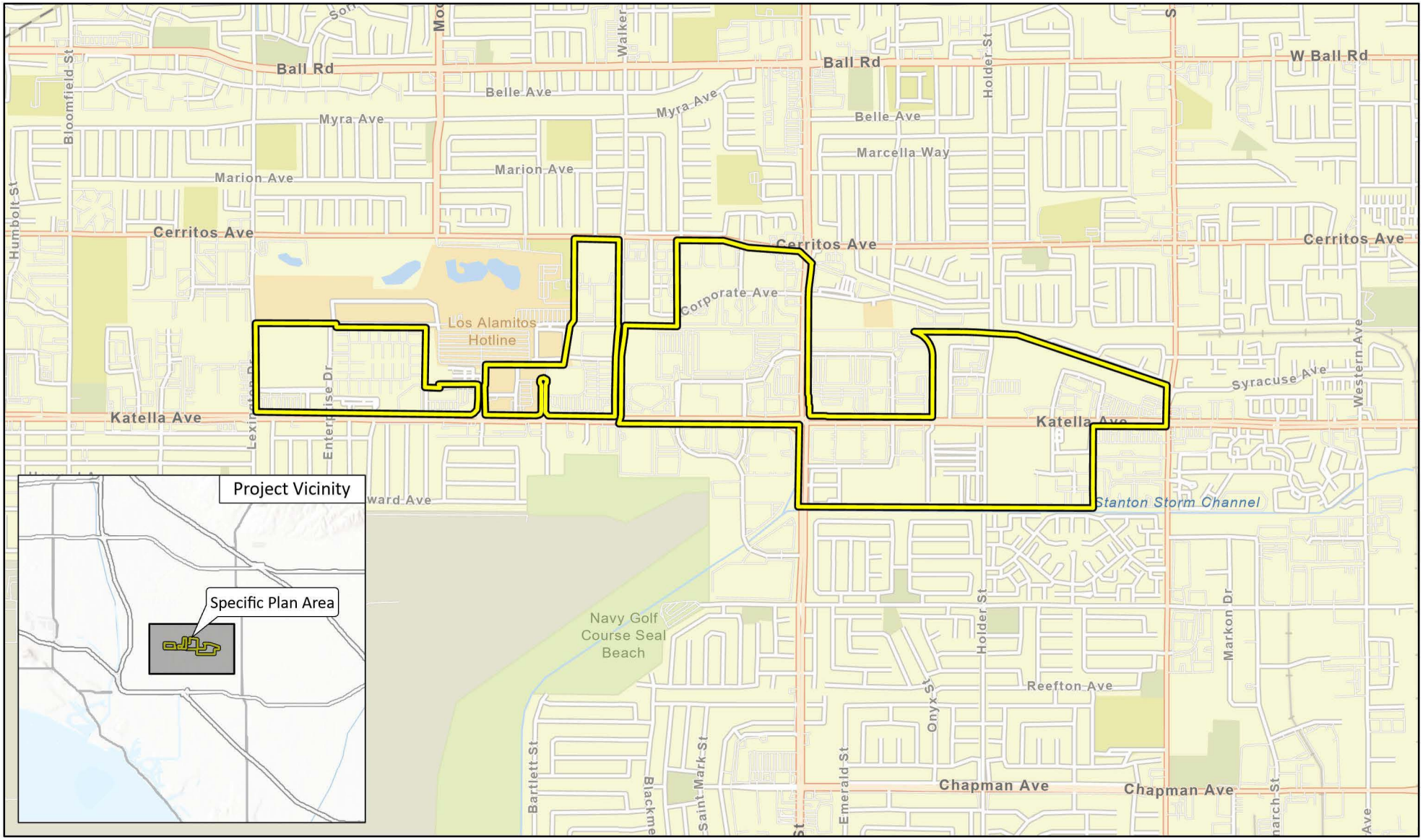
SOURCE: Esri (2025)

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Cypress Business Parks Modernization and Integration Project

Specific Plan Area

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LSA

Specific Plan Area

FIGURE 2-2

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SOURCE: Esri (2025)

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Cypress Business Parks Modernization and Integration Project

Project Area and Regional Vicinity

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2.2.2 Existing Cypress Business Park

The master-planned Cypress Business Park was developed in the mid-1970s and 1980s, providing employment opportunities for the City's residents as well as residents of neighboring communities in the region. The proposed Cypress Business Park Specific Plan would integrate five existing specific plans as detailed below.

Lusk/Cypress Industrial Park Specific Plan (1978)

The Lusk/Cypress Industrial Park Specific Plan was adopted in March 1978 and was the first Specific Plan within the area that is now referred to as the Cypress Business Park. This specific plan includes approximately 74 acres and established the Planned Community Industrial (PC)/Commercial Zone 1, which allows for a mix of industrial and commercial uses, including limited manufacturing facilities. Existing land uses within the Lusk/Cypress Industrial Park Specific Plan area include commercial and retail land uses.

Cypress Corporate Center Original and Amended Specific Plan (1981/1989)

The City adopted the Cypress Corporate Center Original Specific Plan on April 29, 1981. This specific plan includes the Planned Community Industrial Zone (PC-2) This specific plan designated 110.43 acres of land for business park uses. The specific plan was amended in February 1998 to increase the allowable building square footage within the specific plan area by an additional 852,000 square feet. This specific plan is within the southern portion of the City of Cypress, directly north of the city of Garden Grove. Land within this specific plan is designated for Commercial/office, Warehouse/R&D, and Support Commercial.

McDonnell Center Amended Specific Plan (1994)

This specific plan was originally adopted in 1982; and subsequently amended on October 11, 1994. This specific plan established the Planned Community 3 Business Park (PC-3) Zone. This specific plan encompasses a total of 71.23 acres and includes the following land use designations Industrial/Warehouse/Office (Planning Area 1), Industrial/Warehouse (Planning Area 2) Office (Planning Area 3, 5), Commercial/Office (Planning Area 4), and Office/Commercial (Planning Area 6). This specific plan has been the subject of several development/redevelopment projects in recent years. A multi-story parking structure was built adjacent to the office building at 5701 Katella Avenue in 2021. As of the preparation of this IS/ND, 390,268 square feet of light industrial and office space are currently under construction at 5757 Plaza Drive. This development will replace a 1980s era office building. Additionally, 191,394 square feet of warehouse and office space is proposed to replace the existing 150,626-square-foot five-story office building at 5665 Plaza Drive.

Cypress View Limited Specific Plan (1985)

The Cypress View Limited Specific Plan, adopted on November 2, 1985, encompasses an area of 46.91 acres in the southern portion of the City of Cypress, southwest of the intersection of Valley View Street and Cerritos Avenue. This specific plan primarily focuses on a light industrial/office complex, designated as Business Park.

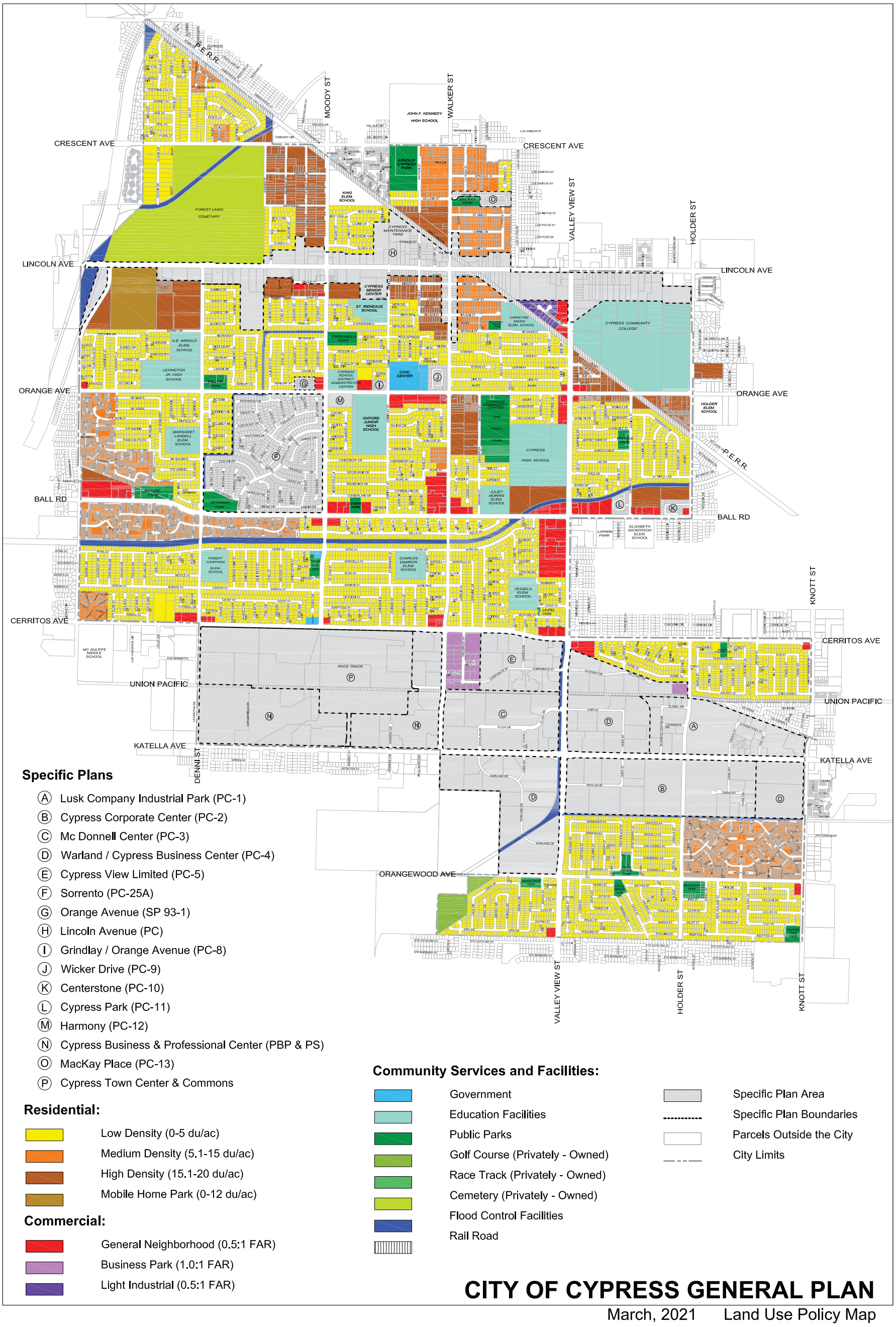
Cypress Business and Professional Center Specific Plan (2012)

This specific plan was originally adopted on April 17, 1990, and subsequently amended in June 2012 and April 2020. This specific plan permits a range of commercial uses and senior housing and related uses on approximately 183.5 acres on the south side of the City of Cypress. The 2012 amendments to this specific plan clarified that the former Cypress Golf Club property was not retained and included a variety of updated provisions and findings, including the establishment of a new planning area (9), which consists of portions of Planning Areas 6, 7, and 8. The 2020 amendment to this specific plan split Planning Area 5 into two subareas: Planning Area 5A, which remains designated for Professional Office uses, and Planning Area 5B, which was designated as Mixed-Use Commercial Residential. The planning area for this specific plan is generally bounded by Katella Avenue to the south, and Cerritos Avenue to the north. Walker Street to the east, and Denni Street/Lexington Avenue to the west, excluding those areas which were transferred into the voter-approved Cypress Town Center and Commons Specific Plan in 2018. During the 2018 approval process, it was voted to incorporate the Golf Course (35.7 acres; Planning Area 1) and Race Track (124.7 acres; Planning Area 8) properties into the Cypress Town Center and Commons Specific Plan, thereby removing a total of 160.4 acres from the Cypress Business and Professional Center Specific Plan. The existing 2020 amended plan includes 8 planning areas totaling 183 acres. The following land use designations are included within this specific plan along with the planning area in which they are located: Mixed-Use Business Park/General Retail Commercial (2), Mixed Use Business Park (3), Mixed-use Business Park (4), Professional Office (5A), Mixed-Use Commercial /Residential (5B), Professional Offices Hotel and Support Commercial (6), Cottonwood Church (7), and Mixed-Use Commercial/Senior Housing (9).

Recent development within the specific plan includes the Ovation at Flora Park senior housing project on the east side of Enterprise Drive, which was completed in 2020. A small commercial center and assisted living facility were built south of Ovation in 2022, and the City Center mixed-use project at the northeast corner of Katella Avenue and Siboney Street is currently under construction.

2.2.3 Land Uses and Zoning

Land uses within the Business Park are designated as Specific Plan Area according to the General Plan Land Use Map, Figure 2-3. The City of Cypress Zoning Map, Figure 2-4, identifies the land within the proposed Business Park Specific Plan as Planned Community Zone and Planned Business Park Zone. Table 2.A shows the existing General Plan and Specific Plan land use designations within the proposed Specific Plan area. Existing land uses within the proposed Specific Plan Area generally consist of commercial, office, and industrial land uses. All of the proposed Specific Plan Area is built out with land uses that are consistent with the land use designations and zoning set forth in the various specific plans as described above.



Specific Plans

- Ⓐ Lusk Company Industrial Park (PC-1)
- Ⓑ Cypress Corporate Center (PC-2)
- Ⓒ Mc Donnell Center (PC-3)
- Ⓓ Warland / Cypress Business Center (PC-4)
- Ⓔ Cypress View Limited (PC-5)
- Ⓕ Sorrento (PC-25A)
- Ⓖ Orange Avenue (SP 93-1)
- Ⓗ Lincoln Avenue (PC)
- Ⓘ Grindlay / Orange Avenue (PC-8)
- Ⓙ Wicker Drive (PC-9)
- Ⓚ Centerstone (PC-10)
- Ⓛ Cypress Park (PC-11)
- Ⓜ Harmony (PC-12)
- Ⓝ Cypress Business & Professional Center (PBP & PS)
- Ⓞ MacKay Place (PC-13)
- Ⓟ Cypress Town Center & Commons

Residential:

- Low Density (0-5 du/ac)
- Medium Density (5.1-15 du/ac)
- High Density (15.1-20 du/ac)
- Mobile Home Park (0-12 du/ac)

Commercial:

- General Neighborhood (0.5:1 FAR)
- Business Park (1.0:1 FAR)
- Light Industrial (0.5:1 FAR)

Community Services and Facilities:

- Government
- Education Facilities
- Public Parks
- Golf Course (Privately - Owned)
- Race Track (Privately - Owned)
- Cemetery (Privately - Owned)
- Flood Control Facilities
- Rail Road

- Specific Plan Area
- Specific Plan Boundaries
- Parcels Outside the City
- City Limits

CITY OF CYPRESS GENERAL PLAN

March, 2021 Land Use Policy Map

LSA

FIGURE 2-3

N

Cypress Business Parks Modernization and Integration Project

Existing Land Use Map

SOURCE: The City of Cypress 2021

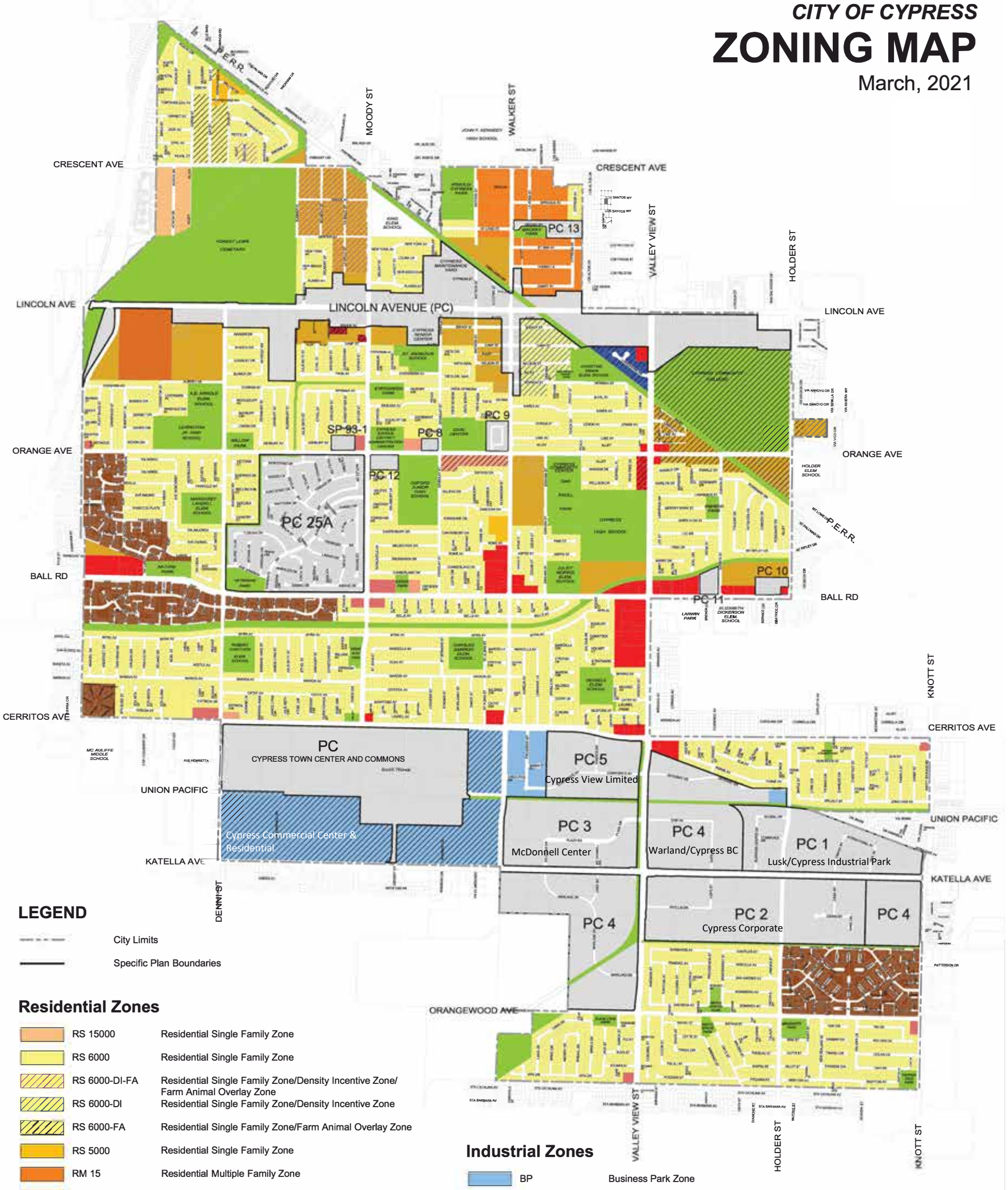
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CITY OF CYPRESS

ZONING MAP

March, 2021



LEGEND

City Limits

Specific Plan Boundaries

Residential Zones

	RS 15000	Residential Single Family Zone
	RS 6000	Residential Single Family Zone
	RS 6000-DI-FA	Residential Single Family Zone/Density Incentive Zone/ Farm Animal Overlay Zone
	RS 6000-DI	Residential Single Family Zone/Density Incentive Zone
	RS 6000-FA	Residential Single Family Zone/Farm Animal Overlay Zone
	RS 5000	Residential Single Family Zone
	RM 15	Residential Multiple Family Zone
	RM 20	Residential Multiple Family Zone
	RM 20-FA	Residential Multiple Family Zone/Farm Animal Overlay Zone
	RM-CC	Residential Multiple Family Zone/Civic Center Combining Zone
	MHP-20A	Mobile Home Park Zone

Commercial Zones

	OP	Office Professional Zone
	OP-CC	Office Professional Zone/Civic Center Combining Zone
	CN	Commercial Neighborhood Zone
	CG	Commercial General Zone
	CG-CC	Commercial General Zone/Civic Center Combining Zone
	CH	Commercial Heavy
	CH-LC	Commercial Heavy/Lincoln Avenue Combining Zone

Industrial Zones

	BP	Business Park Zone
	ML	Industrial Light Zone

Special Purpose Zones

	PRD	Planned Residential Development Zone
	PS	Public and Semi-public Zone
	PS-CC	Public and Semi-public Zone/Civic Center Combining Zone
	PBP	Planned Business Park
	PCM	Planned Commercial/Light Industrial
	PC	Planned Community Zone

Cypress Town Center and Commons (PC)
Lusk Company Industrial Park (PC-1)
Cypress Corporate Center (PC-2)
Mc Donnell Center (PC-3)
Warland / Cypress Business Center (PC-4)
Cypress View Limited (PC-5)
Sorrento (PC-25A)
Orange Avenue (SP 93-1)
Lincoln Avenue (PC)
Grindlay / Orange Avenue (PC-8)
Wicker Drive (PC-9)
Centerstone (PC-10)
Cypress Park (PC-11)
Harmony (PC-12)
Mackay Place (PC-13)

LSA

FIGURE 2-4

N

Cypress Business Parks Modernization and Integration Project

Existing Zoning Map

SOURCE: The City of Cypress 2021

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Table 2.A: Existing Land Use Designations and Zoning

Specific Plan	Acreage	General Plan Land Use	Specific Plan Land Use	Zoning
Lusk/Cypress Industrial Park Specific Plan (1978)	74.0	Specific Plan Area	Mixed-Use Commercial	Planned Community Zone PC-1
Cypress Corporate Original and Amended Specific Plan (1981/1989)	111.0	Specific Plan Area	Warehouse/Industrial/R&D/Business Park	Planned Community Zone PC-2
McDonnell Center Amended Specific Plan (1994)	71.23	Specific Plan Area	Professional Office/Commercial, Industrial/Warehouse	Planned Community Zone PC-3
Cypress View Limited Specific Plan (1985)	47.0	Specific Plan Area	Business Park/Commercial	Planned Community Zone PC-5
Cypress Business and Professional Center Specific Plan (2012)	137.8	Specific Plan Area	Mixed-Use Business Park/General Retail Commercial, Mixed Use Business Park, Professional Office, Mixed-Use Commercial High-Density Residential, Professional Offices Hotel and Support Commercial, Cottonwood Church, Mixed-Use Commercial/Senior Housing.	Planned Business Park PBP

Source: City of Cypress General Plan (2021).

2.3 PROJECT DESCRIPTION

The proposed Specific Plan would integrate the five existing specific plans into one comprehensive specific plan for the proposed 439-acre Cypress Business Park Specific Plan Area. The proposed Specific Plan would update and establish land use designations within the new Specific Plan, establish a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), define and update terminology and land uses, amend the City's Zoning Code, and develop options to streamline project approval processes and permit flexibility. New land uses allowed under this Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area.

Additionally, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). Figure 2-5 shows the locations of these properties within the proposed Specific Plan. The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). The primary building on the site is a big box type structure which accommodates two tenants. One half of the building is occupied by a gym, and the other half of the building is currently vacant (formerly an Office Depot). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/ Residential (MUC/R) with a High Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac, and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this

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LEGEND

Proposed Residential Zoning (60 units/ac)

FIGURE 2-5

N

0 250 500

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SOURCE: Google Earth 2024

Cypress Business Parks Modernization and Integration Project

Proposed Residential Zoning

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property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

The 439-acre Business Park Specific Plan Area encompasses the planning areas for each of the five affected specific plans that include a variety of Business Park, Commercial, and Mixed-Use Land Uses. Although the proposed Specific Plan would update the permitted land uses within the Business Park planning area, these changes would not substantially change the existing land use designations or permitted uses within the existing specific plans (refer to Figure 2-6, Updated Land Use Designations). The main objective of the proposed project is to modernize the existing specific plans by providing updated development standards tailored to the current economic climate, ensuring the ongoing success and competitiveness of the Cypress Business Park. The principal discretionary actions required from the City of Cypress to implement the proposed project include the approval of a General Plan Amendment to update land use designations and terminology within the General Plan, repealing and replacing the five existing specific plans with the Cypress Business Park Specific Plan, amendments to the City of Cypress Zoning to Code to add definitions to the Zoning Code, and the adoption of the Cypress Business Park Specific Plan. All future development in the Specific Plan Area would be required to conform to the proposed Specific Plan.

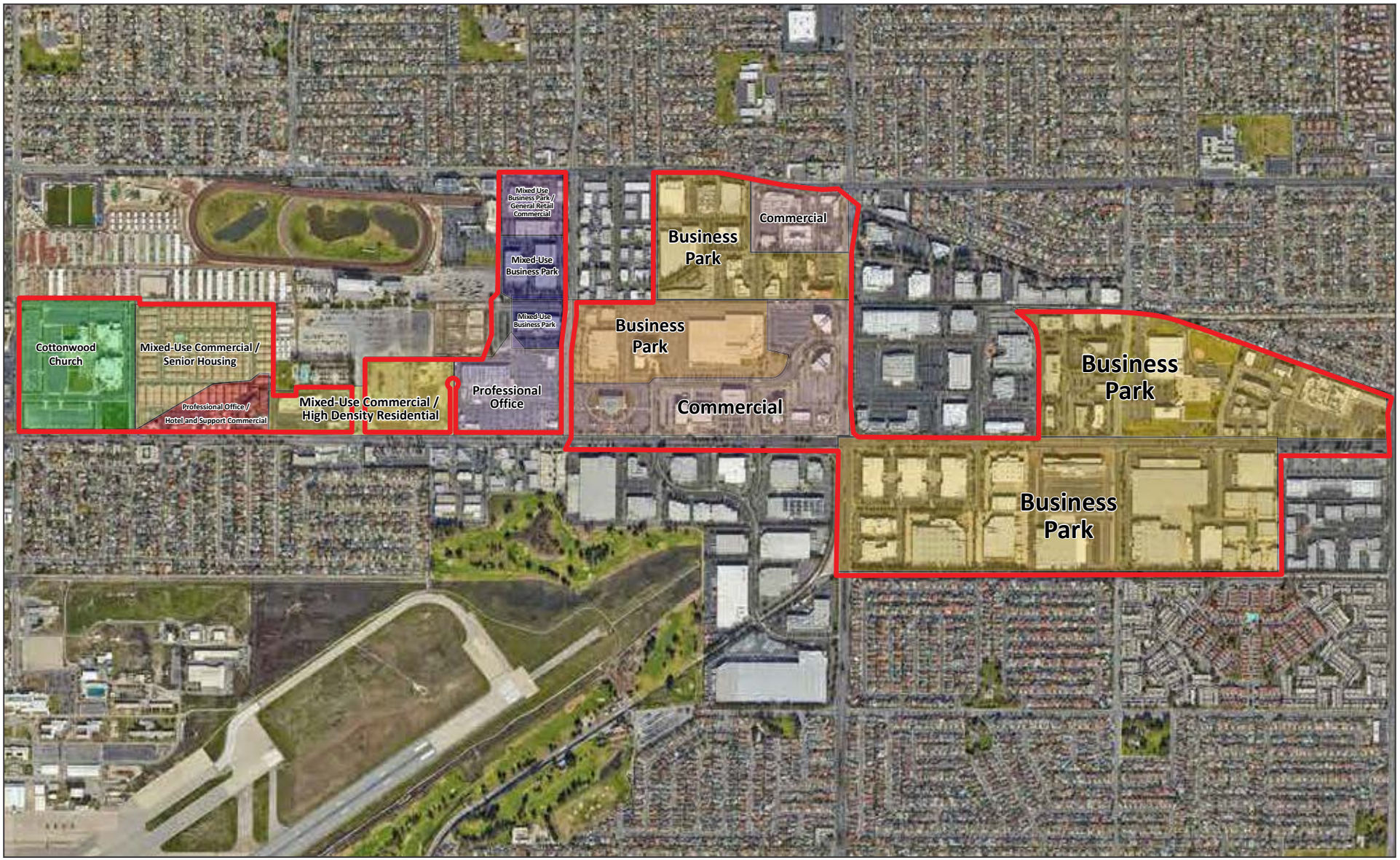
The proposed specific plan amendments would amend land use designations, update terminology, establish new districts, implement performance standards, and streamline approval processes to integrate multiple existing plans into one comprehensive plan for the Cypress Business Park planning area.

2.3.1 Project Background

The proposed project would establish a modernized and comprehensive Specific Plan for the use and development of 439 acres within the Cypress Business Park planning area. The proposed Specific Plan would integrate five of Cypress's existing Business Park Specific Plans, excluding the Warland/Cypress Business Center Specific Plan, into a single Specific Plan. One of the primary features of the proposed Specific Plan is to modernize five of the existing specific plans within the Cypress Business Park planning area to provide updated development standards that improve the City's ability to regulate land uses within the Business Park. As the first specific plan within the Cypress Business Park planning area was adopted in 1978 (Lusk Specific Plan), and the others were adopted throughout the 1980s and 90s, the majority of the specific plans' standards, guidelines, and land use regulations are out-of-date. Examples of these outdated standards include:

- Non-compliance of landscape requirements with the current State and Golden State Water drought restrictions and water conservation laws.
- Municipal Code inconsistencies (specifically within the McDonnell Center Specific Plan).
- Outdated and undefined uses, including rubber stamp manufacturing, lithography, and animal feather processing.

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LEGEND

- Specific Plan Area
- Cottonwood Church
- Mixed-Use Commercial / Senior Housing
- Professional Office / Hotel and Support Commercial
- Mixed-Use Commercial / High Density Residential
- Professional Office
- Mixed-Use Business Park
- Mixed Use Business Park / General Retail Commercial
- Business Park
- Commercial

N

NOT TO SCALE

FIGURE 2-6

Cypress Business Parks Modernization and Integration Project

Updated Land Use Designations

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Although the proposed project would integrate five existing specific plans, none of these plans would fundamentally change. As the plans were created before any of the business parks were built, the proposed Cypress Business Park Specific Plan would ensure each of the existing specific plan's continued utility by adapting and modernizing the plans to respond to the City of Cypress's evolving local economy. While the proposed project would amend the land use designation on two properties to allow residential densities of up to 60 du/ac, this amendment would reflect the existing land uses within the Cypress Business Park Specific Plan Area. Permitted uses within the existing specific plans would not be substantially changed as a result of the proposed Specific Plan. The Updated Permitted Use Table can be found in Appendix A.

2.4 AUTHORITY AND SCOPE

This Specific Plan has been prepared pursuant to the provisions of California Government Code (Government Code), Title 7, Article 8, Section 65450 et seq., which grants a local planning agency the authority to prepare a specific plan for the systematic implementation of a general plan for all or a portion of the area covered by the general plan. Pursuant to Section 65451 of the Government Code, a specific plan is designed to identify the proposed distribution, location, and extent of land uses and major components of public and private facilities needed to support those land uses, as well as standards and criteria by which development will proceed and a program of implementation measures necessary to carry out contemplated development.

2.4.1 Discretionary Actions

Table 2.B, below, outlines the discretionary approvals required for the proposed project.

Table 2.B: Non-Discretionary Permits/Approvals

Discretionary Action	Agency Responsible
General Plan Amendment: • Amend text to remove references to all Specific Plans that will be repealed. • Amend the General Plan Land Use Map to remove references to all Specific Plans that will be repealed.	Cypress City Council
Specific Plan Amendments: • Repeal the Lusk Cypress Industrial Park Specific Plan, the Cypress Corporate Center Master Plan, the Cypress Corporate Center Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, Amended, and the Restated Cypress Business and Professional Center Specific Plan, and the Cypress Business and Professional Center Specific Plan Amendment 19-1; and replace with the Cypress Business Park Specific Plan.	Cypress City Council
Zoning Ordinance Text Amendment: • Amendments to parking standards in the Zoning Code to align with the CBPSP. • Add definitions to the Zoning Code. • Minor amendments to other sections of the Zoning Code, as needed.	Cypress City Council
Adoption of the Cypress Business Park Specific Plan	Cypress City Council
Adoption of this Initial Study/Negative Declaration	Cypress City Council

Source: Compiled by LSA (2024).

The following provides a description of the City's primary discretionary approvals for the proposed project.

Adoption of the Specific Plan

Adoption of the Cypress Business Park Specific Plan would be conducted pursuant to the City's Municipal Code. As part of this review, the City would consider whether the proposed project is in compliance with State law (Section 65580–65589.8 of the Government Code) requirements.

Adoption of Final IS/ND

The City Council would confirm that the Final IS/ND addresses the potential environmental effects of the proposed project and that no mitigation measures are required to address any potentially significant effects.

Other Public Agencies Whose Approval is Required

Other Public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed Cypress Business Park Specific Plan include the Orange County Airport Land Use Commission (ALUC). The ALUC would need to provide a determination that the proposed project is consistent with the *Airport Environs Land Use Plan for Joint Forces Training Base – Los Alamitos*.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Chapter 4.0.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

3.1 DETERMINATION On the basis of this initial evaluation:

☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Alicia Velasco
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Signature Date

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4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared

or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

4.1.1 Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

No Impact. The City of Cypress is in the northwestern area of Orange County, bordered by the cities of Los Alamitos to the west, Buena Park to the north, and Anaheim to the east. The Specific Plan Area is in a highly urbanized and built-out area in the southern portion of the City of Cypress. No existing properties within the proposed Specific Plan would provide substantial views of any waterbodies, mountains, hilltops, or any other significant visual resources. Moreover, the City of Cypress does not specifically designate scenic vistas or scenic resources in the City of Cypress General Plan (2000) or the General Plan Environmental Impact Report (2000).

The proposed Specific Plan would integrate and update the City of Cypress's five existing Specific Plans into a single specific plan. This comprehensive Specific Plan would update and establish land use designations within the new Specific Plan, establish a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), define and update terminology, amend the City's Zoning Code, and develop options to streamline project approval processes and permit flexibility. Additionally, the proposed amendments to the City's Zoning code would be minor administrative changes that are intended to reflect the existing land uses in certain areas of the proposed Specific Plan. The proposed Specific Plan would not include physical development or any specific development or redevelopment.

The proposed Specific Plan would not, in and of itself, have a substantial adverse effect on a scenic vista, since it does not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed land use and zoning changes would not facilitate or entitle any physical development that would result in impacts to scenic vistas and the land uses allowed under the proposed Specific Plan Area would be generally consistent with other existing and

permitted land uses in the immediately surrounding area. As result of the proposed project, the existing setbacks would be modified; however, the proposed project would not change the maximum building heights, maximum buildable floor area or amend the floor-area ratio (FAR) within the Specific Plan Area. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines,* therefore, adoption of the Specific Plan would not result in impacts related to scenic vistas, and no mitigation is required.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The California Department of Transportation (Caltrans) Scenic Highway Program protects the natural scenic beauty of the State's highways and corridors through its designated scenic highways throughout the State. Caltrans defines a scenic highway as any freeway, highway, road, or other public right-of-way that traverses an area of exceptional scenic quality. Other considerations given to a scenic highway designation include how much of the natural landscape a traveler may see and the extent to which visual intrusions degrade the scenic corridor.

The Specific Plan Area is not in the vicinity of a State Scenic Highway or adjacent to an officially designated State Scenic Highway. Further, the proposed Specific Plan would not include any specific development or redevelopment. Accordingly, the proposed Specific Plan would not result in impacts to scenic resources. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not result in impacts related to scenic resources, and no mitigation is required.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. According to the United States Census Bureau, the City of Cypress is within the Los Angeles—Long Beach—Anaheim, CA Urbanized Area.[1] As described in *State CEQA Guidelines* Section 15387 and defined by the United States Census Bureau, an "urbanized area" is a central city or a group of contiguous cities with a population of 50,000 or more people, together with adjacent densely populated areas having a population density of at least 1,000 people per square mile.[2] Because the City is in an urbanized area, the proposed Specific Plan Area is also within an

[1] United States Census Bureau. 2010a. Los Angeles—Long Beach—Anaheim, CA Urbanized Area No. 51445. Website: https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua51445_los_angeles--long_beach--anaheim_ca/DC10UA51445_000.pdf (accessed September 1, 2023).

[2] United States Census Bureau. 2010b. Census Urban Area FAQs. Website: https://www.census.gov/programs-surveys/geography/about/faq/2010-urban-area-faq.html (accessed September 1, 2023).

urbanized area. Further, surrounding land uses in the vicinity of the Specific Plan Area are representative of urban densities.

The proposed Specific Plan Area is comprised of five of the City's Specific Plan Areas, including PC-1, PC-2, PC-3, and PC-5 and is currently zoned Planned Business Park (PBP), and Planned Community (PC). The proposed Specific Plan would not result in impacts to existing visual character or quality of public views, as it does not include any specific development or redevelopment proposal. As stated above in Response 4.1.1(a), the proposed Specific Plan would integrate five existing specific plans into a single comprehensive specific plan, incorporating a comprehensive set of performance standards, updated terminology and land use definitions, and clear and uniform entitlement and permitting requirements consistent with the City's Municipal Code. Implementation of the proposed Specific Plan could potentially alter existing development patterns in the City by allowing higher density residential development or redevelopment on two properties within the proposed Specific Plan. As detailed in the Cypress Municipal Code, future development must comply with the City's residential zoning district requirements, which were promulgated for the purpose of reducing impacts on scenic resources, among other things. As stated above in Response 4.1.1(a), the proposed project would not change the maximum building heights, maximum buildable floor area or amend the FAR within the Specific Plan Area. New land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area.

Any new development within the proposed Specific Plan Area would be required to be in scale with existing development and adjacent uses, which are primarily commercial, and institutional uses. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the Specific Plan would not degrade the existing visual character or quality of public views and impacts would be less than significant.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. As described above, the proposed Specific Plan does not propose physical development or include any specific development or redevelopment proposals. The proposed Specific Plan would establish comprehensive performance standards, such as landscaping, signage, and lighting guidelines that are intended to encourage safety and accessibility within the Specific Plan Area, while minimizing light pollution and unwanted glare**.** The proposed Specific Plan would not in and of itself create sources of substantial light or glare that adversely affect views, as it does not include physical development. Future development under the proposed Specific Plan would be required to conform to applicable City standards, lighting standards, and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not create new sources of substantial light or glare that would adversely affect day or nighttime views, and no mitigation is required.

