AGENDA

REGULAR MEETING
CYPRESS CITY COUNCIL
May 12, 2025
3:30 P.M. - Closed Session/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

3:30 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

Fiscal Year 2025-26 Proposed Budget and Capital Improvement Program

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Paragraph (4) of Subdivision (d) of Government Code Section 54956.9.
Number of Cases: One Case

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 First Baptist Church of Cypress

PLEDGE OF ALLEGIANCE

REPORT OF CLOSED SESSION / WORKSHOP
City Manager/City Attorney

PRESENTATIONS

- Introduction of New City Employee
- National Police Week Proclamation
- National Public Works Week Proclamation
- Drowning Prevention Awareness Proclamation

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 March 24 and April 16, 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. **Proclaim the Week of May 11-17, 2025 as National Police Week**
   Prepared by: Alisha Farnell, City Clerk

   Recommendation: Proclaim the week of May 11-17, 2025 as National Police Week.

4. **Proclaim the Week of May 18-24, 2025 as National Public Works Week**
   Prepared by: Alisha Farnell, City Clerk

   Recommendation: Proclaim the week of May 18-24, 2025 as National Public Works Week.

5. **Proclaim May through August 2025 as Drowning Prevention Awareness Season**
   Prepared by: Alisha Farnell, City Clerk

   Recommendation: Proclaim the months of May through August 2025 as Drowning Prevention Awareness Season.

6. **Receive and File Fiscal Year 2025-26 Proposed Budget and Capital Improvement Program**
   Prepared by: Matt Burton, Director of Finance and Administrative Services

   Recommendation:

   1. Receive and file the FY 2025-26 Proposed Budget and Capital Improvement Program;

   2. Schedule City Council consideration for adoption of the FY 2025-26 Budget on June 9, 2025; and

   3. Publish a notice stating the public may comment on the Budget at the meeting of June 9, 2025.

7. Second Reading of Ordinances Implementing the Business Park Modernization and Integration Project

Prepared by: Alicia Velasco, Planning Director

Recommendation: Approve the second reading and adopt the following by title only and waive further reading:

1. An Ordinance adopting the Cypress Business Park Specific Plan, repealing five specific plans, and approving an Initial Study/Negative Declaration; and

2. An Ordinance amending off-street parking requirements and definitions in the Cypress Zoning Ordinance.

8. Award a Contract for the Replacement of the Picnic Area Shade Structure at Maple Grove Park South, Project 399

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve Plans and Specifications for the replacement of the picnic area shade structure at Maple Grove Park South, Project 399; and

2. Award a contract to Landmark Associated Builders, Inc. for $79,950, and authorize a contingency of $11,050.

9. Approve the City Engineer's Report and Adopt a Resolution Declaring the City Council's Intent to Renew Cypress Corporate Center Landscape Maintenance District No. 1 following a June 23, 2025 Public Hearing

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve the City Engineer's Report for the Cypress Corporate Center Landscape Maintenance District No. 1 for Fiscal Year 2025-26; and

2. Adopt the attached Resolution declaring the City Council's intention to order the renewal of Cypress Corporate Center Landscape Maintenance District No. 1 for maintenance of the landscape and irrigation system and setting the public hearing for June 23, 2025.

10. Approve the Second Amendment to Waste Disposal Agreement with the County of Orange

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve the Second Amendment to Waste Disposal Agreement; and

2. Authorize the City Manager to execute the agreement and make minor modifications, as necessary.

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.

11. Adopt a Resolution Establishing the Graham Street Underground Utility District No. 1

Prepared by: Nick Mangkalakiri, Director of Public Works

Recommendation:

1. Approve the City Engineer's Report for the Graham Street Underground Utility District No. 1; and

2. Adopt the attached Resolution establishing the Graham Street Underground Utility District No. 1.

NEW BUSINESS

12. Approve the Expansion of Cypress University's Next Up! Business Growth Program

Prepared by: Alicia Velasco, Planning Director

Recommendation:

1. Appropriate $80,000 from General Fund reserves set-aside for economic development to the Next Up! Business Growth Program; and

2. Authorize the expansion of the Next Up! Business Growth Program to fund up to 32 eligible businesses.

13. Receive and File the Results of the 2025 Community Survey

Prepared by: Alisha Farnell, City Clerk

Recommendation: Receive and file the results of the 2025 Community Survey.

14. Adopt the Strategic Plan and Six Month Objectives

Prepared by: Peter Grant, City Manager

Recommendation: Adopt the Strategic Plan and six month objectives.

ITEMS REMOVED FROM CONSENT CALENDAR

ITEMS FROM CITY COUNCIL MEMBERS

15. Consider an Ordinance Updating Municipal Code Sections 2.2-11 and 2-2.20 Relating to Voting Procedures in City Council Meetings Governing Abstentions and Reconsideration

Prepared by: Fred Galante, City Attorney

Recommendation: Consider approving the First Reading of an Ordinance, by title only, updating Municipal Code sections 2.2-11 and 2-2.20 relating to voting procedures in City Council meetings governing abstentions and reconsideration.

16. Consider a Proclamation Recognizing May as Jewish American Heritage Month

Agendized by: Scott Minikus, Council Member

Recommendation: Consider a proclamation recognizing May as Jewish American Heritage Month.

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

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

CITY MANAGER REMARKS

ADJOURNMENT

The next meeting will be an adjourned Regular Meeting, to be held on Tuesday, May 27, 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 8th day of May, 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/8946244976085284443**. 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 (562) 247-8321 and entering Access Code 315-084-220. 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: 05/12/2025

SUBJECT: **Approve Minutes - Meetings of March 24 and April 16, 2025**

RECOMMENDATION

Approve as submitted.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

March 24, 2025 Regular Meeting Minutes

April 16, 2025 Special Meeting Minutes

REGULAR MEETING
CYPRESS CITY COUNCIL
MARCH 24, 2025
4:00 P.M. – Workshop
6:00 P.M. – General Session

A regular meeting of the Cypress City Council was called to order at 4:01 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
City Clerk Alisha Farnell
Assistant Director of Finance and Administrative Services Donna Mullally
Recreation Manager Ian Kokot
Senior Management Analyst Jason Machado

ORAL COMMUNICATIONS ON CLOSED SESSION / WORKSHOP ITEMS

Mona Doshay, Friends of Cypress Library, spoke regarding Non-Profit Grant Workshop.

WORKSHOP SESSION – Open to the public

Review of Fiscal Strategies, Reserves, Pension Liabilities and Pension Trust

The Director of Finance and Administrative Services provided a presentation on the item.

City Council discussion ensued.

No action was taken.

Review of Non-Profit Grant Award Requests for FY 2025-26 and FY 2026-27

The Director of Recreation and Community Services provided a presentation on the item.

City Council discussion ensued.

No action was taken.

Mayor Burke recessed the meeting at 6:01 p.m.

RECONVENE
Mayor Burke reconvened the meeting at 6:09 p.m.

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
Chief of Police Mark Lauderback
Planning Director Alicia Velasco
City Clerk Alisha Farnell
Acting Director of Public Works Nick Mangkalakiri
Deputy City Clerk Christina Dizol

INVOCATION Pastor Trevor Cooper, First Baptist Church, led the Invocation.

PLEDGE OF ALLEGIANCE Mayor David Burke led the Pledge of Allegiance.

REPORT OF CLOSED SESSION / WORKSHOP

The City Attorney reported that the City Council held a Workshop Session regarding two items listed on the agenda, financial strategies, reserves, pension liabilities and pension trust and review of non-profit grant award requests for FY 2025-26 and FY 2026-27.

ORAL COMMUNICATIONS ON AGENDA ITEMS

Bob Youngsma, Cypress, spoke regarding Agenda Item No. 15.

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 Member Minikus stated that Agenda Item No. 14, the Warrant Register, includes electronic fund transfer No. 16711 for $1,025.34 as reimbursement for medical coverage he is entitled to receive as a CalPERS annuitant. He indicated that in voting for any motion to approve the Warrants Register, he would not be voting on electronic fund transfers No. 16711 for the reason disclosed.

A motion was made by Mayor Burke, and seconded by Council Member Minikus, to approve Consent Calendar items No. 1 through 14.

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: Approve the Second Amendment to the West Cities Communications Center Joint Powers Authority Agreement

Recommendation: Approve the Second Amendment to the West Cities Communications Center Joint Powers Authority Agreement.

Item No. 4: Accept the Arterial Street Rehabilitation, Project 377

Recommendation:

1. Accept the Arterial Street Rehabilitation, Project 377, in the amount of $2,732,750.41 and approve the final payment of $136,637.52 to All American Asphalt; and

2. Authorize the City Engineer to file a Notice of Completion with County Recorder.

Item No. 5: Approve a Solid Waste Consulting Services Task Order

Recommendation:

1. Approve a $100,000 Task Order with CityGreen Consulting for Solid Waste Consulting Services; and

2. Approve a $25,000 appropriation increase in the General Fund; and

3. Increase estimated revenues by $137,092 in the General Fund for a CalRecyle Organic Recycling Local Assistance Grant.

Item No. 6: Receive and File the 2024 General Plan Annual Progress Report on the Implementation of the Housing Element

Recommendation: Receive and file the 2024 General Plan Annual Progress Report on the implementation of the Housing Element.

Item No. 7: Certify a Special Assessment for Collection of Delinquent City Nuisance Abatement Costs

Recommendation: Adopt a Resolution certifying a special assessment against 9751 Graham Street (APN 244-151-20) for collection of delinquent city nuisance abatement costs.

RESOLUTION NO. 7009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS CERTIFYING SPECIAL ASSESSMENTS FOR COLLECTING DELINQUENT CITY NUISANCE ABATEMENT COSTS FOR NUISANCE VIOLATIONS OF THE MUNICIPAL CODE

Item No. 8: Approve a Contract to Hinderliter, De Lamas & Associates (HDL) for Sales and Use Tax Consulting Services

1. Approve a contract with Hinderliter, De Lamas & Associates (HDL) for Sales and Use Tax Consulting Services; and

2. Adopt an updated Resolution authorizing the examination of sale and use tax records of the California Department of Tax and Fee Administration.

RESOLUTION NO. 7010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS AUTHORIZING EXAMINATION OF SALES AND USE TAX RECORDS AND RESCINDING RESOLUTION NO. 5568

Item No. 9: Receive and File the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024

Recommendation: Receive and file the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2024.

Item No. 10: Receive and File the Audit Letter to the City Council for the Fiscal Year Ended June 30, 2024

Recommendation: Receive and file the audit letter from Lance, Soll and Lunghard LLP to the City Council for the Fiscal Year ended June 30, 2024.

Item No. 11: Receive and File the Report on the City's Appropriations Limit for the Fiscal Year Ended June 30, 2024

Recommendation: Receive and file the attached Independent Accountants' Report on Agreed-Upon Procedures Applied to the City's Appropriations Limit Worksheet for the Fiscal Year ended June 30, 2024.

Item No. 12: Receive and File the Independent Accountants' Report on the Cypress Recreation and Park District's Appropriations Limit for the Fiscal Year Ended June 30, 2024

Recommendation: Receive and file the attached Independent Accountants' Report on Agreed-Upon Procedures Applied to the Appropriations Limit Worksheet for the Fiscal Year ended June 30, 2024.

Item No. 13: Receive and File the Investment Report for the Month Ended February 28, 2025

Recommendation: Receive and file the attached investment report.

Item No. 14: Receive and File Register of Warrants, Transfers, and Wires Issued for the Period of February 8, 2025 through March 7, 2025

Recommendation: Receive and file the attached payment register summarized below for the period of February 8, 2025 through March 7, 2025

- Electronic Funds Transfers 16678 through 16846
- Warrants 67219 through 67439
- Payroll Transfers W1550 through W1551

NEW BUSINESS

None.

ITEMS REMOVED FROM CONSENT CALENDAR

None.

ITEMS FROM CITY COUNCIL MEMBERS

Item No. 15: Consider Updating Municipal Code Section 2-2.20 Council Meetings – Voting – Disqualification and Abstention

Council Member Peat provided a report on this item.

City Council discussion ensued.

City Attorney, City Manager and City Clerk answered questions from City Council.

A motion was made by Mayor Burke, and seconded by Council Member Minikus, to direct the City Attorney to bring back an Ordinance to a future City Council Meeting to consider implementing Robert's Rules of Orders pertaining to abstentions.

The motion was carried by the following roll call vote:

AYES:	4	COUNCIL MEMBERS:	Minikus, Peat, Medrano and Burke
NOES:	0	COUNCIL MEMBERS:	None
ABSTAIN:	1	COUNCIL MEMBERS:	Chang

ORAL COMMUNICATIONS

Megan Martinez, Cypress, spoke regarding the Women's Club of Cypress Tea.

Bob Youngsma, Cypress, spoke regarding adjournment in memory of Officers and regarding the City Manager.

Brooke Nafarratte, Cypress, spoke regarding Mayor Pro Tem Medrano's office hours/chats.

Robert Winter, Cypress, spoke regarding Agenda Item No. 15.

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

Council Member Peat:

Attended Assemblywoman Sharon Quirk-Silva's Round Table Discussion event. Attended the Matt Ward Exploring On Fundraiser. Attended the OCFA Open House. Attended Cypress College Foundation Americana Awards. Attended the Boys and Girls Club of Central Orange Coast Women of Greatness event. Attended the Community Festival Ad Hoc Subcommittee meeting. Toured the Amazon facility with Mayor Pro Tem Medrano. Attended an OC Sanitation District special meeting. Attended an Eagle Scout

Court of Honor Ceremony. Attended the Recreation and Community Services Commission meeting.

Council Member Minikus:

Attended the Joint Forces Training Base Regional Military Affairs Committee meeting. Attended the OC Sanitation District meeting with Council Member Peat. Attended the West Cities Police Communications Center meeting. Attended the Cypress College Foundation Americana Awards. Attended an Eagle Scout Court of Honor Ceremony. Attended the Matt Ward Exploring On Fundraiser. Announced office hours at Modern Cellar.

Council Member Chang:

Attended a Park Playground and Shade Structure Ad Hoc Subcommittee meeting.

Mayor Pro Tem Medrano:

Attended the Cypress College Foundation Americana Awards. Toured the Amazon facility with Council Member Peat. Attended a Traffic Commission meeting. Attended the OC Mosquito and Vector Control District meeting. Attended the Cypress Chamber of Commerce Networking Breakfast. Spoke regarding the Workshop Session.

Mayor Burke:

Attended the Cypress College Foundation Americana Awards. Attended the OCFA Open House. Attended OCFA Budget and Finance Committee meeting. Attended OCFA Legislative and Public Affairs Committee meeting. Attended a Park Playground and Shade Structure Ad Hoc Subcommittee meeting.

COUNCIL MEMBER ITEMS FOR FUTURE CONSIDERATION

Council Member Minikus requested a discussion at Strategic Planning to consider the possibility of adding an objective to conduct research regarding virtual participation at public meetings in other Orange County cities and congregate the data on Cypress City Council Meeting virtual participation.

CITY MANAGER REMARKS

No Report.

ADJOURNMENT – IN MEMORY OF SAN BERNARDINO COUNTY SHERRIFF'S DEPUTY HECTOR CUEVAS JR

Mayor Burke adjourned the Regular Meeting at 7:27 p.m. to a Regular Meeting, to be held on Monday, April 28, 2025, beginning at 5:30 p.m. in the Council Chambers.

_____
MAYOR OF THE CITY OF CYPRESS

ATTEST:

_____
CITY CLERK OF THE CITY OF CYPRESS

SPECIAL MEETING
CYPRESS CITY COUNCIL
APRIL 16, 2025
9:00 A.M.

A special meeting of the Cypress City Council was called to order at 9:02 a.m. by Mayor Burke at the Cypress Community Center, 5700 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
Chief of Police Mark Lauderback
Planning Director Alicia Velasco
Acting Director of Public Works Nick Mangkalakiri
City Clerk Alisha Farnell

ORAL COMMUNICATIONS ON WORKSHOP ITEMS

None.

WORKSHOP SESSION

Strategic Planning Session – Discuss and Provide Direction on Updating the City of Cypress Strategic Plan

The facilitator, Knight Leadership Solutions, led the City Council and staff in its strategic planning session which consisted of discussion and direction on updating the City's Strategic Plan, including brainstorming six-month objectives for final consideration by the City Council at a future regular meeting.

CLOSED SESSION

The City Attorney announced that the City Council would convene in closed session to discuss the following item:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code Section 54956.9(d)(1)
Frances Marquez v. City of Cypress, et al.
Case No. 8:24-cv-1835-ODW-JDE
United States District Court, Central District of California, Western Division

Mayor Burke recessed the meeting at 2:03 p.m.

Mayor Burke reconvened the meeting at 2:41 p.m.

REPORT OF CLOSED SESSION/WORKSHOP

The City Attorney reported that the City Council met in Closed Session regarding the item listed on the agenda, namely Conference with Legal Counsel – Existing Litigation, the matter of Frances Marquez v. City of Cypress, et al. He stated the City Council received a briefing and by motion by Council Member Minikus, and seconded by Council Member Peat, and unanimously carried 5-0-0, the City Council voted to indemnify and defend the two additional individuals, Jon Peat and Paulo Morales, named in the lawsuit.

ADJOURNMENT

Mayor Burke adjourned the meeting at 2:42 p.m. to an adjourned Regular Meeting, to be held on Monday, April 28, 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: Alisha Farnell, City Clerk

DATE: 05/12/2025

SUBJECT: **Proclaim the Week of May 11-17, 2025 as National Police Week**

RECOMMENDATION

Proclaim the week of May 11-17, 2025 as National Police Week.

DISCUSSION

Periodically, the City receives requests to publicly declare, recognize, observe, or promote awareness of a special event. As the City's past practice has established, routine and/or internal proclamation requests are placed on an agenda by the City Clerk for consideration by the City Council. Any new proclamation requests may be added to a future agenda in accordance with City Council policy.

The City Clerk received a routine request from the Police Department requesting the City Council officially proclaim the week of May 11-17, 2025 as National Police Week. A proclamation has been prepared and is attached for consideration.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Proclamation

NATIONAL POLICE WEEK
MAY 11 – 17, 2025

WHEREAS, the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week. National Police Week, paying special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others; and

WHEREAS, the members of the Cypress Police Department play an essential role in safeguarding the rights and freedoms of all citizens in the City of Cypress; and

WHEREAS, it is important that all citizens understand the duties, responsibilities, hazards, and sacrifices of their law enforcement officers, and that our peace officers recognize their fundamental duty to serve by safeguarding lives and property, protecting citizens against violence and disorder, defending the innocent against deception, and shielding the vulnerable against oppression, all while upholding the badge as a symbol of public faith and trust; and

WHEREAS, the men and women of the Cypress Police Department unceasingly provide a vital public service to the community.

NOW, THEREFORE, BE IT PROCLAIMED, that **I, David Burke,** Mayor of the City of Cypress, along with my fellow Council Members, do hereby proclaim the week of May 11 – 17, 2025, as **NATIONAL POLICE WEEK**, and encourage everyone to observe National Police Week with appropriate ceremonies and observances in which everyone may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

_____

David Burke
MAYOR OF THE CITY OF CYPRESS
Dated: May 12, 2025

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **4.**

FROM: Alisha Farnell, City Clerk

DATE: 05/12/2025

SUBJECT: **Proclaim the Week of May 18-24, 2025 as National Public Works Week**

RECOMMENDATION

Proclaim the week of May 18-24, 2025 as National Public Works Week.