4.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

4.2.1 Impact Analysis

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. No land within the City of Cypress is zoned for agricultural uses or designated Prime Farmland, Unique Farmland, or Farmland of Statewide Important on maps prepared as part of the Farmland Mapping and Monitoring Program by the California Department of Conservation (DOC). As of 2018, all land within the City was designated as "Urban and Built Up Land."[3] The proposed Specific Plan would not convert farmland to a non-agricultural use. Further, the proposed Specific Plan would not result in impacts to agricultural resources, as it does not include any specific development or redevelopment proposal. As such, future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the conversion of farmland, and no mitigation is required.

[3] California Department of Conservation (DOC). 2016. California Important Farmland Finder. Website: https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed August 7, 2023).

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There is no land within the Specific Plan Area that is zoned for agricultural uses. Further, the proposed Specific Plan would not result in impacts to agricultural resources, as it does not include any specific development or redevelopment proposal. New land uses permitted within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area and would not result in any conflicts with the existing zoning.

The proposed project would not affect Williamson Act contract lands because there is no land under a Williamson Act Contract within the City[4] nor would the project convert farmland to a non-agricultural use. As such, any future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with existing zoning for agricultural use or conflicts with a Williamson Act contract, and no mitigation is required.

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. There is no land zoned as forest land or timberland within the City, and forest land and timberland do not exist within the City. Further, the proposed Specific Plan would not, in and of itself, result in impacts to forest land or timberland, as it does not include any specific development or redevelopment proposals. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and no mitigation is required.

d) Would the project result in the loss of forest land or conversion of forestland to non-forest use?

No Impact. As stated above in Response 4.2.1(c), there is no forest land in the City of Cypress, including within the proposed Specific Plan Area. The proposed project would not result in the conversion of forest land to a non-forest use. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would not result in impacts related to the loss of forest land or conversion of forest land for non-forest uses, and no mitigation is required.

[4] California Department of Conservation (DOC). 2018. Orange County Important Farmland 2018.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The City does not contain any Farmland, nor does it contain any forest land. The proposed Specific Plan would not, in and of itself, result in changes in the existing environment which could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use as it does not include any specific development or redevelopment proposals. As such, any future development under the proposed Specific Plan would be required to conform with applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the Specific Plan would not result in impacts related to the conversion of farmland, to non-agricultural uses or conversion of forest land to non-forest uses, and no mitigation is required.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

4.3.1 Impact Analysis

The Specific Plan Area is located within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the Basin. The federal Clean Air Act and the California Clean Air Act mandate the control and reduction of specific air pollutants, referred to as "criteria pollutants." Under these laws, the United States Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), respectively, for specific "criteria" pollutants, designed to protect public health and welfare. NAAQS have been established for six criteria pollutants, including ozone (O_3), particulate matter with a diameter of 10 microns or less (PM_{10}), fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. CAAQS have been established for these same pollutants, as well as sulfates, hydrogen sulfide (H_2S), vinyl chloride, and visibility reducing particulates (VSP). The NAAQS/CAAQS establish thresholds identifying safe levels for each criteria pollutant that avoid specific adverse health and environmental effects.

Areas that meet the NAAQS/CAAQS are designated as being in attainment. Areas that do not meet the NAAQS/CAAQS are designated as being in nonattainment. Finally, areas that were once in nonattainment of the NAAQS but have since achieved attainment are described as being in maintenance. Under the federal Clean Air Act, states are required to prepare State Implementation Plans (SIPs) (Air Quality Management Plans [AQMPs] are components of SIPs) for areas in nonattainment, demonstrating how attainment will be achieved. The California Clean Air Act requires air quality management districts to prepare air quality plans for achieving the CAAQS, as well as authorizing them to establish transportation control measures for reduction of emissions. The Basin is in nonattainment of the federal and State standards for O_3 and $PM_{2.5}$. In addition, the Basin is in nonattainment of the State standard for PM_{10}. To meet these standards, the SCAQMD has established

project-level thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NO_X) (precursors to O_3) and $PM_{2.5}$.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. An AQMP describes air pollution control strategies to be undertaken by a city or county in a region classified as a nonattainment area to meet the requirements of the federal Clean Air Act. The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State ambient air quality standards (AAQS). The applicable air quality plan is the SCAQMD's adopted 2022 AQMP. The AQMP is based on regional growth projections developed by the Southern California Association of Governments (SCAG).

Consistency with the 2022 AQMP for the Basin would be achieved if a project is consistent with the goals, objectives, and assumptions in the AQMP that were designed to achieve the federal and State air quality standards. Per SCAQMD's *CEQA Air Quality Handbook* (April 1993, currently being revised), there are two main indicators of a project's consistency with the applicable AQMP: (1) whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the 2022 AQMP; and (2) whether the project would exceed the 2022 AQMP's assumptions for the final year for the AQMP.

Consistency Criterion 1. Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if localized significance thresholds or regional significance thresholds are exceeded. As evaluated below in Response 4.3.1(b), the proposed Specific Plan would not substantially change the range of land uses permitted within the Specific Plan Area. New land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. Implementation of the Specific Plan would not result in construction or operational impacts, and the proposed Specific Plan would not conflict with the AQMP according to this criterion. On the basis of the preceding discussion, the proposed Specific Plan is determined to be consistent with the first criterion.

Consistency Criterion 2. The SCAQMD's *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the change in residential density is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units. Since the proposed Specific Plan would not require physical development, the proposed Specific Plan is not defined as significant for the purposes of the AQMP consistency analysis.

The proposed project includes updates to the land use designations within the new Specific Plan, the establishment of a comprehensive set of performance standards (such as landscaping, signage, and lighting), definitions and updates of terminology, amendments to the City's Zoning Code and, options to streamline project approval processes and permit flexibility. The proposed land use designation changes would allow residential development to occur on the property at the northwest corner of Katella Avenue and Siboney Street. The land use designation on this property would be updated from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), allowing for a residential density of 60 du/ac. The land use designation on the second property at the northeast corner of Katella Avenue and Siboney Street would be updated from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), increasing the permitted density from 19 du/ac to 60 du/ac to reflect the existing residential density on the affected parcel.

Adoption of the proposed Specific Plan would not implement substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Because the proposed zoning amendments would allow for higher density housing, 1.99 persons per household was deemed appropriate for use in the analysis contained in this IS/ND. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.[5]

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. Future residential development allowed under the proposed zoning amendment would accommodate planned regional housing growth included in the SCAG's Regional Housing Needs Assessment (RHNA) and the proposed project would not exceed the growth assumptions in the SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) or the AQMP. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to a conflict or obstruction of implementation of applicable air quality plans. No mitigation is required.

[5] 321 households x 1.99 persons per household = 639 persons

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The Basin is currently designated as being in nonattainment of the federal and State standards for O_3 and $PM_{2.5}$. In addition, the Basin is in nonattainment for the PM_{10} State standard. The Basin's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions.

The proposed Specific Plan would not, in and of itself, result in impacts to air quality as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan may include a variety of grading, construction, and demolition activities, and could thereby result in the generation of short-term construction emissions. Short-term construction emissions may include the release of particulate matter emissions (i.e., fugitive dust) generated by excavating, paving, and building activities. Short-term construction emissions from construction equipment may also include CO, NO_X, VOCs, directly emitted particulate matter ($PM_{2.5}$ and PM_{10}), and toxic air contaminants (TACs) such as diesel exhaust particulate matter. The SCAQMD has established Rule 403 for fugitive dust, which would require the Applicant to implement measures that would reduce the amount of particulate matter generated during the construction period such as the watering of sites, coverage of all trucks hauling loose materials, and the reduction of traffic speeds on unpaved roads. Long-term operational emissions are associated with any change in permanent use of a project site by on-site stationary and off-site mobile sources that substantially increases emissions. Stationary-source emissions include emissions associated with electricity consumption and natural gas usage. Mobile-source emissions typically result from vehicle trips associated with a project. Future development under the proposed Specific Plan would be required to comply with the latest California Green Building Standards Code.

Future development projects under the proposed Specific Plan would be required to conform with all applicable air quality and City standards, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. No mitigation is required.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. As discussed previously, the proposed project would not, in and of itself entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed project would update the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac and accommodate the development of up to 321 residential dwelling units. Any future developments that would create short-term air quality impacts resulting from construction, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers would be subject to localized significance thresholds determined by the SCAQMD for central Orange County. Further, the proposed Specific Plan would not, in and of itself, expose sensitive receptors to substantial pollutant concentrations, as it does not propose any physical development. Any future developments would be required to conform with all applicable air quality standards, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines* and would require further evaluation at the project level to demonstrate whether emissions would exceed SCAQMD's Localized Significance Thresholds (LSTs) and require project-specific mitigation. In addition, Regulatory Compliance Measures (RCMs) AQ-1 through RCM AQ-4 would be required for construction of future projects to ensure compliance with SCAQMD standard conditions, including Rule 403 (Fugitive Dust) to control fugitive dust and Rule 1113 (Architectural Coatings) to control VOC emissions from paint. Furthermore, any necessary mitigation would be imposed at the project level once such future projects are proposed. Therefore, adoption of the proposed Specific Plan would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant. No mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to air quality. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure AQ-1

SCAQMD Rule 403. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive

construction areas (previously graded areas inactive for 10 days or more).

- Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Pave construction access roads at least 100 feet (30 meters) onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.

Regulatory Compliance Measure AQ-2 **State Vehicle Code Section 23114.** All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

Regulatory Compliance Measure AQ-3 **SCAQMD Rule 1113.** Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify:

- Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent;
- Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and
- To the extent feasible, construction/building materials shall be composed of pre-painted materials.

Regulatory Compliance Measure AQ-4 **SCAQMD Rule 402.** Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to

any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.

Regulatory Compliance Measure AQ-5 **Energy Code and Title 24.** All future projects shall comply with the latest Energy Code and Title 24 solar requirements for new residential development.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. During construction of potential development/redevelopment projects within the proposed Specific Plan, diesel-operated machinery likely would be used in grading and building operations; this would result in short-term exposure of immediately adjacent areas to diesel odors. However, these odors would be transient and would not be anticipated to result in a substantial nuisance. In addition, the development of high-density residential uses on the properties affected by the proposed land use designation change would be required to comply with SCAQMD Rule 402, which prohibits the discharge of air contaminants or other material which "cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public…" Examples of odor-generating projects are wastewater treatment plants, compost facilities, landfills, solid-waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Residential land uses on the properties affected by the proposed land use designation change could result in generation of odors such as exhaust from landscaping equipment. However, unlike the odor-generating land uses identified above, these are not considered potential generators of odor that could affect a substantial number of people.

During construction activities, construction equipment exhaust and application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment and unlikely to affect a substantial number of people. In addition, by the time such emissions reached any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Any impacts identified from development under the proposed Specific Plan would be addressed through compliance with SCAQMD Rule 402. As such, future development projects under the proposed Specific Plan would be required to conform with all applicable City standards and criteria including consistency with the General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the

provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to other emissions (such as those leading to odors), and no mitigation is required.

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

4.4.1 Impact Analysis

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

Less Than Significant Impact. The proposed Specific Plan does not include any physical development. Any future development under this Specific Plan would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code.

Future developments contemplated under the proposed Specific Plan would be situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. Project proponents shall have a qualified biologist conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. However, structures and vegetation within and surrounding the Specific Plan Area could provide suitable nesting habitat for a variety of native resident and migratory bird species,

including raptors such as Cooper's hawk (*Accipiter cooperii*). Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulations, Part 10) and Section 3503 of the California Fish and Game Code. To ensure compliance with the federal MBTA and California Fish and Game Code, preconstruction nesting bird surveys will be conducted prior to any vegetation clearing or initial ground disturbance activities planned to occur during the nesting bird season (February 1 through August 31). Therefore, if future project construction occurs between February 1 and August 31, a qualified biologist shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. With successful implementation of Regulatory Compliance Measure (RCM) BIO-1, as detailed below, impacts to nesting birds would be avoided. No other special-status or otherwise protected species would be impacted.

As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the Specific Plan would result in less than significant impacts related to conflicts with local policies or ordinances protecting biological resources, such as trees, and no mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to biological resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure BIO-1

Nesting Bird Survey and Avoidance. If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Cypress (City) Community Development Department, or designee, shall confirm that the future Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No Impact. The proposed Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is currently developed and located in an urban area. There are no natural streams or riparian habitat present within the Specific Plan Area. The closest critical habitat in proximity to the proposed Specific Plan Area is a minimum of 2.0 miles to the northwest of the proposed planning area. No riparian habitat or sensitive natural communities, as identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS), exist within the Specific Plan Area. Therefore, development of the proposed project would not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS. No mitigation is required.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is located within an urbanized area and does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, adoption of the proposed Specific Plan would have no impacts on federally protected wetlands, and no mitigation is required.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. The proposed Specific Plan does not include any physical development. Any future development under this Specific Plan would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

The Specific Plan Area is situated in a developed setting with no connections to contiguous native habitats, aquatic resource areas (such as rivers or riparian corridors), or sensitive natural communities. The Specific Plan Area is currently developed and located in an urban area. Due to the surrounding urban development, the Specific Plan Area does not function as a wildlife movement corridor. Wildlife movement and habitat fragmentation would not occur as a result of Specific Plan implementation as the Specific Plan Area is largely developed and surrounded by existing urban/ suburban development. Species that are found on site either fly onto the site or are able to navigate on the ground through long stretches of urban development. Therefore, the Specific Plan Area does not contain any native resident or migratory fish, wildlife species, or wildlife corridors. In addition, no

portion of the Specific Plan Area or the immediately surrounding areas contains an open body of water that serves as natural habitat in which fish could exist. The lack of ground cover and suitable foraging habitat make the proposed Specific Plan Area undesirable for many local wildlife species. Impacts would be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The proposed Specific Plan would not, in and of itself, result in impacts to protected biological resources, such as those under a tree preservation policy or ordinance as the proposed Specific Plan does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable local policies and ordinances protecting biological resources, such as a tree preservation policy or ordinance, as detailed below. Additionally, the project would be required to conform with all applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

The Landmark Tree Ordinance in the City's Municipal Code protects designated landmark trees that are specifically identified in the City of Cypress's Inventory of Landmark Trees (July 1996). As shown in this inventory there are landmark trees located within the Specific Plan Area. Adherence to RCM BIO-2 would ensure that any removal of on-site trees as part of the proposed project would not conflict with the City's Landmark Tree Ordinance.

Per Article IV of the Municipal Code, Street Trees, any tree within the public right-of-way belongs to the City of Cypress. Any work to street trees conducted as part of the proposed project would be done in accordance with the City Council's adopted Parkway Tree Policy. The City has not adopted any other policies or ordinances protecting biological resources.

Therefore, compliance with RCM BIO-2 would ensure that the proposed Specific Plan would comply with all local policies and ordinances relating to tree protection, and it would not result in any conflicts with local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to biological resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure BIO-2 **Landmark Tree Removal.** The Director of the City of Cypress Community Development Department, or designee, shall review and approve the removal of any trees required by future development associated with the Cypress Business Parks Modernization and

Integration Project. As specified in City Municipal Code Section 17-19, the property owner of a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least 30 days prior to said removal. Public notice of a proposed landmark tree removal shall be posted next to or on the subject landmark tree, at the local public library, and at the Cypress City Hall during the entire 30-day application-processing period. No trees on the proposed project site shall be removed prior to the approval of a landmark tree removal permit by the Director of the City of Cypress Community Development Department, or designee.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City is not currently participating in a Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan. The Orange County Transportation Authority's (OCTA) 2016 Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) includes a Plan Area that covers the entirety of Orange County, including Cypress. The City is not a party to the OCTA NCCP/HCP, and development activity within the City is not subject to the provisions of the OCTA NCCP/HCP. Furthermore, the Specific Plan does not include any specific development or redevelopment proposals. Future development projects under the proposed Specific Plan would be required to conform with the approved local, regional, or State habitat conservation plans and all applicable City standards and criteria, including consistency with the General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with any adopted conservation plans or other approved local, regional, or State habitat conservation plans, and no mitigation is required.

4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

4.5.1 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. The Cypress General Plan Conservation/Open Space/Recreation Element addresses the long-range conservation, preservation, and enhancement of Cypress's open space and natural environment. The City of Cypress has no known historic, archaeological, or paleontological resources. Further, the proposed Specific Plan would not, in and of itself, result in impacts to historical resources, as it does not include any specific development or redevelopment proposals. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the Specific Plan would not result in impacts to historic resources or cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the *State CEQA Guidelines*, and no mitigation is required.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. As stated above in Response 4.5.1(a), the proposed project does not include physical development. Future development under the proposed Specific Plan may have the potential to impact archeological resources; any evidence of cultural resources that might be unearthed in the process of construction would become immediate grounds for the halting of all construction until the extent and significance of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. Future development would likely include demolition, site preparation/grading activities, during which there is the potential to encounter unknown cultural resources. In the event that historical or archaeological resources are encountered during grading and construction, operations shall cease, and Regulatory Compliance Measure (RCM) CUL-1 will be implemented. With the implementation of RCM CUL-1, project impacts to archaeological resources would be less than significant.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to cultural resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure CUL-1 **Unknown Archaeological Resources.** In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code (PRC). The Applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2. Prior to commencement of grading activities, the Director of the City of Cypress (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. As stated above in Response 4.5.1(a), the proposed project does not include physical development. However, as described previously, there is the potential to encounter unknown cultural resources within the Specific Plan Area during grading and construction operations. Disturbing human remains could violate the State's Health and Safety Code, as well as destroy the resource. In the unlikely event that human remains are encountered during future construction, the proper authorities would be notified, and standard procedures for the respectful handling of human remains during the earthmoving activities would be adhered to. Construction contractors are required to adhere to California Code of Regulations (CCR) Section 15064.5(e), Public Resources Code (PRC) Section 5097, and Section 7050.5 of the State's Health and Safety Code. To ensure proper treatment of burials in the event of an unanticipated discovery of a burial, human bone, or suspected human bone, the law requires that all excavation or grading in the vicinity of the find halt immediately, the area of the find be protected, and the contractor immediately notify the County Coroner of the find.

The contractor, the Applicant, and the County Coroner are required to comply with the provisions of CCR Section 15064.5(e), PRC Section 5097.98, and Section 7050.5 of the State's Health and Safety Code. Compliance with these provisions (specified in RCM CUL-2), would ensure that any potential impacts to unknown buried human remains would be less than significant by ensuring appropriate examination, treatment, and protection of human remains as required by State law.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to cultural resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure CUL-2

Human Remains. In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Cypress shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Cypress Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

4.6.1 Impact Analysis

a) Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposed project would not, in and of itself, entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Electrical and natural gas demand associated with project operations would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region. Furthermore, the proposed project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. All future residential development would be required to adhere to all federal, State, and local requirements for energy efficiency, including the latest Title 24 standards. Title 24 building energy efficiency standards establish minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting, which would reduce energy usage.

Although the proposed project has the potential to result in an increase in demand for electricity, this increase would not require Southern California Edison (SCE) to expand or construct infrastructure that could cause substantial environmental impacts because all of the properties that would be affected by the residential land use designation change are already served by utilities or directly adjacent to existing urban development. Similarly, natural gas infrastructure is not anticipated due to cumulative development. Transportation energy use would also increase; however, this transportation energy use would not represent a major amount of energy use when compared to the amount of existing development and to the total number of vehicle trips and vehicle miles traveled (VMT) throughout Orange County and the region. Regulatory Compliance Measure (RCM) EN-1, provided below, which would reduce energy usage during construction through reducing truck idling times. With

implementation of RCM EN-1, impacts to energy resources under the proposed Specific Plan would be less than significant, and no mitigation is required.

As stated above, the 4.10-acre property located adjacent to 4955 Katella Avenue at the northeast corner of Katella Avenue and Siboney Street, which would be affected by the residential land use designation change, is currently developed at 60 du/ac. The other 7.15-acre property located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue) has the potential to accommodate the development of up to 321 dwelling units. As such, the future build-out of the 321 residential units on 4944 Katella Avenue that would be allowed under the proposed project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

Regulatory Compliance Measures

The following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to energy resources. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure EN-1 **Limit Idling Time.** The Applicant and construction contractor would be required to comply with applicable idling regulations for on-road vehicles during project construction and operation, which require truck drivers to turn off their engines within 5 minutes of idling.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As stated above, the proposed Specific Plan would not, in and of itself, conflict with State or local plans for renewable energy, as it does not include any specific development or redevelopment proposal. While the implementation of the proposed Specific Plan has the potential to increase the demand for energy through day-to-day operations and fuel consumption associated with construction activities due to the increase in residential densities, the anticipated energy usage would be temporary in nature and would be relatively small in comparison to the overall use in Orange County. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the overall use in the County, and the State's available energy resources. Therefore, energy impacts at the regional level would be negligible. Additionally, future developments under the proposed Specific Plan would be required to obtain permits and comply with federal, State, and local regulations aimed at reducing energy consumption. Federal and State energy regulations, such as the California Energy Code Building Energy Efficiency Standards (California Code of Regulations [CCR] Title 24, Part 6), the California Green Building Standards Code (CCR Title 24, Part 11), and Senate Bill 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in the inefficient, wasteful, and

unnecessary consumption of energy. Any potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be less than significant, and no mitigation is required.

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

4.7.1 Impact Analysis

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of known fault? (Refer to Division of Mines and Geology Special Publication 42.)

Less Than Significant Impact. As described in the City of Cypress General Plan Safety Element, no active or potentially active faults have been identified within the City. However, like all of Southern California, the City is within a seismically active region. Hazards relating to seismic events, including ground shaking and liquefaction, could endanger structures and people within the area. The proposed Specific Plan Area is not within an Alquist-Priolo Earthquake Fault Zone. According to the California Geological Survey's EQ Zapp: California Earthquake Hazards Zone Application (EQ Zapp web-based application), the Los Alamitos Fault, the Newport-Inglewood Fault, the Puente Hills Thrust Fault System, the Lower Elysian Park Thrust, and the Whittier Fault Zones are within a 15-mile radius of the proposed Specific Plan Area, respectively.

The proposed project would not, in and of itself, result in impacts from the rupture of a known earthquake fault, as it does include any specific development or redevelopment proposal. The proposed Specific Plan would make possible new residential development that could potentially directly or indirectly cause potential substantial adverse effects involving rupture of a known earthquake fault. As subsequent infill and redevelopment residential projects occur, potential project-specific impacts would be assessed, and could require additional CEQA analysis in accordance with Section 15162 of the *State CEQA Guidelines*. Some of the infill and redevelopment projects may qualify for CEQA exemptions, provided that they meet the requisite conditions set forth in *State CEQA Guidelines* Sections 15300-15332. Future development projects envisioned under the proposed Specific Plan would be required to conform with applicable City policies established in the Safety Element and the current building codes. Furthermore, all future projects would be required to prepare a Final Geotechnical Report that would provide site-specific geotechnical recommendations for proposed residential buildings, including pad compaction levels, foundation requirements, wall footing design parameters, and myriad other recommendations to ensure all buildings are constructed to appropriate engineering requirements. Following these requirements would further minimize or reduce potential safety risks.

Because of the distance to the nearest fault, the proposed project would neither negate nor supersede the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, nor would the proposed project expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the current Alquist-Priolo Earthquake Fault Zoning Map. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts, and no mitigation is required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As stated above in Response 4.7.1(a)(i), all of Southern California is a seismically active region. There are several faults in the vicinity of the Specific Plan Area that are capable of producing strong ground motion, including the Newport-Inglewood Fault, the Norwalk Fault, the Whittier-Elsinore Fault, the Elysian Park Fault, and the San Andreas Fault. During an earthquake along any of these faults or other faults in the region, seismically induced ground shaking would be expected to occur. The degree of seismic ground shaking would depend on several factors, including the fault location, its distance from the City, and the earthquake magnitude. Regardless of seismic activity anticipated to occur on site, all future projects implemented in accordance with the proposed Specific Plan would be designed in accordance with California Building Code (CBC) requirements that address structural seismic safety.

As such, any future individual projects under the Specific Plan would be required to be consistent with City policies established in the Safety Element and would be required to be compliant with the current California Building Code Compliance Seismic Standards. Furthermore, the Specific Plan does not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Additionally, as specified in Regulatory Compliance Measure (RCM) GEO-1, below, any new buildings within the proposed Specific

Plan Area would be subject to the seismic design criteria of the most current CBC requirements that aim to prevent building collapse and reduce the impacts of seismic ground shaking. Adherence to these requirements would address injury and loss of life and building damage after an earthquake. Therefore, with the implementation of RCM GEO-1, impacts related to seismic ground shaking would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to geology and soils. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure GEO-1 **Compliance with Seismic and Building Standards in the Building Code.** Prior to issuance of a building permit, the City of Cypress (City) Engineer, Building Official, or their designee, and the project soils engineer shall review the building plans to verify that the structural design conforms to the requirements of the City's latest adopted edition of the California Building Standards Code. Structures and walls shall be designed in accordance with applicable sections of the City's Building Code.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Soil liquefaction is a phenomenon in which cyclic stresses, produced by earthquake-induced ground motion, create excess pore pressures in relatively cohesionless and low plastic soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement, sliding, consolidation and settlement of loose sediments, sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after liquefaction has developed, the effects can propagate upward into overlying non-saturated soil as excess pore water dissipates.

The factors known to influence liquefaction potential include soil type and grain size, relative density, groundwater level, confining pressures, and both intensity and duration of ground shaking. In general, materials that are susceptible to liquefaction are loose, saturated granular soils having low fine content under low confining pressures and some low plastic silts and clays.

As stated in the General Plan EIR (2001), the City of Cypress is underlain by soils that contain alluvium that may become unstable during intense ground shaking resulting in potential liquefaction; further, the Specific Plan Area, according to the California Geological Survey's EQ Zapp, is in a Liquefaction Hazards Zone of required investigations. Future development under the proposed Specific Plan would be required to be consistent with City policies established in the Safety Element and existing codes. Adherence to the recommendations of a project-specific geotechnical report, including engineered site preparation and adequate structural design per current building codes, would also be required

for new development projects. Furthermore, the proposed Specific Plan does not include any specific development or redevelopment proposal. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would result in less than significant impacts associated with the risk of loss, injury, or death involving strong seismic-related ground failure, including liquefaction, and no mitigation is required.

iv. Landslides?

No Impact. According to the City's General Plan Safety Element (2001), the City does not contain any significant topographic features. The Specific Plan Area and the surrounding areas are flat with no unusual geographic features. Furthermore, the proposed Specific Plan would not, in and of itself, result in impacts to geology and soils, as it does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to adhere to current building codes and regulations for building designs including the applicable City standards. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts associated with the risk of loss, injury, or death involving landslides, and no mitigation is required.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Soil erosion occurs when topsoil is carried away by the physical forces of wind and water and is relocated to an area where it builds up over time. Although the proposed project does not involve physical development, during the construction activities of any future project implemented in accordance with the general plan and zoning updates, bare soil could be exposed, and there could be an increased potential for soil erosion compared to existing conditions. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a Stormwater Pollution Prevention Plan (SWPPP). If applicable, a SWPPP would detail Erosion Control and Sediment Control Best Management Practices (BMPs) to be implemented during project construction to minimize erosion and retain sediment on site. If a future project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 California Green Building Standards Code (CALGreen Code), which requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion control. The proposed Specific Plan would not, in and of itself, result in impacts to soil erosion or the loss of topsoil, as it does not include any specific development or redevelopment proposal. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, compliance with the requirements of the Construction General Permit or 2022 California Green Building Standards Code and with implementation of the construction BMPs, construction impacts related to soil erosion or the loss of topsoil would be less than significant, and no mitigation would be required.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse?

Less Than Significant Impact. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. Because the Specific Plan Area is located in a relatively flat area, landslides or other forms of natural slope instability do not represent a significant hazard to the planning area or the surrounding area. Moreover, the proposed project does not include any physical improvements that would increase risks associated with landslides on the site. In addition, as discussed in Response 4.7(a)(iv), the proposed Specific Plan Area is not within an area susceptible to landslides. All excavations required for construction of any future projects implemented in accordance with the City's General Plan and Zoning code amendments must be performed in accordance with City and State Building Codes, and the State Division of Occupational Safety and Health requirements.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). As discussed in Response 4.7(a)(iii), although the Specific Plan Area is within an area susceptible to liquefaction, all future projects implemented in accordance with the proposed Specific Plan would be designed in accordance with engineering design standards and recommendations of the future project's geotechnical reports In order to reduce the risk of liquefaction. Therefore, any future projects that are implemented under the Specific Plan would not be susceptible to lateral spreading.

Subsidence refers to broad-scale changes in the elevation of land. Common causes of land subsidence are pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils (hydrocompaction). Subsidence is also caused by heavy loads generated by large earthmoving equipment. All future projects implemented in accordance with the proposed Specific Plan would comply with City and State Building Codes, and geotechnical evaluations would be prepared to evaluate the potential for subsidence.

As discussed in Response 4.7(a)(iii), the proposed Specific Plan Area is within an area susceptible to liquefaction. Any future projects under the Specific Plan would be subject to permits and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts caused by unstable geological units or soils and would require adherence with the recommendations of a project-specific geotechnical report, including engineered site preparation and adequate structural design. Any proposed construction would be required to implement appropriate engineering design in conformance with the recommended geotechnical standards for construction. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related

to unstable soils that could result in landslides, lateral spreading, subsidence, liquefaction, or collapse, and no mitigation is required.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property?

Less Than Significant Impact. Expansive soils contain types of clay minerals that occupy considerably more volume when they are wet or hydrated than when they are dry or dehydrated. Volume changes associated with changes in the moisture content of near-surface expansive soils can cause uplift or heave of the ground when they become wet or, less commonly, cause settlement when they dry out. Soils with an expansion index (EI) of greater than 20 are classified as expansive for building purposes and, therefore, have a potentially significant impact. The proposed Specific Plan would not, in and of itself, result in impacts to geology and soils, as it does not include any specific development or redevelopment proposal; however, any future developments would be required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts caused by expansive soils and would require adherence with the recommendations of a project specific geotechnical report, including engineered site preparation and adequate structural design. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to expansive soils, and no mitigation is required.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed Specific Plan would not have an impact related to the use of septic tanks or alternative wastewater disposal systems, as the Specific Plan does not include any specific development or redevelopment proposal. Future projects under the Specific Plan would be developed in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, adoption of the proposed Specific Plan would not result in impacts associated with soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, and no mitigation is required.

e) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The proposed Specific Plan would not have an impact on any unique paleontological resources or unique geologic features, as the Specific Plan does not propose physical development. Any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Potential impacts to paleontological resources are location- and project-specific (e.g., the project may require excavation). As such, determinations regarding the presence of paleontological resources cannot be assessed in a meaningful way until the specific details of a project are known and a paleontological assessment is prepared. Therefore, the project would have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site

or unique geologic feature, and no mitigation is necessary. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have a less than significant impact on directly or indirectly destroying a unique paleontological resource or site or unique geologic feature, and no mitigation is necessary.

4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

4.8.1 Impact Analysis

Greenhouse gases (GHGs) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO_2)
- Methane (CH_4)
- Nitrous oxide (N_2O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur hexafluoride (SF_6)

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO_2, CH_4, and N_2O, some gases, like HFCs, PFCs, and SF_6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e).

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The adoption of the proposed Specific Plan would not, in and of itself, result in the emission of GHGs as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan has the potential to emit GHGs; however, existing regulations and standards would apply to any future development and would significantly reduce GHG emissions associated with future projects. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units. Future construction activities associated with the construction of additional residential units would cause short-term GHG emissions, the primary source of emissions being the operation of construction equipment. Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to GHG emissions. As such, any future development or redevelopment project requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would a have less than significant impact on the environment and would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions, and no mitigation would be required.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As stated above in Response 4.8.2(a), the proposed Specific Plan would not, in and of itself, result in the emission of GHGs as it does not include physical development. Future development under the proposed Specific Plan would be required to conform to existing regulations and standards to reduce GHG emissions associated with future projects. In addition, the City has not completed the GHG inventory, benchmarking, and goal-setting process required to identify a reduction target and to take advantage of the streamlining provisions contained in the *State CEQA Guidelines* amendments adopted for Senate Bill (SB) 97. Since no other local or regional climate action plan is in place, future projects may be assessed for their consistency with the California Air Resources Board's (CARB) adopted Scoping Plan.[6] This would be achieved with an assessment of a project's compliance with the elements of the Scoping Plan.

The Southern California Association of Governments' (SCAG) 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) was adopted April 4, 2024. SCAG's RTP/SCS identifies land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2024–2050

[6] California Air Resources Board (CARB). 2022. 2022 Scoping Plan for Achieving Carbon Neutrality. Website: https://ww2.arb.ca.gov/resources/documents/2022-scoping-plan-documents (accessed February 21, 2025).

RTP/SCS is to better manage the existing transportation system by implementing transportation demand management strategies, integrating land use decisions and technological advancements, creating complete streets that are safe to all roadway users, preserving the transportation system, and expanding transit and fostering development in transit-oriented communities. The 2024–2050 RTP/SCS contains transportation projects to help more efficiently distribute population, housing, and employment growth, as well as a development forecast that is generally consistent with regional-level general plan data. The forecasted development pattern, when integrated with the financially constrained transportation investments identified in the 2024–2050 RTP/SCS, would reach the regional target of reducing GHG emissions from automobiles and light-duty trucks by 19 percent by 2035 (compared to 2005 levels). The 2024–2050 RTP/SCS does not require that local general plans, specific plans, or zoning be consistent with the 2024–2050 RTP/SCS, but provides incentives for consistency for governments and developers.

According to SCAG's 2024–2050 RTP/SCS, the City's population, households, and employment are forecast to increase by approximately 6,000 residents, 3,900 households, and 2,000 jobs, respectively, between 2019 and 2050.[7]

With respect to determining the proposed project's consistency with Air Quality Management Plan growth assumptions, the projections in the Air Quality Management Plan for achieving air quality goals are based on assumptions in SCAG's RTP/SCS regarding the City's population, housing, and growth trends.

The proposed project would update land use designations on two properties along Katella Avenue, allowing residential densities of up to 60 du/ac. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

Cypress has an unaccommodated housing need of 1,990 units to meet its estimated housing growth needs identified in the SCAG RHNA allocation of 3,936 units. As such, the proposed project would accommodate a total of 321 housing units and would result in an increase of 638 residents.

Future development implemented in accordance with the proposed Specific Plan would accommodate planned regional housing growth included in the SCAG RHNA. Any future projects implemented in accordance with the proposed Specific Plan would be required to adhere to the City's General Plan. Therefore, the proposed project would not exceed the growth assumptions in the SCAG's RTP/SCS.

Implementing SCAG's RTP/SCS will greatly reduce the regional GHG emissions from transportation, helping to achieve statewide emissions reduction targets. Before development can take place, each

[7] Southern California Association of Governments (SCAG). 2023. *Connect SoCal 2024 - Demographics and Growth Forecast Technical Report.* Website: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fscag.ca.gov%2Fsites%2Fmain%2Ffiles%2Ffile-attachments%2F03_scag_drtp24_citytier2taz_092523.xlsx%3F1695685277%3D%26utm_source%3Dchatgpt.com&wdOrigin=BROWSELINK (accessed February 2025).

discretionary development project is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and State requirements; to comply with the requirements of CEQA; and to obtain all necessary clearances and permits. As such, future additional development allowed under the proposed Specific Plan would be evaluated for its potential to interfere with SCAG's ability to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035, and whether regional mobile emissions would decrease in line with the goals of the RTP/SCS. Based on the nature of the proposed project, it is anticipated that implementation of the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the RTP/SCS.

In addition, future projects would be required to comply with Title 24 of the CCR established by the California Energy Commission (CEC) regarding energy conservation and green-building standards. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the Specific Plan would not conflict with an adopted plan, policy, or regulation pertaining to GHG emissions, and impacts are considered less than significant. No mitigation is required.

4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

4.9.1 Impact Analysis

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Generally, hazardous materials are chemicals that could potentially cause harm during an accidental release or mishap, and are defined as being toxic, corrosive, flammable, reactive, and an irritant, or strong sensitizer. Hazardous substances include all chemicals regulated under the United States Department of Transportation's "hazardous materials" regulations and the United States Environmental Protection Agency (USEPA) "hazardous waste" regulations. Hazardous wastes require special handling and disposal because of their potential to damage public health and the environment. The probable frequency and severity of consequences from the routine transport, use, or disposal of hazardous materials is affected by the type of substance, the quantity used or managed, and the nature of the activities and operations.

Construction of future development or residential projects associated with implementation of the proposed Specific Plan would potentially temporarily increase the regional transport, use, and disposal of construction-related hazardous materials and petroleum products (e.g., diesel fuel,

lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals). These materials are commonly used at construction sites, and the construction activities would be required to comply with applicable State and federal regulations for proper transport, use, storage, and disposal of excess hazardous materials and hazardous construction waste. During the time that grading permits are issued, impacts related to the routine transport, use, or disposal of hazardous materials during construction would be less than significant.