DISCUSSION

Periodically the City receives requests to publicly declare, recognize, observe, or promote awareness of a special event. As per guidelines established by the City Council, routine proclamation requests are placed on an agenda for consideration. Any new proclamation requests are forwarded to the City Council and a Council Member may request the proclamation be added to a future agenda in accordance with City Council policy.

The City Clerk received a request from the Public Works Department requesting the City Council officially proclaim the week of May 18-24, 2025 as National Public Works Week. A proclamation has been prepared and is attached for consideration.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Proclamation

NATIONAL PUBLIC WORKS WEEK
MAY 18 - 24, 2025

"PEOPLE, PURPOSE, PRESENCE"

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life and well-being of the people of Cypress; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in Cypress to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association.

NOW, THEREFORE, the City of Cypress City Council does hereby designate the week of May 18 – 24, 2025 as **NATIONAL PUBLIC WORKS WEEK** and urges all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

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David Burke
MAYOR OF THE CITY OF CYPRESS
Dated: May 12, 2025

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **5.**

FROM: Alisha Farnell, City Clerk

DATE: 05/12/2025

SUBJECT: **Proclaim May through August 2025 as Drowning Prevention Awareness Season**

RECOMMENDATION

Proclaim the months of May through August 2025 as Drowning Prevention Awareness Season.

DISCUSSION

Periodically, the City receives requests to publicly declare, recognize, observe, or promote awareness of a special event. As the City's past practice has established, routine and/or internal proclamation requests are placed on an agenda by the City Clerk for consideration by the City Council. Any new proclamation requests may be added to a future agenda in accordance with City Council policy.

The City Clerk received a routine request from Orange County Fire Authority requesting the City Council officially proclaim the months of May through August 2025 as Drowning Prevention Awareness Season. A proclamation has been prepared and is attached for consideration.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Proclamation

DROWNING PREVENTION AWARENESS SEASON
MAY – AUGUST 2025

WHEREAS, in the United States, unintentional drowning has seen a concerning rise, with over 4,500 deaths each year from 2020 to 2022, marking an increase of 500 annual fatalities compared to 2019; and

WHEREAS, drowning remains a leading cause of injury-related deaths among children under five in California, with approximately 60 children in this age group losing their lives to drowning each year; and

WHEREAS, drowning incidents can occur silently and swiftly, often in as little as 20 to 60 seconds; and

WHEREAS, drowning can occur in as little as two inches of water; and

WHEREAS, for every child who dies from drowning, another seven receive emergency care for nonfatal submersion injuries, which can result in long-term disabilities; and

WHEREAS, the theme of this year's water safety campaign "Always Watch the Water" and "Never Swim Alone" gives in-depth information that will be provided by OCFA on what Orange County residents can do to prevent drowning; and

WHEREAS, the initiatives set forth in the "ABCs of Water Safety" program will increase public awareness regarding proper procedures to prevent this needless tragedy; and

WHEREAS, the Orange County Fire Authority will take this opportunity to increase public awareness about drowning prevention through a robust community outreach campaign; and

NOW, THEREFORE, the City Council of the City of Cypress does hereby proclaim its participation in the "Always Watch the Water" and "Never Swim Alone" 2025 campaigns, commencing in May and continuing through August. The City Council urges all families, parents, residents, schools, recreational facilities, businesses, and homeowner associations to become partners in preparedness by enhancing their knowledge of water safety measures and drowning prevention strategies.

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DAVID BURKE
MAYOR OF THE CITY OF CYPRESS
Dated: May 12, 2025

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **6.**

FROM: Matt Burton, Director of Finance and Administrative Services

DATE: 05/12/2025

SUBJECT: **Receive and File Fiscal Year 2025-26 Proposed Budget and Capital Improvement Program**

RECOMMENDATION

1. Receive and file the FY 2025-26 Proposed Budget and Capital Improvement Program;

2. Schedule City Council consideration for adoption of the FY 2025-26 Budget on June 9, 2025; and

3. Publish a notice stating the public may comment on the Budget at the meeting of June 9, 2025.

SUMMARY

Each May, the City Manager submits the Proposed Budget for the City and Recreation and Park District to the City Council. The first step in the Budget adoption process is a workshop which presents an overview of the City's financial condition and the Proposed Budget. The workshop provides the City Council the opportunity to ask questions about the Proposed Budget and provide direction prior to considering Budget adoption in June.

DISCUSSION

The Proposed Budget is the culmination of approximately five months of work. Led by the Finance department, much effort is invested in estimating revenues, assessing the City's financial outlook, and working with the departments to develop spending plans to deliver services to the community.

The FY 2025-26 Proposed Budget is balanced, maintains service levels, and incorporates the necessary funding for the first year of the Seven-Year Capital Improvement Plan. The Proposed Budget adheres to the City Council's Fiscal Strategies to ensure the City's fiscal health and advance the City Council's Strategic Plan.

Included with this report are:

- The City Manager's Budget Message
- Decision Packages
- The City of Cypress and Cypress Recreation and Park District Proposed Budget
- CIP Summary Reports

The **City Manager's Budget Message** provides a narrative overview of the factors and considerations included in the Proposed Budget. The message highlights significant factors impacting FY 2025-26 and identifies longer-term challenges facing the City and District.

Decision Packages summarize significant changes in the Proposed Budget, including impacts from recommended changes. The City Council may approve, deny, change or add Decision Packages as long as the Budget remains balanced.

The **City of Cypress and Recreation and Park District Proposed Budget** provides an executive-level overview of each department at the division level and includes a Five-Year Forecast for the City's General Fund to assist in long-term planning. The Proposed Budget includes performance measures, FY 2024-25 accomplishments and FY 2025-26 objectives for each division. The Proposed Budget also includes extensive overview information, detailed capital project descriptions, and the Fiscal Strategies used in developing the Proposed Budget. This information provides a clear picture of how the City's resources are being used to provide services to the community.

CIP Summary Reports present an overview of the first year of the Seven-Year CIP including project descriptions, funding sources and a project map.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

FY 2025-26 Budget Message
FY 2025-26 Budget Decision Packages
FY 2025-26 Proposed Budget
CIP Summary Reports

CITY of CYPRESS
5275 Orange Avenue, Cypress, California 90630
Phone 714-229-6700 www.cypressca.org

May 12, 2025

Honorable Mayor and Members of the City Council:

I am pleased to present the City of Cypress' Fiscal Year (FY) 2025-26 Proposed Budget and Capital Improvement Program (CIP). It is a prudent, practical spending plan that serves the community well and advances Cypress' legacy of conservative and award-winning financial management.

The City's long-term financial position remains strong despite the uncertainty roiling markets and chaotic federal fiscal/economic policy. Recognizing the most likely short-term outcome of these conditions is upward pressure on costs and downward pressure on growth, the Proposed Budget presents a cautious, status quo approach while the Five-Year Forecast projects a structural deficit that limits options to absorb cost increases or enhance service levels.

It is important to note that the deficits projected in the Five-Year Forecast are driven by both economic conditions and the City's annual $1.55 million contribution of current year General Fund operating revenue to infrastructure projects. Historically, City Councils have made this important annual investment in Cypress' high-quality infrastructure and public facilities recognizing that infrastructure is a service the City provides to the community. Like any other City department or function, the City Council's commitment to infrastructure as a service is funded with revenues that would otherwise be available for operations and budget balancing.

The $1.55 million infrastructure investment of current year General Fund revenues has not grown since it began approximately 30 years ago. If it had been indexed to Consumer Price Index increases, it would be about $3.25 million in 2025, and if it had grown at the same rate as construction costs, it would be well above $5 million. To account for construction costs increases of as much as 40% since 2020, the Proposed Budget includes a Decision Package recommending the annual, ongoing contribution of current year General Fund revenue to infrastructure investment increase from $1.55 million to $1.8 million. The recommendation underscores the City's commitment to infrastructure as a service but only restores a fraction of the investment's purchasing power.

The City has projected similar small deficits for the past several years that, fortunately, have proven to be *on paper only* and resolved when revenues exceeded sensible projections and/or some planned spending did not occur. Nonetheless, Cypress' long-term financial future must remain a top consideration for the City Council. This is

especially true if Cypress is to remain one of the few established cities in southern California that have not increased the local sales tax rate nor assess a utility user tax.

Our industry-leading financial management practices are a justifiable source of community pride. Cypress is the only city to be recognized twice by former State Senator (and Certified Public Accountant) John Moorlach for having the strongest unrestricted net (fiscal) position among Orange County cities. The City also continues to earn recognition from the Government Finance Officers Association for its Budget and Annual Comprehensive Financial Report and our online, resident-friendly Budget presentation reflects the City's commitment to transparency.

BUDGET OVERVIEW

The combined Operating and Capital Budgets are $80.6 million, an increase of 41.5% from FY 2024-25, and are balanced.

The Operating Budget (all Funds) represents $44.6 million (55%) of the Budget, while capital improvement investments total $35.3 million (44%) and capital outlay makes up $0.7 million (1%) of expenditures.

The City is largely a service provider and over two-thirds of the Operating Budget are personnel costs, with the majority of that in the Police department.

Projected FY 2025-26 revenues are $54.5 million, which is nearly a two percent increase from FY 2024-25. While General Fund revenues exceed operating expenditures, the use of accumulated reserves to support capital investments balances the Budget. Overall, the $26.1 million fund balance decline for all City funds is largely the result of the use of accumulated moneys for capital improvement program investments (including a $27 million storm drain pump station replacement project).

Budget Summary (Millions)	*Operating Budget*	*Capital Budget*	*Total*
Revenues	$ 47.4	$ 7.1	$ 54.5
Expenditures	(44.6)	(36.0)	(80.6)
Other Sources	-	2.0	2.0
Transfer for Capital	(3.1)	3.1	-
Surplus/(Deficit)	$ (0.3)	$ (23.8)	$ (24.1)

Key assumptions used to develop the Budget include:

- Reflects established City Council priorities and Fiscal Strategies
- Sales tax revenue declines are based on recent trends and estimates provided by our sales tax consultants
- $457,500 of one-time General Fund set-asides fund one-time projects/programs

- Current service levels are maintained
- Required CalPERS pension liability payments increase $794,000
- City Council established reserves are maintained
- $2.35 million of General Fund resources are contributed for current year capital projects
- Negotiated and anticipated employee salary and benefit increases are incorporated

General Fund Overview

The General Fund, the City's largest fund and the one over which the City Council has the most discretion, is balanced with a modest projected decrease in total reserves.