The proposed Specific Plan would change the land use designations on two properties within the proposed Specific Plan Area to allow increased residential densities of up to 60 dwelling units per acre (du/ac). Residential uses typically do not present a hazard associated with the accidental release of hazardous substances into the environment because residents are not anticipated to use, store, dispose or transport large volumes of hazardous materials. Hazardous substances associated with residential uses are typically limited in both amount and use such that they can be contained without impacting the environment.

Long-term operations activities typical of residential uses involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, fertilizers, and pesticides. For example, maintenance activities related to landscaping include the use of fertilizers and light equipment (e.g., lawn mowers and edgers) that may require fuel. As stated previously, these types of activities do not involve the use of a large or substantial amount of hazardous materials. Further, such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. In addition, operation of future development associated with the proposed project would not store, transport, generate, or dispose of large quantities of hazardous substances. Therefore, potential impacts from the routine transport, use of disposal of hazardous materials resulting from operation of the proposed project would be less than significant, and no mitigation would be required.

The City of Cypress Safety Element (2001) and the Orange County Fire Authority's (OCFA) Hazardous Material Management Plan[8] are the primary documents that address potential hazards and hazardous materials within the City. The Hazardous Material Management Plan would ensure that adequate treatment and disposal capacity is available to manage the hazardous waste generated within the County and address issues related to the disposal, handling, processing, storage, and treatment of local hazardous materials and waste products.

Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to the proper transport, use, storage, and disposal of hazardous materials and hazardous waste. Additionally, future developments would be reviewed by the OCFA for hazardous material and would be required to comply with the waste discharge permit requirements to avoid potential impacts to water quality due to spills or runoff from hazardous materials used during construction. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related

[8] Orange County Fire Authority (OCFA). Hazardous Material Management Plan. Hazardous Materials Identification. December 6, 2007.

to the routine transport, use, or disposal of hazardous materials; would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be less than significant, and no mitigation is required.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The proposed Specific Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the Specific Plan does not include physical development. As stated above in Response 4.9.1(a), future development allowed under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to the proper transport, use, storage, and disposal of hazardous materials and hazardous waste. The proposed Specific Plan would allow for the development of residential land uses on two properties within the proposed Specific Plan Area. As subsequent future infill and redevelopment residential projects are proposed for either of those properties, they would be evaluated for site-specific impacts associated with hazards and hazardous materials. Any future development would be required to prepare a project-specific Phase I Environmental Site Assessment (ESA) and subsequent documentation to determine if future development would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the creation of a significant hazard to the public or the environment through the accidental release associated with hazardous materials, and no mitigation is required.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The proposed Specific Plan would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions, as the proposed Specific Plan does not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the emission of hazardous materials within one-quarter mile of an existing or proposed school, and no mitigation is required.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The proposed Specific Plan would not include any specific development or redevelopment proposal. As stated in Response 4.9.1(a), future development allowed under the proposed Specific

Plan would be required to comply with all applicable regulations and standards regarding hazardous materials. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in any impacts related to known hazardous materials listed on sites compiled pursuant to Government Code Section 65962.5, and no mitigation is required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. The Joint Forces Training Base (JFTB) Los Alamitos is located adjacent to the southern perimeter of the proposed Specific Plan Area. Additionally, the two properties along Katella Avenue on which the proposed project would permit/increase residential densities of up to 60 du/ac are located approximately 1 mile north of the JFTB Los Alamitos. The *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP) (1975, last amended 2017) identifies policies to evaluate the compatibility of land uses and proposed local actions with the airfield. The facilities at JFTB Los Alamitos include two runways and associated taxiways, apron, and hangars. According to the AELUP, the southern portion of the Specific Plan Area is located in the JFTB Notification Area (Exhibit D1) and the JFTB Height Restriction Zone (Exhibit D2), reflecting the 14 Code of Federal Regulations (CFR) Part 77 imaginary airspace surfaces for JFTB.[9] Any future development under the proposed Specific Plan within these areas would be subject to AELUP policies entailing specific height limitations imposed on projects within a height restriction zone to ensure that structures or trees (1) do not obstruct the airspace required for takeoff, flight, or landing of an aircraft at an airport, or (2) are not otherwise hazardous to the landing or takeoff of aircraft. Further, future development under the proposed Specific Plan may be required to comply with all applicable Federal Aviation Administration (FAA) standards and requirements, including notifying the FAA of any proposed structure(s) that would penetrate the Part 77 imaginary surfaces for JFTB Los Alamitos, to ensure potential aviation hazards are avoided. In addition, future development may be subject to Airport Land Use Commission (ALUC) review for consistency with the AELUP. Finally, future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* These actions would ensure proper evaluation of the potential for future development to result in potential aviation-related safety hazards. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to a site's proximity to an airport facility or any airport land use plan, and no mitigation is required.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. Although the proposed project would permit/increase residential densities of up to 60 du/ac on two properties within the proposed Specific Plan Area, the properties are not located along

[9] Orange County Airport Land Use Commission (ALUC). 2016. *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP). Website: http://www.ocair.com/commissions/aluc/docs/JFTB-AELUP2016 ProposedFINAL.pdf (accessed September 13, 2023).

an emergency evacuation route according to emergency evacuation route maps associated with the City's General Plan Safety Element (2001).[10] The City's emergency evacuation routes are shown on Exhibit SAF-5 in the Safety Element of the General Plan. All emergency evacuation activities are coordinated by the City Police Chief. The Police Chief would issue evacuation orders based on information gathered from emergency experts. Evacuation operations would be conducted by law enforcement agencies, highway/road/street departments, and public and private transportation providers.[11] The proposed Specific Plan does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with the adopted emergency response or evacuation plan set forth by the City. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the interference of an adopted emergency plan.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. According to the California Department of Forestry and Fire Protection (CAL FIRE) Very High Fire Hazard Severity Zone Maps for the Orange County region, the entire City of Cypress is designated as a non-very high fire hazard severity zone (VHFHSZ).[12] As such, the proposed Specific Plan would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, as the proposed Specific Plan does not include any specific development or redevelopment proposal. As stated above in Response 4.9.1(a), future developments under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the exposure of people or structures to the risk of loss, injury or death involving wildland fire, and no mitigation is required.

10 City of Cypress General Plan. 2001. Safety Element, Emergency Evacuation Routes map (Exhibit SAF-5). Website: https://www.cypressca.org/home/showpublisheddocument/714/636123119830170000 (accessed January 16, 2024).

11 City of Cypress. 2001. General Plan Environmental Impact Report. Geology and Seismic Hazards. Page 4.6-7.

12 California Department of Forestry and Fire Protection (CAL FIRE). 2011. Very High Fire Hazard Severity Zones in LRA. Website: https://osfm.fire.ca.gov/media/6739/fhszl_map30.pdf (accessed August 30, 2023).

4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i. Result in a substantial erosion or siltation on- or off-site; ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv. impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

4.10.1 Analysis

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The proposed Specific Plan would not have an impact on hydrology or water resources, as the Specific Plan does not include any specific development or redevelopment proposal. Future projects under the proposed Specific Plan would generally be required to comply with the State Water Resources Control Board (SWRCB) Construction General Permit if construction of the project disturbs greater than one acre of soil. Future projects under the proposed Specific Plan would generally be required to comply with applicable construction permits and regulations associated with water quality, as detailed in Regulatory Compliance Measure (RCM) HYD-1. If construction of future projects would disturb greater than one acre of soil, those projects would be required to comply with the State Water Resources Control Board's (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) (NPDES No. CAS000002, Order No. 2022-0057-DWQ). Compliance with the Construction General Permit would require

preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of construction Best Management Practices (BMPs), including, but not be limited to, Erosion Control and Sediment Control BMPs designed to minimize erosion and retain sediment on-site and Good Housekeeping BMPs to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.

Future projects that disturb less than 1 acre of soil and that are not a part of a larger common plan, would be required to comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site. The CALGreen Code also requires compliance with Section 13-23 of the Cypress Municipal Code. Chapter 13-23 of the Cypress Municipal Code requires projects that qualify as new development or significant redevelopment as outlined in the Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the Incorporated Cities of Orange County within the Santa Ana Region Areawide Urban Storm Water Runoff, Orange County (Orange County MS4 Permit)(Order No. R8-2009-0030, NPDES No. CAS618030 as amended by Order No. R8-2010-0062) comply with the Orange County Drainage Area Management Plan (DAMP) and the City of Cypress Local Implementation Plan (LIP), including the preparation of a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff (RCM HYD-2). Any groundwater dewatering during construction activities would be required to comply with the appropriate National Pollutant Discharge Elimination System (NPDES) waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to the violation of water quality standards or waste discharge requirements, degradation of water quality, increase in pollutant discharges, or alteration in receiving water quality, and no mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to hydrology and water quality. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure HYD-1 If construction of future projects associated with the proposed Specific Plan would disturb greater than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2022-0057-DWQ, or

any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the Project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination (NOT) shall be submitted via SMARTS.

If construction of future projects associated with the Cypress Business Parks Modernization and Integration Project would disturb less than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).

Regulatory Compliance Measure HYD-2

Orange County MS4 Permit/City Municipal Code. Prior to issuance of a grading permit for future projects associated with the Cypress Business Parks Modernization and Integration Project, the future project Applicant shall prepare and submit a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Orange County MS4 Permit, Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the Cypress Business Parks Modernization and Integration Project.

Regulatory Compliance Measure HYD-3

Groundwater Discharge Permit. If groundwater dewatering activities are required for future project construction associated with the Cypress Business Parks Modernization and Integration Project, at least 45 days prior to dewatering activities, the Construction Contractor shall submit an NOI to the Santa Ana Regional Water Quality Control Board (RWQCB) to obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters That Pose an Insignificant (*De Minimis*) Threat to Water Quality (Groundwater Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination (NOT) shall be submitted to the Santa Ana RWQCB.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. As described above, if any future development associated with the proposed project requires groundwater dewatering during construction activities, the project would be required to comply with the appropriate NPDES Groundwater Discharge Permit (RCM HYD-3), which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department.

The Specific Plan Area is located within the Coastal Plain of Orange County Groundwater Basin (Basin 8-1) which has a surface area of 350 square miles and a storage capacity of 38,000,000 acre-feet.[13] The proposed Specific Plan would not have an impact on groundwater supplies or groundwater recharge, as the Specific Plan does not include any specific development or redevelopment proposal. Future development under the proposed Specific Plan would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. In addition, future projects would be required to incorporate features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Redevelopment of developed sites requires compliance with water quality standards intended to reduce runoff, increase infiltration, and improve water quality. Potable water would be obtained from the Orange County Water District (OCWD). Increased water use would not substantially affect groundwater supplies because the groundwater basin has been sustainably managed by OCWD over the last 10 years, and it is anticipated that the Coastal Plain of the Orange County Groundwater Basin will continue to be sustainably managed with implementation of the Basin 8-1 Alternative. The Basin 8-1 Alternative establishes objectives and criteria for groundwater management within the Coastal Plain of the Orange County Groundwater Basin.[14]

As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the proposed project would be evaluated for site-specific impacts to hydrology and water quality and would include appropriate mitigation as necessary to address impacts related to violation of water quality standards or waste discharge requirements or degradation of water quality and would include appropriate mitigation as necessary to address impacts related to surface or groundwater quality or the depletion of groundwater supplies or interference with groundwater recharge. Therefore, adoption of the proposed Specific Plan would result in a less than significant impact related to the depletion of

[13] California Department of Water Resources (DWR). 2004. California's Groundwater Bulletin 118. Coastal Plains of Orange County Groundwater Basin.

[14] Orange County Water District (OCWD). 2017. Basin 8-1 Alternative – OCWD Management Area. January 1, 2017.

groundwater supplies and would not create an adverse impact on groundwater quality, a depletion of groundwater supplies, or interference with groundwater recharge, and no mitigation is required.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in a substantial erosion or siltation on- or off-site;
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
iv. Impede or redirect flood flows?

Less Than Significant Impact. The proposed Specific Plan would not have an impact on existing drainage patterns of a site or area or create or contribute runoff water, as the Specific Plan does not include any physical development. Any future development associated with the proposed project which disturbs more than 1 acre of soil would be subject to the Construction General Permit which requires preparation of a SWPPP (RCM HYD-1). If applicable, a SWPPP would detail Erosion Control and Sediment Control BMPs to be implemented during project construction to minimize erosion and retain sediment on site. If a project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 CALGreen Code, which requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion and sediment control and good housekeeping BMPs to prevent pollution of stormwater runoff during construction activities (RCM HYD-1). The proposed Specific Plan Area including the proposed properties are comprised of parcels with existing development in an urbanized environment. Additionally, there are no streams or rivers traversing the Specific Plan Area. As discussed in Section 4.4, Biological Resources, no natural streams, federally protected wetlands, or riparian habitat are located within the project area. The proposed project is required to comply with existing NPDES requirements. These measures would prevent substantial additional sources of polluted runoff from being discharged to the storm drain system through implementation of construction BMPs that target pollutants of concern in runoff from the project site as well as testing and treatment (if required) of groundwater prior to its discharge to surface waters (RCMs HYD-1 and HYD-2). As specified in the City Municipal Code and the Construction General Permit or the 2022 CALGreen Code and with implementation of the construction BMPs, impacts related to increased runoff, on-site, off-site, downstream erosion or siltation, or the capacity of stormwater drainage systems, would be less than significant, and no mitigation is required.

Significant redevelopment projects are subject to specific hydromodification[15] requirements of the Orange County MS4 Permit and must implement measures for site design, source control, runoff reduction, stormwater treatment, and baseline hydromodification management (RCM HYD-2).

[15] Hydromodification is defined as hydrologic changes resulting from increased runoff from increases in impervious surfaces. Hydromodification impacts can include changes in downstream erosion and sedimentation.

Projects may be deemed exempt from these requirements if they drain into hardened channels, the rate and volume of stormwater runoff does not significantly exceed those of the predevelopment condition for a two-year frequency storm event, or if the site infiltrates at least the runoff from a two-year storm event. Compliance with RCM HYD-2 would ensure impacts related to hydromodification would be less than significant, and no mitigation is required.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The proposed Specific Plan Area is located in Federal Emergency Management Agency (FEMA) Flood Zone X, 'Area of Minimal Flood Hazard' which includes areas of a 0.2 percent annual chance flood (500-year flood). According to the Safety Element of the City's General Plan, the Specific Plan Area is located within the inundation zone of Prado Dam.[16] There are no open bodies of water in the vicinity of the Specific Plan Area, and the proposed Specific Plan is therefore not located within an inundation zone of a seiche. The Specific Plan Area is located approximately 6.3 miles northeast of the Pacific Ocean and is not located within a tsunami inundation zone, according to the Orange County Tsunami Inundation Maps.[17] The levee inundation zone of Coyote Creek/Carbon Creek is located south of the Specific Plan Area; however, the Specific Plan Area is not located within this inundation area.

The proposed Specific Plan would not include any specific development or redevelopment proposal. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to the risk of release of pollutants in flood hazard, tsunami, or seiche zones, and no mitigation is required.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed above, the proposed Specific Plan would not include physical developments. Future development under the proposed Specific Plan would be required to adhere to all federal, State, and local requirements for avoiding and minimizing construction and operations impacts to groundwater supplies. Additionally, any groundwater dewatering during future construction activities would be required to comply with the appropriate NPDES waste discharge requirements permit, as detailed in RCM HYD-3, which requires testing and treatment (as necessary) of groundwater encountered during dewatering prior to its release to surface waters. If the dewatered groundwater is discharged to the sanitary sewer system, the project would be required to obtain a discharge permit from the Director of the City of Cypress Public Works Department. It is anticipated that the Coastal Plain of the Orange County Groundwater Basin will continue to be sustainably managed with implementation of the Basin 8-1 Alternative. Therefore, implementation of the proposed Specific Plan would not conflict with or obstruct the sustainable groundwater management

[16] City of Cypress. 2001. City of Cypress General Plan Safety Element. October 5.

[17] California Department of Conservation (DOC). 2019. Orange County Tsunami Inundation Maps. Website: https://www.conservation.ca.gov/cgs/tsunami/maps/orange (accessed April 2024).

plan adopted for the Orange County Groundwater Basin. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to conflicts with or obstruction of a water quality control plan or sustainable groundwater management plan, and no mitigation is required.

4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

4.11.1 Impact Analysis

a) Would the project physically divide an established community?

Less Than Significant Impact. As shown in Table 2.A, in Chapter 2.0, Project Description, in its existing condition, the Specific Plan Area consists of approximately 439 acres of land currently developed with a variety of uses including, mixed use, commercial use, and office/light industrial use. The Specific Plan Area is situated in the southern portion of the City of Cypress spanning the Cypress Business Park. The proposed Specific Plan Area encompasses the Lusk/Cypress Industrial Park Specific Plan, the Cypress Corporate Center Original and Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan areas. Surrounding land uses include a mix of residential and commercial to the north, and residential and public parks to the south. The areas east and west of the Specific Plan Area are outside the Cypress city limits.

As part of the proposed Specific Plan, the five existing Specific Plans would be integrated into a single Specific Plan document to modernize the Business Park's existing specific plans and provide updated development standards that would improve the City's ability to regulate land uses within the Cypress Business Park. The objectives of the Specific Plan include updating and establishing land use designations within the new Specific Plan, establishing a comprehensive set of performance standards where possible (such as landscaping, signage, and lighting), defining and updating terminology and land uses, amending the City's Zoning Code, and developing options to streamline project approval processes and permit flexibility. New land uses allowed under this Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. These objectives aim to facilitate the orderly development of future development projects within the proposed Specific Plan Area and facilitate economic development opportunities within the City. No features of the proposed Specific Plan would disrupt the existing surrounding land uses from continuing to operate as-is. Additionally, as stated in Section 2.3.1 Project Description, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/ Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac

and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.[18]

As such, any future residential projects implemented in accordance with the proposed zoning amendments and land use changes would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations. Furthermore, any redevelopment on the two properties identified in this Specific Plan, which would replace existing structures within the built environment and proposed development plans, would be reviewed for connectivity. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the physical division of an established community, and no mitigation is required.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The primary documents regulating land use within the Specific Plan Area are the City of Cypress General Plan, the Lusk/Cypress Industrial Park Specific Plan, the Cypress Corporate Center Original and Amended Specific Plan, the McDonnell Center Amended Specific Plan, the Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan.

As stated above in Response 4.11.1(a), the proposed Specific Plan would integrate five of the existing specific plans into one comprehensive Specific Plan. As noted in Section 2.3, Project Description, the proposed Specific Plan would update the permitted land uses within the five existing specific plans to provide clear and updated development standards; however, these changes in permitted land use would not substantially change the existing land use designations or permitted uses within the existing specific plans. The proposed Specific Plan's key objective to modernize the existing specific plans to provide updated development standards will foster new business and development opportunities within the Business Park planning area. The proposed project would include multiple Specific Plan amendments and adoption of the Cypress Business Park Specific Plan. The proposed Specific Plan amendments would revise land use designations, update terminology, implement performance standards, and streamline approval processes to integrate multiple existing specific plans into one

[18] 321 households x 1.99 persons per household = 639 persons

comprehensive specific plan. Additionally, the proposed Specific Plan would establish an updated list of permitted and conditionally permitted uses, as shown in Appendix A.

Adoption of the proposed Specific Plan would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. Additionally, permitted uses within the existing specific plans would not be substantially changed as a result of the proposed project.

Therefore, the proposed Specific Plan would be consistent with the City's General Plan and would ensure that the proposed project would not conflict with other land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. As such, any future developments or improvements that would require discretionary approvals would be subject to separate environmental review on a project-specific basis, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. In addition, individual projects contemplated under the Specific Plan would be evaluated for site-specific impacts to land use and would include appropriate mitigation as necessary to address impacts related to conflicts with any land use plan, policy, or regulation. Therefore, impacts related to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect would be less than significant, and no mitigation is required.

4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

4.12.1 Impact Analysis

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Surface Mining and Reclamation Act (SMARA) enacted by California Legislature in 1975 provides guidelines to assist with classification and designation of mineral lands. These areas were designated under the basis of several geologic factors, but do not give regard to existing land uses and ownership. These Mineral Resource Zones (MRZs) are divided into the following four categories:

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
- **MRZ-3:** An area containing mineral deposits of which their significance cannot be properly evaluated.
- **MRZ-4:** An area where information is not adequate enough to be able to assign to any other MRZ zone.

Of these four categories, lands classified as MRZ-2 are of the greatest importance. Such areas are underlain by demonstrated mineral resources or are located where geologic data indicate that significant measured or indicated resources are present. MRZ-2 areas are designated by the State of California Mining and Geology Board as being "regionally significant."

The Specific Plan Area has been classified by the California Geological Survey (CGS) as MRZ-4, indicating that it is in an area where information is inadequate for assignment to any other mineral resource zone.[19] The City of Cypress is not within the proximity of any MRZ-2 zones, and is surrounded

[19] California Department of Conservation (DOC). 1981. Division of Mines and Geology. Mineral Land Classification Map. Los Alamitos Quadrangle. Special Report 143, Plate 3.17.

by an MRZ-1 zone, indicating the absence of significant mineral deposits in the area.[20] No properties in the immediate vicinity of the Specific Plan Area are used for mineral recovery and future development within the proposed Specific Plan is not likely to result in loss of availability of a locally important mineral resource. The proposed Specific Plan does not include any physical improvements, and no impacts related to mineral resources would occur with its adoption. Therefore, adoption of the Specific Plan would not result in impacts to mineral resources, and no mitigation is required.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated in Response 4.12.1(a), the Specific Plan Area is clearly shown to not be a part of a mineral resource zone containing any known valuable mineral resources, which would suggest any future development within the Specific Plan would have a high unlikelihood of minerals being extracted at the project area.[21] Therefore, no impact would occur, and no mitigation is required.

[20] California Department of Conservation (DOC). 1981. Division of Mines and Geology. Mineral Land Classification Map. Los Alamitos Quadrangle. Special Report 143, Plate 3.17.

[21] Ibid.

4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

4.13.1 Impact Analysis

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The City's General Plan Noise Element (adopted 2001) establishes standards and procedures for protecting noise-sensitive uses from stationary and mobile sources. Refer to Table 4.13.A for the Exterior Noise Level Standards and Table 4.13.B for the Interior Noise Level Standards from the City of Cypress Municipal Code Section 13-68 (a) (1976).

Table 4.13.A: Exterior Noise Level Standards

Noise Zone	Noise Level (dBA L_{eq})	Time Period
1	55	7:00 a.m. – 10:00 p.m.
	50	10:00 p.m. – 7:00 a.m.
2	60	7:00 a.m. – 10:00 p.m.
	55	10:00 p.m. – 7:00 a.m.

Source: City of Cypress Municipal Code Section 13-68 (a) (1976).
dBA = A-weighted decibels
L_{eq} = Average Hourly Noise Level

Table 4.13.B: Interior Noise Level Standards

Noise Zone	Noise Level (dBA L_{eq})	Time Period
1 and 2	55	7:00 a.m. – 10:00 p.m.
	45	10:00 p.m. – 7:00 a.m.

Source: City of Cypress Municipal Code (1976).
dBA = A-weighted decibels
L_{eq} = Average Hourly Noise Level

The City's Noise Element describes the noise environment (including noise sources) in the City, and addresses noise mitigation regulations, strategies, and programs, as well as delineates federal, State, and City jurisdiction relative to rail, automotive, aircraft, and nuisance noise. The City's noise standards are correlated with land use zoning classifications in order to maintain identified ambient noise levels and to limit, mitigate, or eliminate intrusive noise that exceeds the ambient noise levels within a specified zone. In accordance with Table N-3 of the Noise Element of the City's General Plan, the exterior noise level standard for residential uses, including single-family and multi-family development, is 60 dBA CNEL (A-weighted decibel community noise equivalent level). This standard is limited to the private yards of single-family homes and the private patios or balconies of multi-family uses that are served by means of an exit from inside each dwelling; however, private patios or balconies that are 6 feet deep or less are exempt from this standard. For residential uses, the City's interior noise level standard is 45 dBA CNEL. The Cypress Municipal Code Chapter 13, Article VII, Sections 13-64 through 13-79, established noise standards and enforcement procedures to enforce the reduction of "obnoxious or offensive" noises. The Municipal Code (Section 13-70, Special Provisions) also requires that construction activities shall not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, before 9:00 a.m. and after 8:00 p.m. on Saturdays, or at any time on Sundays or a federal holiday.

The proposed Specific Plan does not include any specific development or redevelopment proposals. The proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). The first property includes 7.15 acres and is located at the northwest corner of Katella Avenue and Siboney Street (4955 Katella Avenue). Under the proposed project, the land use designation on this property would be changed from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/ Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would allow a residential density of 60 du/ac, and accommodate an estimated 321 residential units. The second property, a 4.10-acre property located at the northeast corner of Katella Avenue and Siboney Street (adjacent to 4955 Katella Avenue), is currently under construction with a multifamily residential development consisting of an estimated 251 residential units. The land use designation on this property would be changed from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), which would increase the permitted residential density allowed on this parcel from 19 du/ac to 60 du/ac, consistent with the net density of the multifamily project being constructed on that site. These proposed updates are consistent with the rezoning scenarios identified in the City's recently adopted 2021–2029 Housing Element.

Adoption of the proposed Specific Plan would increase residential densities on two properties along Katella Avenue. These activities could result in the potential demolition of structures, construction, and site grading, as well as the placement of residential uses near stationary noise sources. While all of these activities have the potential to increase ambient noise and vibration levels within the City of Cypress and exceed acceptable noise standards, the properties are adjacent to primary noise sources within the City (major roadways). The provision of additional residential units could result in noise-sensitive land uses being located within or adjacent to noise contours above 60 CNEL. However, any new construction would need to be consistent with the General Plan Noise Element. Potential sources

causing a permanent increase in ambient noise include noise resulting from increased traffic on roadways within the City. It is projected that traffic volumes on some streets within the City would increase, and some would decrease due to the proposed land use changes. It is anticipated that traffic on the properties would decrease when compared to the surrounding commercial uses.

As such, any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and noise ordinances within the City's Municipal Code. New land uses allowed within the Specific Plan Area would be generally similar to land uses allowed under the existing specific plans. Any noise associated with new land uses would be similar to what already occurs within the Specific Plan Area and would be allowed under the existing specific plans. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines.* Therefore, adoption of the proposed Specific Plan would not result in any significant impacts related to an increase in noise levels or excessive ground-borne vibration or noise, and impacts would be less than significant. No mitigation would be required.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. As discussed above, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. These proposed updates would not in themselves generate vibration. In addition, vibration levels generated from project-related traffic on the adjacent roadways would be highly unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, vibration generated by project-related traffic on the adjacent roadways would be less than significant. No mitigation measures are required.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less Than Significant Impact. The closest airport to the Specific Plan Area is the Joint Forces Training Base (JFTB) Los Alamitos, which is generally south of the proposed Specific Plan Area. According to the *Airport Environs Land Use Plan for JFTB Los Alamitos*[22] (AELUP) and Exhibit SAF-8[23] in the Safety Element of the City's General Plan, the southwestern portions of the Specific Plan Area are within the 60 and 65 dBA CNEL noise contours for JFTB Los Alamitos (see Exhibit D3 in Appendix D to the AELUP), which are defined by the AELUP as Noise Impact Zone 2 (moderate noise impacts) and Noise Impact

[22] Orange County Airport Land Use Commission (ALUC). 2017. *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos* (AELUP). August 17.

[23] City of Cypress. 2001. City of Cypress General Plan Safety Element. October 5.

Zone 1 (high noise impacts). These areas of the Specific Plan are primarily composed of business park and warehouse facilities, which are land uses considered "Normally Consistent" with AELUP policies, requiring no special noise reduction requirements.

The second closest airport is the Long Beach Municipal Airport, located approximately 5.4 miles northwest of the Specific Plan Area, according to the Los Angeles County Airport Land Use Plan. The Specific Plan Area is outside of the 65 dBA CNEL noise contour for the Long Beach Municipal Airport. Therefore, aircraft noise generated from the two closest airports would not expose people residing or working within the Specific Plan Area to excessive noise levels due to the proximity of a public airport.

Although the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan) area, to allow residential densities of up to 60 du/ac, the proposed properties are located approximately 1 mile north of the JFTB Los Alamitos. According to the AELUP, the proposed properties are outside the 60 dBA CNEL and 65 dBA CNEL noise contours for JFTB Los Alamitos, wherein residential uses are considered "Normally Consistent" with AELUP policies. Further, as the proposed Specific Plan does not include physical development, it would not result in the exposure of people residing or working in the project area to excessive noise levels. Any future development projects under the proposed Specific Plan would be required to conform with applicable City standards and be consistent with AELUP policies, including being subject to Airport Land Use Commission review for consistency with the AELUP. Finally, future development or redevelopment projects requiring discretionary actions would be subject to environmental review in accordance with the provisions of CEQA and the *State CEQA Guidelines*. These actions would ensure proper evaluation of the potential for future development to result in potential aviation-related noise impacts. Therefore, less than significant noise impacts related to airports are anticipated, and no mitigation is required.

4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

4.14.1 Impact Analysis

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The proposed Specific Plan would integrate the five existing specific plans into one updated Specific Plan to guide future business development within the City of Cypress. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use changes is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units.

According to the 2017 American Housing Survey (AHS), the average household size in structures that have 50 or more housing units (the highest housing density type evaluated in the AHS) in the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area (MSA) was 1.99 persons. Because the proposed land use designation amendments would allow for higher density housing, 1.99 persons per household was deemed appropriate for use in the analysis contained in this IS/ND. Therefore, the proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons.[24]

Additionally, in the 2024–2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS population projections for the City, the population of Cypress in 2050 is expected to be 56,200 persons, increasing by 6,000 persons from the actual 2019 population of 50,200 persons. Adoption of the proposed Specific Plan would not result in population growth that would exceed the 2019 to 2050 growth forecast for the City. Therefore, implementation of the proposed project would

[24] 321 households x 1.99 persons per household = 639 persons

not increase the City's population greater than that estimated in the 2024–2050 RTP/SCS population projections.

As a specific plan, this document would not, in and of itself, result in impacts related to population and housing, as it does not include any specific development or redevelopment proposal. New land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Any future projects implemented in accordance with the proposed updated land use designations would be required to adhere to the City's General Plan, provide required development impact fees, and comply with applicable development regulations. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and *the State CEQA Guidelines*. As such, the proposed project would not cause indirect substantial unplanned population growth through the extension of roads and other infrastructure. Impacts associated with unplanned population growth, directly or indirectly, would be less than significant, and no mitigation would be necessary.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As stated above in Response 4.14.1(a), the proposed Specific Plan does not include physical development and would not in itself contribute to impacts related to population and housing. Implementation of the proposed project would not displace any housing or associated populations. Instead, the proposed project would amend land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. As discussed above in Response 4.14(a), the proposed Specific Plan would add approximately 639 persons residents to the City's population.[25] Therefore, there would be no impact related to the displacement of substantial numbers of people or housing. Therefore, adoption of the proposed Specific Plan would not displace housing or persons, nor require or necessitate the development of replacement housing elsewhere, and no mitigation would be required.

[25] 321 households x 1.99 persons per household = 639 persons.

4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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 any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

4.15.1 Impact Analysis

a) 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 any of the public services?

i. Fire Protection

Less Than Significant Impact. The Orange County Fire Authority (OCFA) is a Joint Powers Authority that serves the City of Cypress and is responsible for reducing the loss of lives and property from fire, medical, and environmental emergencies. The OCFA is a regional fire service agency that provides fire suppression, emergency medical services, hazardous materials response, wildland firefighting, technical rescue, and airport rescue firefighting services, and a variety of other public services to its service area of 1,891,382 residents that includes 23 cities in Orange County (County) and all unincorporated areas in the County. Currently, OCFA has a total of 77 stations located throughout Orange County.[26]

The City of Cypress is located within Operations Division 7, which also serves the cities of Buena Park, La Palma, and Stanton along with portions of several unincorporated communities.[27] As a regional fire agency, OCFA engages in service agreements with other local and regional fire agencies.

[26] Orange County Fire Authority (OCFA). 2023. Fiscal Year 2023–2024 Adopted Budget. Page 11. Website: C:\Users\STUART~1\AppData\Local\Temp\mso34C7.tmp (ocfa.org) (accessed April 25, 2024).

[27] OCFA. 2020. Operations Division 7. Website: OCFA - Orange County Fire Authority (accessed September 13, 2023).

According to the City's General Plan Safety Element (2001), it is the OCFA's goal to have the first responding company for a fire call to reach the emergency scene within 8 minutes and paramedics to reach the scene within 5 minutes, at least 90 percent of the time. In Fiscal Year 2023–2024, OCFA responded to emergency calls within 6 minutes and 29 seconds 90 percent of the time across all service area calls.[28] Future projects allowed under the proposed Specific Plan would be required to comply with all OCFA requirements, the current editions of the California Building Code, California Fire Code, and related codes.

The proposed Specific Plan would not, in and of itself, result in environmental impacts associated with the construction of new or additional facilities needed as a result of reduced public service performance objectives as it does not include any specific development or redevelopment proposal. New land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Any future demand for fire protection services would be similar to the existing demand.

The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. The development of up to 321 dwelling units, would generate a net increase of approximately 639 persons. This increase in the City's population could result in an increase in fire protection calls within the City; however, such calls would be generally consistent with the types of calls the OFCA responds to at similar residential developments in the City.

As discussed above, the OCFA currently serves more than 1,894,382 residents from its 77 fire stations throughout the County, including Fire Station No. 17 within the City and Fire Station Nos. 2 and 84 nearby. The addition of 639 residents would increase the population served by 0.2 percent. This increase in population served by OFCA is negligible (less than 1 percent and would not impact OCFA's ability to serve the City).

Any future residential projects implemented in accordance with the proposed project would be required to adhere to all OCFA requirements, including providing adequate fire flow/structure protection to the properties, hydrants spaced to meet the minimums identified in the fire code, and providing adequate access for emergency vehicles. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. As detailed in Regulatory Compliance Measure (RCM) PS-1, below, during the development and CEQA review process, future projects would be required to coordinate with OCFA to determine the appropriate development impact fees required for the project to offset potential impact to OCFA staffing and service ability.

[28] OCFA. 2022. Fiscal Year 2021/2022 Adopted Budget. Website: https://www.ocfa.org/Uploads/Transparency/OCFA%202022-2023%20Adopted%20Budget.pdf (accessed October 16, 2023).

Therefore, impacts on fire protection services would be less than significant, and no mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to public services. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure PS-1 **Orange County Fire Authority (OCFA).** Any future projects implemented in accordance with the proposed project would be required to coordinate with the Orange County Fire Authority (OCFA) to determine the appropriate development impact fees required to offset potential impact to OCFA staffing and service ability. Prior to the approval of a future project implemented in accordance with the proposed project, the designated site developer shall enter into a Secured Fire Protection Agreement with OCFA that details the agreed-upon development impact fees required for the project.

ii. Police Protection

Less Than Significant Impact. The Cypress Police Department (CPD) provides police protection services throughout the City. The CPD has one station located within the Cypress Civic Center at 5275 Orange Avenue, approximately 1.5 mile north of the Specific Plan Area. 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 by 23 civilian employees and numerous volunteers.[29] The officer-to-resident ratio in 2022was 1.1 CPD officer per 1,000 residents.

The services provided by CPD include a detective bureau, canine teams, narcotics team, vice and intelligence, motorcycle officers, Personnel & Training, Positive Actions thru Character Education (P.A.C.E.) program, S.W.A.T. and a Lead Patrol Officer program. In addition, the CPD 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. In 2020, the CPD responded to 24,929

[29] City of Cypress. Cypress Police Department Overview. Website: https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview (accessed October 2023).

calls for service, including 12,215 emergency calls and 12,714 officer-initiated calls.[30] This volume of calls for 2020 represents an overall 23 percent decrease in calls for service throughout the City compared to 2019.

As discussed above in Response 4.15.1 (i), the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. The proposed updates would accommodate the development of 321 housing units within the proposed Specific Plan Area, with a corresponding net increase of approximately 639 persons. This increase in the City's population could result in an increase in calls to law enforcement within the City; however, such calls would be generally consistent with the types of calls the CPD responds to at similar residential developments in the City. Additionally, the proposed properties are surrounded by existing development and are in areas of the City already served by CPD.

In 2021, the City had a population of 49,926, increasing the officer-to-resident ratio to 1.1 CPD officer per 1,000 residents. The increase of 639 persons in the City as facilitated by the proposed project would result in an officer-to-resident ratio of 1 CPD officer per 1,000 residents, which is consistent with the officer-to-resident ratio of the City since 2022. The net increase of 639 persons may result in an incremental increase in law enforcement calls within the City; however, such calls would be generally consistent with the types of calls the CPD responds to at similar residential developments in the City. Any future projects implemented in accordance with the proposed zoning and land use changes would be required to adhere to all applicable policies and codes related to the provision of police services. As such, future development projects under this Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the provision of police protection, or the construction of new or physically altered facilities, and no mitigation is required.

iii. Schools

Less Than Significant Impact. The City is located within the Cypress School District (CSD), which serves the City's kindergarten through sixth-grade students, and the Anaheim Union High School District (AUHSD), which serves the City's junior high and high school students (grades 7 through 12). 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). The student generation rate for elementary schools is 0.5 student per dwelling unit and the student generation rate for middle/high school students is 0.2 student per dwelling unit. According to the Residential and Commercial/Industrial Development School Fee Justification Study performed for the CSD by Cooperative Strategies and dated April 30, 2020, the elementary student generation rate for

[30] City of Cypress. Cypress Police Department. 10-Year Calls for Service Trend. 2020. Website: https://www.cypressca.org/home/showdocument?id=10173 (August 2023).

multi-family units (high density units) in the CSD is 0.255 student per unit.[31] According to the Developer Fee Justification Study performed for the CSD by Cooperative Strategies and dated November 9, 2022, the elementary student generation rate for multi-family units (high density units) in the CSD is 0.32 student per unit.[32] The increase in students as a result of project implementation would increase the demand for school facilities. However, future development allowed under the proposed project would accommodate planned regional housing growth included in the Southern California Association of Governments' (SCAG) Regional Housing Needs Assessment (RHNA), which is based on population estimates, including school-aged children, for the City. Therefore, although implementation of the proposed project would facilitate an increase in demand for school facilities, this increase in demand is consistent with the increase in the City's population.