General Fund Budget Summary (Millions)	*2025-26 Proposed*
Revenues	$ 43.0
Transfers In	1.0
Expenditures	(41.3)
Capital Projects	(2.5)
Transfers Out	(0.5)
Decrease to Fund Balance	$ (0.3)

General Fund Revenues

FY 2025-26 General Fund revenues are projected to increase $1,005,157 (2.4%) from the prior year and do not include any tax increases.

Revenue Category	*2024-25 Adopted*	*2024-25 Estimated*	*2025-26 Proposed*	*% Change*
Property Taxes	$13,984,000	$14,437,928	$ 14,794,000	5.8%
Sales Tax	12,941,000	12,705,000	12,605,000	-2.6%
Transient Occupancy Tax	3,125,000	3,300,000	3,325,000	6.4%
Franchise Tax	2,050,000	2,088,656	2,080,000	1.5%
Other Taxes	2,188,400	2,135,000	2,070,000	-5.4%
Investment Earnings	2,200,000	3,000,000	2,200,000	0.0%
Park District Reimb	2,568,353	2,549,090	2,948,489	14.8%
Service Charges	1,110,430	1,260,185	1,163,243	4.8%
Licenses & Permits	952,330	964,635	968,185	1.7%
Other Revenues	820,239	1,090,230	790,992	-3.6%
Totals	$41,939,752	$43,530,724	$ 42,944,909	2.4%

Economic uncertainty and inflation impacts make revenue projections difficult. Accordingly, the Budget is built on conservative, but realistic projections that reflect the most up-to-date information available from the City's sales tax consultant, property tax

consultant, Cal Cities, the State Department of Finance, year-to-date receipts, and regional economic forecasts.

Cypress' largest revenue source, property tax ($14.8 million), is projected to increase just over $0.8 million (5.8%) from the FY 2024-25 Budget. While Proposition 13 limits annual assessed value increases to protect homeowners, over time it has prevented property tax revenue from keeping pace with operating costs. However, the increase projected for FY 2025-26 is larger than in a typical year and is the result of significant assessed value growth due to ownership changes and new construction within the community.

Sales tax, the second largest revenue source ($12.6 million), is volatile, especially during periods of economic uncertainty. Sales tax receipts have not grown as much as forecasted in recent years and a $335,000 decline from the prior year is projected for FY 2025-26. This is a reminder that ongoing City operations cannot become overly reliant on sales tax because it can decline rapidly from one year to the next. As such, the Fiscal Strategies are designed to limit budgeted sales tax revenues that supports City operations to a four-year average. Sales tax receipts projected to exceed the four-year average are dedicated for one-time expenditure. For FY 2025-26, the sales tax baseline average is $13 million which exceeds the sales tax revenues included in the Budget, so no amounts are required to be allocated for one-time purposes.

Up until about three years ago, investment earnings received on cash balances, had not been a major revenue source in the General Fund for over a decade. However, unprecedented interest rate hikes occurred in 2022 and have held steady into 2025. While higher interest rates are generally viewed as economically risky with the potential for negative short-term financial impacts to residents, local businesses and the City's revenue base, the higher interest paid on Treasury-backed securities generates significant additional revenues to the City. Over the last few years, interest rates on Treasury notes have gone from close to zero to well over four percent. As such, investment earnings in FY 2025-26 are budgeted at the same level as the prior year and nearly $2 million more than the FY 2022-23 adopted budget. In short, the growth in investment earnings has in large part been responsible for recent Budgets being balanced without relying on the significant use of reserves.

As with sales tax revenue, it is essential that City services do not rely on an unpredictable revenue source like investment earnings. In response, a practice was incorporated into the FY 2024-25 Budget which allocates a portion of General Fund interest earnings to one-time capital projects when earnings on cash balances are projected to exceed three percent. For FY 2025-26, interest earnings are budgeted at four percent and total $2.2 million which results in an additional one-time budget allocation of $550,000 for capital projects, which is the same amount incorporated into the adopted FY 2024-25 Budget.

It remains imperative the City Council act as diligent stewards of the community's resources, confronting new financial challenges, diversifying the City's revenue base, and containing ongoing costs to limit vulnerability during periods of volatility.

General Fund Expenditures

FY 2025-26 expenditures are $41.3 million, an increase of $1.4 million (3.5%) from FY 2024-25.

Expenditure Category	*2024-25 Adopted*	*2024-25 Estimated*	*2025-26 Proposed*	*% Change*
Personnel	$26,514,917	$23,895,975	$ 27,173,194	2.5%
Maintenance & Operations	9,393,835	9,953,795	9,660,357	2.8%
Internal Service Charges	4,024,620	4,024,620	4,483,390	11.4%
Totals	$39,933,372	$37,874,390	$ 41,316,941	3.5%

The personnel expenditure increases are due to many factors, with the biggest impacts related to cost-of-living adjustments for all employees and higher required annual CalPERS contributions for unfunded pension liabilities.

Maintenance and operation increases result from several factors, including the ongoing effects of inflation on nearly all contract services, as well as several items included in the Decision Packages. Decision Package are summarized in the following table.

#	*Subject*	*Fund*	*One-Tme Cost (Savings)*	*Ongoing Cost (Savings)*
ADM 1	North Orange County Homeless Navigation Centers	General	$ -	$ 125,000
PD 1	School Resource Officer	General	-	102,000
CD 1	General Plan Update	General	150,000	-
CD 2	Location Analytics Technology	General	100,000	-
PW 1	Position Reclassification - Maintenance Division	General	-	15,000
PW 2	Arnold Cypress Park Operational Contingency	General	50,000	-
PW 3	Increase General Fund Infrastructure Investment	General	-	250,000
		Total All Funds	**$ 300,000**	**$ 492,000**

Capital Improvement Program (CIP) Highlights

The CIP is the City's long-term plan for investing in facilities and infrastructure. It is a key component of the Budget and of vital importance to the community. The CIP balances new projects, replacement of aged infrastructure, and life-extending maintenance.

Comprised of projects that often span multiple years and draw on many different funding sources, the Proposed FY 2025-26 CIP invests $35.3 million. The CIP also includes just over $1.6 million for Recreation and Park District projects.

Project Type	*2025-26 Proposed*
Street Projects	$ 4,300,000
Traffic Signal/Lighting Projects	610,000
Storm Drain Projects	27,250,000
Sewer Projects	900,000
Parkway Projects	750,000
Public Facility Projects	1,525,000
Totals	$35,335,000

Fund Balances and Reserves

The Proposed Budget reflects the City Council's policy of fully funding capital outlay replacements and employee benefit and self-insurance liabilities. All liabilities (with the exception of the CalPERS pension and retiree medical liabilities) are fully-funded and the Internal Service Funds have sufficient cash to pay all the required annual contributions for pensions and retiree medical costs.

The City Council has established a Pension Trust to help offset unfunded CalPERS pension liabilities, with a goal of having sufficient Pension Trust assets to fully offset projected unfunded pension liabilities by 2030. To achieve this goal, a portion of any General Fund budget surplus is annually committed to additional trust investments.

Importantly, the Proposed Budget conforms to City Council policies requiring a 25% General Fund Contingency Reserve of $10.3 million and a 30% CIP Fund Cash-Flow Emergency Reserve of $12.4 million. Neither of these reserves is expected to be utilized in FY 2025-26.

CYPRESS RECREATION AND PARK DISTRICT

The Proposed Budget includes the Recreation and Park District (District), which is a distinct legal entity from the City although the City Council serves as the District's Board of Directors. The City supports the District through fee-based general management; finance; human resources; information technology; and maintenance services.

District Revenues

District revenues are budgeted at $9.6 million, a slight increase of $42,673 (0.5%) from FY 2024-25. While overall revenues are flat, healthy revenue growth exists for property taxes and interest earned on cash balances, which are offset by a decrease of $415,878 for one-time State Proposition 68 grant for capital projects that was included in the FY 2024-25 Budget.

The District receives the majority of its recurring revenue (over 80%) from property tax, with fees for service (classes and facility rentals) historically being the other stable revenue source. The District's dedicated property tax revenue remains a double-edged sword. It provides a consistent income stream with which the District delivers a high level of recreation services. However, under Proposition 13 property tax revenue growth tends to be less than both inflation and the longer-term growth rate of employee compensation due to pension costs and minimum wage increases. Fortunately, in times of economic uncertainty, property tax provides a reliable and steady cash flow and the District's short-term financial health is strong.

Revenue Category	*2024-25 Adopted*	*2024-25 Estimated*	*2025-26 Proposed*	*% Change*
Property Taxes	$ 7,376,000	$ 7,610,000	$ 7,615,000	3.2%
Interest & Rents	926,250	1,129,662	1,058,000	14.2%
From Other Agencies	548,852	533,450	166,600	-69.6%
Services Charges	732,582	765,293	786,757	7.4%
Park Development Fees	-	608,946	-	n/a
Other Revenue	-	821	-	n/a
Totals	$ 9,583,684	$10,648,172	$ 9,626,357	0.4%

Personnel costs represent more than 50% of District operating costs accounting for reimbursements to the City for maintenance services. With its primary revenue source not expected to keep pace with inflationary expenditure growth in the coming years, the District must continue to take measures to ensure its long-term fiscal sustainability. In addition to regularly updating fees, the District must optimize operations; leverage revenue generating assets; and add non-property tax revenues.