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 of future residential development projects allowed under the proposed project 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 RCM PS-2 below). With the AUHSD's projected decline in enrollment, and with payment of development impact fees on a project-by-project basis, it is expected that AUHSD would have sufficient capacity to accommodate new middle and high school level students generated with the development of future residential development.

In addition, the Applicant/Developer of future residential development projects allowed under the proposed project would be required to pay such fees to reduce any impacts of new residential development on school services as provided in RCM PS-2. With the AUHSD's continued pattern of decline in enrollment, and with payment of development impact fees on a project-by-project basis, it is expected that AUHSD would have sufficient capacity to accommodate new students generated with implementation of the proposed project.

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. Therefore, with payment of the required fees, as outlined in RCM PS-2, potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant. No mitigation is required.

Regulatory Compliance Measures

No mitigation is required. However, the following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to public services. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

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31 Cooperative Strategies. 2020. *Residential and Commercial/Industrial Development School Fee Justification Study, Cypress School District*, *Table 5: Adjusted Student Generation Factors*. April 30.

32 Cooperative Strategies. 2022. *Developer Fee Justification Study, Centralia Elementary School District*. November 9.

Regulatory Compliance Measure PS-2 **Payment of School Fees.** Prior to issuance of any building permits, the Applicant/Developer of future residential development projects facilitated by the proposed project shall provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of school fees to the appropriate school districts have been made in compliance with Section 65995 of the California Government Code.

iv. Parks

Less Than Significant Impact. Please refer to Section 4.16, Recreation, of this IS/ND, for a detailed discussion related to the proposed project's potential impacts to parks and recreational facilities. As discussed previously in Section 4.14, Population and Housing, the proposed project could add up to 639 new residents to the City's population, which could increase usage of City parks and recreational facilities. As described in Section 4.16, impacts to recreational facilities would remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational facilities (see RCM REC-1 in Section 4.16). All future projects implemented in accordance with the proposed Specific Plan would be required to comply with the City of Cypress General Plan. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Additionally, new land uses allowed within the Specific Plan Area would be generally similar to land uses already allowed under the existing specific plans. Therefore, because the proposed project does not require the construction or expansion of public recreation facilities and because in-lieu park fees would be paid, as described in RCM REC-1, impacts to parks and recreation facilities would be less than significant, and no mitigation is required.

v. Other public facilities

Less Than Significant Impact. The Cypress Community Center, which provides regular classes and programming for local residents, is also located at 5700 Orange Avenue. The Cypress Senior Center is located at 9031 Grindlay Street. Projects allowed under the proposed Specific Plan could result in an increase in the use of other public facilities such as roadways, bike lanes, sidewalks, and other urban paths; however, the increased use of sustainable transportation infrastructure is consistent with the City's General Plan.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons. The net increase of 639

persons would incrementally increase demand for use of the public facilities and demand for community services and programs at the Cypress Senior Center and the Cypress Community Center. However, future development projects under this Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. As such, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts associated with the provision of new or altered government facilities, and no mitigation is required.

4.16 RECREATION

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

4.16.1 Impact Analysis

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed Specific Plan would not, in and of itself, result in any specific development or redevelopment proposal. The proposed land changes would allow residential development to occur on the property at the northwest corner of Katella Avenue and Siboney Street. The land use designation on this property would be updated from Professional Office and Hotel Support Commercial (PO/HSC) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), allowing for a residential density of 60 dwelling units per acre (du/ac). The land use designation on the second property at the northeast corner of Katella Avenue and Siboney Street would be updated from Mixed-Use Commercial/Residential (MUC/R) to Mixed-Use Commercial/Residential (MUC/R) with a High-Density Residential Overlay (HDR Overlay), increasing the permitted density from 19 du/ac to 60 du/ac to reflect the existing residential density on the affected parcel. Although the proposed updates would not directly result in physical development, they would make possible new residential development that could potentially lead to impacts to existing parks or recreational facilities. Any future projects that are implemented in accordance with the proposed zoning and land use updates would be required to adhere to the Cypress General Plan, the City of Cypress Municipal Code, and all applicable development regulations pertaining to the capacity of existing neighborhood and regional parks or other recreational facilities.

The proposed project would allow for the development of up to 321 dwelling units, with a corresponding net increase of approximately 639 persons. The City's Municipal Code states a goal of providing 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.5 acres of land per 1,000 residents for purposes that are made available at K-12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. The City currently has 82 acres of parkland available for its 50,151 residents, and it currently provides approximately 1.63 acres of parkland per 1,000 residents. The additional 639 residents would incrementally change this ratio to 1.61 acres of parkland per 1,000 residents, which is a negligible change.

As specified in the City of Cypress Municipal Code Section 25-43, Relation of land required to population density, the City collects park dedication and in-lieu fees which are applicable to new residential construction that qualify as dwelling units as defined by Section 6.31.020(D) of the Cypress Zoning Ordinance and Section 205(D) of the 2001 California Building Code as they currently exist. Impacts to recreational facilities remain less than significant by requiring every subdivider to either dedicate land, pay a park fee, or do both, for the purposes of providing park and recreational facilities (see Regulatory Compliance Measure [RCM] REC-1 provided below). All future residential projects implemented in accordance with the proposed Specific Plan would be required to comply with the City of Cypress General Plan. Therefore, impacts would be less than significant, and no mitigation is required.

Regulatory Compliance Measure REC-1 **Dedication of Parkland and/or Payment of Park Fees.** Prior to issuance of any building permits for residential projects within the Specific Plan Area, the Applicant shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress (City) Municipal Code, or other fees as determined by the City, to the Director of the City Community Development Department, or designee.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. There are currently a total of 20 developed public parks within the City of Cypress, which range in size from the approximately 0.17-acre Laurel Park to the 22-acre Oak Knoll Park.[33] According to the Conservation/Open Space/Recreation Element of the City's General Plan (2001), the City had a total of approximately 82 acres of parks and recreational facilities.

The proposed Specific Plan is intended to guide the development of future projects within the City of Cypress and does not include any specific development or redevelopment proposal. Future development projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the General Plan and Zoning Code. The proposed Specific Plan would not directly result in physical development. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac, and the other property has the potential to accommodate the development of up to 321 dwelling units.

[33] City of Cypress. 2022a. Facility and Park Locations. Website: https://www.cypressca.org/activities/facility-park-locations (accessed September 1, 2023).

As discussed above under Response 4.16(a), the City of Cypress Municipal Code, Section 25-43, establishes a standard of 3.0 acres of land per 1,000 residents for park and recreational purposes, and an additional 1.6 acres of land per 1,000 residents for purposes that are made available at K–12 schools through a cooperative arrangement between the City, local school districts, and local park and recreation districts. Any future projects implemented in accordance with the land use changes would comply with the applicable provisions in Chapter 25, Article 6, Park and Recreational Facilities, of the City's Municipal Code (refer to RCM REC-1), which requires the payment of an in-lieu park fee, the dedication of land for park and recreational purposes, or both, based on a standard of 3.0 acres of land for park and recreational purposes for each 1,000 residents.

The proposed Specific Plan could allow for the development of additional residential units in Cypress, which could result in the potential addition of approximately 639 residents. This increase in population could incrementally increase usage of City parks and recreational facilities.

For all future residential projects developed in accordance with the proposed Specific Plan, the City will require the Applicant to pay fees and/or dedicate parkland as identified in RCM REC-1. Therefore, with the payment of in-lieu park fees and/or the dedication of parkland, impacts to recreation requirements would be less than significant.

In addition to providing on-site recreational amenities, the Applicant would pay applicable park fees as described in RCM REC-1. Therefore, any future projects implemented under the proposed project would not include recreational facilities or require the construction or expansion of recreational facilities, which would have an adverse physical effect on the environment. Potential impacts would be less than significant, and no mitigation is required.

4.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

4.17.1 Impact Analysis

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

or

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

No Impact. The Circulation Element of the City of Cypress General Plan provides goals and policies to implement a balanced, functional, and efficient circulation system, and incorporate alternative modes of travel which allow for the safe movement of people and goods. The proposed Specific Plan is consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease vehicle miles traveled (VMT) within the City. New land uses allowed under the proposed Specific Plan would be generally similar to the land uses already allowed under the existing specific plans. Additionally, the proposed Specific Plan would amend the land use designation on two properties along Katella Avenue within the Cypress Business and Professional Center Specific Plan (CBPC Specific Plan), to allow residential densities of up to 60 dwelling units per acre (du/ac). Any future residential development or redevelopment on these properties would be analyzed on a project-by-project basis as design and layout of the projects are determined. Any trip generation or operational characteristics under the proposed Specific Plan would be similar to what is already allowed under the various existing specific plans. The proposed Specific Plan would not, in and of itself, result in transportation impacts, as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan would be subject to policies described in the Circulation Element of the General Plan, as well as other policies that promote reduction of VMT.

Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have no impacts associated with conflict

with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities or related to *State CEQA Guidelines* Section 15064.3, subdivision (b), and no mitigation is required.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

or

d) Would the project result in inadequate emergency access?

No Impact. As described above, the proposed Specific Plan would not, in and of itself, result in transportation impacts, as it does not include any specific development or redevelopment proposal. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area. Additionally, the proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 du/ac, consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. Any future residential development or redevelopment proposals would be analyzed during review, and any necessary police or fire emergency access would be implemented consistent with the City's Municipal Code.

Furthermore, any future developments or transportation improvements under the Specific Plan would be required to conform to the City of Cypress roadway design standards, which are based upon engineering principles and evolving policies and practices governing the City's transportation infrastructure. These design standards meet both State and nationally acceptable design criteria. All street improvements within the City would be subject to the approval of the City Engineer; furthermore, these improvements would be subject to the standards of the latest adopted edition of the California Department of Transportation's (Caltrans) *Highway Design Manual*, where applicable. Long-term congestion relief resulting from implementation of the Circulation Element would improve emergency access throughout the City for police, fire, and emergency protection services. New land uses allowed under the proposed Specific Plan would be generally similar to the land uses already allowed under the existing specific plans. Potential impacts would essentially be the same as what is already allowed under the existing specific plans. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in dangerous design components or inadequate emergency access, and no mitigation is required.

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

4.18.1 Impact Analysis

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact. Assembly Bill (AB) 52 and CEQA Public Resources Code (PRC) Section 21080.3.1, subdivisions (b), (d), require a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill [SB] 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan, or to designate open space that includes Native American Cultural Places.

The Native American Heritage Commission (NAHC) was contacted on February 23, 2023, to conduct a Sacred Lands File (SLF) search and provide a Native American Contact List for the Specific Plan Area pursuant to SB 18, Government Codes 65352.3 and 65352.4, AB 52, and PRC Sections 21080.1 and 21080.3.1. The NAHC responded on May 2, 2023, stating that an SLF search was completed for the Specific Plan Area with negative results. The NAHC recommended that 19 Native American individuals representing the Diegueño, Gabrielino groups, Juaneño, Luiseño, Cahuilla, Pala Band, and Kumeyaay groups be contacted for information regarding cultural resources that could be affected by the proposed project. Nineteen individuals were contacted through letters sent via U.S. Postal Service Certified Mail on April 11, 2023. No responses requesting consultation were received within the time period.

The proposed Specific Plan would not, in and of itself, result in impacts to tribal cultural resources, as it does not include any specific development or redevelopment proposal. Future development under the Specific Plan could require excavation and other potentially disturbing aspects of construction into soils, and there is a potential to uncover undiscovered tribal cultural resources during excavation, including human remains. Therefore, while unlikely, the presence of undiscovered subsurface tribal cultural resources within the proposed Specific Plan Area is possible, and these resources could potentially be affected by construction activities.

Regulatory Compliance Measure (RCM) CUL-1, as detailed in Section 4.5, Cultural Resources, requires compliance with California PRC Section 21083.2(g) for the treatment of unearthed archaeological resources. Adherence to regulatory standards included in RCM CUL-1 would reduce the impact of the proposed project on unknown unique archaeological resources to less than significant, in the event that previously unknown deposits with tribal cultural significance are discovered during future construction activities under the proposed Specific Plan.

As also discussed in Section 4.5, RCM CUL-2 requires compliance with the State's Health and Safety Code for the treatment of human remains. Adherence to regulatory standards included in RCM CUL-2 would reduce the impact of the proposed project on human remains to less than significant, in the event that previously unknown remains are discovered during construction activities within the proposed Specific Plan Area.

Any future development allowed under the proposed Specific Plan would be required to comply with AB 52, SB 18, and relevant City standards as applicable. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have less than significant impacts related to tribal cultural resources, and no mitigation is required.

4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

4.19.1 Impact Analysis

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. The proposed Specific Plan would not, in and of itself, result in impacts related to the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, as it does not include any specific development or redevelopment proposal. The proposed project would amend the land use designations on two properties within the proposed Specific Plan Area to allow residential densities of up to 60 dwelling units per acre (du/ac), consistent with the rezoning scenarios included in the City of Cypress's 2021–2029 Housing Element. One of the properties that would be affected by the residential land use designation change is currently developed at 60 du/ac and the other property has the potential to accommodate the development of up to 321 dwelling units. The proposed project would not make substantial changes to the General Plan land use designations within the Specific Plan Area.

Additionally, new land uses allowed under the proposed Specific Plan would be similar to those allowed under the existing specific plans. No increase in demand for these utilities is anticipated beyond what already exists and what would be generated by the uses that are already allowed under the existing specific plans. Future development allowed under the proposed Specific Plan would be

subject to review by the City Public Works Department and/or utility companies to determine project-specific infrastructure needs and requirements. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*.

Water

The West Orange County System of the Golden State Water Company (GSWC) Los Alamitos West Orange Service Area 2020 Urban Water Management Plan (UWMP) states that annual water use in its service area is expected to be 15,759 acre-feet by 2045. In addition, the 2020 UWMP states that total water supplies available for the service area in 2045 would be 23,645 acre-feet. Some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently use water. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to water. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded water facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Wastewater

The Orange County Sanitation District (OCSD) is responsible for the provision of wastewater treatment facilities that serve the Specific Plan Area. The OCSD has a capacity to treat 188 million gallons of wastewater per day from residential, commercial, and industrial sources at two plants: Reclamation Plant No. 1 in Fountain Valley and Treatment Plant No. 2 in Huntington Beach. Reclamation Plant No. 1 has a primary treatment capacity of 208 million gallons per day (mgd),[34] and is running under capacity at approximately 120 mgd.[35] Treatment Plant No. 2 has a primary treatment capacity of 168 mgd and currently receives 59 mgd.[36]

As stated above, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater and are assumed in OCSD's wastewater generation projections. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to wastewater treatment. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. In addition, as requested by OCSD, future projects implemented in accordance with the proposed project would be required to provide project-specific impact analysis via sewer study to demonstrate the adequacy of existing wastewater facilities to properly transport and treat wastewater flows

[34] OCSD. 2019b. *Budget Update Fiscal Year 2019-2020*. Website: https://www.ocsd.com/Home/ShowDocument?id=28411 (accessed May 12, 2023).

[35] Ibid.

[36] OCSD. *Facts and Key Statistics Webpage*. Website: https://www.ocsd.com/services/regional-sewer-service (accessed May 12, 2023).

generated by the future project.[37] As such, the proposed project would not require the relocation or construction of new or expanded wastewater facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Stormwater/Drainage

Any future projects implemented in accordance with the proposed project which disturb more than 1 acre of soil would comply with the requirements of the Construction General Permit and would include the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would include construction Best Management Practices (BMPs) to control and direct on-site surface runoff and would include detention facilities, if required, to ensure that stormwater runoff from the construction site would not exceed the capacity of the stormwater drainage systems. If applicable, a SWPPP would also detail Erosion Control and Sediment Control BMPs to be implemented during project construction to minimize erosion and retain sediment on site. If a future project would disturb less than 1 acre of soil, it would be subject to the requirements of Section 5.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires projects that disturb less than 1 acre of soil and that are not part of a larger common plan to comply with the local municipal code and/or implement a combination of erosion and sediment control and good housekeeping BMPs to prevent pollution of stormwater runoff during construction activities.

Any new development allowed under the proposed project would also comply with the Orange County MS4 Permit, which requires the preparation of a Final Water Quality Management Plan (WQMP) and implementation of operational BMPs to target and reduce pollutants of concern in stormwater runoff from project sites. Compliance with the Orange County MS4 Permit would reduce operational impacts related to surface water quality standards, waste discharge requirements, and/or degradation of water quality to a less than significant level, and no mitigation is required.

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently contribute to stormwater flows and given that existing urban uses are probably older structures and not built to current stormwater standards there could be a net benefit. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to stormwater drainage. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded stormwater facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Electric Power

The City is within the service territory of Southern California Edison (SCE), which provides services through a grid of transmission lines and related facilities. As discussed previously, according to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2022 was

[37] Personal communication with L Kevin Hadden, Principal Staff Analyst at OCSD on June 30, 2023.

85,870 GWh[38] and total electricity consumption in Orange County in 2022 was 20,243.7 GWh ((20,243,721,856 kilowatt hours [kWh]).[39]

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that are older structures not built to current Title 24 Energy Efficiency Standards, all of which consume electricity, thereby likely decreasing any net gain in electricity consumption. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to electric power. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded electrical facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Natural Gas

Southern California Gas Company (SoCalGas), the service provider for the City, serves approximately 21.1 million customers in a 24,000 sq mi service territory.[40] According to the CEC, total natural gas consumption in the SoCalGas service area in 2022 was s 5,026 million therms (1,646 million therms for the industrial sector) [41] and total natural gas consumption in Orange County in 2022 was 572 million therms (352 million therms for the residential sector and 221 therms for the non-residential sector).[42] The proposed project would not require the construction of any physical improvements related to the provision of natural gas service that would result in significant environmental impact.

Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that are older structures not built to current Title 24 Energy Efficiency Standards, several of which consume natural gas, thereby likely decreasing the net gain in natural gas consumption. Any future projects implemented in accordance with the proposed project would be required to adhere to the General Plan, provide required development impact fees, and comply with applicable development regulations pertaining to natural gas. As a part of the development review process, all future projects would be required to demonstrate that existing public utilities would be sufficient to serve the future projects' needs. As such, the proposed project would not require the relocation or construction of new or expanded natural gas facilities or infrastructure and impacts would be less than significant. No mitigation is required.

Telecommunication Facilities

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38 CEC. 2023b. *Electricity Consumption by Entity.* Website: http://www.ecdms.energy.ca.gov/elecbyutil.aspx (accessed February 21, 2025)

39 CEC. 2023a *Electricity Consumption by County*. Website: http://www.ecdmsenergy.ca.gov/elecby county.aspx (accessed February 21, 2025).

40 SoCalGas. n.d. Company Profile: About SoCalGas Webpage. Website: https://www.socalgas.com/about-us/company-profile (accessed May 11, 2023)

41 CEC. 2023d. *Gas Consumption by Entity.* Website: https://ecdms.energy.ca.gov/gasbyutil.aspx (accessed February 21, 2025).

42 CEC. 2023c. *Gas Consumption by County*. Website: http://www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed February 21, 2025).

Telephone, television, and internet services are offered by a variety of providers in the City. Any future projects that would be developed in accordance with the proposed project would be responsible for constructing adequate tele-communication facility extensions on their respective project sites. The future construction and expansion of these facilities would occur on site during the site preparation and earthwork phase and are not expected to impact any telephone, cable, or internet services offsite that serve the surrounding areas. Additionally, telecommunication facilities are generally installed concurrently with utility expansions and impacts associated with the expansion of telecommunications facilities are already considered in the air quality, noise, and construction traffic analysis. Therefore, the project impacts associated with the relocation or construction of new or expanded telecommunication facilities and impacts would be less than significant. No mitigation is required.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The City of Cypress is served by the GSWC, a private water service provider. As stated in Response 4.19.1(a), water provided in the West Orange County System is a blend of groundwater from the Orange County Groundwater Basin and imported water. According to GSWC's 2020 UWMP for the West Orange County System, the total projected water demand for customers served by GSWC is approximately 14,137 acre-feet per year in 2025; the projected water demand increases every 5-year period, totaling 15,759 acre-feet per year by 2045. GSWC's planned water supplies for 2025 total 21,940 acre-feet per year, increasing to 23,645 acre-feet per year in 2045.[43]

As indicated above Response 4.19.1(a), the proposed land use changes would accommodate the development of 321 housing units within the proposed Specific Plan; however, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater and are assumed in OCSD's wastewater generation projections. Additionally, the proposed Specific Plan would generally allow the same types of uses as those currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated water demand associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed under the specific plans. Future development allowed under the proposed Specific Plan would be required to adhere to all applicable State laws related to water conservation.

The proposed Specific Plan does not include any specific development or redevelopment proposal. Any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guideline*. Therefore, adoption of the proposed Specific Plan would not result in insufficient water supplies during normal, dry, and multiple dry years, and adequate water supply would be available to accommodate the future residential development on the proposed properties facilitated by the proposed Specific Plan. The proposed project would increase demand for water supplies; however, the GSWC would have sufficient water supplies to serve the proposed project. Therefore, the

[43] Golden State Water Company (GSWC). 2021b. Los Alamitos Customer Service Area. Website: http://www.gswater.com/los-alamitos/ (accessed November 20, 2023).

proposed project would result in less than significant impacts related to water supplies. No mitigation is required.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As discussed above in Response 4.19.1 (a), sewage from the City is diverted to either Reclamation Plant No. 1 in Fountain Valley or Treatment Plant No. 2 in Huntington Beach. Reclamation Plant No. 1 has a primary treatment capacity of 208 million gallons per day,[44] and is running under capacity at approximately 120 million gallons per day.[45] Treatment Plant No. 2 has a primary treatment capacity of 168 million gallons per day [46] and currently receives 59 million gallons per day. [47] The City's Public Works Department's Maintenance Division is responsible for maintaining the City's sanitary sewer system. The City operates and maintains a sanitary sewer collection and conveyance system that includes a network of gravity sewers, one pump station, and one sewer force main. Wastewater in the City of Cypress is collected, treated, and disposed of by the Orange County Sanitation District (OCSD). The OCSD provides wastewater collection, treatment, and recycling for approximately 2.6 million people living within a 479-square-mile area of central and northwestern Orange County and treats approximately 185 million gallons of wastewater from residential, commercial, and industrial sources per day.[48]

According to the OCSD's 2020 Sewer System Management Plan, "OC San's CIP assures that older facilities are upgraded as needed to ensure adequate capacity through the system. OC San works under annual and long-range plans that have proven effective, and OC San is not currently experiencing capacity related problems. Indications of possible capacity problems seen by the Collections Facilities O&M Division are brought to the attention of the Engineering Department for further evaluation."[49] Therefore, there are no constraints on the availability of wastewater disposal or treatment.

Future development allowed under the proposed Specific Plan would be required to comply with all State laws related to water conservation. Additionally, future projects would be required to adhere to the City's Sewer Improvement Standards, which stipulate that all required sewer improvements shall be designed and constructed to City of Cypress (City) and Orange County Sanitation District (OC SAN) standards and shall be approved by the City Engineer prior to development. The proposed Specific Plan would generally allow the same types of commercial and industrial uses as those

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44 OCSD. 2019b. *Budget Update Fiscal Year 2019-2020*. Website: https://www.ocsd.com/Home/ShowDocument?id=28411 (accessed May 12, 2023).

45 Ibid.

46 Ibid.

47 OCSD. *Facts and Key Statistics Webpage*. Website: https://www.ocsd.com/services/regional-sewer-service (accessed May 12, 2023).

48 Orange County Sanitation District (OC SAN). 2022. *2021-2022 Annual Report.* Website: https://www.ocsan.gov/home/showpublisheddocument/33473/638080061619170000 (accessed November 16, 2023).

49 OCSD. 2020. System Management Plan for Orange County Sanitation District. Website: https://www.ocsd.com/Home/ShowDocument?id=29880 (accessed November 15, 2023).

currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated wastewater generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Additionally, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses that currently generate wastewater. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would result in less than significant impacts related to the wastewater treatment capacity, and no mitigation is required.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The City currently contracts with Valley Vista Waste and Recycling Services, a private solid waste hauler, to collect and dispose of the solid waste generated throughout the City. Solid waste collected in the City by Valley Vista would be transported to one of the Class III landfills operated and maintained by OCWR. OCWR owns and operates three active landfills (i.e., the Olinda Alpha Landfill in Brea, the Frank R. Bowerman Landfill in Irvine, and the Prima Deshecha Landfill in San Juan Capistrano). All three landfills are permitted as Class III landfills, which only accept non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. County residents are able to dispose of their household hazardous waste items at any of OCWR's four household hazardous waste collection centers, located in the cities of Anaheim, Huntington Beach, Irvine, and San Juan Capistrano.[50] Table 4.19.A identifies the Class III sanitary landfills operated by OCWR.

Table 4.19.A: Orange County Class III Landfills

Landfill	Location	Approximate Distance from Specific Plan Area (miles)	Service
Frank R. Bowerman	11002 Bee Canyon Access Road Irvine, CA 92602	20 (southeast)	Commercial dumping; no public dumping
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	14 (northeast)	Commercial dumping; public dumping allowed
Prima Deshecha	32250 La Pata Avenue San Juan Capistrano, CA 92675	33 (southeast)	Commercial dumping; public dumping allowed

Sources: Orange County Waste & Recycling. Active Landfills. Google Maps; Website: https://oclandfills.com/landfills/active-landfills (accessed December 2022).

Of the three Class III landfills currently operated by OCWR, the closest active landfill to the Specific Plan Area is the Olinda Alpha Landfill. The Olinda Alpha Landfill, which is currently permitted by the California Department of Resources, Recycling, and Recovery (CalRecycle) to receive a maximum of

[50] OC Waste & Recycling (OCWR). Household Hazardous Waste. Website: http://www.oclandfills.com/hazardous (accessed November 26, 2023).

8,000 tons per day (tpd) of waste, currently receives an average of approximately 7,000 tpd.[51] Therefore, the Olinda Alpha Landfill is currently operating at approximately 87.5 percent of its daily capacity. As of October 2020, the Olinda Alpha Landfill has an estimated remaining disposal capacity of 17,500,000 cubic yards.[52] If the State-permitted daily tonnage limit is reached at any County landfill, waste haulers are subject to diversion to local transfer stations located throughout the County. The Olinda Alpha Landfill is scheduled to close in approximately 2030, at which time it would be landscaped to become a County regional park.[53]

Solid waste from future residential development allowed under the proposed project would be required to comply with State and local solid waste reduction, diversion, and recycling policies and regulations. The proposed project would not require the construction of any physical improvements related to the provision of solid waste disposal that would result in significant environmental impacts and the OCWR solid waste disposal system would have adequate capacity to serve the proposed project. Furthermore, some of the 321 residential units that would be facilitated under the proposed project would replace existing urban uses, most of which currently generate solid waste.

As the proposed Specific Plan does not include any specific development or redevelopment proposal, it would not generate solid waste. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria related to solid waste. The proposed Specific Plan would generally allow the same types of commercial and industrial uses as those currently existing in the Specific Plan Area and already allowed under the five existing specific plans; therefore, the anticipated solid waste generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would have less than significant impacts on planned solid waste capacity, and no mitigation is required.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. As previously stated in Response 4.19.1(d) above solid waste disposal practices in California are governed by multiple federal, State, and local agencies that enforce legislation and regulations ensuring that landfill operations minimize impacts to public health and safety and the environment. The proposed Specific Plan would accommodate the development of 321 housing units within the proposed Specific Plan, in an area with existing urban uses, the demolition of which would generate solid waste. The California Integrated Waste Management Act (Assembly Bill [AB] 939) changed the focus of solid waste management from landfill to diversion strategies (e.g., source reduction, recycling, and composting). The purpose of the diversion strategies is to reduce

[51] OCWR. 2021. Olinda Alpha Landfill. Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093 (accessed September 26, 2023).

[52] OCWR. 2021. Olinda Alpha Landfill. Website: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2757?siteID=2093 (accessed September 26, 2023).

[53] City of Cypress. 2021. C&D Recycling Requirement. Website: C&D Recycling Requirement | City of Cypress (cypressca.org) (accessed November 2023).

dependence on landfills for solid waste disposal. AB 939 established mandatory diversion goals of 25 percent by 1995, 50 percent by 2000, and 75 percent by 2020. The City of Cypress provides curbside recycling for both residential and commercial uses, as well as curbside residential green waste, which both count toward the City's solid waste diversion rate. CalRecycle tracks and monitors solid waste disposal on a per capita basis.

The proposed Specific Plan does not include any specific development or redevelopment proposal. Future development allowed under the proposed Specific Plan would be required to comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. As stated above in Response 4.19.1(d), the proposed Specific Plan would generally allow the same types of commercial and industrial uses as those currently existing in the Specific Plan Area. The anticipated solid waste generation associated with the proposed Specific Plan would be similar to existing uses and the uses that are already allowed. Additionally, future developments would be required to comply with the City's Construction and Demolition Ordinance (City Ordinance No. 1166), and the 2022 California Green Building Standards Code. As stipulated by City Ordinance No. 11 66 and the 2022 California Green Building Standards, project applicants would be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. Future projects would also be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.[54] Valley Vista Services certifies 75 percent diversion for all construction and demolition material,[55] which would contribute to an increased waste diversion rate within the City.

Although implementation of the proposed project does not involve any physical development, there is a potential for demolition of existing structures in the City and potential construction of 321 residential units. Demolition and construction activities would generate typical construction debris, including wood, paper, glass, metals, cardboard, and green wastes. The proposed project would comply with the City's Construction and Demolition Ordinance (Regulatory Compliance Measure [RCM] UTIL-1). The applicants for future development would also be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. As stipulated by City Ordinance No. 1166 and the 2022 California Green Building Standards, the proposed project would be required to divert a minimum of 65 percent of construction and demolition debris in order to obtain building permits.[56] Additionally, Valley Vista Services certifies 75 percent diversion for all construction and demolition material, which would contribute to an increased waste diversion rate within the City. [57]

The proposed project would comply with existing and future statutes and regulations, including waste diversion programs mandated by City, State, and federal law. Therefore, the proposed project would

54 City of Cypress. Construction and Demolition Recycling Requirement. Website: http://www.cypressca.org/work/building-division/c-d-recycling-requirement (accessed September 15, 2023).

55 Ibid.

56 City of Cypress. 2021. C&D Recycling Requirement. Website: C&D Recycling Requirement, City of Cypress (cypressca.org) (accessed January 9, 2024).

57 Ibid.

not result in an impact related to federal, State, and local statutes and regulations related to solid wastes, and no mitigation is required.

Regulatory Compliance Measures

The following regulatory compliance measure is an existing regulation that is applicable to the proposed project and is considered in the analysis of potential impacts related to utilities and service systems. The City of Cypress considers this requirement to be mandatory; therefore, it is not a mitigation measure.

Regulatory Compliance Measure UTIL-1 **Construction and Demolition Ordinance**. The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.

4.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

4.20.1 Impact Analysis

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

or

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

or

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

or

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in the State through its Fire and Resources Assessment Program (FRAP). These maps place areas of California into different fire hazard severity zones (FHSZ), based on a hazard scoring system using subjective criteria for fuels, fire history, terrain influences, housing densities, and

occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, CAL FIRE is responsible for wildland fire protection for land areas that are generally unincorporated, and they are classified as State Responsibility Areas (SRAs). In areas where local fire protection agencies (e.g., Orange County Fire Authority [OCFA]) are responsible for wildfire protection, the lands are classified as Local Responsibility Areas (LRAs). CAL FIRE currently identifies the Specific Plan Area as an LRA. In addition to establishing local or State responsibility for wildfire protection in a specific area, CAL FIRE designates areas as very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ.

According to the CAL FIRE Very High Fire Hazard Severity Zone Maps for the Orange County region, the entire City of Cypress is designated as a non-VHFHSZ,[58] and the City does not include an SRA. The nearest VHFHSZ to the Specific Plan Area is approximately 12 miles to the northeast in Coyote Hills on the western side of Fullerton.[59] The nearest SRA is in Puente Hills, approximately 14 miles northeast of the Specific Plan Area. The proposed Specific Plan would not, in and of itself, result in impacts related to wildfires, as it does not include any specific development or redevelopment proposal. Similar to new development allowed under the existing specific plans, new development under the proposed Specific Plan would be required to comply with all applicable regulations and standards related to wildfire. Additionally, new development would be required to adhere to the adopted emergency response plan or emergency evacuation plan for the City of Cypress. Further, any future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. Therefore, adoption of the proposed Specific Plan would not result in impacts related to wildfire, and no mitigation is required.

[58] California Department of Forestry and Fire Protection (CAL FIRE). 2011. Very High Fire Hazard Severity Zones in LRA. Website: https://osfm.fire.ca.gov/media/6739/fhszl_map30.pdf (accessed August 30, 2023).

[59] Ibid.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

4.21.1 Impact Analysis

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. Based on the discussion in Section 4.4, Biological Resources, implementation of the proposed Specific Plan is anticipated to result in less than significant impacts related to habitat, wildlife species, and/or plant and animal communities. The proposed Specific Plan would not eliminate a plant or animal community, nor would it substantially reduce the number or restrict the range of a rare or endangered plant or animal.

The proposed project would avoid impacts on nesting resident and/or migratory birds either by avoiding vegetation removal during the avian nesting season (February 1 through August 31) or by implementing Regulatory Compliance Measure (RCM) BIO-1. This measure would address any impacts to nesting resident and/or migratory birds should it be necessary to conduct vegetation removal during the nesting season and nests are present.

As discussed in Section 4.5, Cultural Resources, Response 4.5(a), the project area does not contain any buildings or structures that meet any of the California Register of Historical Resources criteria or qualify as "historical resources" as defined by CEQA. Further, according to the City of Cypress General Plan, there are no known archaeological resources located in Cypress. Therefore, implementation the proposed Specific Plan would not cause a substantial adverse change in the significance of a historical

resource. In addition, RCMs CUL-1 and CUL-2 have been incorporated to address the discovery of archaeological and paleontological resources should any be unearthed during construction. With RCMs CUL-1 and CUL-2, potential impacts to previously undiscovered archaeological or paleontological resources would be reduced to less than significant.

As discussed in Section 4.18, Tribal Cultural Resources, the City requested a search of the Sacred Lands File by the Native American Heritage Commission (NAHC) for the project area. According to NAHC correspondence dated September May 2, 2023, no resources were noted in the database. Nineteen native American individuals were contacted through letters sent via U.S. Postal Service Certified Mail on April 11, 2023. No responses requesting consultation were received within the time period. Therefore, no tribal cultural resources listed or eligible for listing in the California Register or in a local register exist within the project area, and there are no known tribal cultural resources within the project area. Although the project area is not likely to contain any human remains, adherence to regulatory standards included in RCMs CUL-1 and CUL-2 would reduce the impact of the proposed project on unique archaeological resources and human remains to less than significant and addresses tribal concerns regarding the treatment of human remains. In the unlikely event that future ground-disturbing construction activities uncover a yet-to-be-discovered tribal cultural resource, adherence to RCMs CUL-1 and CUL-2 would reduce any potential impacts to previously undiscovered tribal cultural resources to a less than significant level.

For the reasons stated above, the proposed Specific Plan does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact. The proposed Specific Plan does not include any specific development or redevelopment proposal. Additionally, the proposed project would not substantially change land uses within the proposed Specific Plan Area as new land uses allowed within the Specific Plan Area would be generally consistent with other existing and permitted land uses in the immediately surrounding area. Future development or residential projects under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Adherence to the regulations described in the regulatory compliance measures related to air quality (RCMs AQ-1 through AQ-5), biological resources (RCM BIO-1), cultural resources (RCMs CUL-1 and CUL-2), geology (RCM GEO-1), hydrology and water quality (RCMs HYD-1 through HYD-3), public services (RCMs PS-1 and PS-2), and utilities (RCM UTIL-1) would also ensure that impacts to those resource areas would be less than significant. There is no indication that the proposed project would have environmental impacts that could cause other facilities or projects to be adversely affected.

As described throughout this analysis, the proposed Specific Plan does not include any specific development or redevelopment proposal. The allowed land uses under the proposed Specific Plan would be similar to the existing land uses already allowed under the five existing specific plans. Future development projects allowed under the proposed Specific Plan would be required to conform with applicable City standards and criteria, including consistency with the City's General Plan and Zoning Code. Future development or redevelopment projects requiring discretionary actions would be subject to environmental review, in accordance with the provisions of CEQA and the *State CEQA Guidelines*. The proposed Specific Plan would not have cumulatively considerable impacts with implementation of project regulatory compliance measures. Implementation of the regulatory compliance measures at the project-level would reduce the potential for the incremental effects of the proposed Specific Plan to be considerable when viewed in connection with the effects of past projects, current projects, or probable future projects for all environmental parameters.

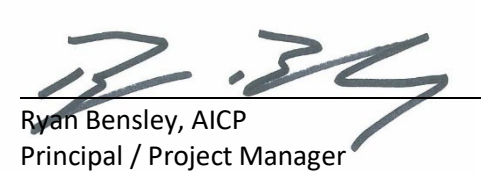
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. Previous sections of this IS/ND reviewed the proposed project's potential impacts and regulatory compliance measures related to air quality (RCMs AQ-1 through AQ-5), energy (RCM EN-1), geology (RCM GEO-1), hydrology and water quality (RCMs HYD-1 through HYD-3), public services (RCMs PS-1 and PS-2), and utilities (RCM UTIL-1). As concluded in the previous discussions, the proposed project would result in less than significant environmental impacts with adherence to these regulatory compliance measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.

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5.0 RECOMMENDATION

Based on the information and environmental analysis contained in the Initial Study/Environmental Checklist, we recommend that the City of Cypress prepare a Negative Declaration for the Cypress Business Parks Modernization and Integration Project. We find that the proposed project would not have a significant effect. We recommend that the second category be selected for the City of Cypress's determination (see Section 3.1, Determination, in Chapter 3.0, Environmental Factors Potentially Affected).



Date: March 3, 2025

Ryan Bensley, AICP
Principal / Project Manager
LSA

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6.0 MITIGATION MONITORING AND REPORTING PROGRAM

6.1 MITIGATION MONITORING REQUIREMENTS

California Public Resources Code (PRC) Section 21081.6, which is part of the California Environmental Quality Act (CEQA) statute, mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so, requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.

- The lead agency shall provide measures to mitigate or avoid potentially significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

- Prior to the close of the public review period for a draft Environmental Impact Report (EIR) or Negative Declaration (ND), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

6.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program for the proposed Cypress Business Parks Modernization and Integration Project (Specific Plan) has been prepared in compliance with Public Resources Code (PRC) Section 21081.6. It describes the requirements and procedures to be followed by the City of Cypress, as the Lead Agency, to ensure that all mitigation measures adopted as part of the proposed project will be carried out as described in this IS/ND.

Table 6.A sets forth the proposed mitigation monitoring and reporting program. It lists each of the mitigation measures specified in this IS/ND and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.3: Air Quality					
Regulatory Compliance Measure AQ-1 **Emission Reduction Measures**. During clearing, grading, earth moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures by using the following procedures, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 during construction. The applicable Rule 403 measures are as follows: • Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). • Water active sites at least twice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving). • Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114. • Pave construction access roads at least 100 feet (30 meters) onto the site from the main road. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less.	During construction activities	Project Applicant			
Regulatory Compliance Measure AQ-2 **Material Hauling.** All trucks that are to haul excavated or graded material shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2), and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. **Construction Painting.** Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify:	Prior to approval of future project plans	Project Applicant			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
• Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and • To the extent feasible, construction/building materials shall be composed of pre-painted materials.					
Regulatory Compliance Measure AQ-3 **Construction Painting.** Prior to approval of future project plans and specifications, the City of Cypress shall confirm that the construction bid packages specify: • Contractors shall use high-volume low-pressure paint applicators with a minimum transfer efficiency of at least 50 percent; • Coatings and solvents that will be utilized have a volatile organic compound content lower than required under SCAQMD Rule 1113; and • To the extent feasible, construction/building materials shall be composed of pre-painted materials.	Prior to approval of future project plans	Project Applicant			
Regulatory Compliance Measure AQ-4 **Air Contaminant Discharge**. Future projects shall comply with SCAQMD Rule 402. Rule 402 prohibits the discharge of air contaminants or other material from any type of operations, which can cause nuisance or annoyance to any considerable number of people or to the public or which endangers the comfort or repose of any such persons, or the public.	Future project proposal	Project Applicant			
Regulatory Compliance Measure AQ-5 All future projects shall comply with the latest Energy Code and Title 24 solar requirements for new residential development.	Future project proposal	Project Applicant			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.4: Biological Resources					
Regulatory Compliance Measure BIO-1 **Nesting Bird Survey and Avoidance.** If vegetation removal, construction, or grading activities are planned to occur within the active nesting bird season (February 1 through August 31), the City of Cypress, or designee, shall confirm that the Applicant has retained a qualified biologist who shall conduct a preconstruction nesting bird survey no more than 3 days prior to the start of such activities. The nesting bird survey shall include the work area and areas adjacent to the site (within 500 feet, as feasible) that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active, as determined by the qualified biologist.	No more than three days prior to commencement of grading activities	Applicant and City of Cypress Community Development Director, or designee, Project Applicant			
Regulatory Compliance Measure BIO-2 **Landmark Tree Removal.** The Director of the City of Cypress Community Development Department, or designee, shall review and approve the removal of any trees required by future development associated with the Cypress Business Parks Modernization and Integration Project. As specified in the City Municipal Code Section 17-19, the property owner of a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least 30 days prior to said removal. Public notice of a proposed landmark tree removal shall be posted next to or on the subject landmark tree, at the local public library, and at the Cypress City Hall during the entire 30-day application-processing period. No trees on the proposed project site shall be removed prior to the approval of a landmark tree removal permit by the Director of the City of Cypress Community Development Department, or designee.	Future project proposal	Cypress Community Development Director, or designee, Project Applicant			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.5: Cultural Resources					
Regulatory Compliance Measure CUL-1 **Unknown Archaeological Resources.** In the event that archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the Orange County List of Qualified Archaeologists has evaluated the find in accordance with federal, State, and local guidelines to determine whether the find constitutes a "unique archaeological resource," as defined in Section 21083.2(g) of the California Public Resources Code (PRC). The Applicant and its construction contractor shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the project site. Any found deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in PRC Section 21083.2. Prior to commencement of grading activities, the Director of the City of Cypress (City) Community Development Department, or designee, shall verify that all project grading and construction plans include specific requirements regarding California PRC (Section 21083.2[g]) and the treatment of archaeological resources as specified above.	During construction activities	Applicant and/or Construction Supervisor/City of Cypress Director of Community Development Department, or designee			
Regulatory Compliance Measure CUL-2 **Human Remains.** In the event that human remains are encountered on the project site, work within 50 feet of the discovery shall be redirected and the County Coroner notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD	During construction activities	Construction Supervisor/ Applicant			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Cypress shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Prior to the issuance of grading permits, the Director of the City of Cypress Community Development Department, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.					
4.6: Energy					
Regulatory Compliance Measure EN-1 **Limit Idling Time.** The Applicant and construction contractor would be required to comply with applicable idling regulations for on-road vehicles during project construction and operation, which require truck drivers to turn off their engines within 5 minutes of idling.	Prior to issuance of a building permit	Applicant and City of Cypress Community Development Director, or designee			
4.7: Geology and Soils					
Regulatory Compliance Measure GEO-1 **Compliance with Seismic and Building Standards in the Building Code.** Prior to issuance of the first building permit for the proposed buildings, the City of Cypress (City) Engineer, Building Official, or their designee, and the project soils engineer shall review the building plans to verify that the structural design conforms to the requirements of the City's latest adopted edition of the California Building Standards Code. Structures and walls shall be designed in accordance with applicable sections of the City's Building Code.	Prior to issuance of building permits	Applicant and City of Cypress Engineer, Building official, or designee			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.10: Hydrology and Water Quality					
Regulatory Compliance Measure HYD-1 **Construction General Permit.** If construction of future projects associated with the proposed Specific Plan would disturb greater than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2022-0057-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents, including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement, and any other compliance-related documents required by the permit, to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTS). Construction activities shall not commence until a Waste Discharge Identification Number is obtained for the Project from the SMARTS and provided to the Director of Public Works for the City of Cypress, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site best management practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of storm water and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in storm water runoff. Upon completion of construction activities and stabilization of the Project site, a Notice of Termination (NOT) shall be submitted via SMARTS.	Prior to commencement of construction activities	Applicant and/or Construction Supervisor and City of Cypress Director of Public Works, or designee			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
If construction of future projects associated with the Cypress Business Parks Modernization and Integration Project would disturb less than 1 acre of soil, prior to commencement of construction activities, the Construction Contractor shall provide evidence that project construction would comply with Section 4.106 of the 2022 California Green Building Standards Code (CALGreen Code). The CALGreen Code requires implementation of BMPs to prevent flooding and erosion and to retain sediment on site (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs).					
Regulatory Compliance Measure HYD-2 **Orange County MS4 Permit/City Municipal Code.** Prior to issuance of a grading permit for future projects associated with the Cypress Business Parks Modernization and Integration Project, the future project Applicant shall prepare and submit a project-specific water quality management plan (WQMP) to specify BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff in compliance with the Orange County MS4 Permit, Orange County Drainage Area Management Plan (DAMP), and the City of Cypress Local Implementation Plan (LIP). The WQMP shall also incorporate the results of the Final Hydrology and Hydraulic Analyses to demonstrate that the detention facilities meet the hydromodification requirements of the Orange County MS4 Permit and Chapter 13-23 of the Cypress Municipal Code. The City Engineer/Public Works Director, or designee, shall ensure that the BMPs specified in the WQMP are incorporated into the final project design of future projects associated with the Cypress Business Parks Modernization and Integration Project.	Prior to issuance of a grading permit	Applicant and/or Construction Supervisor and City of Cypress Director of Public Works, or designee			
Regulatory Compliance Measure HYD-3 **Groundwater Discharge Permit.** If groundwater dewatering activities are required for future project construction associated with the Cypress Business Parks Modernization and Integration Project, at least 45 days prior to dewatering activities, the Construction Contractor shall submit an NOI to the Santa Ana Regional Water Quality Control Board (RWQCB) to obtain coverage under the General Waste Discharge	45 days prior to dewatering activities	Applicant and City of Cypress City Engineer, or designee			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
Requirements for Discharges to Surface Waters That Pose an Insignificant (De Minimis) Threat to Water Quality (Groundwater Discharge Permit), Order No. R8-2020-0006, NPDES No. CAG998001. Groundwater dewatering activities shall comply with all applicable provisions in the Groundwater Discharge Permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a NOT shall be submitted to the Santa Ana RWQCB.					
4.15: Public Services					
Regulatory Compliance Measure PS-1 **Orange County Fire Authority (OCFA).** Any future projects implemented in accordance with the proposed project would be required to coordinate with the Orange County Fire Authority (OCFA) to determine the appropriate development impact fees required to offset potential impact to OCFA staffing and service ability. Prior to the approval of a future project implemented in accordance with the proposed project, the designated site developer shall enter into a Secured Fire Protection Agreement with OCFA that details the agreed-upon development impact fees required for the project.	Prior to project implementation	OCFA			
Regulatory Compliance Measure PS-2 **Payment of School Fees.** Prior to issuance of any building permits, the Applicant/Developer of future residential development projects facilitated by the proposed project shall provide proof to the Director of the City of Cypress Community Development Department, or designee, that payment of school fees to the appropriate school districts have been made in compliance with Section 65995 of the California Government Code.	Prior to issuance of building permits	Cypress Community Development Director, or designee			

Table 6.A: Mitigation Monitoring and Reporting Program

Regulatory Compliance Measures/Standard Conditions/ Mitigation Measures	Monitoring Milestone	Responsible Party Responsible for Monitoring	Verification of Compliance		
			Initials	Date	Remarks
4.16: Recreation					
Regulatory Compliance Measure REC-1 **Dedication of Parkland and/or Payment of Park Fees.** Prior to issuance of any building permits, the Applicant shall provide proof of compliance with the applicable provisions of Chapter 25 (Subdivisions), Article 6, Park and Recreational Facilities, of the City of Cypress (City) Municipal Code, or other fees as determined by the City, to the Director of the City Community Development Department, or designee.	Prior to issuance of any building permits	Applicant and City of Cypress Community Development Director, or designee			
4.19: Utilities and Service Systems					
Regulatory Compliance Measure UTIL-1 **Construction and Demolition Ordinance.** The construction contractor shall comply with the provisions of the City of Cypress Ordinance No. 1166 and the 2022 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Projects within the City of Cypress, in the Cypress Municipal Code.	During construction activities	Construction contractor			

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7.0 LIST OF PREPARERS AND PERSONS CONSULTED

7.1 CITY OF CYPRESS

The following individuals from the City of Cypress (City) were involved in the preparation of this Initial Study/Negative Declaration (IS/ND):

- Alicia Velasco, Planning Director
- Christopher Wong, Business Development Manager

7.2 IS/ND PREPARERS

The following individuals were involved in the preparation of this IS/ND. The nature of their involvement is summarized below.

7.2.1 LSA

The following individuals were involved in the preparation of this IS/ND:

- Ryan Bensley, AICP, Principal/Project Manager
- Matthew Wiswell, Project Manager
- Chris Jones, AICP, Environmental Planner
- Lynnea Palecki, Environmental Planner
- Jason Thomas, Graphics Technician/GIS Specialist
- Mitchell Alexander, GIS Specialist
- Michael Mello, Technical Editor
- Lauren Johnson, Technical Editor
- Chantik Virgil, Senior Word Processor

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APPENDIX A

UPDATED PERMITTED USE TABLE

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4.2.2 Land Uses and Permit Requirements

The Permitted Use Table outlines four land use types: Permitted Uses ("P"), Conditional Uses ("C"), Prohibited Uses ("-"), and Uses Requiring Planning Director Approval ("PD"). See Section 31 of the Cypress Zoning Ordinance for definitions. The Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council.

Table 4.2.2 – Permitted Use Table

Permitted Use	BP (1)	CO	PO (2) (3)	PO/HSC (2) (3)	MUBP (2) (3)	MUBP/GRC (2) (3) (4)	MUC/R (2) (5)	HDR Overlay (2) (5)	MUC/SR (2)	CC (2)
Professional Office Uses										
Medical, Dental, Veterinary and Related Health Services	P	P	P	P	P	P	P	P	P	(2)
Professional and Administrative Offices	P	P	P	P	P	P	P	P	P	
Industrial Park Uses										
Distribution Center	C	-	-	-	C	-	-	-	-	-
Light Manufacturing, General Assembly, and Food & Beverage Facilities	P	-	-	-	P	P	-	-	-	-
Machine Shop and Machinery Manufacturing	P	-	-	-	P	P	-	-	-	-
Public Utility, Public Works, Postal, and Support Facilities	C	P	C	C	C	C	C	C	C	(2)
Repair and Maintenance, Consumer Products	P	-	-	P	P	P	-	-	-	-
Research and Development (R&D)	P	-	-	P	P	P	-	-	-	-
Indoor Storage Facilities	P	-	-	-	C	C	-	-	-	-
Warehouse	P	-	-	-	C	C	-	-	-	-
Commercial Uses										
Automotive Sales and Services	-	-	-	P (9)	C	C	C	C	C	-
Bars/Liquor Establishments (On-Site Consumption)	-	C	-	C	C	C	C	C	C	-
Catering and Related Services	-	-	-	C	C	C	C	C	C	-
Retail Stores, General Merchandise	(6)	P (7) (8)	-	P (9)	-	P (8)	P	P	P	-
Gasoline Service Station	-	C	C	C	C	C	C	C	C	-
Health/Fitness Centers	C	C	-	C	C	C	C	C	C	-
Hotels/Motels	C	C	-	C	-	C	C	C	C	-
Indoor Amusement, Entertainment Facility, and Related Services	-	-	-	C	C	C	C	C	C	-
Personal Services, General	-	P	-	P (9)	-	P	P	P	P	-

Permitted Use	BP (1)	CO	PO (2) (3)	PO/HSC (2) (3)	MUBP (2) (3)	MUBP/GRC (2) (3) (4)	MUC/R (2) (5)	HDR Overlay (2) (5)	MUC/SR (2)	CC (2)
Restaurant without Alcohol Sales	P	P	P	P	P	P	P	P	P	-
Restaurant with Alcohol Sales	C	C	C	C	C	C	C	C	C	-
Restaurant with Drive-Thru	-	C	C	C	C	C	C	C	C	-
Restaurant with Outdoor Seating	C	P	P	P	P	P	P	P	P	-
Restaurant with Playland	P	P	P	P	P	P	P	P	P	-
Restaurant, Take-Out	C	P	C	C	P	P	P	P	P	-
Shopping Center	-	C	-	-	-	C	C	C	C	-
Storage Yards (Public)	-	-	-	-	-	-	-	-	-	-
Small Animal Hospitals and Animal Boarding	-	-	C	C	C	C	P	P	P	-
Public/Institutional Uses										
Child Day Care and Related Services	C (10)	C	C	C	C	C	C	C	C	(2)
Conference Facilities, Theaters, Auditoriums, and Other Public Assembly	-	C	-	P (9)	C	C	C	C	C	(2)
Educational Institutions, Trade Schools, Other Private Schools	C	C	C	C	C	C	C	C	C	(2)
Residential Uses										
Accessory Uses (Pool/spa, fitness rooms, business centers, leasing offices)	-	-	-	-	-	-	P	P	P	-
Accessory Dwelling Units	-	-	-	-	-	-	P	P	P	-
Assisted living facilities	-	-	-	-	-	-	C	C	P	-
Senior Housing	-	-	-	-	-	-	P	P	P	(2)
Single-Family Dwellings	-	-	-	-	-	-	P	P	P	-
Condominiums/town houses	-	-	-	-	-	-	P	P	P	-
Multi-family dwelling units	-	-	-	-	-	-	P	P	P	-
Home Occupations	-	-	-	-	-	-	P	P	P	-
Caretaker/employee housing	-	-	-	-	-	-	-	-	P	-
Other Uses										
Stand Alone Parking Lots and Parking Structures	C	C	C	C	C	C	C	C	C	-
Uses similar with the intent of the district as determined by the Planning Director	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD

(1) To ensure that the quality of living is maintained in the residential neighborhood south of the Stanton Storm Channel, development adjacent to the channel shall be limited to warehouse/research and development uses, which will serve to minimize light, glare, noise, vehicle emissions, and obstruction of views.

(2) In addition to the permitted uses listed in this column, all permitted land uses within the PS-1A (Public and Semi-Public) zoning district, as identified in Table 2-15 of Subsection 2.08.030 of the Cypress Zoning Ordinance, shall also be permitted on property located west of Walker Street, subject to the applicable permit requirements listed therein.

(3) In addition to the permitted uses listed in this column, all conditionally permitted land uses in Table 2-11 of Subsection 2.07.030 of the Cypress Zoning Ordinance, shall also be conditionally permitted on property located west of Walker Street.

(4) In addition to the permitted uses listed in this column, all permitted land uses (except for Residential uses) within the CG (Commercial General) zoning district, as identified in Table 2-6 of Subsection 2.06.030 of the Cypress Zoning Ordinance, shall also be permitted, subject to the applicable permit requirements listed therein.

(5) In addition to the permitted uses listed in this column, all permitted land uses within the RM-20 (Multiple Family) zoning district, as identified in Table 2-2 of Subsection 2.05.030 of the Cypress Zoning Ordinance, shall also be permitted, subject to the applicable permit requirements listed therein.

(6) Only permitted as an accessory use on the same site as a permitted use within the BP land use designation.

(7) Only permitted within shopping centers and strip malls with at least 15,000 square feet.

(8) Stand-alone uses that are not within a shopping center require a Conditional Use Permit.

(9) Use shall be integrated into a hotel facility.

(10) Permitted only as ancillary to office uses.

- All uses shall be conducted within a completely enclosed building, except for temporary uses. Temporary uses shall be permitted throughout the CBPSP pursuant to Subsection 4.19.040 of the Cypress Zoning Ordinance.
- Design Review shall be required for all new buildings, additions, structures, and sign programs that meet all development and design standards. The Planning Director may refer any Design Review application to the City Council as a Site Plan Review for final determination.
- Development projects that do not comply with the development standards and/or design standards, and are not eligible for an Adjustment, require Site Plan Review approval pursuant to Chapter 6.

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April 2, 2025

VIA EMAIL (*avelasco@cypressca.org*)

City of Cypress, Planning Division
5275 Orange Avenue
Cypress, CA 90630
Attn: Alicia Velasco, Planning Director

Re: Warland Investments Company and Affiliated Entities' Comments on Initial Study/ND for Draft Cypress Business Park Specific Plan Amendment and Modernization Effort; Cal. Code Regs. Tit. 14, §§ 15073 and 15105

Dear Ms. Velasco:

As you know, this firm represents Warland Investments Company and affiliated entities (collectively, "**Warland**"), which is one of the largest landowners in the City of Cypress ("**City**"). Warland's local holdings consist of approximately 3.5 million square feet of space within the Cypress Business Park ("**Park**"), which makes Warland the largest landowner within the Park by a significant margin. Warland maintains its long-standing investments in the City and feels strongly about bringing more high-quality businesses and jobs into the community of Cypress.

The City recently prepared an Initial Study ("**Initial Study**") and draft Negative Declaration ("**ND**" and, collectively with the Initial Study, "**IS/ND**") in connection with the Cypress Business Parks Modernization and Integration Project ("**Project**"). The Project intends to consolidate five (5) of the six (6) existing Specific Plans for the Park into a single Specific Plan for the portions of the Park within those five (5) existing specific plans[1]. The Project consists of (a) a proposed General Plan Amendment, which has not yet been published, (b) a proposed Specific Plan Amendment, and (c) a Zoning Ordinance Amendment (including, but not limited to, changes to parking requirements and the addition of new definitions), which has not yet been published. The City has prepared and published only the draft Cypress Business Park Specific Plan ("**New Specific Plan**").

IP-1-1

Warland is an interested party by virtue of owning over fifty (50) commercial buildings located within the Park (which are occupied by over one hundred (100) tenants and the hundreds of people employed by those tenants, many of whom also live in the City), which will be significantly impacted by changes to neighboring properties in the Park pursuant to the New Specific Plan. In that capacity, Warland offers the comments below in response to the IS/ND for the New Specific Plan.

[1] **NTD**: Warland's holdings fall under the Warland/Cypress Business Center Specific Plan, which covers a significant portion of the Park but is not being amended in connection with the Project or the New Specific Plan.

The City failed to meet its requirements as a lead agency under CEQA because the IS/ND (a) relied on inaccurate assumptions of objective development standards, which resulted in a fatal contradictory conclusion, and (b) failed to adequately define the "Project". As provided below, the ND requires substantial revisions, and the City must revise and recirculate the IS/ND to correct these fundamental issues, so that the City Council Members and the public understand the full and actual implications of the New Specific Plan. IP-1-2

1. **Reliance on Inaccurate Assumptions of Objective Development Standards, Resulting in a Fatal Contradictory Conclusion**

As the lead agency, the City is solely responsible for complying with CEQA and cannot rely on comments from other public agencies or private citizens as a substitute for its required diligence under CEQA.[2]

The IS/ND provides that the New Specific Plan "would not change the maximum building heights, maximum buildable floor area or amend the FAR within the New Specific Plan Area".[3] However, the New Specific Plan directly contradicts this conclusion by clearly proposing increases to both (a) the maximum allowable building height, and (b) the maximum allowable floor area. Specifically, the New Specific Plan proposes to increase the maximum allowable building height from fifty feet (50') to fifty-five feet (55') within the existing Lusk/Cypress Industrial Park Specific Plan area, and from forty feet (40') feet to fifty-five feet (55') feet within the portion of the existing Cypress Corporate Center Specific Plan area adjoining the Stanton Storm Channel. In fact, the City's undated letter to the Orange County Airport Land Use Commission (stamped received by the Commission on January 28, 2025), acknowledges that the New Specific Plan proposes an increase to the maximum building height in the PC-1 zone (the Lusk/Cypress Industrial Park Specific Plan), but fails to identify the proposed maximum building height increase within the Cypress Corporate Center Specific Plan area. IP-1-3

With respect to the maximum buildable floor area, the New Specific Plan proposes to increase the maximum allowable floor area ratio (FAR) from limits ranging between 0.45:1 to 0.82:1 to a maximum FAR of 1.0:1 within the existing Cypress Business & Professional Center Specific Plan area. Even more concerning is the fact that the New Specific Plan fails to include *any* maximum FAR limit for properties designated as "Business Park", which is the land use designation with the **heaviest permitted industrial use** in the Park. The current maximum FAR limits within these areas range from 0.5:1 to 1.0:1, and the New Specific Plan completely omits any reference to a maximum FAR limit for all properties east of Walker Street. By eliminating the FAR limits in these areas, the actual allowable floor area within these areas would solely be a function of the height and building setback requirements (many of which are simultaneously being reduced from the currently required setbacks), as well as other development standards, which could result in building areas well in excess of the existing maximum FAR limits. IP-1-4

The failure to specify FAR limits for all of the parcels located east of Walker Street, the majority of which could be developed with much larger industrial facilities than currently existing in the City and operated for logistics/distribution purposes under the New Specific Plan[4], would unquestionably have significant impacts on the City and its residents. As many of us have witnessed with other cities in Orange County, overbuilding industrial spaces in key corridors creates unappealing streetscapes, resulting in the City resembling an industrial logistics hub rather than a balanced residential community. Lifting

Type text h

[2] Cal. Code Regs. tit. 14, § 15020.
[3] IS/ND Pages 4-4 and 4-5
[4] See further discussion regarding the terms "Distribution" and "Logistics facility" under the New Specific Plan per our letter to the City of Cypress dated March 27, 2025, a copy of which is enclosed.

FAR limits benefits industrial developers only. For residents and long-term investors like Warland, it creates an unacceptable risk of compromising quality of life by **increasing traffic and greenhouse gas emissions, impairing health and air quality, and fundamentally altering the City's character** as an attractive resident-friendly place to work and live.

CEQA requires a lead agency to recirculate a negative declaration when "the document must be *substantially revised* after public notice of its availability".[5] A substantial revision includes when a "new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance".[6] Here, the IS/ND inaccurately relies on its conclusion that the New Specific Plan would *not* change the maximum building heights and FAR limits, when in fact, the New Specific Plan does exactly that. Since these changes have the potential to significantly impact key environmental concerns like traffic and air quality, the Project must be revised to address those effects, as well as any other environmental impacts resulting from the height and FAR increases, and to correct the contradictions between the New Specific Plan and IS/ND. Accordingly, the IS/ND must be revised and recirculated for public review and comment. IP-1-5

2. **Failure to Adequately Define the Project**

CEQA defines a "project" as "the whole of an action" which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that involves an activity that requires a governmental agency's entitlement.[7] Here, the Project description fails to identify the proposed building height and FAR increases. Instead, the Project description vaguely explains that the New Specific Plan "aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes." Interpreting CEQA broadly, as intended by the California Legislature, the "Project" to be evaluated by the City should have included these significant changes to the development standards in the City, which would have required an analysis of the potential impacts resulting from the additional height and floor area that would be allowed pursuant to the New Specific Plan. IP-1-6

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[5] Cal. Code Regs. tit. 14, § 15073.5.
[6] *Id.*
[7] Cal. Code Regs. tit. 14, § 15378.

The City Council Members, as well as the City's residents, are entitled to clear, accurate and unambiguous information regarding the actual impacts of the New Specific Plan, including, without limitation, the changes to the maximum building heights and buildable floor area limits. It is incumbent on the City to revise and recirculate the New Specific Plan and IS/ND to comply with its CEQA obligations and to comply with its obligations to provide the City Council and its residents clear and accurate information with which they can make their decisions. IP-1-7

Warland reserves all rights and remedies associated with the Project, the New Specific Plan, the IS/ND and the analysis and conclusions presented therein. IP-1-8

Regards,

Allyssa J. Holcomb

Enc.

cc: City Clerk of the City of Cypress *(via email)*
Peter Grant, City Manager, City of Cypress *(via email)*
Mayor David Burke, City Council, City of Cypress *(via email)*
Mayor Pro Tem Leo Medrano, City Council, City of Cypress *(via email)*
Council Member Kyle Chang, City Council, City of Cypress *(via email)*
Council Member Scott Minikus, City Council, City of Cypress *(via email)*
Council Member Bonnie Peat, City Council, City of Cypress *(via email)*
Fred Galante, Esq., City Attorney, City of Cypress *(via email)*
Mr. Carl W. Robertson, Jr., Warland Investments Company *(via email)*
Ms. Hope Warschaw, Warland Investments Company *(via email)*
Mr. Jim Brulte, California Strategies, LLC *(via email)*
Mr. John Withers, California Strategies, LLC *(via email)*
Mr. Michael Nytzen, Paul Hastings *(via email)*
Lana H. Sammons, Esq. *(via email)*

GARRETT
STIEPEL RYDER LLP

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(714) 384-4313
Email Address
aholcomb@garrettllp.com

March 27, 2025

VIA EMAIL *(avelasco@cypressca.org)*

City of Cypress, Planning Division
5275 Orange Avenue
Cypress, California 90630
Attn: Alicia Velasco, Planning Director

Re: Draft Cypress Business Park Specific Plan Amendment and Modernization Effort

Dear Ms. Velasco:

As you know, this firm represents Warland Investments Company and affiliated entities (collectively, "**Warland**"). We are submitting this letter on behalf of Warland in response to the draft Cypress Business Park Specific Plan ("**Specific Plan**") and Proposed Cypress Zoning Ordinances Definitions ("**Definitions**") prepared by the City of Cypress ("**City**"). The City recently prepared an Initial Study ("**Initial Study**") and draft Negative Declaration ("**ND**" and, collectively with the Initial Study, "**IS/ND**") in connection with the proposed Specific Plan, and we understand the Specific Plan will be submitted to City Council for approval following the expiration of the April 2, 2025 comment period for the IS/ND. IP-1-9

Warland appreciates the City providing the draft Specific Plan to Warland for its review and comment. While Warland has not had the opportunity to review in detail the materials submitted in connection with the IS/ND, this letter outlines some of the high-level issues and questions that Warland has regarding the Specific Plan.

As you are well aware, Warland has two major concerns regarding any change to the current specific plan:

- First, any change that allows ANY type of last-mile or middle-mile delivery of goods from the Cypress Business Park into the surrounding neighborhoods (logistics) will result in a significant increase of traffic and will likely create a backlash from Cypress residents that will undermine the long-term viability of the Business Park. IP-1-10

- Second, any change that strips the City Council of current decision-making powers and vests those decisions in the hands of unelected staff is unacceptable.

With those two concerns in mind, here are the major issues we identified regarding the proposed Specific Plan:

1. There is significant overlap between the proposed definitions of "Distribution" and "Logistics facility" as defined in the Definitions, and a lack of objective criteria to distinguish one from the other. IP-1-11

2. Logistics facilities are **not** prohibited by the proposed Specific Plan **(contrary to what has previously been stated both publicly and privately by City officials)**.

3. The City Council's discretion related to administrative determinations and interpretations by the Planning Director related to land use is unclear.

4. The proposed Specific Plan fails to include floor area ratio (FAR) limits for Business Park (Industrial) parcels.

IP-1-11

Warland's concerns regarding the above issues are explained in more detail below, along with questions arising from those concerns.

1. LACK OF DISTINCTION BETWEEN PROPOSED DEFINITIONS OF DISTRIBUTION AND LOGISTICS.

As an initial matter, there appears to be significant overlap between the proposed definitions of "Distribution" and "Logistics facility" set forth in the Definitions, and there are no clear and unequivocal objective elements distinguishing one from the other:

> *"Distribution. A building or facility which serves as a central location for the short-term handling and transfer of goods, materials, or merchandise intended for redistribution to retailers, businesses, or consumers. Distribution facilities are characterized by regular incoming and outgoing shipments and typically involve activities such as sorting, consolidation, staging, and packing of goods for dispatch. Although storage of goods does occur, it is a secondary function to their movement."*

IP-1-12

> *"Logistics facility. A specialized site that coordinates storage, order fulfillment, processing, and transportation services for various products and finished consumer goods. These facilities are engineered for high-capacity and high-frequency order fulfillment, catering especially to e-commerce, retail distribution, and supply chain management. They typically incorporate advanced technologies for inventory tracking and automation. Distinct from distribution facilities, logistics centers emphasize not only the movement of goods but also comprehensive management of inventory, returns, and overall supply chain operations."*

As you are aware, concerns about potential "logistics uses" within the Cypress Business Park have been raised during public meetings in recent months, and your attempts to clarify the distinction were not totally effective. It is clear that there is significant overlap between the two. For example, during the November 18, 2024 City Council meeting, ("**November 18 Meeting**"), you defined third-party logistics as "businesses that provide *short-term storage and fulfillment services for finished consumer goods*," which definition actually aligns more closely with Distribution as defined in the Definitions, which describe the "*short-term handling and transfer of goods.*" During that meeting, you also said that "first party logistics would generally be considered distribution" and "distribution or what you would maybe call first party logistics are the fulfillment of your own orders." However, the proposed Definitions make no distinction between first-party logistics (1PL) and third-party logistics (3PL).

Ultimately, the definitions of "Distribution" and "Logistics facility" set forth in the Definitions create substantial uncertainty for residents, the City Council, and current and future operators within the City.

- As written, the City would have incredibly broad discretion to deem one use "Distribution" and another "Logistics facility" based on the subjective determination of the Planning Department, rather than objective criteria that can be consistently applied.

Please explain how the City derived the proposed defined terms "Distribution" and "Logistics facility" set forth in the Definitions (including any examples of where the same definitions are used in other municipalities or otherwise), as well as what the City was trying to accomplish by creating separate definitions for those uses IP-1-13

2. LOGISTICS FACILITIES **NOT** PROHIBITED BY SPECIFIC PLAN

It is unclear why "Logistics facility" is defined at all since that term is never actually used in the Specific Plan. In fact, the word "logistics" is only used once in an introductory paragraph in Section 1.4. Since the term is never used again, it is impossible to determine why the City defined "Logistics facility" at all – particularly in light of how interchangeable the definition is with Distribution.

Every other defined term in the Definitions is referenced in Table 4.2.2 (Land Uses and Permit Requirements) of the Specific Plan, which sets forth in detail the Permitted Uses (PU), Conditional Uses (CU), Prohibited Uses (PU), and Uses Requiring Planning Director Approval (PD); however, "Logistics facility" is the single definition that is not. This is notwithstanding that the City has repeatedly, both privately and publicly, stated that logistics uses are not permitted in the City. Again during the November 18 Meeting, you said that "third party logistics are not allowed under the [McDonnell Center Amended] Specific Plan or anywhere in the City for that matter." IP-1-14

- In fact, during the November 18 Meeting, you also assured the City Council members that "in the modernization we will be recommending that *logistics be identified as a specifically prohibited use* and then distribution as a conditional, no change to that." However, the modernized Specific Plan does not prohibit a logistics use, and is instead completely silent on the matter.

In the absence of a clear and unambiguous definition of a "Logistics facility" or a prohibition on a logistics use, there are two potential workarounds for a potential logistics user to receive approval to operate in the City per the draft Specific Plan:

(a) By claiming the proposed use is "Distribution", which likely would not be difficult given the similarities between the definitions discussed above; or

(b) By the Planning Director approving the proposed use as "similar with the intent of the district as determined by the Planning Director" per the "PD" category set forth in Table 4.2.2. If Distribution is permitted, then as defined in the Definitions, a "Logistics facility" is unquestionably a similar use.

Please clarify if it is the City's position that the Specific Plan, as written, unambiguously prohibits Logistics facilities of any kind. If so, please explain. IP-1-15

3. CITY COUNCIL DISCRETION RELATED TO ADMINISTRATIVE DETERMINATIONS BY PLANNING DIRECTOR IS UNCLEAR

The introductory paragraph for Table 4.2.2 provides that the Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council.

Please clarify whether the right of City Council (and/or the public) to approve and/or comment on a proposed project will be limited to appeal cases only. If so, please advise if the Planning Director's discretion to make administrative determinations and interpretations regarding land uses will be subject to any objective standards or public notice requirements.

IP-1-16

4. FAILURE TO INCLUDE FLOOR AREA RATIO FOR BUSINESS PARK (INDUSTRIAL) PARCELS

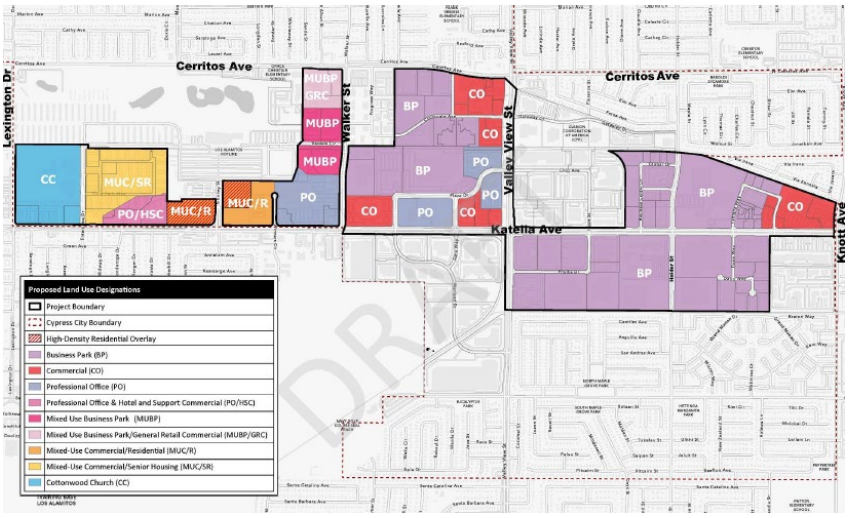
The Specific Plan does not appear to include a floor area ratio (FAR) or lot coverage limits for properties designated as "Business Park", which is the land use designation with the heaviest permitted industrial use in the Cypress Business Park. Pages 4-4 and 4-5 of the ND prepared in connection with the Specific Plan explicitly state that the Specific Plan will **not** change the maximum buildable floor area or amend the FAR limit within the area covered by the Specific Plan; however, that is not accurate. The area covered by the McDonnell Center Amended Specific Plan, for example, provides that the FAR shall not exceed 1.0:1 for any lot. The covered area is located east of Walker Street, but the Specific Plan only retains the FAR limit for properties located w*est* of Walker Street.