Strengthening its financial condition is particularly important to enable the District to fund future facility and park improvements. Current revenues are sufficient to pay for operations and some capital projects (including the annual repayment associated with the $33.5 million reconstruction project at Arnold Cypress Park) but are insufficient to provide for future major rehabilitation.

District Expenditures

The District Budget is $10.9 million, which is $756,163 more than FY 2024-25 due to several factors. Personnel costs increase 5.0%, reflecting the ongoing impact of minimum wage increases, higher pension costs, cost-of-living salary increases, and several newer employees still moving through their salary ranges.

Maintenance and operations expenditures have increased when compared to FY 2024-25, with the largest increase related to maintenance costs for the newly reconstructed Arnold Cypress Park. Additional impacts include, higher contract service costs brought on by inflation and the tight labor market, as well cost increases for materials and equipment.

Expenditure Category	*2024-25 Adopted*	*2024-25 Estimated*	*2025-26 Proposed*	*% Change*
Personnel	$ 2,738,497	$ 2,379,730	$ 2,876,387	5.0%
Maintenance & Operations	3,507,406	3,401,544	3,950,336	12.6%
Internal Service Charges	328,390	328,390	353,290	7.6%
Debt Service	2,000,000	2,624,577	2,000,000	0.0%
Capital Projects	1,572,500	24,993,243	1,642,500	4.5%
Capital Outlay	36,240	51,240	116,683	222.0%
Totals	$10,183,033	$33,778,724	$ 10,939,196	7.4%

District Capital Improvement Projects

The FY 2024-25 Amended Budget includes approximately $23 million for the reconstruction of Arnold Cypress Park. This project is funded by a loan from the City's Infrastructure Fund and, starting next month, a payment of $2 million will be repaid annually on June 30th by the District using available property tax revenues.

Future capital projects will continue to be prioritized based on the facilities inventory and condition assessment and the availability of resources. With the large commitment of resources to Arnold Cypress Park, FY 2025-26 CIP projects are programmed at a fairly modest level, and are summarized and discussed in the FY 2025-26 Proposed Budget.

CONCLUSION

The FY 2025-26 Proposed Budget funds a strong municipal corporation and a remarkable group of employees. I am enormously proud of Team Cypress' service to our community and have immense confidence in our ability to respond to challenges.

The City Council's long-standing practice of strategically investing limited resources has Cypress well prepared for whatever lies ahead – assuming we continue our constrained approach to municipal operations and remain focused on core services. In the face of the great uncertainty that colors this Proposed Budget, it is worth remembering that Cypress emerged from the Great Recession and the COVID-19 Pandemic a stronger community and organization.

The FY 2025-26 Proposed Budget embodies the City Council's dedication to careful and transparent financial management - a commitment that spans generations of Cypress City Councils. Astute financial management is the most important way we sustain the

community's success and political stability, retain skilled leadership, and partner with our employees.

I am deeply grateful to our department Directors and their teams for the unwavering commitment to deliver quality services to our community and to realize the City's Mission Statement:

Cypress is a safe and welcoming community delivering excellent services for our residents, neighborhoods, and businesses.



Peter Grant
City Manager

FY 2025-26 PROPOSED BUDGET
DECISION PACKAGES

The Budget Decision Packages proposed for FY 2025-26, summarized below, describe significant recommended Budget changes. The individual Decision Packages are attached and present a more detailed justification for each recommendation, and summarize their impacts. The City Council may approve, deny, change or add individual Decision Packages as long as the budget remains balanced.

#	*Subject*	*Fund*	*One-Tme Cost (Savings)*	*Ongoing Cost (Savings)*
ADM 1	North Orange County Homeless Navigation Centers	General	$ -	$ 125,000
PD 1	School Resource Officer	General	-	102,000
CD 1	General Plan Update	General	150,000	-
CD 2	Location Analytics Technology	General	100,000	-
PW 1	Position Reclassification - Maintenance Division	General	-	15,000
PW 2	Arnold Cypress Park Operational Contingency	General	50,000	-
PW 3	Increase General Fund Infrastructure Investment	General	-	250,000
		Total All Funds	**$ 300,000**	**$ 492,000**

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Administration	Number	ADM 1

Subject	North Orange County Homeless Navigation Centers
Contact(s)	Peter Grant, City Manager
Funding Source	General Fund

Recommendation

Increase funding for North Orange County Service Planning Area (SPA) Navigation Centers to address homelessness.

Description

Since 2019, Cypress has partnered with other north Orange County cities to operate two navigation centers/shelters (one in Buena Park and one in Placentia) that provide supportive services to individuals experiencing homelessness. The partnership was created as part of a legal settlement and, as required by a 10-year operating agreement in place through 2030, the city funds a portion of the navigation centers' operating costs. The city's funding obligation is determined by the navigation center's operational needs and available State funding. The net cost to operate the navigation costs has increased significantly over the past few years as State funding has been delayed/unavailable. The FY 2024-25 Budget includes $300,000 as Cypress' share of the navigation centers, but the cost is currently estimated at nearly $400,000. To account for the cost trends, the FY 2025-26 Budget includes a $125,000 increase (to $425,000).

Impacts to the City/District and the Community

Cypress' participation in the North Orange County SPA navigation centers provides vital services to individuals experiencing homelessness and is a critical element in maintaining the city's ability to ensure public safety, enforce the Municipal Code and comply with Housing Element mandates.

One-Time Financial Impact *(Expenditures and/or Revenues)*

Not applicable.

On-Going Financial Impact *(Expenditures and/or Revenues)*

$125,000 increase to the General Fund for North OC SPA navigation centers.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Police	Number	PD 1

Subject	School Resource Officer
Contact(s)	Mark Lauderback - Chief of Police
Funding Source	General Fund

Recommendation

Appropriate funding for a School Resource Officer (approximately $204,000) in the General Fund.

Description

Using funds from a State pilot program, the city added a School Resource Officer (SRO) to the Police department in FY 2021-22. The pilot program's funding will soon be exhausted, and the city must fund the position in the General Fund or eliminate the SRO/another Police Office position. The SRO program has proven very effective and the city is negotiating a partnership with Anaheim Union High School District (AUHSD) to split (50/50) the salary and benefits cost of the SRO, with the city responsible for the other (e.g. equipment, vehicle, etc.) costs. The FY 2025-26 includes revenue of approximately $102,000 from AUHSD for the SRO program.

Impacts to the City/District and the Community

The SRO program provides immediate response to incidents, deters crime, and develops positive relationships with students. The SRO supports school administrators with crisis response, threat assessments, and mentoring that contributes to long-term crime prevention. The SRO program also strengthens community trust and both AUHSD and the Police department report the program has been a success.

One-Time Financial Impact *(Expenditures and/or Revenues)*

Not applicable.

On-Going Financial Impact *(Expenditures and/or Revenues)*

The FY 2025-26 salary and benefits cost for the SRO is $203,705. The agreement contemplated with AUHSD will reimburse the city for 50% of the salary and benefits cost (approx. $102,000). In FY 2025-26, remaining funding from the North OC Public Safety Collaborative will offset a portion of the City's cost.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Community Development	Number	CD 1

Subject	General Plan Update
Contact(s)	Alicia Velasco, Planning Director
Funding Source	General Fund

Recommendation

Appropriate $150,000 for State-mandated updates to the General Plan's Safety Element and Open Space/Conservation Element.

Description

The State mandates cities update the Safety Element and Open Space/Conservation Element of their General Plans as a follow-on to Housing Element updates. The General Plan updates must address issues surrounding emergency resources, evacuation routes, climate resilience, and open space arising from potential increases in residential density. Like the Housing Element update, this mandate requires additional outside resources and expertise.

Impacts to the City/District and the Community

The state mandates cities update their General Plan Safety Element and Open Space/Conservation Element by January 1, 2026.

One-Time Financial Impact *(Expenditures and/or Revenues)*

Expenditure of $150,000.

On-Going Financial Impact *(Expenditures and/or Revenues)*

None.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Community Development	Number	CD 2

Subject	Location Analytics
Contact(s)	Alicia Velasco, Planning Director
Funding Source	General Fund

Recommendation

Appropriate $100,000 for location analytics technology.

Description

Location analytics information provides insight about attendance at community events, commercial/retail center activity, consumer behavior, and demographic trends that can inform City Council decision-making, forecast community trends/needs, and guide resource allocation. $100,000 should provide access to this valuable information for three years.

Impacts to the City/District and the Community

Location analytics can enhance city operations across departments by supporting business attraction and retention efforts; identifying sales tax leakage; optimizing Police deployment strategies; analyzing traffic patterns; and reporting attendance at city events/facilities over time.

One-Time Financial Impact *(Expenditures and/or Revenues)*

$100,000 (covering three years) funded with the remaining pandemic recovery set-asides for Phase III of Economic Development Programs.

On-Going Financial Impact *(Expenditures and/or Revenues)*

None.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Public Works	Number	PW 1

Subject	Reclassify Management Analyst to Maintenance Supervisor
Contact(s)	Nick Mangkalakiri, Director of Public Works
Funding Source	General Fund

Recommendation

Reclassify the vacant Management Analyst to a Maintenance Supervisor

Description

In 2023, the City Council approved a reorganization of the Public Works department Maintenance Yard and reclassified a vacant Maintenance Supervisor position to a Management Analyst. The reorganization hoped to consolidate the Supervisors' administrative duties, however, it was unsuccessful. With the new leadership in place, Public Works has reassessed the Maintenance Yard's needs and evolving operational demands and recommends a return to pre-2023 staffing with a Maintenance Supervisor position replacing the vacant Management Analyst position.

Impacts to the City/District and the Community

The reclassification will help meet departmental needs, provide high-quality service to residents, and support succession planning.

One-Time Financial Impact *(Expenditures and/or Revenues)*

Not applicable.