IP-1-17

- The failure to specify FAR limits for all of the parcels located east of Walker Street, which constitute the majority of Cypress Business Park and could be mostly comprised of industrial buildings, could have profound impacts on the City and its residents. Overbuilding on those lots with large warehouses and the associated heavy truck or van usage would have a substantial negative impact on the environmental and overall health of the residents, and would also create the look and feel of an industrial zone.

IP-1-18

- Further, any conclusion of no impact or less than significant impact under the ND that relies on the inaccurate assumption that there will be no changes in the maximum buildable floor area or amendments to FAR limits resulting from the Specific Plan must be corrected.



It is unclear what the intended floor area ratio (FAR) or lot coverage limits will be for property located east of Walker Street, if any, which is where all of the parcels designated as "Business Park" (i.e., industrial) are located, so please clarify. If the City intends to remove FAR or lot coverage limits for those parcels, please explain the reasoning behind that decision.

IP-1-19

It is incumbent on the City, in choosing to modernize the Cypress Business Park's existing specific plans, to be transparent and clear with the residents of Cypress and the members of the City Council. We are confident that once these issues have been properly addressed, the Specific Plan will be compatible with the goals of the City and be instrumental to the business park's continued success.

IP-1-20

In an abundance of caution, Warland reserves all rights and remedies. We appreciate your time and consideration on these matters.

Regards,



Allyssa J. Holcomb

cc: City Clerk of the City of Cypress *(via email)*
Peter Grant, City Manager, City of Cypress *(via email)*
Mayor David Burke, City Council, City of Cypress *(via email)*
Mayor Pro Tem Leo Medrano, City Council, City of Cypress *(via email)*
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Mr. Jim Brulte, California Strategies, LLC *(via email)*
Mr. John Withers, California Strategies, LLC *(via email)*
Mr. Michael Nytzen, Paul Hastings *(via email)*
Lana H. Sammons, Esq. *(via email)*

2.3.1 Allyssa J Holcomb on Behalf of Warland Investments Company and Affiliated Entities

Letter Code: IP-1
Date: April 2, 2025

Response to Comment IP-1-1

This comment provides introductory remarks and summarizes the proposed project.

The City of Cypress acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-2

This comment claims that the City failed to meet its requirements as a lead agency under CEQA because the IS/ND (a) relied on inaccurate assumptions of objective development standards, which resulted in a fatal contradictory conclusion, and (b) failed to adequately define the "Project". This comment also advises that the City must revise and recirculate the IS/ND to correct these fundamental issues, so that the City Council Members and the public understand the full and actual implications of the proposed Specific Plan.

The Draft IS/ND for the proposed project was prepared in accordance with CEQA and the *State CEQA Guidelines*, ensuring a thorough evaluation of the project's potential environmental impacts. The methodologies used in preparing the Draft IS/ND were prepared using the most current methodologies and are consistent with applicable City and County of Orange guidelines. Additions and corrections made to the Draft IS/ND are presented in the Errata provided in Section 3.0, Errata, of this Final IS/ND. Revising the Draft IS/ND to clarify that the proposed Specific Plan would include a nominal 5-foot increase in the maximum building height within a small portion of the overall area that it would cover represents a minor modification to the IS/ND. As such, the revisions made to the IS/ND in connection with this comment would not add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-3

This comment asserts that the IS/ND inaccurately concludes that the proposed Specific Plan would not change the maximum building heights or floor area within the Specific Plan area. The comment claims that the proposed Specific Plan would increase both the maximum allowable building height and the maximum allowable floor area. Specifically, the comment notes that the height would increase from 50 feet to 55 feet within the Lusk/Cypress Industrial Park Specific Plan area and from 40 feet to 55 feet within the portion of the Cypress Corporate Center Specific Plan area that adjoins the Stanton Storm Channel.

Additionally, the comment notes that the City's undated letter to the Orange County Airport Land Use Commission (ALUC), which was received by the ALUC on January 28, 2025, acknowledges the proposed increase in building height within the Lusk/Cypress Industrial Park (PC-1 zone); however, the commenter claims that the letter fails to mention the proposed height increase in the Cypress Corporate Center Specific Plan area.

The City acknowledges this comment. When City staff developed the proposed Specific Plan, the objective was to consolidate five existing Specific Plans into a single, cohesive document that establishes a unified vision for the entire business park. The Specific Plan modernizes development standards while preserving the core intent of the original plans. As part of this effort, staff evaluated the maximum building heights allowed under the existing Specific Plans, which varied from none to 50 feet, 55 feet, and 99 feet. To ensure consistency across the Specific Plan area east of Walker Street, staff proposed a uniform maximum height. Recognizing that increasing the height limit to 99 feet throughout the Business Park could raise concerns with the ALUC, staff determined that setting a 55-foot height limit offered a reasonable compromise. This approach aligns with ALUC's goals while establishing consistency across the business parks. This change would reduce the maximum building height in the McDonnell Center Specific Plan area by 44 feet; however, it would also increase the height limit in the Lusk-Cypress Industrial Park area by 5 feet. The Draft IS/ND has been revised to clarify that the proposed Specific Plan would include this nominal increase in the building height limit within a small portion of the overall area that it would cover. Given the minimal nature of this 5-foot increase and the robust setback requirements that would apply to the land that is currently within the Lusk-Cypress Industrial Park (a minimum 40-foot setback would be required for properties adjacent to residential uses), it is not expected to result in any negative impacts on adjacent properties. Importantly, the clarification of this height adjustment would not affect the environmental analysis contained in the IS/ND.

Additionally, the Cypress Corporate Center Specific Plan includes a provision limiting building heights to two stories and a maximum of 40 feet for properties adjacent to the Stanton Storm Channel. While this standard applied to a limited area within one of the five original Specific Plans, it was not initially carried forward into the proposed Specific Plan as staff focused on establishing uniform development standards across the business park. However, upon further review, staff recognized the value of retaining this standard to maintain compatibility with adjacent uses. The Draft IS/ND has been revised to clarify that this provision would be included in the proposed Specific Plan. Please refer to Section 3.0, Errata, for a description of the revision to the Draft IS/ND. Adding clarification that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan represents a minor modification to the IS/ND. As such, the revisions made to the IS/ND in connection with this comment would not add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-4

This comment alleges that the proposed Specific Plan would significantly increase the maximum allowable Floor Area Ratio (FAR) within the Cypress Business & Professional Center Specific Plan area, raising the maximum FAR from a range of 0.45:1 to 0.82:1 to a new limit of 1.0:1. The comment claims that the proposed Specific Plan fails to establish any maximum FAR for properties designated as "Business Park," particularly in areas east of Walker Street. The comment also mentions that these properties, which could be developed with large industrial facilities, currently have FAR limits ranging from 0.5:1 to 1.0:1. By omitting FAR limits entirely for these areas, the commenter claims that the proposed Specific Plan risks allowing building sizes to be determined solely by height and setback requirements, potentially leading to buildings far exceeding the current FAR limits. The commenter claims that the apparent lack of FAR restrictions could result in

overdevelopment, especially for logistics and distribution uses, creating an industrial environment that could negatively impact the City's aesthetics and character, transforming it into an industrial logistics hub instead of a balanced residential community. This could lead to significant impacts on the City and its residents, as seen in other areas of Orange County where overbuilding in key corridors has resulted in unattractive streetscapes.

The comment also states that removing FAR limits would benefit industrial developers only. For residents and long-term investors like Warland, the elimination of a maximum FAR would create an unacceptable risk of compromising quality of life by increasing traffic and greenhouse gas emissions. impairing health and air quality and fundamentally altering the City's character as an attractive resident-friendly place to work and live.

The City acknowledges this comment. The City's General Plan establishes FAR limits for the entire City. Currently, the maximum FAR for all non-residential uses in each of the five original Specific Plans is 1:1 (1.0). The proposed Specific Plan would retain the maximum FAR at 1:1 without any increase. The City has identified an inconsistency in Table 4.3.2 in the proposed Specific Plan, which provides development standards that would apply to the areas within the proposed Specific Plan west of Walker Street, that lists a maximum FAR; however, Table 4.3.1, which provides development standards that would apply to areas east of Walker Street, does not. To resolve this, a clarifying note has been added to both tables in the proposed Specific Plan explaining that the maximum FAR for nonresidential uses can be found in the Land Use Element of the City's General Plan.

As described above, the City's General Plan establishes a maximum FAR of 1.0. The comment above seems to confuse areas of the City which have a General Plan Land Use Designation of Light Industrial with the land that would be included in the proposed Specific Plan. The City's Light Industrial Land Use Designation has a maximum FAR of 0.5:1; however, it would not apply to the area within the proposed Specific Plan. The proposed project would include the following land uses as shown in Figure 2-6 of the IS/ND, Cottonwood Church, Mixed-Use Commercial/High Density Residential, Mixed-Use Commercial/Senior Housing, Professional Office/Hotel and Support Commercial Business Park, Commercial, Professional Office, Mixed-Use Business Park, Mixed Use Business Park/General Retail Commercial. Additionally, the land within the proposed Specific Plan area would have a FAR of 1:1, consistent with the General Plan. Under the proposed Specific Plan, all non-residential properties would continue to have a maximum FAR of 1:1. Because the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits, no changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-5

This comment outlines the requirement under CEQA to recirculate a negative declaration. This comment also claims that the IS/ND assumes that the proposed Specific Plan would not change the maximum building heights and FAR limits; however, the commenter asserts that the proposed Specific Plan would increase the maximum building heights and FAR limits. The comment also suggests that the project must be revised to address those effects, as well as any other environmental impacts resulting from the height and FAR increases, and to correct the contradictions between the proposed Specific Plan and IS/ND.

Please refer to Response to Comment IP-1-3 and Response to Comment IP-1-4. As described in Response to Comment IP-1-3, the Draft IS/ND has been revised to clarify that the proposed Specific Plan would result in a modest 5-foot increase in the maximum building height limit that applies within the Lusk-Cypress Industrial Park and that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan. Further, Response to Comment IP-1-4 explains that the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits. None of the revisions made to the IS/ND in connection with Response to Comment IP-1-3 would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-6

This comment outlines the definition of a project per CEQA guidelines. The comment claims that the project description in the IS/ND fails to identify the proposed building height and FAR increases and vaguely explains that the proposed Specific Plan "aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes." This comment also claims that the "Project" to be evaluated by the City should have included these significant changes to the development standards in the City, which would have required an analysis of the potential impacts resulting from the additional height and floor area that would be allowed pursuant to the proposed Specific Plan.

The City acknowledges this comment. Please refer to Response to Comment IP-1-2, Response to Comment IP-1-3, and Response to Comment IP-1-4. No changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-7

This comment asserts that the City Councilmembers, as well as the City's residents, are entitled to clear, accurate and unambiguous information regarding the actual impacts of the proposed Specific Plan, including, without limitation, the changes to the maximum building heights and buildable floor area limits. This comment also recommends that the City revise and recirculate the proposed Specific Plan and IS/ND to comply with its CEQA obligations and to provide the City Council and residents clear and accurate information with which they can make their decisions.

Please refer to Response to Comment IP-1-2, Response to Comment IP-1-3, and Response to Comment IP-1-4. As described in Response to Comment IP-1-3, the IS/ND has been revised to clarify that the proposed Specific Plan would include a nominal 5-foot increase in the maximum building height limit that applies within the Lusk-Cypress Industrial Park and that the existing building height limits that apply to properties adjacent to the Stanton Storm Channel within the Cypress Corporate Center Specific Plan would be carried forward into the proposed Specific Plan. Further, the Response to Comment IP-1-4 explains that the IS/ND already correctly states that the proposed Specific Plan would not remove or otherwise modify existing FAR limits. None of the revisions made to the IS/ND in connection with Response to Comment IP-1-3 would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-8

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with Warland Investments Company and Affiliated Entities.

Response to Comment IP-1-9

This comment provides introductory remarks and summarizes the proposed project.

The City acknowledges this comment. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-10

This comment raises the following concerns regarding any potential changes to the existing specific plans: (1) any change that allows any type of last-mile or middle-mile delivery of goods from the Cypress Business Park into the surrounding neighborhoods (logistics) will result in a significant increase of traffic and will likely create a backlash from Cypress residents that will undermine the long-term viability of the Business Park; and (2) any change that strips the City Council of current decision-making powers and vests those decisions in the hands of unelected staff is unacceptable.

The City acknowledges this comment. The City shares Warland's concerns about the potential impacts of last-mile and middle-mile delivery operations on nearby properties. The proposed Specific Plan would not allow logistics operations of this nature. Additionally, the proposed Specific Plan would not remove or diminish the City Council's existing decision-making authority. The proposed Specific Plan would authorize the Planning Director to make administrative determinations and interpretations regarding land uses, consistent with the Cypress Zoning Ordinance. This authority is typical of zoning ordinances. Any such determination is subject to appeal to the City Council, in accordance with the procedures outlined in the Cypress Zoning Ordinance. The Planning Director's discretion is not unlimited and must be guided by the purpose, intent, and regulatory framework established in the proposed Specific Plan. No changes to the IS/ND are warranted in response to this comment.

Response to Comment IP-1-11

This comment claims that there is significant overlap between the proposed definitions of "Distribution" and "Logistics facility" as defined in the Definitions section of the proposed Specific Plan and a lack of objective criteria to distinguish one from the other. The comment also claims that Logistics facilities are not prohibited by the proposed Specific Plan, which the commenter claims contradicts what has previously been stated both publicly and privately by City officials. The comment argues that the City Council's discretion related to administrative determinations and interpretations by the Planning Director related to land use is unclear. Lastly, this comment claims that the proposed Specific Plan fails to include FAR limits for Business Park (Industrial) parcels.

The City acknowledges this comment. The City, in coordination with its land-use experts, reviewed existing definitions of "logistics" and "distribution" uses across many government agencies; however, it should be noted that neither of these terms are currently defined in the Cypress Municipal Code. Providing definitions for land use types makes it easier to understand what is and is not permitted. Since it is impossible to predict every specific type of business (and associated land use) that may seek to locate within an area, it is important for the Municipal Code to provide guidance on what is and is not permitted. These definitions provide that guidance. The definitions were further refined by the Business Park Specific Plan Advisory Committee, which is comprised of industry professionals. The definitions are distinct in that logistics provide fulfillment, processing, and transportation services for various products and finished consumer goods. All proposed distribution facilities would require a Conditional Use Permit (CUP) to operate within the proposed Specific Plan, which is a permit authorized by the City Council following a duly-noticed public hearing process. The CUP review process would provide a transparent review process in which the public would be able to participate and share any concerns with the City Council prior to its deliberations. As described in Response to Comment IP-1-4, the IS/ND has been revised to clarify that the proposed Specific Plan would not eliminate any existing FAR limitations within the City. None of the revisions made to the IS/ND would add significant new information to the document that would trigger the need to recirculate the Draft IS/ND.

Response to Comment IP-1-12

This comment highlights concerns regarding potential overlap between the proposed definitions of "Distribution" and "Logistics facility" in the proposed Specific Plan. The comment claims that there are no clear, objective distinctions between the two definitions, as both describe activities related to the handling, transfer, and storage of goods. The "Distribution" definition focuses on short-term handling and transfer of goods, while the "Logistics facility" definition includes storage, order fulfillment, and supply chain management. The comment claims that during a City Council meeting on November 18, 2024, attempts to clarify the distinction between logistics and distribution were ineffective, with definitions provided that more closely align with distribution activities. Additionally, the comment alleges a lack of differentiation between first-party logistics (1PL) and third-party logistics (3PL), which further complicates the distinction between the two terms. Finally, the comment claims that the definitions of "Distribution" and "Logistics facility" set forth in the Definitions section of the proposed Specific Plan create substantial uncertainty for residents, the City Council, and current and future operators within the City.

Please refer to Response to Comment IP-1-11, above. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-13

This comment requests an explanation on how the City derived the proposed defined terms "Distribution" and "Logistics facility" set forth in the Definitions (including any examples of where the same definitions are used in other municipalities or otherwise), as well as what the City was trying to accomplish by creating separate definitions for those uses.

Please refer to Response to Comment IP-1-11. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-14

This comment states that every other defined term in the Definitions section of the proposed Specific Plan is referenced in Table 4.2.2 (Land Uses and Permit Requirements) of the proposed Specific Plan, which sets forth in detail the Permitted Uses (PU), Conditional Uses (CU), Prohibited Uses (PU), and Uses Requiring Planning Director Approval (PD); however, "Logistics facility" is the single definition that is not. The comment claims that the City has repeatedly, both privately and publicly, stated that logistics uses are not permitted in the City. The comment notes that, during the November 18 Meeting, the City stated that "third party logistics are not allowed under the [McDonnell Center Amended] Specific Plan or anywhere in the City for that matter." The comment states that during the November 18 Meeting, the City also assured the City Council members that "in the modernization we will be recommending that logistics be identified as a specifically prohibited use and then distribution as a conditional, no change to that." However, the commenter claims that the proposed Specific Plan does not appear to prohibit logistics uses.

The definition of "Logistics facility" was included in the proposed Specific Plan to help differentiate higher-intensity, e-commerce-driven operations from more traditional distribution uses. Logistics facilities were intentionally excluded from Table 4.2.2 (Land Use and Permit Requirements) in the proposed Specific Plan to signal that it is a prohibited use. This approach aligns with standard zoning practices, where uses that are defined but not listed in a land use table are typically considered prohibited. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-15

This comment claims that, in the absence of a clear and unambiguous definition of a "Logistics facility" or a prohibition on a logistics use, there are two potential workarounds for a potential logistics user to receive approval to operate in the City per the proposed Specific Plan: (a) by claiming the proposed use is "Distribution", which likely would not be difficult given the similarities between the definitions discussed above; or (b) by the Planning Director approving the proposed use as "similar with the intent of the district as determined by the Planning Director" per the "PD" category set forth in Table 4.2.2. If Distribution is permitted, then as defined in the Definitions section of the proposed Specific Plan, a "Logistics facility" is unquestionably a similar use. The commenter requests clarification of the City's position that the proposed Specific Plan, as written, unambiguously prohibits Logistics facilities of any kind.

This comment also claims that, during the November 18, 2024, City Council meeting, the City assured the City Council that logistics uses would be specifically prohibited and distribution uses would be conditional, with no changes to that approach. However, the commenter claims that the proposed Specific Plan does not appear to prohibit logistics facilities.

The City acknowledges this comment. Please refer to Response to Comment IP-1-14, above. Because the comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND, no further response is required.

Response to Comment IP-1-16

This comment states that the introductory paragraph for Table 4.2.2 in the proposed Specific Plan provides that the Planning Director is authorized to make administrative determinations and interpretations regarding land uses, which may be appealed to the City Council. The comment requests clarification regarding whether the right of City Council (and/or the public) to approve and/or comment on a proposed project will be limited to appeal cases only. This comment also asks if the Planning Director's discretion to make administrative determinations and interpretations regarding land uses will be subject to any objective standards or public notice requirements.

The City acknowledges this comment. The proposed Specific Plan would authorize the City's Planning Director to make administrative determinations and interpretations regarding land uses, consistent with the Cypress Zoning Ordinance. This authority is typical of zoning ordinances. Any such determination is subject to appeal to the City Council, in accordance with the procedures outlined in the Cypress Zoning Ordinance. The Planning Director's discretion is not unlimited and must be guided by the text, purpose, intent, and regulatory framework established in the proposed Specific Plan. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Draft IS/ND; therefore, no further response is required.

Response to Comment IP-1-17

This comment states that the proposed Specific Plan does not appear to include FAR or lot coverage limits for properties designated as "Business Park", which is the land use designation with the heaviest permitted industrial use in the Cypress Business Park. The comment claims that pages 4-4 and 4-5 of the IS/ND explicitly state that the proposed Specific Plan would not change the maximum buildable floor area or amend the FAR limit within the area covered by the proposed Specific Plan; however, the commenter alleges that this information is not accurate. The comment notes that the area covered by the McDonnell Center Amended Specific Plan, for example, provides that the FAR shall not exceed 1.0:1 for any lot. The commenter further notes that the area within the McDonnell Center Amended Specific Plan is located east of Walker Street, but the proposed Specific Plan only appears to retain the FAR limit for properties located west of Walker Street.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4. Inasmuch as the issues raised in Response to Comment IP-1-4 are similar to those identified in this comment, no further response is required.

Response to Comment IP-1-18

This comment claims that the proposed Specific Plan's apparent failure to specify FAR limits for all of the parcels east of Walker Street, which constitute the majority of Cypress Business Park and could be mostly comprised of industrial buildings, could have profound impacts on the City and its residents. The comment also claims that overbuilding on those lots with large warehouses and the

associated heavy truck or van usage would have a substantial negative impact on the environmental and overall health of the residents and would also create the look and feel of an industrial zone. Further, the comment claims that any conclusion of no impact or less than significant impact under the IS/ND that relies on the inaccurate assumption that there would be no changes in the maximum buildable floor area or amendments to FAR limits resulting from the proposed Specific Plan must be corrected.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4. Again, the FAR limitation concerns raised in Response to Comment IP-1-4 are similar to those identified in this comment; therefore, no further response is required.

Response to Comment IP-1-19

This comment requests clarification on the proposed Specific Plan's intended FAR or lot coverage limits for properties located east of Walker Street, where all parcels designated as "Business Park" are located. This comment also requests that the City provide an explanation for its decision, if it plans to remove these limits as part of the proposed Specific Plan.

The City acknowledges this comment. Please refer to Response to Comment IP-1-4 as the City's intent with respect to FAR limits is addressed in that response. No further response is warranted.

Response to Comment IP-1-20

This comment provides concluding remarks and contact information.

The City acknowledges this comment and looks forward to future communications with Warland Investments Company and Affiliated Entities.

CYPRESS
Chamber of Commerce

5450 Orange Avenue, Suite 107, Cypress, CA 90630

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Chair

TIM KEENAN
Vice Chair of Administration

LISA DAVIS
Vice Chair of Finance

HANK MACHAL
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Lisa Lane
Phil Wendel
Shirley Bradley
Theresa Murphy
Vanessa Burtle

April 7, 2025

Subject: Letter of Support for the Cypress Business Park Specific Plan

Dear Honorable Mayor and City Council Members,

On behalf of the City of Cypress Chamber of Commerce, I am writing to express our enthusiastic support for the Cypress Business Park Specific Plan (CBPSP). As an organization dedicated to fostering a thriving business community, we are pleased to endorse the CBPSP. We reviewed the CBPSP and believe it will enhance economic growth, attract new investment, provide valuable employment opportunities, and elevate the quality of development within the City of Cypress.

We are particularly pleased to note that three of our Chamber board members served on the Business Park Advisory Committee, a group of business park stakeholders formed to advise the Community Development Department during the development of the Specific Plan. Their input and expertise played an instrumental role in shaping the plan, ensuring it effectively addresses the perspectives and needs of the business community.

Furthermore, the Chamber of Commerce appreciates the city's inclusive approach to developing the Specific Plan. By actively engaging local stakeholders throughout the process, the city demonstrated a commitment to creating a plan that reflects the community's vision while balancing economic growth with thoughtful planning and high-quality design standards that will enhance the overall character of the city's business parks.

Thank you for your leadership and dedication to supporting the growth and sustainability of our local economy.

Sincerely,

George O'Hara
George O'Hara (Apr 7, 2025 14:54 PDT)

George O'Hara
Chair
City of Cypress Chamber of Commerce

Phone: (714) 742-4045 | Email: info@cypresschamber.org

CYPRESS
LAND COMPANY

March 14, 2025

City Council
City of Cypress
5275 Orange Ave
Cypress, CA 90630

Subject: Letter of Support for the Cypress Business Parks Specific Plan

Dear Honorable Mayor and City Council Members,

On behalf of Cypress Corporate Center, I am writing to express our strong support for the Cypress Business Parks Specific Plan. After a thorough review of the Specific Plan, we believe it provides a well-structured framework to modernize the business parks, attract new investment, and enhance long-term economic growth.

The plan promotes environmentally sustainable development and streamlines approval processes, making Cypress a more competitive and business-friendly environment. We appreciate the City's engagement with stakeholders throughout this process and recognize the plan's value in fostering a thriving business community.

We urge the City Council to approve the plan and look forward to seeing its positive impact on Cypress. Thank you for your leadership and consideration of this important initiative.

Sincerely,

Matthew Doss
Chief Operations Officer
Cypress Land Company

10940 Wilshire Blvd., Suite 1900 • Los Angeles, California 90024 • (310) 208-8077 • FAX (310) 208-8127

CUSHMAN & WAKEFIELD

18111 Von Karman Avenue, Suite 1000
Irvine, CA 92612
Tel +1 949 474 4004
Fax +1 949 474 0405
cushmanwakefield.com

April 16th, 2025

Cypress City Council:

I am writing to express my strong support for the Cypress Business Park Specific Plan (CBPSP). As Executive Vice Chairman at Cushman & Wakefield and a member of the Business Park Advisory Committee, I had the opportunity to contribute to the development of this important plan alongside other stakeholders, business owners, and property owners in the Cypress business community.

The CBPSP represents a significant step forward for the City of Cypress. It modernizes outdated regulations, introduces flexible land use policies, and enhances the development standards needed to maintain a competitive edge in today's commercial real estate market. The plan reflects a thoughtful balance between economic growth, design quality, and the operational needs of business park users.

In my professional opinion, the CBPSP is a future-ready framework that will help attract and retain high-quality tenants, support job creation, and increase property values across the business park. It sends a clear message that Cypress is committed to being a business-friendly city.

I appreciate the City Council's leadership in advancing this plan and encourage its adoption. Thank you.

Sincerely,

CUSHMAN & WAKEFIELD OF CALIFORNIA, INC.

Richard L. Ellison
Executive Vice Chairman

Murray Company
MECHANICAL CONTRACTORS
100% EMPLOYEE OWNED
SINCE 1913

April 22, 2025

Subject: Cypress Business Park Specific Plan

Dear Mayor and City Council,

As the new owner of 5995 Plaza Drive and Chairman and CEO of Murray Company Mechanical Contractors, I would like to express our support for the Cypress Business Park Specific Plan (CBPSP).

Since acquiring our Cypress facility, we've come to appreciate the City's commitment to building a business-friendly environment. The CBPSP is a clear example of that commitment. It provides much-needed consistency, flexibility, and modernization, which are essential to businesses like ours when making long-term investments in a community.

The streamlined regulations and clarified land use definitions in the CBPSP will make it easier for companies to grow and adapt over time. We believe the plan creates a strong foundation that encourages responsible development while supporting the operations of modern industrial and commercial businesses.

As a stakeholder, we value the City's efforts to proactively update its land use regulations and ensure Cypress remains competitive as a place to do business. We look forward to being part of the Cypress business community for many years and strongly support adoption of the Cypress Business Park Specific Plan.

Sincerely,

Jim DeFlavio
Chairman/CEO

18414 S. Santa Fe Avenue • Rancho Dominguez, CA 90221 • Ph 310.637.1500 • Fax 310.604.0359 • www.murraycompany.com • CA Lic. #162382

April 23, 2025

City of Cypress – City Council
5275 Orange Avenue
Cypress, CA 90630

Subject: Support for the Cypress Business Park Specific Plan

Dear Honorable Mayor and City Council,

As a property owner within the Cypress Business Park, we are writing on behalf of Goodman North America to express our support for the Cypress Business Park Specific Plan (CBPSP). This plan represents a much-needed modernization of the City's criteria for managing development in its commercial areas.

The CBPSP offers a clear framework for land use and development that benefits both current property owners and future tenants. It streamlines the development process, introduces consistent standards, and will preserve the high-quality character of the community.

As an owner/investor in Cypress, we appreciate that the plan was developed with meaningful input from stakeholders who represent the Business Park. The clear standards in the plan will help protect and enhance property values, make it easier to attract and retain tenants, and promote long-term stability and vitality within the Business Park.

We encourage the City Council to adopt the plan and continue to support a pro-business environment that makes Cypress a great place to invest and grow.

Sincerely,

Blair Dahl
VP of Development

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **15.**

FROM: Alicia Velasco, Planning Director

DATE: 04/28/2025

SUBJECT: **Approve a Tentative Tract Map for a 26-Unit Townhome Development at 4872 Lincoln Avenue**

RECOMMENDATION

1. Adopt a Resolution approving Tentative Tract Map No. 19359 and finding the project exempt from California Environmental Quality Act requirements; and

2. Authorize the City Manager to execute a City Attorney-approved Affordable Housing Agreement.

DISCUSSION

Background

The applicant, the Olson Company, is requesting a tentative tract map and density bonus to construct 26 townhomes, three of which are set-aside for moderate-income households.

Project Description and Required Discretionary Actions

The project site is located within the Lincoln Avenue Specific Plan (LASP). Residential projects which meet applicable code requirements are permitted subject to administrative design review. The project includes three affordable units and the applicant is seeking a density bonus, one concession, and one waiver in exchange for the affordable units. To ensure affordability, the Olson Company is required to enter into an Affordable Housing Agreement and the affordable units are subject to a 45-year deed restriction.

The recommended project consists of four townhome buildings on a 0.79-acre site, featuring three-story three-bedroom homes ranging from 1,236 to 1,633 square feet. The site is accessible from driveways on Lincoln Ave. and Bishop St. and includes a common open space area with shaded seating and BBQ facilities.

A tentative tract map is required to subdivide the property to facilitate the sale of the individual units.

Subject Property and Surrounding Land Uses

The 0.79-acre site was previously occupied by a landscape supply store. The project site is bounded by the following uses:

Direction	Land Use	Zoning
North	Mobile Home Park	PC (Lincoln Avenue)
South	Surface Parking	CH-LC
East	Used Car Dealership	PC (Lincoln Avenue)
West	Townhome Development	PC (Lincoln Avenue)

Development Standards

The Project's compliance with development standards and required concessions are listed below:

Standards	Required	Proposed
Maximum Density	30 du/ac	32.9 du/ac*
Maximum Height	50 feet	36 feet
Minimum Front Yard Setback	10 feet	10 feet
Minimum Side Yard Setback	5 feet	East: 10 feet West: 8 feet
Minimum Rear Yard Setback	5 feet	9 feet
Minimum Open Space	200 sr/unit	98 sf/unit**

* Density bonus units
** Waiver required

SITE PLAN AND DESIGN REVIEW

Building Design and Architecture

The project consists of four three-story townhouse buildings featuring a Mediterranean architectural style with a variety of materials and accents, including stucco, tile roofing, and decorative lighting and shutters. The building design meets all applicable design requirements.

Access and Parking

The site is accessed via Lincoln Ave. and Bishop St. by a 24-foot-wide driveway. There are 55 parking spaces, 16 more than required. Each townhome has a two-car garage with tandem or side-by-side parking. The site includes three guest parking spaces.

Traffic

A traffic evaluation estimated the project will generate 175 daily trips, including 10 morning peak hour trips and 13 evening peak hour trips. City traffic study guidelines consider projects with less than 50 peak hour trips to have insignificant impacts and a full traffic study is not required.

Landscaping and Open Space

The project includes one open space area, featuring a shaded structure with seating and BBQ. Landscaping is provided in the open space area, the front and rear setbacks, and adjacent to walkways and parking areas.

DENSITY BONUS

Under State law, the project is entitled to a density bonus (increase from 30 du/ac to 32.9 du/ac) and one incentive/concession (modifications to the development standards and other code requirements) because it provides affordable units. Density bonus projects may also request waivers from standards that physically preclude construction of the development. The Olson Company has requested:

1. Concession: Waive Park Development Fee for the three moderate-income units
2. Waiver: Reduction in required open space from 200 sf/unit to 98 sf/unit

Affordable Housing Agreement/Local Requirements

The Zoning Code requires an Affordable Housing Agreement be recorded against the property. The Agreement specifies:

1. The concessions/waivers granted
2. The location, size, and bedroom count of affordable units
3. The affordability level and term
4. An affirmative marketing plan to ensure advertising of units to a wide spectrum of residents

The Zoning Code requires that the affordable units be distributed throughout the project and have similar finishes and be roughly the same size as the market rate units.

TENTATIVE TRACT MAP

The application divides the airspace for condominium purposes. As conditioned, it is consistent with all City and Subdivision Map Act requirements.

CONSISTENCY WITH THE GENERAL PLAN

The project is consistent with the following General Plan goals/policies:

LU-1.2: Allow for multi-family infill in designated areas to satisfy regional housing needs.

HOU-3: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.

The project is an appropriate infill use of an underutilized site and fills a housing need by providing townhomes that are often starter homes. Additionally, the three affordable units provide moderate-income households the opportunity to purchase a home. The required affirmative marketing plan will ensure that the units are marketed to a wide spectrum of residents.

ENVIRONMENTAL REVIEW

The project is categorically exempt from further California Environmental Quality Act (CEQA) review as an infill development in an urbanized area. The project is consistent with the applicable General Plan and zoning designations and is located on a lot smaller than five acres. Further, the project is surrounded by urban uses and will not result in significant traffic,

noise, air quality, or water quality impacts.

PUBLIC HEARING / PUBLIC OUTREACH PROCESS
The applicant held a public meeting on April 7 and sent letters inviting the public to all property owners within 500 feet. No members of the public attended the meeting. Public hearing notices were posted and mailed to the owners of all properties located within 500 feet of the project. All written communication related to the public hearing received prior to publishing the City Council agenda is attached. Written communication submitted by 3:00 p.m. on April 28 will be part of the public hearing administrative record.

ALTERNATIVE ACTIONS
If the City Council identifies issues which should be addressed prior to taking action on this application, the City Council may consider:

1. Continuing the public hearing and directing staff to work with the applicant to resolve the issues; or
2. Continuing the public hearing, making findings for denial and directing staff to return to City Council with a resolution for denial.

BUDGET IMPACT
None.

LEGAL REVIEW
None required. An Affordable Housing Agreement will be prepared by the City Attorney's office.

APPROVED BY: Peter Grant, City Manager

Attachments

Resolution
Project Conditions
Project Plans
Vicinity Map
Traffic Evaluation
Notice of Exemption

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 19359, FOR A 26-UNIT TOWNHOUSE DEVELOPMENT, INCLUDING THREE AFFORDABLE UNITS, RESTRICTED TO MODERATE INCOME HOUSEHOLDS, ON A 0.79-ACRE SITE LOCATED AT 4872 LINCOLN AVENUE WITHIN THE LINCOLN AVENUE SPECIFIC PLAN AND FINDING THE PROJECT EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS.

WHEREAS, the City Council of the City of Cypress has considered an application submitted by The Olson Company ("Developer") for a 26-unit townhouse development, including three affordable units, restricted to moderate income households, on a 0.79-acre site located at 4872 Lincoln Avenue within the Lincoln Avenue Specific Plan (the "Project"); and

WHEREAS, the Project requires a Tentative Tract Map (VTTM No. 19359) to be approved by the City Council; and

WHEREAS, on April 28, 2025 the City Council held a duly noticed public hearing and accepted testimony in regards to the Project; and

WHEREAS, said tentative map has been reviewed by the City's Engineer and the Orange County Fire Department with recommended conditions of approval; and

WHEREAS, Section 12 of the Cypress Zoning Ordinance includes provisions for density bonus applications as required by California Government Code Sections 65915-65918 ("State Density Bonus Law"); and

WHEREAS, the Developer has requested one concession and one waiver in exchange for providing three units affordable to moderate-income households pursuant to Cypress Zoning Ordinance Section 12 and State Density Bonus Law, as laid out in the City Council staff report dated April 28, 2025; and

WHEREAS, the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan; and

WHEREAS, the Project is categorically exempt pursuant to California Environmental Quality Act Guidelines, Section 15332 - In-fill Development. Section 15332 exempts in-fill projects in urbanized areas on sites less than five acres; and

WHEREAS, the City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The proposed map does not warrant rejection based upon the criteria for rejection in the Cypress Subdivision Ordinance, the City's General Plan, the Cypress Zoning Ordinance, or Sections 66473.5, 66474.6 and 66474 of the Subdivision Map Act:

A. The map is consistent with the site's General Plan land use designation of PC (Specific Plan – Lincoln Avenue).
B. The 26 dwelling-unit improvement of the proposed subdivision is consistent with the General Plan.
C. The site is physically suitable for the type of development. The Project meets all the required development standards, except for minimum open space. The project has requested a waiver for a reduction in open space in exchange for providing three affordable units, pursuant to State Density Bonus law.
D. The site is physically suitable for the density of development. The General Plan land use designation for the site is PC (Specific Plan – Lincoln Avenue). This land use designation allows a maximum of 30 dwelling units per acre. The Project is entitled to a density bonus for a density of 32.9 dwelling units per acre in exchange for providing three affordable units, pursuant to State Density Bonus law.
E. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Project is categorically exempt pursuant to California Environmental Quality Act Guidelines, Section 15332 - In-fill Development. Section 15332 exempts in-fill projects in urbanized areas on sites less than five acres.
F. The design of the subdivision will not cause serious public health problems. Sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.
G. The design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the tract map. All existing utility easements will remain intact and there is no foreseeable interference as the main right-of-way (Lincoln Ave.) remains intact.