On-Going Financial Impact *(Expenditures and/or Revenues)*

$15,000.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Public Works	Number	PW 2

Subject	Arnold Cypress Park First Year Operational Contingency
Contact(s)	Nick Mangkalakiri, Director of Public Works
Funding Source	General Fund

Recommendation

A one-time, $50,000 appropriation for potential unforeseen issues and vandalism at Arnold Cypress Park

Description

Prior to its reconstruction, Arnold Cypress Park's (ACP) antiquated layout left it susceptible to afterhours vandalism and criminal activity. As the new park is established, this one-time contingency funding (above the annual maintenance budget) will help provide for rapid and complete response should any of the park's prior challenges return. The appropriation also enables necessary operational adjustments outside the recurring park maintenance budget.

Impacts to the City/District and the Community

Timely repairs, responding to vandalism, replacing damaged amenities, and day porter/security services will establish ACP's reputation as first class, safe place for residents of all ages.

One-Time Financial Impact *(Expenditures and/or Revenues)*

$50,000

On-Going Financial Impact *(Expenditures and/or Revenues)*

None.

CITY OF CYPRESS
FISCAL YEAR 2025-26
PROPOSED BUDGET DECISION PACKAGE

Department	Public Works	Number	PW 3

Subject	Increase General Fund Infrastructure Investment
Contact(s)	Nick Mangkalakiri, Director of Public Works
Funding Source	General Fund

Recommendation

Increase General Fund investment in current year infrastructure projects.

Description

For decades, the city has recognized that infrastructure is a service it provides to the community and that it requires ongoing investment. Since the 1990s, the City Council has budgeted $1.55 million of current year General Fund revenue for routine, recurring infrastructure projects (street resurfacing, concrete rehabilitation, storm drainage, and facilities). Over the past 30 years, inflation has reduced the $1.55 million's purchasing power by at least 50%. An additional $250,000 appropriation of ongoing General Fund revenue ($200,000 for street projects and $50,000 for facility projects) is recommended to address the impact of inflation.

Impacts to the City/District and the Community

This investment will help maintain the city's infrastructure investment and purchasing power, and slow draws from the Infrastructure Bank required to deliver the street, storm water, facility, and concrete projects identified in the CIP.

One-Time Financial Impact *(Expenditures and/or Revenues)*

Not applicable.

On-Going Financial Impact *(Expenditures and/or Revenues)*

$250,000 annually from the General Fund.

PROPOSED

ANNUAL BUDGET

FISCAL YEAR 2025-2026

CITY OF CYPRESS



CITY OF
Cypress

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Introduction



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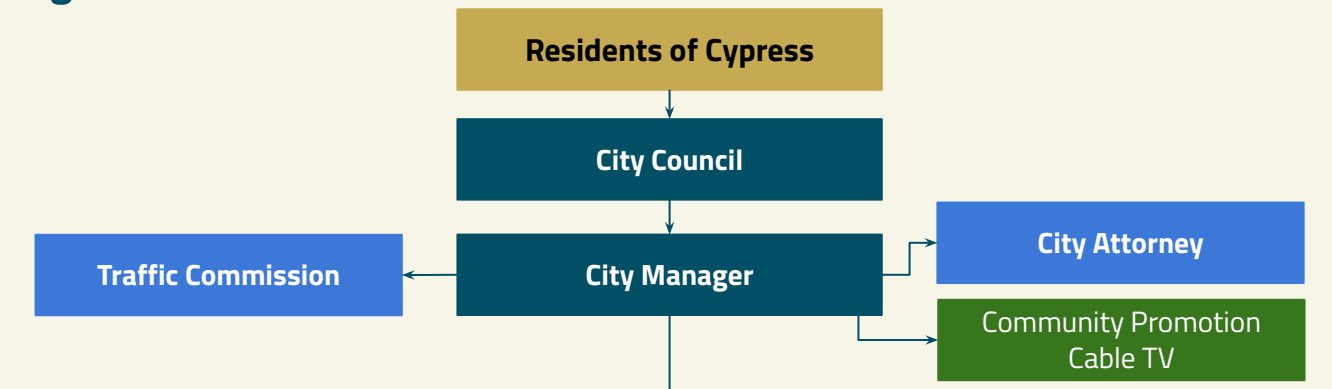
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CITY OFFICIALS

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

Staff Members	
Peter Grant	City Manager
Matt Burton	Director of Finance & Administrative Services
Mark Lauderback	Chief of Police
Alicia Velasco	Director of Planning
Nick Mangkalakiri	Director of Public Works
Jeff Draper	Director of Recreation & Community Services
Alisha Farnell	City Clerk

Organization Chart



City Clerk

- Elections
- Records Management

Community Development

- Planning and Development
- Advanced Planning
- Current Planning
- Economic Development
- Low & Moderate Income Housing
- Code Enforcement
- Geographical Information Systems

Finance and Administrative Services

Finance
- Accounting
- Business Licenses
- Payroll
- Purchasing

Human Resources
- Personnel Services
- Workers Comp Insurance

Information Technology
- Information Systems
- Website
- Print Shop
- Telephones

Police

Support Services
- Police Administration
- Personnel and Training
- Support Services Management
- Social Media
- Communications
- Press Information Officer
- Records
- Property and Evidence
- Crime Prevention/Community Relations
- Emergency Services
- Police Grants
- Supplemental Law Enforcement Act
- Mobile Command Post
- Budget
- Peer Support
- Volunteers/RACES
- General Investigations
- Court
- Police Laboratory
- Narcotics Asset Seizure

Operations
- Field Operations Management
- Field Operations
- Jail Operations
- Traffic and Parking Operations
- Crossing Guards
- SWAT Operations
- Canine Program
- Field Training Program
- Explorer Program
- Homeless Liaison Officer Program

Public Works

Building
- Permits
- Inspections
- Plan Checks

Environmental Services
- Solid Waste Management
- Fats, Oils, and Grease Management

Park Maintenance
- Park Landscape
- Athletic Fields
- Community Center
- Senior Center
- Park Buildings
- Community Events

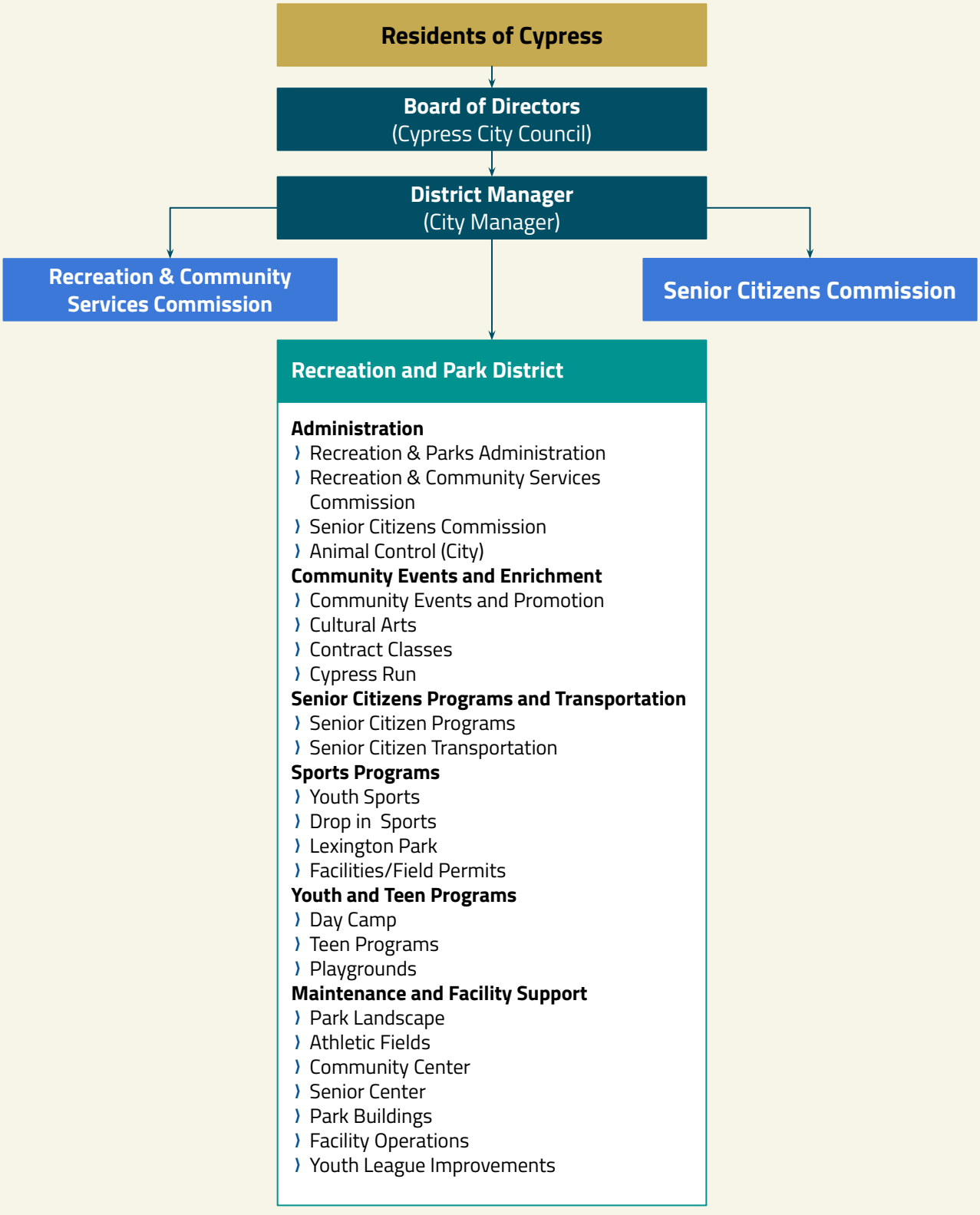
Facilities
- Building Maintenance
- Civic Center Landscaping
- Library Maintenance
- Boys & Girls Club Maintenance

Engineering
- Public Works Administration
- Engineering Plan Checks
- Traffic Engineering
- Traffic Signal Maintenance
- Street Lighting