SECTION 2. CEQA. The City Council finds that the proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332 – In-fill Development. The Project is an infill project in an urbanized area on a site less than five acres. The Project is consistent with the applicable general plan land use and zoning designations, will not have an adverse impact on any natural habitats, and will not result in significant effects relating to traffic, noise, air quality, or water quality. Therefore, the City Council has determined that there is no substantial evidence that the project may have a significant effect on the environment.

SECTION 3. NO NET LOSS LAW. The Project site was identified in the City's 6th cycle Housing Element sites inventory with a unit capacity of 10 very low-income and seven low-income units. Although the Project provides 23 market rate units and three moderate-income units, the City Council finds that the remaining sites identified in the

Housing Element are adequate to meet the City's remaining regional housing needs allocation (RHNA) for the 6th cycle by income category, pursuant to California Government Code Section 65583 (No Net Loss Law). The City's remaining RHNA and sites inventory capacity are provided in the table below.

	Income Level				Total
	Very Low	Low	Moderate	Above Moderate	
Remaining Capacity (units)	1,290	782	585	1,077	3,734
Remaining RHNA (units)	1,125	651	570	1,008	3,354

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Cypress hereby approves Tentative Tract Map No. 19359, and the requested density bonus and waiver subject to the applicable conditions included in Exhibit "A". The decision of the City Council is final and conclusive as to all things involved.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 28th day of April, 2025.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA)
COUNTY OF ORANGE)SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Resolution was duly adopted at a regular meeting of the said City Council held on the 28th day of April, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
CITY CLERK OF THE CITY OF CYPRESS

EXHIBIT "A"

TENTATIVE TRACT MAP NO. 19359

RE: 4872 Lincoln Avenue

CONDITIONS OF APPROVAL

1. Unless and until the project applicant and property owner sign and return a City-provided affidavit accepting these conditions of approval, there shall be no entitlement of the application. The project applicant and property owner shall have 15 calendar days to return the signed affidavit to the Community Development Department. Failure to do so will render City Council action on the application void. *(Planning)*

2. The applicant shall defend, indemnify, and hold harmless, the City and any agency thereof, or any of its agents, officers, and employees from any and all claims, actions, or proceedings against the City or any agency thereof, or any of its agents, officers or employees, to attack, set aside, void or annul, an approval of the City, or any agency thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project, which action is brought within the time period provided in Government Code Section 66499.37 and Public Resources Code, Division 13, CH. 4 (§ 21000 et seq. - including but not by way of limitation § 21152 and 21167). The City shall promptly notify the applicant of any claim, action, or proceeding brought within this time period. *(City Attorney)*

3. This permit is granted for the tentative map dated 12/20/2024 ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Director. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. (Planning)

4. The applicant's contractor shall provide the City with a Certificate of Insurance on City form, evidencing a comprehensive liability insurance policy with a combined single limit of not less than $500,000 each occurrence in connection with the work performed. Certificate shall include the City, its Council, officers, members of boards or commissions and employees as additional Named Insureds with respect to all claims, actions, damages, liabilities and expenses, including attorney's fees, arising out of or in connection with the work to be performed under the development executed by the Named Insured and City, including any act or omission of employees, agents, subcontractors, or their employees. Such certificate shall have a 30-day cancellation notice to the City of Cypress. *(City Attorney)*

5. The Condominium Plan shall indicate the location of the three units affordable to moderate-income households. *(Planning)*

6. The applicant shall enter into an Affordable Housing Agreement with the City pursuant to Section 3.12.090 of the City of Cypress Zoning Code which shall be recorded against the project prior to final map recordation.

7. A detailed landscape and automatic irrigation plan shall be submitted to the Cypress Planning Division for review and approval at least 60 days prior to issuance of a certificate of occupancy. In addition, a bond shall be posted with Public Works to guarantee against defects in plant materials and workmanship for a period of one year from acceptance of the landscape installation. All required landscaping shall be permanently maintained in a neat and orderly condition. *(Planning)*

8. Within 48 hours of the approval of this project, the applicant/developer shall deliver to the Community Development Department a check payable to the **County Clerk-Recorder in the amount of $50.00** County administrative fee, to enable the City to file the Notice of Exemption pursuant to Fish and Game Code §711.4 and California Code of Regulations, Title 14, section 753.5. If, within such 48-hour period, the applicant/developer has not delivered to the Community Development Department the check required above, the approval for the project granted herein shall be void. *(Planning)*

9. That all engineering requirements of the City of Cypress, including preparation of improvement plans and installation of all improvements such as curbs and gutters, sidewalks, street grading and pavement, sewer and drainage facilities, or other appurtenant work shall be complied with as required by the City Engineer and in accordance with specifications on file in the Office of the City Engineer, as may be modified by the City Engineer; and, that security in the form of a bond, certificate of deposit, letter of credit, completion guarantee, or cash, in an amount and form satisfactory to the City of Cypress, shall be posted with the City to guarantee the satisfactory completion of said improvements. Said security shall be posted with the City prior to the issuance of a building permit or final map approval, whichever occurs first, to guarantee the installation of the related improvements prior to final building and zoning inspections in accordance with an approved construction phasing plan. In the event the developer's contractor and/or subcontractor fails to diligently prosecute the work within the public right-of-way, the City reserves the right, in its reasonable discretion, to issue a stop work notice and to provide a substitute contractor and/or subcontractor to complete said work at the sole cost and expense of developer. *(Engineering)*

10. The applicant shall not grant any easements, other than Southern California Edison, over any property subject to a requirement of dedication or irrevocable offer to the City of Cypress, unless such easements are expressly made subordinate to the easements to be offered for dedication to the City. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the City Engineer for review and approval. *(Engineering)* (Easement Subordination)

11. The developer shall construct new private sewer laterals with cleanouts at a location approved by the City Engineer. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer)(Engineering)*

12. Prior to the recordation of the subdivision map, the applicant shall submit a sewer plan signed and stamped by a registered civil engineer, detailing all the proposed public and/or private sewer lines meeting the requirements of the City Design Standards for Sewer Facilities to be approved by the City Engineer. (*Engineering*)

13. All sewer lines (including mains and laterals) up to the point of connection at the City's mainline

shall be private sewer lines and shall be maintained and cleaned by the developer, or successor in interest. The City of Cypress shall have no responsibility for maintenance of the private sewer lines. *(Engineering)*

14. The applicant shall resurface the full width of Bishop Street (2" grind and overlay asphalt concrete pavement) along the property frontage. Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer)(Engineering)*

15. The applicant shall install a new driveway approach that is compliant with the American Disabilities Act along the property frontage on Lincoln Avenue and Bishop Street. The existing easterly driveway on Lincoln Avenue shall be removed and replaced with sidewalk. The developer shall comply with the following requirements regarding the improvements:

    - Construct all improvements in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer.
    - Prior to construction, obtain and pay for a permit and inspection services. As part of the permit, maintain a schedule on file with the City Engineer for the work.
    - Adjust utility vaults and boxes to grade in accordance with the corresponding utility's requirements and standards.
    - Relocate any utilities as necessary securing the appropriate approvals from the respective utilities.
    - If necessary, grant easements to the City for pedestrian purposes for any sidewalk or driveways for compliance with ADA requirements prior to issuance of a permit for construction.
      (Conditions may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer) (Engineering)

16. The applicant shall remove the existing concrete planters along the frontage of Lincoln Avenue and construct new sidewalk in its place. The applicant shall also install new sidewalk along the property frontage on Bishop Street. New sidewalk shall be compliant with the American Disabilities Act and constructed in accordance with Cypress Public Works standards and specifications to satisfaction of the City Engineer. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer)(Engineering)*

17. Remove and replace any damaged street, pavement, sidewalk, curb and gutter, or any other public improvements as a result of work associated with this project and appropriately clean the area to the satisfaction of the City Engineer.*(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer)(Engineering)*

18. Prior to recordation of the final map, the applicant shall submit street design plans for approval by the City Engineer for all proposed City streets or any work within existing public right of

way. Street name signs and traffic signs shall be installed per City Standards. *(Engineering)*

19. The applicant shall remove and replace any existing public improvements at the development site which have existing damage, are damaged due to construction, or otherwise below current standards, to the satisfaction of the City Engineer. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer)(Engineering)*

20. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. Before occupying any structures or initiating any use approved by this permit, the applicant shall comply with all conditions of the tentative and final map. (*Engineering*)

21. Prior to issuance of any building permit, the applicant shall provide documentation, to the satisfaction of the easement holder and the City Engineer, demonstrating that the rights to any conflicting easement have been formally relinquished in a manner acceptable to the easement holder and the City Engineer. No buildings or permanent structure shall be constructed within the easement area until such documentation is provided. (*Engineering*)

22. Prior to final map recordation, the quantity, location, width, and type of public driveways shall be subject to the approval of the City Traffic Engineer. Both project driveways are to be signed, to the satisfaction of the City Traffic Engineer, with stop controls facing traffic exiting the project. The project driveway on Lincoln Avenue is to be signed, to the satisfaction of the City Traffic Engineer, as right-turn only facing traffic exiting the project. Prior to construction of any driveway approach upon public street right-of-way, the applicant shall obtain a public works permit.

23. Prior to the issuance of any grading permits, the applicant shall provide adequate sight distance per Engineering Standard Plan 204 and 205 at all street intersections, driveways, and parkways, in a manner meeting the approval of the City Traffic Engineer. The applicant shall make all necessary revisions to the plan to meet the sight distance requirement such as removing trees, signs, utilities, landscape, hardscape, slopes or any other encroachments from the limited use area in a manner meeting the approval of the City Engineer. *(Engineering)* (Sight Distance)

24. The applicant shall install all new utility services underground. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer) (Engineering)*

25. Arterials shall be crossed by boring only. Public streets with any trench cuts or asphalt patching as a result of this project shall be resurfaced with either a slurry seal or 2-inch grind and overlay. The method and limits of resurfacing shall be determined by and completed to the satisfaction of the City Engineer. Lateral open cuts spaced within 20 feet of each other shall be covered with a two-inch continuous asphalt concrete cap. *(Condition may be deferred to prior to issuance of certificate of occupancy with the execution of a subdivision improvement agreement and bonding at the discretion of the City Engineer) (Engineering)*

26. Prior to issuance of grading permits or recordation of the subdivision map, whichever comes first, at the direction of the City Engineer, the applicant shall submit a grading plan for approval

signed and stamped by a registered California civil engineer and using actual grades from an Orange County Surveyor's Benchmark. *(Engineering)*

27. The applicant shall ensure the following requirements are met:

    1. Drainage is solved to the satisfaction of the City Engineer and Building Official.
    2. The Grading Plan is consistent with the Water Quality Management Plan, Site Plan and any Improvement Plan for proposed public storm drains.
    3. Submittal of a Preliminary Grading Plan if deemed necessary by the City Engineer.
    4. The topography of the area surrounding this development shall be made to establish existing drainage flow patterns.
    5. The minimum slope standards are met for 1% for landscape areas, AC parking areas 1.5%, Concrete .2%.
    6. All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the City Engineer.
    7. Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site or alternatively, the applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property.
    8. All drainage facilities must be consistent with the County of Orange Grading Ordinance as supplemented by the Engineering Division and Local Drainage Manual.

28. Development must be undertaken in accordance with conditions and requirements of the Santa Ana Region National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062.

29. Prior to the issuance of any grading or building permits, the applicant shall submit for review and approval by the City Engineer, a Final Water Quality Management Plan (WQMP). The WQMP must include best management practices for source control, pollution prevention, site design, and low impact development as well as structural treatment controls among many factors. Site design for controlling urban runoff must first evaluate infiltration, then harvest and water re-use, then evapotranspiration and only bio-treatment if the other three are not feasible. The WQMP must identify the routine structural and non-structural measures specified in the current Drainage Area Management Plan (DAMP) and utilize the Orange County Technical Guidance Document (OC TGD) as well as the Model WQMP.

30. Applicable WQMP projects must also:

    i. Utilize the City's current WQMP template;
    ii. Utilize the City's online WQMP application system for submittal;
    iii. Address site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas;
    iv. Incorporate Routine Source Control BMPs as defined in the DAMP;
    v. Include post-construction Treatment Control BMP(s) as defined in the DAMP;
    vi. Include and Operations and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for pos-construction Treatment Control BMP(s); (2) identifies the entity that will be responsible for long-term operation and maintenance of the referenced Treatment Control BMP(s); (3)

describes the mechanism for funding the long-term operation and maintenance of the references Treatment Control BMP(s); (4) includes the Water Quality Implementation Covenant and Agreement.

31. Prior to issuance of and grading or building permits, the applicant must submit a certified copy of the approved Final Water Quality Management Plan (WQMP) along with the final approved Grading Plan and all other supporting documentation on a USB flash drive in a single digital file (pdf) format acceptable to the City Engineer. The Final WQMP Submittal and subsequent approval of the Preliminary Water Quality Management Plan does not guarantee approval of the Final Water Quality Management Plan. Should the final calculations and submittals not meet the required thresholds necessary to meet the obligations of the City under the NPDES Permit for development and its incorporated documents such as the DAMP and OC TGD. alterations to the site and the site plan may be required as prescribed by the City Engineer to the WQMP. Any significant alteration to the site plan due to the Final WQMP may require approval of the Council for the revision. Additionally, the WQMP must identify a responsible party and implement funding sources for maintaining post construction BMPs as required as part of the development and must ensure that appropriate easements and ownerships are properly recorded in public records and access is made available for inspection of said devices.

32. The owner is responsible for providing a Water Quality Implementation Covenant and Agreement and an Operations and Maintenance plan that outlines the funding and maintenance of water quality BMPs, consent to inspect, and indemnification on the forms provided by the City for all post-construction stormwater mitigation and treatment devices, as required by the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010- 0062. The agreement will be subject to the review and approval of the City Engineer and City Attorney. Before final acceptance of project improvements, the owner or his/her designated representative must certify that the treatment device was constructed and installed in accordance with the approved plans. Prior to the issuance of a certificate of occupancy, the applicant must demonstrate compliance with the City's NPDES Implementation Program in a manner meeting the satisfaction of the City Engineer and Water Quality Manager, including:

    i. Demonstrate that all structural Best Management Practices (BMPs) described in the BMP Exhibit from the project's approved WQMP and Maintenance Covenant and Agreement have been implemented, constructed and installed in conformance with approved plans and specifications
    ii. Demonstrate that the applicant has complied with all non-structural BMPs described in the project's WQMP
    iii. Demonstrate that copies of the project's approved WQMP and Covenant and Agreement (with attached O&M Plan) are available for each of the initial occupants
    iv. Agree to provide pay a compliance deposit to pay for any required inspections and any additional non-compliance inspections as the City deems necessary
    v. Submit certified record drawings as well as the project engineer’s post-construction certification as well as the owner’s post construction certification on a template provided by the City
    vi. Agree to pay for an inspection (special investigation) from the City for a date 12 months after the issuance of a certificate of occupancy for the project to verify

compliance with the approved WQMP, Maintenance Covenant and Agreement and O&M Plan.

vii. Demonstrate that the applicant has RECORDED one of the following:

- The CC&R's (that must include the approved WQMP, Maintenance Covenant and Agreement and O&M Plan) for the project's Homeowner's Association;
- A Water Quality Implementation Covenant and Agreement that has the approved WQMP and O&M Plan attached; or
- The final approved Water Quality Management Plan (WQMP) and Operations and Maintenance (O&M) Plan. *(Engineering, Water Quality)* (NPDES/WQMP Compliance Measures)

33. All onsite storm drain inlets, whether newly constructed or existing, must be labeled "No Dumping Drains to Ocean" before occupancy in accordance with city requirements.

34. All exterior metal building surfaces, including roofs, must be coated with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.

35. If trash enclosures and/or recycling areas are required: Trash enclosures and/or recycling area(s) must include a structure to cover the enclosure with a solid roof design below to direct stormwater away from entering the enclosure. All litter/waste material must be kept in leak-proof containers. Area(s) must be paved with impermeable material. No other area may drain onto these areas. The trash enclosure and/or recycling area(s) may not drain to the storm drain system and all cleanups must be performed using dry cleanup methods. Additionally, there must be a posted sign on the trash enclosure informing users that hazardous materials are not to be disposed therein. Additionally, trash enclosures may be required to be modified to meet the current solid waste requirements.

36. Provide a pet waste collection systems or dispensers, which hold bags for pet owners to use to pick up waste, must be installed. Regular refuse collection and resupply of pickup bags must be conducted by property owner or homeowner's or business owner's association.

37. Prior to the issuance of any grading or building permit, the applicant must submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the City Engineer and the Building Official and in accordance with requirements of the Santa Ana Regional National Pollutant Discharge Elimination System (NPDES) Permit Order No. R8-2009-0030 as amended by Order No. R8-2010-0062. The ESCP must be developed and implemented to demonstrate compliance with the City's NPDES Implementation Program and State water quality regulations for grading and construction activities. The ESCP must identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. must be properly covered, stored, and secured to prevent transport into local drainage ways or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP must also describe how the applicant will ensure that all BMPs will be maintained during construction of any future public right-of-way. The ESCP must be updated as needed to address the changing circumstances of the project site. A copy of the current ESCP must be kept at the project site and be available for City review on request.

38. The applicant must clean all on site storm drain systems, catch basins, filters, storm drain lines, inlet boxes, etc. prior to final inspections. Additionally, upon direction of the City Engineer, the applicant must clean any public storm drain systems, catch basins, filters, lines, inlet boxes that the City Engineer has determined have been impacted by the applicant's construction. If clean-up is not performed, the City may make arrangements to clean the system at developer's expense.

39. The owner is responsible for maintaining and operating all on-site private improvements.

40. All property areas must be maintained free of litter/debris.

41. All onsite storm drains including post-construction best management practices (BMPs) must be cleaned at least once a year immediately before October 1st (the beginning of the rainy season)and inspected at least once a year in May (the end of the rainy season). All trash and debris shall be removed from all onsite storm drains and BMPs, if deemed necessary post-inspection. Additional cleaning may be required by the City Engineer.

42. There must be no pressure washing of parking areas, and waste storage areas, or building site, unless the City approves a collection system to keep water from entering the storm drain.

43. Landscaping must be properly maintained with efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution.

44. Any CUP applicant or its successor shall be responsible for the cost of any water quality inspections by the City that are mandated by the State of California or by the U.S. Environmental Protections Agency (USEPA) presently or in the future.

45. The Improvement Bond must incorporate all post-construction stormwater devices from the approved WQMP. These costs will be provided in the WQMP for review and inclusion in the Improvement Bond and shall cover device defects as well as malfunctions and possible replacement in the event the device is damaged or not operating per the manufacturer's specification or intended design.

46. The applicant will be subject to all requirements of Section 13-29 of the Cypress Municipal Code regarding stormwater pollution prevention including, but not limited to, an Operations and Maintenance Verification Certification – WQMP Post Construction through the City's online application and permitting system, prior to issuance of a final certificate of occupancy.

47. No person or person(s) shall make any modifications to drainage approved in the grading plan or WQMP without prior written approval from the City Engineer.

48. Certified full trash capture devices must be installed to address the Statewide Trash Amendments adopted April 7, 2015. Existing storm drain inlets located within this project must be retrofitted to address the above trash policies. Additionally, proposed post-construction BMPs must be devices that are State certified for full-trash capture.



CYPRESS-LINCOLN & COBBLESTONE

CYPRESS, CALIFORNIA

OWNER/APPLICANT:

THE OLSON CO
3010 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740
562-370-2290

ARCHITECT:

THE KTGY GROUP, INC.
17911 VON KARMAN AVE., SUITE 200
IRVINE, CA 92614
949-851-2133

CIVIL:

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN, SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
866-338-5778

LANDSCAPE

STUDIO PAD, INC
23195 LA CADENA DR., SUITE 103
LAGUNA HILLS, CA 92653
949-770-8530



ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, CA 90740

LINCOLN & COBBLESTONE

CYPRESS, CA # 20240305
4872 E. Lincoln Avenue
Cypress, CA 90630

CONCEPTUAL DESIGN
April 23, 2025

Pre-App Submittal:	2024-10-30
1st Planning Submittal:	2024-12-18
Updated City Submittal:	2025-03-26

PERSPECTIVE VIEW

A1.1



SITE INFORMATION

Address:	4872 E. Lincoln Avenue
City:	Cypress, CA 90630
APNs:	244-051-09
County:	Orange County
Zoning:	Lincoln Avenue Specific Plan - Commercial Mixed Use
Area:	±0.79 AC (34,320 sf Gross)
Fire Department:	OCFA

DEVELOPMENT STANDARDS

Min. Lot Size:	10,000 sqft
Min. Lot Frontage:	150 ft
Max. Dwelling Units per acre:	30 D.U
Min. Dwelling Units per acre:	20 D.U
Max. Building Height:	30 ft (To Provide Waiver)

Frontage Setback:	10'
Interior Side Setback:	5'
Rear Setback:	5'

Min. Distance Between Buildings on Same Parcel: 10'
FAR: 1.0:1.0

AFFORDABLE UNIT TABLE

Total No. of Units	26
Total No. of Affordable Units	3
Total No. of Density Bonus Units	3

BUILDING DATA

Units:	26 DU
Density:	32.9 DU/AC
FAR:	0.88:1.0
Type Construct:	V-A
Occupancy Type:	R2
Fire Sprinkler Type:	NFPA 13
Building Height:	36'0"

#	Unit Type	Area(G.S.F)	Bdrms	
2 -	Plan 1	1236 sf	3bd/3ba, 2-car tandem	(423 sf)
2 -	Plan 2	1263 sf	3bd/3ba, 2-car tandem	(466 sf)
11 -	Plan 3	1451 sf	3bd/3ba, 2-car tandem	(469 sf)
11 -	Plan 4	1633 sf	3bd/3.5ba, 2-car sxs	(450 sf)
26	Totals:	38,922 sf	(Avg. 1,497 sf)	(11,887 sf)

(Total Building Area: 51,183 sf, includes garages)

PARKING DATA:

State Density Bonus Parking Requirements:

2 Bd: 1.5 sp/unit	-	-
3 Bd: 1.5 sp/unit	-	39 Spaces
4 Bd: 2.5 sp/unit	-	-
Totals:		39 Spaces

Parking Provided:

GARAGE	52
GUEST	3
Totals:	55 Spaces

OPEN SPACE (Common + Private):

Common Open Space Provided:	Refer to Landscape Plan
Private Open Space Required:	N/A in CM District
Private Open Space Provided:	
2ND STORY DECK	36 SF / DU

AU = Accessible Unit

ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

AlphaX RE Capital
97 Boston Ave.
San Jose, CA 95128

LINCOLN & COBBLESTONE
GLENDORA, CA # 20240305
4872 E. Lincoln Avenue
Cypress, CA 90630

CONCEPTUAL DESIGN
January 9, 2025
Pre-App Submittal: 2024-10-30
1st Planning Submittal: 2024-12-18

0 10 20 40

ARCHITECTURAL SITE PLAN

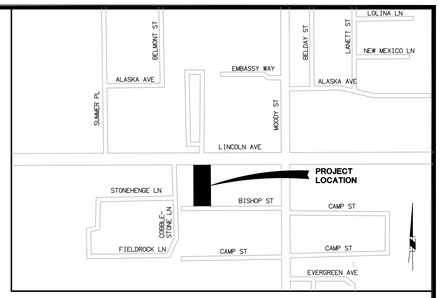
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TENTATIVE TRACT MAP NO. 19359

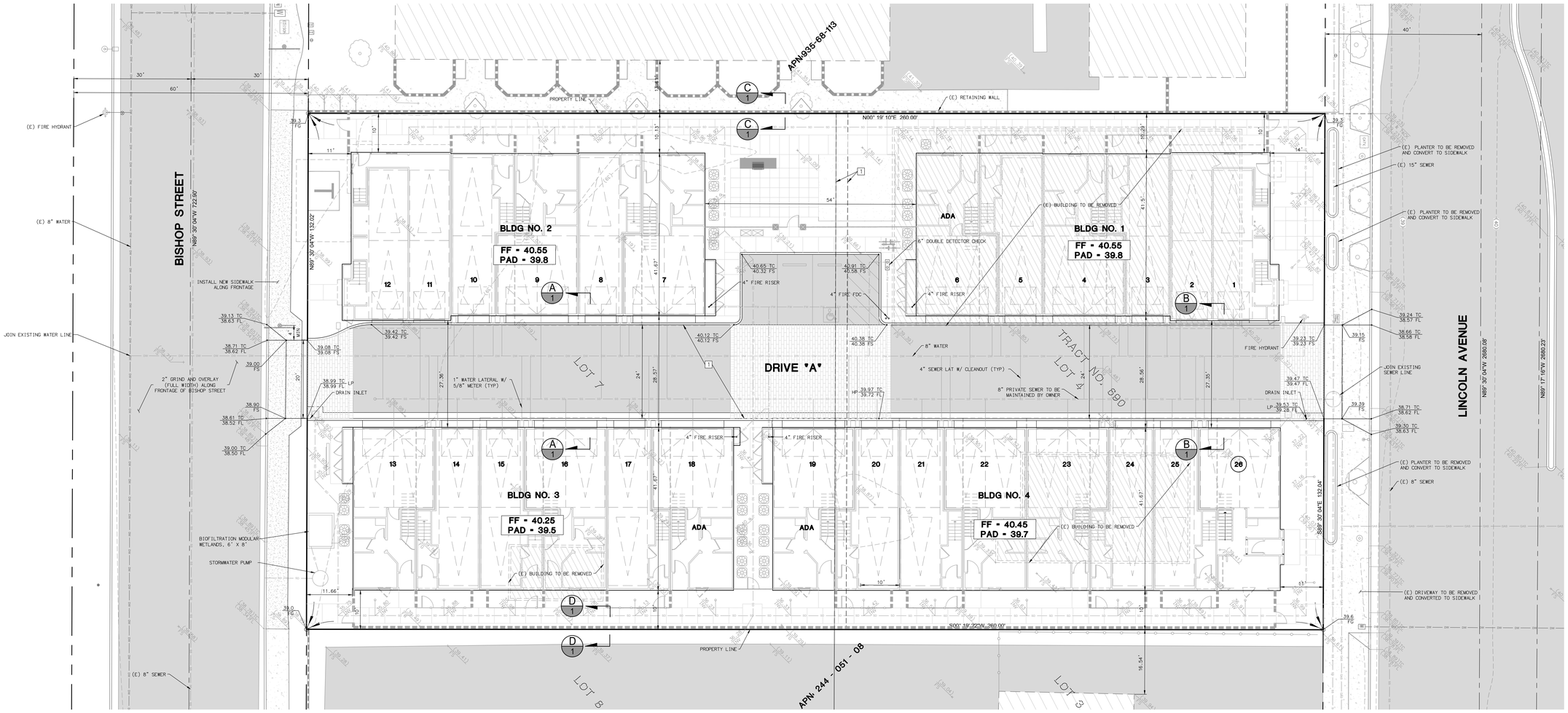
FOR CONDOMINIUM PURPOSES

IN THE CITY OF CYPRESS
COUNTY OF ORANGE, STATE OF CALIFORNIA

APRIL 16, 2025



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS

D	DELTA
EX	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
HP	HIGH POINT
INV	INVERT
L	LENGTH
LP	LOW POINT
MIN	MINIMUM
NTS	NOT TO SCALE
P	PROPERTY LINE
PR	PROPOSED
R	RADIUS
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

LEGEND

EX PALM TREE
EX TREE
EX SEWER MANHOLE
EX SEWER CLEANOUT
EX STREETLIGHT
EX FIRE HYDRANT
EX UTILITY BOX
EX STORM DRAIN MANHOLE
EX CATCH BASIN
EX POWER POLE
EX TRAFFIC LIGHT
EX UNDERGROUND UTILITY VAULT
EX IRRIGATION METER
EX ELECTRICAL METER
EX WATER VALVE COVER
EX WATER METER
EX MANHOLE
EX STREET SIGN
EX BOLLARD
EX MONUMENT
EX TRANSFORMER
EX FIRE WATER STRUCTURE
EX GAS STRUCTURE
EX GAS VALVE
EX PROPERTY BOUNDARY
EX STREET CENTERLINE
EX RIGHT-OF-WAY
EX PROPERTY LINE
EX EASEMENT
EX MAJOR CONTOUR
EX MINOR CONTOUR
EX SEWER LINE
EX DOMESTIC WATER LINE
EX FIRE WATER LINE
EX RECYCLED WATER LINE
EX STORM DRAIN LINE
EX OVERHEAD ELECTRIC
EX UNDERGROUND ELECTRIC
EX GAS LINE
EX IRON FENCE
EX CHAIN LINK FENCE
EX WOOD FENCE
EX WALL
EX CURB AND GUTTER
EX SWALE
EX STRIPING
EX ASPHALT
EX CONCRETE
EX STRUCTURE FOOTPRINT
PR SEWER LINE
PR DOMESTIC WATER LINE
PR FIRE WATER LINE
PR RECYCLED WATER LINE
PR STORM DRAIN LINE
PR WALL
PR CURB AND GUTTER

GENERAL NOTES

1. EXISTING LAND USE: COMMERCIAL
2. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
3. EXISTING ZONING: LINCOLN AVENUE SPECIAL PURPOSE ZONE
4. WATER SERVICE PROVIDED BY: GOLDEN STATE WATER COMPANY
5. SEWER SERVICE PROVIDED BY: CITY OF CYPRESS
6. ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
7. GAS SERVICE PROVIDED BY: SOCAL GAS CO.
8. TELEPHONE SERVICE PROVIDED BY: SPECTRUM
9. CABLE TELEVISION PROVIDED BY: SPECTRUM
10. PROJECT IS WITHIN THE CYPRESS SCHOOL DISTRICT
11. ALL LOTS SHALL BE HOMEOWNER MAINTAINED
12. NO KNOWN ACTIVE FAULTS ARE KNOWN TO PROJECT THROUGH THE SITE NOR DOES THE SITE LIE WITHIN THE BOUNDARIES OF AN "EARTHQUAKE FAULT ZONE" AS DEFINED BY THE STATE OF CALIFORNIA IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT
13. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" PER FIRM PANEL 06059C0108J EFFECTIVE ON 12/03/2009
14. ASSESSOR'S PARCEL NUMBER: 244-051-09

PROPERTY ADDRESS:

4872 LINCOLN AVENUE
CYPRESS, CA

DEVELOPER:

THE OLSON COMPANY
3020 OLD RANCH PARKWAY, SUITE 100
SEAL BEACH, CA 90740

PROPOSED LOT AREA:

	GROSS AND NET AREA	
LOT	(SF)	(AC)
1	34,327	0.788

DENSITY CALCULATIONS:

PROPOSED CONDOMINIUMS: 26 UNITS
NET AREA 0.788 AC
PROPOSED DENSITY: 33.0 DU/AC

ASSESSOR PARCEL NUMBER:

APN: 244-051-09

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 4 AND 7 OF TRACT NO. 690, IN THE CITY OF CYPRESS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 29, PAGE 40 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 244-051-09

STATEMENT OF OWNERSHIP:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE RECORD OWNERS OF THE PROPERTY COMPRISING THIS TENTATIVE TRACT MAP AND THAT WE HAVE CONSENTED TO THE FILING OF SAID MAP.

OWNER: 4872 LINCOLN LLA, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____

EXISTING EASEMENT NOTE:

1 AN EASEMENT TO A.C. BERRY ET UX FOR WATER LINE AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED AS BOOK 274, PAGE 443 OF OFFICIAL RECORDS.

SAID EASEMENT ABOVE WAS RECORDED ON MAY 24, 1929 FOR A COMMON PRIVATE WATERLINE THAT SERVED THE PROPERTIES IN THE AREA FROM A COMMON WATER WELL. THIS SYSTEM WAS ABANDONED AND THE EASEMENT IS NO LONGER NEEDED.

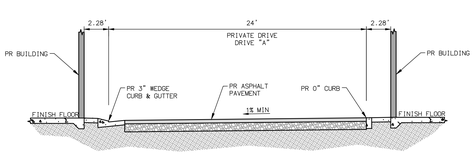
EXISTING EASEMENT RIGHTS TO BE RELINQUISHED TO THE SATISFACTION OF THE EASEMENT HOLDER AND CITY ENGINEER.

PROPOSED EASEMENT NOTE:

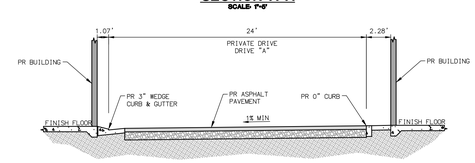
2 AN EASEMENT FOR PUBLIC UTILITY, AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLES PURPOSES.

BOUNDARY NOTE:

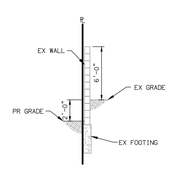
PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY RETRACEMENT SURVEY, ESTABLISHING THE PROPERTY BOUNDARY BASED ON EXISTING MONUMENTATION. THIS BOUNDARY WILL BE REFLECTED ON THE FINAL TRACT MAP TO BE RECORDED.



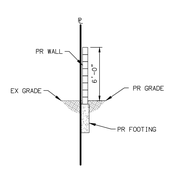
SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SECTION D-D
SCALE: 1"=5'

SCALE 1"=10'
10 5 0 10 20 30
SCALE: 1"=10'

SCALE: 1" = 20'
GROSS AREA: +/-0.79 AC
CONTOURS: 1 FOOT
TOTAL LOTS: 1 NUMBERED
0 LETTERED
TOTAL UNITS: 26 CONDOS

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

REVISIONS			
BY	DATE	DESCRIPTIONS	NO.

BENCHMARK:
O.C.S. VERTICAL CONTROL BM 1M-12-90 ELEV= 37.112'
DESCRIPTION:
DESCRIBED BY OCS 2002 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1M-12-90", SET IN THE NORTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF DENNI STREET AND LINCOLN AVENUE, 45 FT. SOUTHERLY OF THE CENTERLINE OF LINCOLN AVENUE AND 118 FT. EASTERLY OF THE CENTERLINE OF DENNI STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 3699 & 3714 BEING N00°20'18"E PER RECORDS OF FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

REGISTERED PROFESSIONAL ENGINEER STEVEN R. AUSTIN CIVIL STATE OF CALIFORNIA

CPK DESIGNED BY: CPK
CHECKED BY: RSA
APPROVED BY: RSA

ADVANCED CIVIL GROUP
30251 GOLDEN LANTERN
SUITE E, PMB 251
LAGUNA NIGUEL, CA 92677
(866) 338-5778 PHONE
(866) 338-5778 FAX
WWW.ADVANCEDCIVILGROUP.COM
PREPARED BY: _____ R.C.E. NO. 68795
DATE 04/22/2025

TTM NO. 19359
description
TENTATIVE TRACT MAP NO. 19359
prepared for
THE OLSON COMPANY

SHEET NO.
TTM
SHEET 1 OF 1

LEGEND

1 Stucco
2 Low Profile Concrete "S" Roof Tile
3 Gable End Half Faux Vent
4 Exposed Truss Tails
5 Stucco o/ Foam Eave
6 Stucco Faux Chimney/Finial
7 Stucco Sill Trim
8 Bay Window w/ Faux Wood Trim
9 Vinyl Window
10 Stucco o/ Foam Corbel
11 Stucco Arched Soffit
12 Metal Juliet Railing
13 Canvas Awning w/ Metal Spear Brackets (W.O)
14 Fiberglass Entry Door
15 Decorative Exterior Lights & Address Sign
16 Metal Sectional Garage Door



Rear Elevation



Left Elevation



Front Elevation - Enhanced
(ALONG LINCOLN AVE.)



Right Elevation

ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

The Olson Co
3020 Old Ranch Pkwy #100
Seal Beach, Ca 90740

LINCOLN & COBBLESTONE

CYPRESS, CA # 20240305
4872 E. Lincoln Avenue
Cypress, CA 90630

CONCEPTUAL DESIGN
March 26, 2025

Pre-App Submittal:	2024-10-30
1st Planning Submittal:	2024-12-18
Updated City Submittal:	2025-03-26

0 4 8 16

C-100 (B-1) BUILDING ELEVATIONS
FACING LINCOLN AVE.

A2.0

LEGEND

1. Stucco
2. Low Profile Concrete "S" Roof Tile
3. Gable End Half Faux Vent
4. Exposed Truss Tails
5. Stucco o/ Foam Eave
6. Stucco Faux Chimney/Finial
7. Stucco Sill Trim
8. Bay Window w/ Faux Wood Trim
9. Vinyl Window
10. Stucco o/ Foam Corbel
11. Stucco Arched Soffit
12. Metal Juliet Railing
13. Canvas Awning w/ Metal Spear Brackets (W.O)
14. Fiberglass Entry Door
15. Decorative Exterior Lights & Address Sign
16. Metal Sectional Garage Door



Front Elevation



Right Elevation



Rear Elevation - Standard
(ALONG BISHOP ST.)