Street Maintenance
- Streets, Trees and Parkways
- Street Cleaning
- Traffic Safety
- Graffiti Removal
- Sidewalk Repair
- Retarding Basin
- Stanton Channel Berm
- Storm Drain
- Sanitary Sewer

Fleet
- Auto Maintenance
- Equipment Maintenance

Cypress Recreation and Park District Organization Chart



CITY COUNCIL COMMITTEE RESPONSIBILITIES

MAYOR DAVID BURKE
Orange County Fire Authority
City/Anaheim Union High School District Ad Hoc Subcommittee
City/Cypress College Ad Hoc Subcommittee
City/Cypress School District Ad Hoc Subcommittee
League of California Cities – General Assembly
League of California Cities – Orange County Division
Orange County City Selection Committee
Southern California Association of Governments – General Assembly

MAYOR PRO TEM LEO MEDRANO
Orange County Mosquito and Vector Control District (Term ends January 2026)
City/Anaheim Union Highschool District Ad Hoc Submcommittee
City/Cypress College Ad Hoc Subcommittee
Economic Development Ad Hoc Subcommittee
League of California Cities – General Assembly (Alternate)
League of California Cities – Orange County Division (Alternate)
Orange County City Selection Committee (Alternate)
Orange County Library Advisory Board (Alternate) (Two year term ending January 2027)

COUNCIL MEMBER KYLE CHANG
Bridges at Kraemer Place Community Advisory Board
City/Cypress School District Ad Hoc Subcommittee
Orange County Council of Governments - General Assembly (Alternate)
Orange County Library Advisory Board (Two year term ending January 2027)
Souterh California Association of Governments - General Assemby (Alternate)

COUNCIL MEMBER SCOTT MINIKUS
Orange County Sanitation District
Joint Forices Training Base Regional Military Affairs Committee
Veteran Recognition Ad Hoc Subcommittee
West Cities Police Communications Center

COUNCIL MEMBER BONNIE PEAT
Orange County Sanitation District (Alternate)
Economic Development Ad Hoc Subcommittee
Joint Forices Training Base Regional Military Affairs Committee (Alternate)
Orange County Council of Governements General - General Assembly
Veteran Recognition Ad Hoc Subcommittee
West Cities Police Communications Center (Alternate)

COMMISSIONS, COMMITTEES AND ADVISORY BOARDS

RECREATION AND COMMUNITY SERVICES COMMISSION
Colin Edwards - Vice Chair
Anne Logovii
Jeff Dronkers, Chair
Carol Erbe
Christen Jackson
Farmin Cervantes
Jan Ridgeway

SENIOR CITIZENS COMMISSION
Claudia Nessary
Gincy Heins - Chair
Hank Machal
Ginger Osman
Linda Croce
Cynthia Fayne
David Skorupinski - Vice Chair

TRAFFIC COMMISSION
Lora Ajello, Chair
Robert Bestian - Vice Chair
William Shakespeare
Joy Harper
Catherine Youngerman

CITY OF
Cypress

Mission Statement

The City of Cypress, guided by our core values, will utilize our resources in concert with community partners to provide an exceptional city to live, work, and play.

Vision Statement

Cypress is a safe and welcoming community delivering excellent services for our residents, neighborhoods, and businesses.

Core Values/Guiding Principles

The City of Cypress values…

- Accountability
- Fiscal prudence
- Integrity
- Responsiveness to the community
- Teamwork
- Transparency

Three – Year Goals *(2023-2026 not in priority order)*

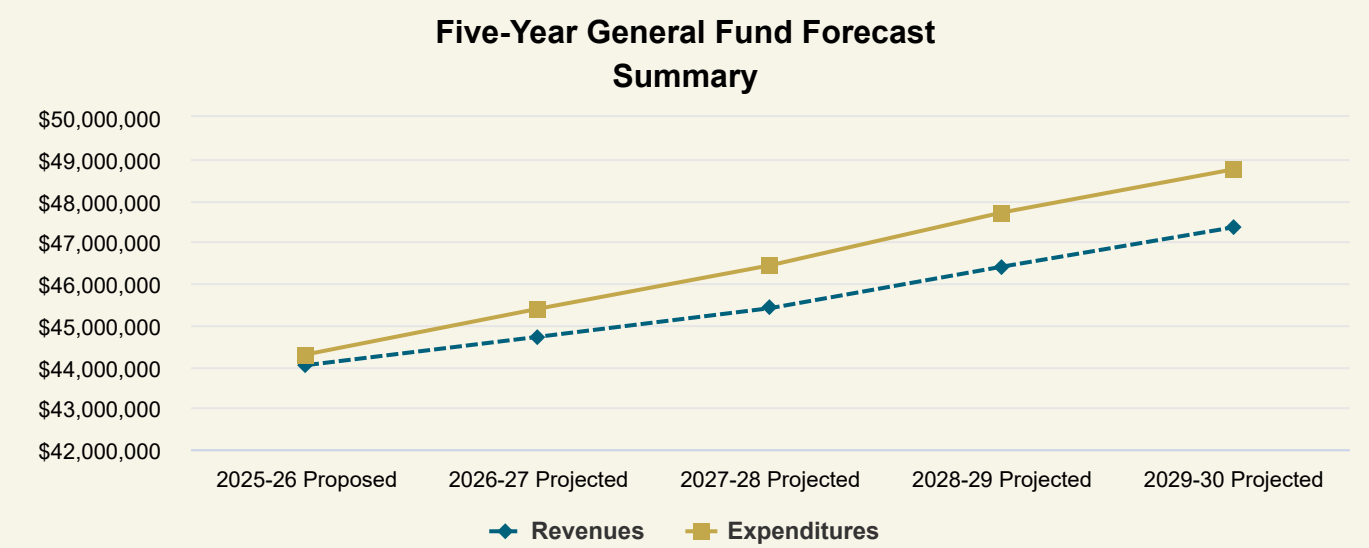
- Maintain financial stability and promote economic activity
- Enhance and maintain public safety
- Enhance recreation facilities and programs
- Maintain infrastructure and facilities
- Maintain high quality and high value services for the community

Five-Year General Fund Forecast

The Five-Year General Fund Forecast identifies both current and upcoming challenges and provides a longer-term outlook of the City's revenue and expenditure trends. The Forecast is not a prediction; rather, it reflects the effects of anticipated changes to key revenues and expenditures that drive the City's economic condition. It does not anticipate any actions the City Council or city management may take during the Forecast period to address the City's financial condition. The Forecast is limited to the General Fund since the majority of the City's operations are in the General Fund and all unrestricted revenues are recorded here. The Five-Year Forecast is a guide in preparing future budgets and helps to identify challenges during the Forecast period in a manner that enables the City Council to respond to them strategically.

The first year of the Forecast is the FY 2025-26 Proposed Budget and reflects known economic conditions, trends, and assumptions. The Forecast considers General Fund revenues and expenditures each year – it does not consider the use of reserves and, as a result, reflects a deficit for each of the five years.

Cypress, like other local governments, will continue to experience significant challenges over the next five years due to ongoing uncertainties associated with economic policy, market volatility, inflation impacts, threat of recession and continued expenditure growth due to rising pension costs.



Five-Year General Fund Forecast

	2025-26 Proposed	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
RESOURCES					
Revenues					
Sales Taxes	12,605,000	13,609,700	14,087,000	14,545,000	14,976,800
Property Taxes	8,244,000	8,408,680	8,618,184	8,829,833	9,046,754
Vehicle License Backfills	6,550,000	6,681,000	6,848,025	7,019,226	7,194,706
Franchise Taxes	2,080,000	2,095,500	2,111,310	2,127,436	2,143,885
Transient Occupancy Tax	3,325,000	3,325,000	3,325,000	3,350,000	3,350,000
Other Taxes	2,070,000	2,065,000	2,075,000	2,105,000	2,115,000
Service Charges	4,111,732	4,022,509	4,090,484	4,160,138	4,230,993
Licenses and Permits	968,185	860,850	862,350	863,850	865,350
Other Revenues	840,992	664,519	659,865	655,277	660,758
Total Revenues	42,994,909	43,657,758	44,327,218	45,305,760	46,234,246
Operating Transfers In	1,032,504	1,051,750	1,071,585	1,091,817	1,112,453
Total Resources	**44,027,413**	**44,709,508**	**45,398,803**	**46,397,577**	**47,346,699**
USES					
Expenditures					
Personnel (Salaries and Benefits)	27,173,194	28,291,524	28,884,837	29,526,558	30,162,122
Supplies and Contract Services	9,660,357	9,951,866	10,200,663	10,530,679	10,793,946
Interfund Charges	4,483,390	4,595,475	4,710,362	4,828,121	4,948,824
Operating Expenditures	41,316,941	42,838,865	43,795,862	44,885,358	45,904,892
Operating Transfers Out	547,636	350,000	350,000	350,000	350,000
Total Uses (Operations)	**41,864,577**	**43,188,865**	**44,145,862**	**45,235,358**	**46,254,892**
Drawdown of One-Time Monies	307,500	213,725	220,137	226,741	233,543
Loan to Housing Assets Fund	-	-	-	-	-
Sales Tax Baseline Adjustment	-	(96,250)	(433,250)	(639,000)	(641,750)
Operating Surplus/(Deficit)	**2,470,336**	**1,638,118**	**1,039,828**	**749,960**	**683,600**
Transfers for Capital Projects	2,350,000	2,075,000	1,800,000	1,800,000	1,800,000
Contingency Adjustment	380,480	239,250	272,400	254,900	280,000
Net Surplus/(Deficit)	**(260,144)**	**(676,132)**	**(1,032,572)**	**(1,304,940)**	**(1,396,400)**

Assumptions

- No tax increases
- No significant new sources of revenue
- Sales Tax projections are based on estimates provided by the City's Sales Tax consultant
- Property Tax grows between 2% and 2.5% annually
- No changes (or additions) to FY 2025-26 proposed staffing or service levels
- Salary component of personnel expenditures increases in accordance with current labor agreements with employee groups; future adjustments are forecasted for periods after the end of the current agreements
- Pension cost projections are based on the most recent CalPERS actuarial estimates, no anticipated rate adjustments arising from employee turnover and/or pension reform
- Supplies and services and interfund charges grow 2.5% (estimated CPI)
- One-time set-asides are drawn down to pay for the Business Development Manager position through FY 2029-30 and other Economic Development programs in FY 2025-26

- Sales Tax Baseline established to mitigate sales tax volatility impacts and is based on a four-year rolling average of annual sales tax receipts; receipts over the baseline will be used for one-time purposes and are deducted from available resources available to support current year operations
- Investment Income Baseline established to mitigate investment income volatility based on an annual return of three percent. All forecasted earnings in excess of three percent are transferred for one-time capital project expenditures
- $1.8 million is allocated annually for capital projects; plus any amounts available from the annual Investment Income Baseline calculation
- The 25% General Fund contingency adjusted annually using available, current year resources
- Funding for future capital projects is limited to sales tax baseline amounts (if not used for other one-time purposes)
- General Liability Insurance, Workers Compensation Insurance, Employee Benefits, and Equipment Replacement are fully funded

Long-Term Concerns

The Forecast indicates a structural deficit in the General Fund starting in FY 2025-26 and growing to $1.4 million by FY 2029-30. The deficit is the result of many issues – including sales tax stagnation, inflation and its impacts on expenditures and the ongoing increases in required pension payments to CalPERS.