Left Elevation

ktgy
Architecture | Branding
Interiors | Planning
17911 Von Karman Ave,
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LINCOLN & COBBLESTONE
CYPRESS, CA # 20240305
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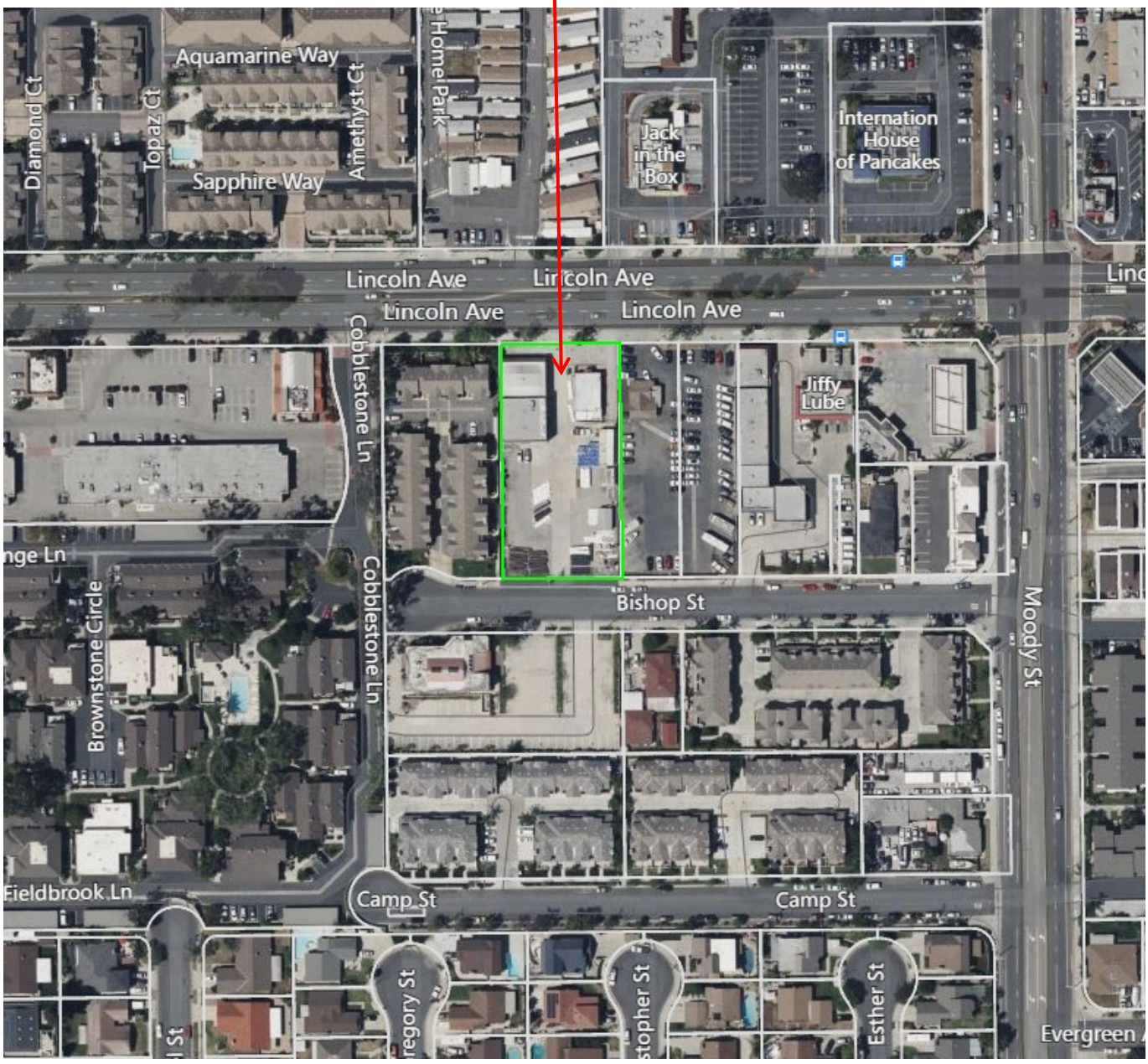
0 4 8 16

C-101 (B-2) BUILDING ELEVATIONS
FACING BISHOP ST.

A2.0.1

Tentative Tract Map No. 19359

Project Site
4872 Lincoln Avenue



VICINITY MAP

MAT Engineering, Inc.

www.matengineering.com
17192 Murphy Avenue #14902
Irvine, CA 92623
Ph: 949.344.1828

February 13, 2025

Ms. Alicia Velasco
Planning Director
CITY OF CYPRESS
5275 Orange Avenue
Cypress, CA 90630

Subject: **4872 Lincoln Avenue Residential Project Traffic Evaluation, City of Cypress, California**

Dear Alicia,

MAT Engineering, Inc. is pleased to submit this traffic evaluation and VMT screening for the proposed 4872 Lincoln Avenue residential project in the City of Cypress.

This study and its methodology is consistent with other traffic analyses recently prepared by MAT Engineering, Inc. for other similar projects in the area which have been reviewed and approved by the City.

A. Project Description & Location

The project site is located at 4872 Lincoln Avenue in the City of Cypress.

The proposed project consists of demolition of the existing uses on the project site and construction and operation of twenty-six (26) dwelling units of multi-family residential use.

Access for the proposed project is planned to be provided via one unsignalized driveway on Bishop Street and one emergency only access (EVA) on Lincon Avenue.

Exhibit A shows the project location. **Exhibit B** shows the proposed site plan.

B. Project Trip Generation

Trip generation represents the amount of trips attracted and produced by a land use. The trip generation for the existing use and the proposed project is based upon the specific land uses that have been planned for this project and has been determined utilizing the Institute of Transportation Engineers (ITE) trip generation rates which is an industry standard for calculating trips associated with land uses**.**

Table 1 shows the trip ITE trip generation rates for the proposed project based on the ITE.

Table 1
ITE Trip Generation Rates

Land Use	ITE Code	Units	Peak Hour						Daily
			AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Multi-Family Residential (Low Rise)	220	DU	0.10	0.30	0.40	0.32	0.19	0.51	6.74

Notes:

Source: 2021 ITE 11th Edition Trip Generation Manual;

DU = Dwelling Units;

Utilizing the ITE trip generation rates from **Table 1**, **Table 2** shows a summary of the trip generation for the proposed project.

Table 2
Project Trip Generation

Land Use	Quantity	Units	ITE Code	Peak Hour						Daily
				AM Peak Hour			PM Peak Hour			
				In	Out	Total	In	Out	Total	
Multi-Family Residential (Low Rise)	26	DU	220	3	7	10	8	5	13	175

Source:

Institute of Transportation Engineers (ITE) 2021 Trip Generation Manual (11th Edition) Source: 2021 ITE 11th Edition Trip Generation Manual;

As shown in **Table 2**, based on the ITE trip generation rates, without taking any trip credit for the existing uses which will be displaced, the proposed project is expected to generate approximately 175 daily trips which include approximately 10 AM peak hour trip and approximately 13 PM peak hour trip.

C. Local Transportation/Traffic Operations Evaluation

As previously shown in **Table 2**, based on the ITE trip generation rates, the proposed project is expected to generate approximately 175 daily trips which include approximately 10 AM peak hour trip and approximately 13 PM peak hour trip. This is equivalent to one (1) vehicle trip every four (4) minutes during the peak hours (both inbound and outbound trips), which can be considered insignificant. Once these trips are further distributed and disbursed onto the surrounding circulation system, the added number of project trips to the roadway network and any individual intersection is even less.

Based on the *City of Cypress Transportation Operational Assessment (Level of Service Traffic Study) Guidelines (April 2023)*, since the proposed project is expected to generate a low number of trips (less than 50 peak hour trips), a full traffic study is not required for the proposed project and the effect of the project-added traffic to the surrounding roadway network system can be considered insignificant, not resulting in adverse traffic operations.

D. Vehicle Miles Traveled (VMT) Analysis

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018 which now identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact under CEQA (§ 15064.3).

The City of Cypress does not have adopted guidelines for VMT evaluation. Hence, the County of Orange guidelines are utilized for the project VMT evaluation.

In accordance with the *Orange County Transportation Implementation Manual (County of Orange Public Works, September 2021)*, certain activities and projects may be assumed to result in a less than significant impact to transportation and circulation and may be screened out of a VMT analysis.

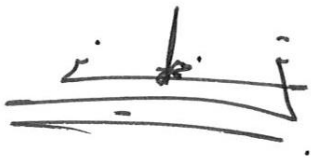
One type of screening adopted by the County of Orange are “small projects”. These are projects that are forecast to generate 500 or fewer average daily trips (ADT). The rationale for utilizing the 500 trip threshold is based on qualitative evaluation of Greenhouse Gas Emissions contained and documented in the County’s transportation analysis guidelines.

As previously noted, the proposed project can be expected to generate approximately 175 vehicle trips per day. Hence, it can be concluded that the project screens out for significant VMT impacts and is found to have a less than significant VMT effect on the circulation system and roadway network.

MAT Engineering Inc. appreciates the opportunity to provide this technical memorandum and evaluation. If you have any questions, concerns, or comments, please contact us at 949-344-1828 or at@matengineering.com.

Respectfully submitted,

MAT ENGINEERING, INC.

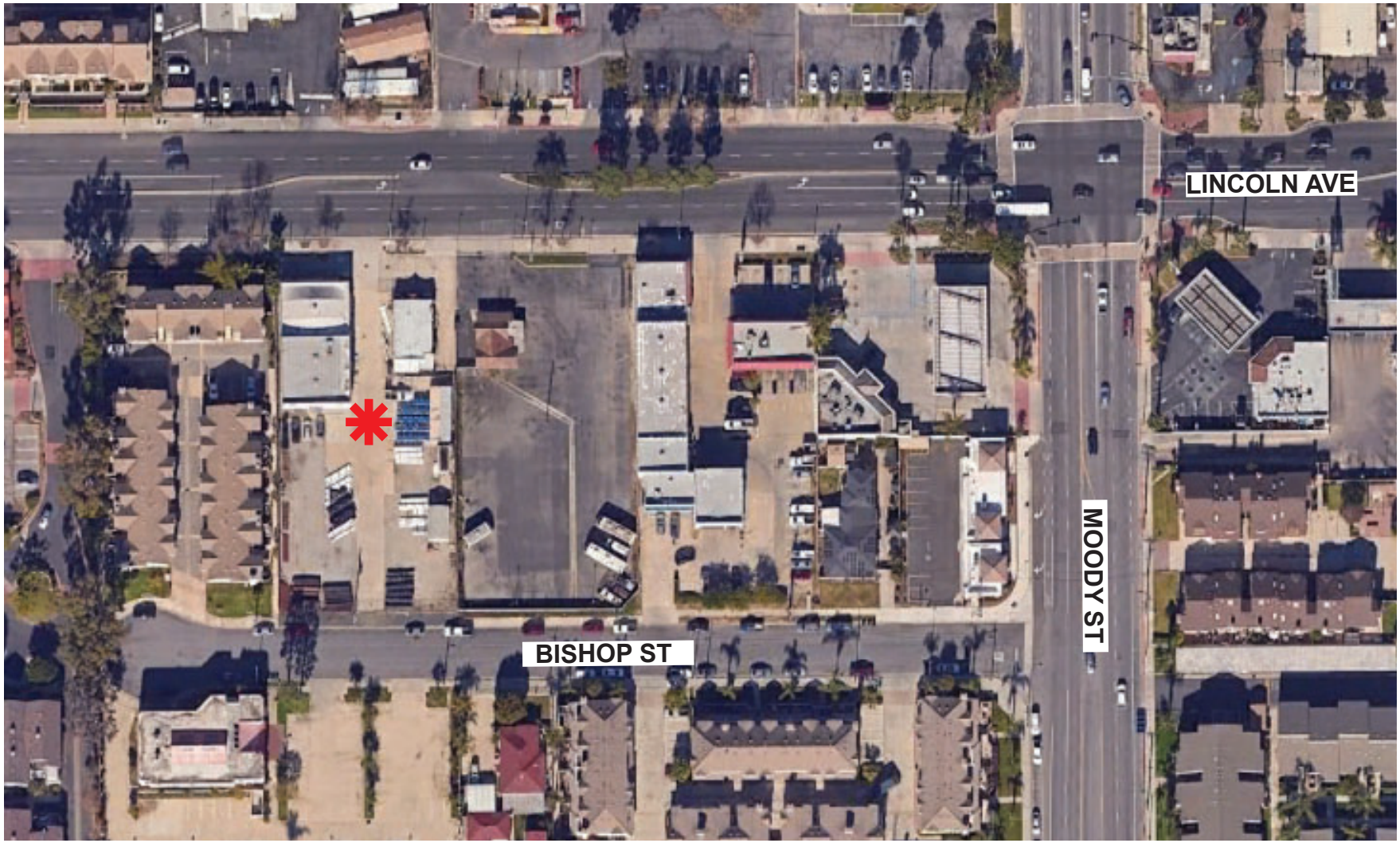


Alex Tabrizi, PE, TE

President

Attachment A

Exhibits



Not to Scale

Legend:

Site Location

ENGINEERING, INC.

Project Location

Exhibit A



Not to Scale

ENGINEERING, INC.

4872 Lincoln Avenue Residential Project, City of Cypress, California / 0012-2024-05

FEB/2025

Site Plan

Exhibit B

NOTICE OF EXEMPTION

TO: __X__ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

__X__ County Clerk-Recorder
Public Services Division
P.O. Box 238
Santa Ana, CA 92702

FROM: City of Cypress
5275 Orange Avenue
Cypress, CA 90630

Project Title Tentative Tract Map No. 19359	
Project Location - Specific 4872 Lincoln Avenue	
Project Location - City Cypress	**Project Location - County** Orange
Description of Nature, Purpose, and Beneficiaries of Project A request to construct 26 condominium units on a 0.79-acre property and create a tentative tract map for condominium ownership. The beneficiary is the developer, The Olson Company.	
Name of Public Agency Approving Project City of Cypress	
Name of Person or Agency Carrying Out Project (Applicant's Name and Address) Mr. Brian Cunningham, The Olson Company, 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740	

Exempt Status: (Check One)
___ Ministerial (Sec. 21080(b)(1);15268);
___ Declared Emergency (Sec. 21080(b)(3);15269(a));
___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
__X__ Categorical Exemption, Class 32 & 15 (Sec. 15332(a-e)) and 15315	

Reasons why project is exempt: The project consists of in-fill development on a site that: (a) is consistent with the general plan and zoning designations, (b) is less than five acres in size within an urbanized area, (c) has no habitat for endangered species, (d) does not result in significant effects relating to traffic, noise, air quality, or water quality, and (e) is adequately served by all required utilities and public services. Further, the subdivision map has less than four parcels.	

Lead Agency Contact Person	**Area Code**	**Telephone Number**
Alicia Velasco, Planning Director	(714)	229-6720

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
   Yes __X____ No _____

_____ Alicia Velasco

Signature Date Planning Director

PL-5 Rev. 2011

☒ Signed by Lead Agency

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **16.**

FROM: Alisha Farnell, City Clerk

DATE: 04/28/2025

SUBJECT: **Approve an Increase to the General Liability Coverage Self-Insured Retention**

RECOMMENDATION

Increase the General Liability coverage self-insured retention from $150,000 to $300,000 effective July 1, 2025.

DISCUSSION

The city has been a member of the California Insurance Pool Authority (CIPA) since CIPA was founded in 1978. CIPA is a joint powers authority and provides pooled general liability insurance, workers' compensation insurance and other insurance programs (e.g. property, cyber, and bond/crime). CIPA serves 14 member cities in Southern California, including Brea, Buena Park, Irvine, Laguna Beach, Newport Beach, Orange, Tustin, and Yorba Linda.

CIPA provides the city with $3 million of pooled general liability insurance coverage and $40 million of excess liability coverage. Excess liability coverage provides an extra layer of financial protection above the primary pooled general liability coverage. The city's self-insured retention (SIR), effectively its deductible, is $150,000, meaning that covered claims over $150,000 are paid by the insurance pool. The city's $150,000 SIR has not increased since it was established in 1986. Cypress' SIR is the lowest in CIPA, and is only allowed because Cypress was a CIPA member before the current minimum SIR of $300,000 was set. If the city's SIR had grown with inflation since 1986, it would be approximately $433,000 in 2025.

Although not the case in Cypress, over the past several years liability losses in California's public agencies have significantly increased due to high jury verdicts, large settlements, and the rising cost of legal defense. As a result, a number of insurance carriers have withdrawn from the state, which has reduced competition and insurance capacity and caused premiums to increase while coverage limits shrink.

CIPA projects its general liability premiums will increase by 25% in FY 2025-26. For Cypress, a 25% premium increase represents an annual ongoing cost increase of approximately $141,000. To reduce the impact of rising insurance premiums, CIPA recommends members review, and consider increasing, their SIR. The Finance department and City Clerk's office, which is responsible for insurance and risk management, worked with CIPA to evaluate Cypress' SIR, potential savings from increasing the SIR and city's 10-year loss history.

CIPA Members' Self-Insured Retentions

CIPA members' SIRs range from $150,000 to $1 million (attached). Cypress has the lowest SIR and has not modified the SIR in nearly 40 years. Yorba Linda ($250,000) is the only other member with a SIR below the current $300,000 minimum. The majority of members maintain a SIR between $350,000 and $500,000. Irvine is increasing its SIR from $300,000 to $500,000 in FY 2025-26.

Cypress' 10-Year Loss History
Although loss history does not necessarily predict future losses, over the last 10 years Cypress has only had three liability claims exceed the $150,000 SIR.

	Cost	Over $150,000 SIR	Over recommended $300,000 SIR
Claim 1 (FY 2016-17)	$180,012	$30,012	$0
Claim 2 (FY 2017-18)	$363,733	$213,733	$63,733
Claim 3 (FY 2019-20)	$155,864	$5,864	$0
Total	**$699,609**	**$249,609**	**$63,733**

Had the city operated with a $300,000 SIR, it would have incurred additional liability costs of $185,876 (the amount paid by CIPA over $150,000 SIR, less the amount paid by CIPA over $300,000 SIR) over the past 10 years. Of course, the city's annual premium would have been lower and the liability cost would have been offset (many times over) the claim payment.

Potential Premium Cost Savings
CIPA estimates the city's general liability premium with a $150,000 SIR in FY 2025-26 will be $656,639 - a 17% increase from FY 2024-25 and a 37% increase from FY 2023-24. The recommended $300,000 SIR is estimated to result in a FY 2025-26 general liability premium of $484,724 - which is a reduction of $78,373 (14%) from FY 2024-25 and avoids $171,915 of costs in FY 2025-26.

	General Liability Premium with $150,000 SIR	General Liability Premium with $300,000 SIR
2023-24	$477,631	n/a
2024-25	$563,097	n/a
2025-26	$656,639	$484,724

Given the rising general liability insurance costs, the city's low SIR, and the cost savings, it is recommended the City Council increase the SIR for general liability coverage from $150,000 to $300,000 effective July 1, 2025. It is important to repeat that while a $300,000 SIR significantly reduces annual ongoing insurance premium costs, the increase carries the risk of higher insurance payments if the city incurs historically uncharacteristic liability claims between $150,000 and $300,000.

BUDGET IMPACT

Increasing the SIR for general liability insurance to $300,000 will result in an estimated cost savings of $171,915 in FY 2025-26 and significantly lower costs in future years, which may be offset by higher claim payments if the city incurs historically uncharacteristic liability claims between $150,000 and $300,000.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

CIPA Members Self-Insured Retentions

CALIFORNIA INSURANCE POOL AUTHORITY (CIPA)
MEMBER AGENCIES

City	General Liability Self-Insured Retention	General Fund FY 2024-25	Population	In-House Police (Yes/No)
Arcadia	$500,000	$87,457,100	54,157	Yes
Brea	$350,000	$69,047,627	48,479	Yes
Buena Park	$500,000	$89,692,110	81,958	Yes
Carlsbad	$1,000,000	$238,468,445	113,495	Yes
Cypress	$150,000	$39,933,372	48,782	Yes
Irvine	$500,000*	$263,133,648	314,621	Yes
Laguna Beach	$400,000	$94,617,900	22,332	Yes
La Habra	$500,000	$62,123,965	60,991	Yes
Montclair	$500,000	$37,693,425	37,545	Yes
Newport Beach	$500,000	$311,258,638	82,637	Yes
Orange	$350,000	$156,200,731	138,337	Yes
Tustin	$350,000	$98,428,502	77,704	Yes
Whittier	$500,000	$103,949,026	84,143	Yes
Yorba Linda	$250,000	$47,764,204	66,147	No

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **17.**

FROM: Jeff Draper, Director of Recreation and Community Services

DATE: 04/28/2025

SUBJECT: **Approve Fiscal Years 2025-26 and FY 2026-27 Non-Profit Grant Awards**

RECOMMENDATION

Approve $1,499,839 in Non-Profit Grant Awards for Fiscal Years 2025-26 and 2026-27.

SUMMARY

The City Council's Non-Profit Contribution Program provides non-profits the opportunity to request support (in-kind, staff, and financial) from the District and City that advances recreational, educational, and life-affirming services. The biennial grants deliver valuable public benefits and provide the District and its non-profit partners the opportunity to engage in multi-year financial planning. For FY 2025-27, 19 organizations requested more than $1.6 million in support from the District. In the FY 2023-25 grant cycle, the District and City provided $1.467 million to 18 non-profits. While grants are traditionally fixed throughout the two-year funding cycle, extraordinary circumstances (for example, potential recommendations from the City Council's Community Festival ad hoc subcommittee) may prompt recommendations to adjust a grant.

DISCUSSION

Non-Profit Contribution Program

At its March 24 workshop, the City Council reviewed FY 2025-27 grant applications and the Non-Profit Contribution Policy, which establishes criteria and procedures for the grants:

1. 55% of the non-profit organization’s membership and executive board must live in Cypress to be considered as highest priority. National organizations focusing on Cypress may use a member’s Cypress business address to meet the 55% requirement.
2. Fee waivers may be awarded for a maximum of 15 room rentals (based on availability) for meetings and functions, and may include two ballroom rentals. Approved Senior Clubs may be exempt from this limit based on the programs provided.
3. Support may be suspended at any time due to financial constraints or major changes in operations, finances, direction, and/or administration of the non-profit.
4. Direct funding may be apportioned on a scheduled basis and requires an invoice after completion of the program or service.

The program awards three types of grants:

- Direct funding, which is a direct payment to the non-profit.
- City/District staff expenditures represent the value of staff support from the Recreation and Community Services, Public Works and Police departments.
- Fee waivers represent the in-kind value of waiving permit fees, or free use of equipment and facilities.

The requested and recommended support for FY 2025-27 are:

	Requested	Recommended
Direct Funding	$109,000	$14,000
City Staff Expenditures	$395,573	$395,573
Fee Waivers	$1,124,104	$1,086,266
Unanticipated Funding	N/A	$4,000
Total Funding	$1,628,677	$1,499,839

A summary of the applications is attached.

Criteria Used to Support Funding Recommendations
In addition to evaluating applications against the Policy, each application is evaluated for the applicant's record of service and benefit to the community, fiscal condition, and District/City opportunity costs.

Direct Funding Summary
Requests for direct funding exceed the recommendation by $95,000. Three of the applications for direct funding are recommended for approval, and one is recommended for a smaller direct funding grant than requested. That application, from the Cypress Community Festival Association, requested $35,000 of direct funding and is recommended for $10,000. This grant is consistent with previous cycles and is the District's contribution toward the cost of the Cypress Community Festival Association's liability insurance.

Staff Expenditures
Eight non-profits requested nearly $400,000 of District/City staff support. All eight requests are recommended for approval.

Fee Waivers
Requests for fee waivers exceed the recommendation by $37,838. Five non-profit organizations are recommended for less funding than requested because:

- The facility use requests are unnecessary as they are provided through separate agreements.
- The facility use request exceeds what the Policy permits.
- The facility use requests are for non-reservable facilities.
- Banner temporary use permit requests exceed permitted amounts.
- The grant application was incomplete.

Cypress Pony Colt Baseball, Cypress Youth Baseball, Rotary Club of Cypress, and St.

Irenaeus Church do not meet the 55% residency and/or executive board membership requirements to be considered the highest priority. St. Irenaeus Church falls below the 55% residency requirement, but its membership includes more than 4,120 Cypress residents.

Constraints Impacting Recommendations For Facility Use and Athletic Field Use
Given the high demand for facility rentals and athletic fields, non-profit use of facilities and fields must be balanced with District/City events, holiday and maintenance closures, school district uses, and rentals. The opportunity cost of facility rental and athletic field fee waivers in the FY 2025-27 cycle is nearly $1.1 million - monies that would otherwise be available to support District operations, programming, and maintenance.

Unanticipated Grants
Historically, the City Council gives the City Manager discretion to provide up to a total $2,000 (annually) beyond awards approved as part of this recommendation. This enables the District/City to efficiently support organizations/programs that are consistent with the Policy, but were not known when applications were due. Four unanticipated grants totaling $4,215 have been provided since 2017.

BUDGET IMPACT

The recommended FY 2025-27 Non-Profit Grant cycle funding is $1,499,839. The direct funding ($14,000) will be appropriated in the District's FY 2025-26 and FY 2026-27 Budgets.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Contribution Policy for Non-Profit Organizations
Non-Profit Grant Request Summary

SUBJECT: **CONTRIBUTION POLICY FOR NON-PROFIT ORGANIZATIONS**

JOHN B. BAHORSKI
CITY MANAGER

ADOPTED BY CITY COUNCIL ON SEPTEMBER 10, 2012

RESPONSIBLE DEPARTMENT: Cypress Recreation & Community Services

PURPOSE

Many of the City's non-profit organizations provide a volunteer resource that is critical to the support and ongoing success of various City programs and Recreation services. In support of this resource, the City of Cypress has created guidelines to establish a formal and fair method for considering direct and indirect support to community non-profit organizations.

The criteria that serves as the base for this policy regarding contributions to non-profit organizations shall be:

A. Utilization of this Grant Request Program, through the budget process, must be made when requesting direct funds or in-direct services of the City

B. Non-profit organizations must provide Special Event or General Liability Insurance coverage of at least $1 million and list the City of Cypress/Cypress Recreation & Park District as additionally insured.

C. Organization's Bylaws shall <u>not</u> call for the office of a Commissioner or City Council Member to be represented on the group's Board of Directors or general membership.

D. Organization's Bylaws shall not be in conflict with any state or federal statutes.

E. The non-profit organization must have at least 55% of their membership and 55% of their Executive Board members living in Cypress to be considered as highest priority. National organizations that focus on Cypress projects and services may use a member's Cypress business address in lieu of a residential address to meet the 55% threshold.

PROCEDURE

Grant Request Program

Organizations will be required to meet all criteria and complete an application form by a stipulated due date. Incomplete applications and those received after the deadline date will not be considered for funding by City Council. Completed applications received by the due date will be reviewed by staff and recommendations will be made for approval to the City Council. The grant approvals will be effective July 1 to June 30 of each year to coincide with the City's Fiscal Year budget.

SUBJECT: **CONTRIBUTION POLICY FOR NON-PROFIT ORGANIZATIONS**

JOHN B. BAHORSKI
CITY MANAGER

This policy provides non-profit organizations the opportunity to request direct funding and indirect (in-kind) services for specific programming needs. Indirect services may include services such as staff support, waiver of fees for use of meetings rooms, use of showmobile, and graphic design and printing of advertising material.

Facility Rentals
Non-profit organizations approved under this program may request utilization of designated Community Center and Senior Center meeting rooms, based on availability outlined in the District's Facility Use Policy, during weekdays ("non-prime time" hours) from 9:00 a.m. to 5:00 p.m. at little to no cost.

a) Non-profit organizations approved under this program may utilize up to fifteen (15) uses per group of designated Community Center and Senior Center meeting rooms, based on availability outlined in the District's Facility Use Policy, during weekdays ("prime time" hours) after 5:00 p.m. at little to no cost. *(Senior Clubs exempted for Senior Center uses).*

b) Of the above fifteen (15) facility uses, non-profit organizations are limited to no more than two (2) uses up to a maximum of six hours each per group of the Community Center Grand Ballroom and/or the Senior Center Multi-Purpose Room, anytime on Friday, Saturday and Sunday, at no cost, based on availability outlined in the District's Facility Use Policy. *(Senior Clubs exempted for Senior Center uses).*

Biennial Program
The Grant Request Program will be for a two-year request for funds. The first biennial cycle of grants will cover the period of July 1, 2009, through June 30 of 2011, with subsequent two-year cycles following thereafter. A biennial cycle of grants allows organizations to better plan for future events while providing the City/District to better plan and allocate such funds. The grant process will coincide with the City's budgeting process for the coming fiscal year.

Applications will be reviewed and approved by the City Council and any financial support for the two-year cycle of awards will take effect after July 1 of each fiscal year.

SUBJECT: **CONTRIBUTION POLICY FOR NON-PROFIT ORGANIZATIONS**

JOHN B. BAHORSKI
CITY MANAGER

While non-profit groups submit information for a projected two-year period, the City has the right to request updated information of a group at anytime.

In the case that a non-profit organization wishes to amend funding for the second-year of the award cycle due to unforeseen circumstances, such requests may be considered by City Council on an emergency basis only.

Provisions of Support
Non-profit groups that have been approved for direct funding must provide an invoice to the City after the service or program has been rendered in order to receive payment. In the case of direct funding awarded in the amount of $1,000 and over given for annual support of the group's operations with no ties to a specific program, the City shall issue the financial support on a quarterly basis in the months of September, December, April, and June; and for direct funding awarded in the amount less than $1,000 under like circumstances, the City shall issue the financial support on a semi-annual basis in the months of December and June.

The City/District reserves the right to immediately suspend financial and in-kind support to non-profit organizations in the unlikely event the City/District incurs financial constraints, or if the City/District determines the non-profit organization has undergone a significant change in terms of operation, finances, direction and/or administration.

Special Event Liability Insurance
For each event held on City/District property, or as otherwise requested, the organization must provide Special Event or General Liability Insurance of at least $1 million and list the City of Cypress/Cypress Recreation & Park District as additionally insured. Failure to maintain appropriate insurance coverage will result in the suspension of financial and in-kind support.

Director's and Officer's Insurance
In addition to the Special Event or General Liability Insurance, although not required, the City recommends that the organization purchase Director's and Officer's Insurance to protect their officers and directors from personal or individual liability. Organizations obtain such coverage through outside insurance agencies, which can include utilization of the City's current broker, Alliant Services.

2025-2026 and 2026-2027
Non-Profit Grant Requests
Summary of Direct Funding, City Staff Expenditures, and Fee Waivers

	Non-Profit Organizations	Residency Rate	Executive Board Residency Rate	Number of Members / Participants Served Per Year	Cost Per Member / Participant Served Per Year	**Direct Funding Granted for Current Two Year Cycle (2023-2024 and 2024-2025)**	Direct Funding Requested for Next Two Year Cycle (2025-2026 and 2026-2027)	Direct Funding Recommended for Next Two Year Cycle (2025-2026 and 2026-2027)	**City Staff Expenditures Granted for Current Two Year Cycle (2023-2024 and 2024-2025)**	City Staff Expenditures Requested for Next Two Year Cycle (2025-2026 and 2026-2027)	City Staff Expenditures Recommended for Next Two Year Cycle (2025-2026 and 2026-2027)	**Fee Waivers Granted for Current Two Year Cycle (2023-2024 and 2024-2025)**	Fee Waivers Requested for Next Two Year Cycle (2025-2026 and 2026-2027)	Fee Waivers Recommended for Next Two Year Cycle (2025-2026 and 2026-2027)	**Total Support Granted for Current Two Year Cycle (2023-2024 and 2024-2025)**	Total Support Requested for Next Two Year Cycle (2025-2026 and 2026-2027)	Total Support Recommended for Next Two Year Cycle (2025-2026 and 2026-2027)	This Request Provides…
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
1	Autism Peer 1 on 1	75%	67%	20	$102		$2,000						$6,217	$2,041		$8,217	$2,041	-Facility use for annual peer celebration event. -Temporary use permits for program information banners
2	AYSO - Cypress 154	59%	55%	1,178	$171				**$152,476**	$104,470	$104,470	**$69,171**	$96,433	$96,433	**$221,647**	$200,903	$200,903	- Priority scheduling in accordance with the Athletic Facility Allocation, Usage and Scheduling policy. - Athletic field and facility use for games, practices, board meetings, parent meetings, and picture picnic day. - Temporary use permits for registration signage.
3	Boys & Girls Clubs of Central OC	88%	100%	614	$8				**$350**	$380	$380	**$4,562**	$4,734	$4,734	**$4,912**	$5,114	$5,114	- Facility uses for a State of the Club Breakfast event and a Holiday Party. - Temporary use permits for quarterly event banners at Cedar Glen Park.
4	Cypress Art League	55%	56%	150	$219	**$1,500**	$1,500	$1,500	**$7,465**	$12,214	$12,214	**$18,455**	$19,123	$19,123	**$27,420**	$32,837	$32,837	- $750 to promote art in the community each year. - Facility use for board meetings, general meetings, workshops, open shows, and receptions. - Recreation support for three art shows.
5	Cypress Chamber of Commerce	62%	86%	151	$6		$40,000					**$860**	$4,723	$948	**$860**	$44,723	$948	- Support for the Chambers' Festival Mixer and Chamber Business Expo at the Community Festival. - Student Mentoring Breakfast is supported through Joint Use agreements.
6	Cypress Community Festival Association	80%	100%	15	$10,628	**$10,000**	$35,000	$10,000	**$100,320**	$108,790	$108,790	**$37,900**	$40,637	$40,637	**$148,220**	$184,427	$159,427	- $5,000 annually to defray costs for a Special Liability Insurance Policy. - Facility use for board meetings and festival related events. - Use of showmobile, equipment, and staff support for the festival. - Temporary use permits for the event and up to 8 banners at park sites.
7	Cypress Girls Softball	58%	60%	312	$1,436				**$74,213**	$104,288	$104,288	**$292,753**	$351,739	$343,639	**$366,966**	$456,027	$447,927	- Priority scheduling in accordance with the Athletic Facility Allocation, Usage and Scheduling policy. - Athletic field and facility use for games, practices, board meetings, opening day, and snackbar. - Temporary use permits for registration signage.
8	Cypress Pony/Colt Baseball	18%	50%	187	$40				**$26,857**	$1,356	$1,356	**$101,413**	$6,130	$6,130	**$128,270**	$7,486	$7,486	- Athletic field and facility use for champion games. - Equipment storage at Oak Knoll Park.
9	Cypress Senior Citizens Club	60%	71%	136	$1,196							**$156,623**	$162,665	$162,665	**$156,623**	$162,665	$162,665	- Facility use for club meetings, dances, special events, and board meetings. - Use of storage closets and display cases.
10	Cypress Sunshine Club	56%	89%	153	$502		$20,000					**$73,910**	$76,758	$76,758	**$73,910**	$96,758	$76,758	- Facility use for club meetings, special events, and board meetings. - Use of storage closets and display cases.
11	Cypress Youth Baseball	51%	0%	488	$695				**$49,614**	$61,419	$61,419	**$187,003**	$277,663	$277,663	**$236,616**	$339,082	$339,082	- Priority scheduling in accordance with the Athletic Facility Allocation, Usage and Scheduling policy. - Athletic field and Facility use for games, practices, board meetings, opening day, and snackbar. - Temporary use permits for registration signage.
12	Friends of Cypress Library	93%	100%	40	$724		$2,500	$2,500		$2,656	$2,656		$23,786	$23,786		$28,941	$28,941	- $2,500 in matching funds for the Library of Things. - Facility use for annual author program. - Use of showmobile for summer family reading. - Recreation and Public Works support for use of showmobile.
13	ID8 Entrepreneurship	100%	100%	5	$803		$3,000						$23,831	$4,016		$26,831	$4,016	- Facility use for workshops.
14	Kiwanis Club of Cypress	84%	70%	19	$186							**$3,031**	$3,525	$3,525	**$3,031**	$3,525	$3,525	- Facility use for a fundraising event and youth education. - Picnic shelter use for club meetings.
15	Rotary Club of Cypress	33%	18%	45	$39							**$1,709**	$1,771	$1,771	**$1,709**	$1,771	$1,771	- Facility use for a spaghetti dinner fundraiser.
16	Scouting America (BSA) Troop 295	73%	100%	30	$0								$1,972			$1,972		- Applicant did not submit a completed application. - No funding recommended.
17	Soroptimists International of Cypress	63%	60%	8	$569							**$4,397**	$4,555	$4,555	**$4,397**	$4,555	$4,555	- Facility use for monthly meeting and one fundraiser each year.
18	St. Irenaeus Church	36%	83%	11,325	$1							**$7,586**	$7,666	$7,666	**$7,586**	$7,666	$7,666	- Facility use for a Christmas Eve Service and Prayer Breakfast. - Temporary use permits for banners promoting the Trunk or Treat and Fall Fiesta. - Temporary use permits for community events including Oktoberfest, Trunk or Treat, and the Fall Fiesta.
19	Woman's Club of Cypress	73%	91%	109	$93		$5,000					**$9,764**	$10,174	$10,174	**$9,764**	$15,174	$10,174	- Facility use for club meetings, board meetings, member picnics, and fundraisers. - Use of two picnic shelters each year.
	Totals			**14,985**	**$100**	**$11,500**	$109,000	$14,000	**$411,295**	$395,573	$395,573	**$969,135**	$1,124,104	$1,086,266	**$1,391,930**	$1,628,677	$1,495,839	

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **18.**

FROM: Bonnie Peat, Council Member

DATE: 04/28/2025

SUBJECT: **Recognize City Manager Peter Grant for his Accomplishments and Service to the Cypress Community**

RECOMMENDATION

Recognize City Manager Peter Grant for his accomplishments and service to the Cypress community.

DISCUSSION

At the March 10 City Council meeting, Council Member Peat requested the City Council recognize City Manager Peter Grant for his outstanding service to the Cypress community, his term as president of the Orange County City Managers' Association, and to commemorate his receiving an award for 25 years of service from the International City/County Management Association (ICMA).

BUDGET IMPACT

None.

LEGAL REVIEW

N/A

APPROVED BY: Peter Grant, City Manager