Prudent, strategic and disciplined budget decision-making through the years has allowed Cypress to accumulate sufficient reserves in the General Fund that could be available to backfill the projected budget deficits. However, the ongoing use of reserves is not a viable long-term solution for remedying a structural deficit. As additional information and economic data become available, City management and the City Council will work to develop a plan to ensure the General Fund budget is balanced and sustainable for the long-term.

Another challenge during the Forecast is identifying resources for capital projects. Historically, thanks to the sound planning and discipline referenced above, the City has been able to set-aside significant General Fund revenues for capital projects. As forecasted, the City will be unable to set-aside significant General Fund revenue for future capital projects as in prior years. The Forecast incorporates the minimum transfer of $1.8 million, increased in FY 2025-26 from $1.55 million, annually for current year capital projects, which is necessary to assist with meeting State and local maintenance of effort requirements and offset rising project costs.

Budget Overview





User's Guide to the Budget

This user's guide is intended to assist readers in understanding the information presented in the Fiscal Year (FY) 2025-26 Budget. The FY 2025-26 Budget is organized into chapters, as described below.

Introduction

This section provides the reader with an overview of the City, including comprehensive organization charts for both the City and the Cypress Recreation and Park District, key contacts, and responsibilities.

Budget Message

The City Manager's Budget Message introduces the recommended spending plan for the upcoming year, including a summary of critical economic issues, challenges, changes incorporated in this year's budget, and Capital Improvement highlights.

The Five-Year General Fund Forecast provides a tool for long-term financial planning and includes projections for anticipated changes in revenues and expenditures based on known facts and estimates of economic activity.

Budget Overview

This section describes the budget process and the fiscal strategies that were used to develop the proposed budget. To help understand the budget, the Fund Structure depicts the various funds used to segregate and account for the City's activities. A description of each fund, and a matrix identifying which departments uses them is also included.

Budget Summary

The Budget Summary presents a comprehensive overview of revenues, expenditures, transfers, and fund balance projections for all funds. Performance measures for all departments have been enhanced and consolidated in this section.

Staffing

The Staffing section includes a summary of funded personnel by department and status (full-time/part-time), salary and wage range information by title, and ten-year historical staffing information.

City Council and Administration

The City Council and Administration functions implement and administer policies, programs, and services approved by the City Council and provide the citizens of Cypress with legislative representation. Municipal programs and services involving Elections, City Attorney, Records Management, Community Promotions, Cable Television and the Traffic Commission are administered by this department. City Council and the Administration Divisions represent the citizens of Cypress and act on their behalf with regard to regional, state and federal issues, as well as foster community partnerships and interagency collaboration.

Finance and Administrative Services

The Finance and Administrative Services Department functions include: finance administration, general accounting, treasury management, payroll, accounts payable, purchasing, revenue collection, business licensing, human resources, workers' compensation claims management, website, information technology, print shop, and telephone maintenance.

Police

The Police Department's mission is "to provide professional public safety services in partnership with the community." The Department coordinates its efforts with groups and individuals in the community to provide a safe environment in which to visit, work, and live. The members of the Department are committed to excellence developed through pride, setting the standard, and earning a reputation for caring and courteous service. The Police Department is dedicated to honoring the obligation to protect and serve, while seeking innovative solutions to improve the quality of life for all.

Community Development

The Community Development Department consists of the Planning, Code Enforcement, Economic Development and Housing Divisions. The Department is responsible for processing all private development proposals, issuing various types of permits, preparing ordinances for land use and building regulations, responding to code enforcement violations, and promoting economic development. The City's economic development program supports local businesses and administers the distribution of federal and other assistance funds for affordable housing production and preservation.

Public Works

Public Works handles a wide variety of functions through its seven divisions. Major functions include maintenance of streets, parks, landscaping and facilities, capital improvements, environmental services, and building and safety.

Debt Service Funds

This section would provide information on any debt service payments due in the upcoming year.

Capital Projects

Summary and detailed information on capital improvement projects and their funding sources proposed in the budget is provided in this section.

Capital Outlay

Purchases of items such as equipment, computer hardware and software, and vehicles in excess of $1,000 having a useful life of more than one year are considered capital outlay purchases. Capital outlay purchases are typically depreciated over the useful life of the asset with a corresponding charge to the operating budget to provide funding for future replacements. The proposed purchases are detailed in this section.

Recreation and Park District

The Cypress Recreation and Park District is a separate legal entity formed to provide park and recreational activities within the District's boundaries. Functionally, it operates as a department of the City and all employees are City employees. This section provides all summary information, capital projects, capital outlay, and division budget information related to the District.

Fund Summaries

The Fund Summaries section provides detailed revenue, expenditures and fund balance information for individual funds.

Budget Process

The annual budget serves as the foundation for the City of Cypress' financial planning. The City operates on a fiscal year basis, beginning July 1st and ending June 30th. The budget is prepared under the supervision of the City Manager and submitted to the City Council for deliberation and adoption prior to the beginning of the fiscal year.

The City follows these procedures in establishing the budgetary data: After January 1, department heads prepare estimates for required appropriations for the fiscal year commencing 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. The operating budget includes a summary of the proposed expenditures and financial resources, as well as data for the preceding fiscal period. Prior to July 1, the budget is legally enacted through passage of an adopting resolution.

Upon adoption by the City Council, the City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual budget. The City Manager is responsible for administration of the adopted annual budget, and during the fiscal year may make transfers of unencumbered appropriation balances between departments within the same fund. Any supplemental appropriations must be approved by the Cypress City Council.

Budget Calendar

January	Annual Budget process begins
February	Budget Calendar presented to City Council
	Mid-Year review of current budget
March	City Council Workshop on City Reserves, Pension Trust and Pension Liability Overview
April	Proposed Budget compiled
May	Proposed Budget and Budget Adjustment Decision Package Analysis submitted to City Council prior to workshop
	City Council workshop(s) on Proposed Budget, including introduction of Seven-Year Capital Improvement Program (CIP)
	Presentation of Seven-Year CIP
	(Additional meetings/workshops with City Council can be scheduled, if desired)
June	City Council considers City and Park District Budgets for adoption
	City Council considers Seven-Year CIP for adoption
July	Start of new fiscal year

Basis of Accounting and Budgeting

The City's annual audited financial statements are prepared in conformity with generally accepted accounting principles (GAAP), as established by the Governmental Accounting Standards Board (GASB) for U.S. state and local government agencies. The basis of accounting is used to determine when revenues and expenditures are recognized in the financial statements. The governmental fund financial statements and budget are reported using the current financial resources measurement focus and the modified accrual basis of accounting, while the enterprise and internal service funds use the economic resources measurement focus and the accrual basis of accounting.

Under the modified accrual basis of accounting, revenues are recorded when they are measurable and available and expenditures are recorded when a liability is incurred, regardless of the timing of the related cash flows. "Measurable" means the amount of the transaction can be determined, and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The City considers revenues available when they are collected within 60 days of the end of the fiscal period. Revenues susceptible to accrual include property taxes, franchise taxes, sales taxes, interest and some grant revenues.

Fund Structure

The City utilizes a fund-based accounting structure. Individual funds operate as a self-balancing set of accounts. There are three main types of funds: Governmental, Proprietary, and Fiduciary. Governmental Funds generally account for tax-supported activities and include the General Fund, Special Revenue Funds, Capital Projects Funds, and Debt Service Funds. The **General Fund** is the principal operating fund and accounts for all activities not required to be accounted for in a separate fund. **Special Revenue Funds** are used as needed to account for specific, restricted revenue sources. **Capital Projects Funds** are used for the acquisition, construction, or rehabilitation of infrastructure and capital assets. **Debt Service Funds** are used to account for the accumulation of resources for, and payment of, general long-term debt, however, there is no city-obligated debt outstanding.

Proprietary Funds account for activities that are business-like in nature and include Enterprise Funds and Internal Service Funds. The City's Sewer Fund is an Enterprise Fund. Users of the sewer system pay fees, through their water bills, to help maintain and improve the sewer system. Internal Service Funds are used to account for activities provided by one department to another on a cost-reimbursement basis.

Fiduciary Funds are used to account for assets held in a trust or agency capacity and cannot be used to support the City's own program. As such, budgets are not adopted for fiduciary funds, however, the financial activities are included in the Comprehensive Annual Financial Report. Budgets are adopted for all governmental funds and the Sewer Enterprise Fund, as required.

Additional information on the individual funds is found on the following pages.

Strategic Plan Process

Semi-annually the City Council convenes to review the City's Strategic Plan. This process includes a review of established three year goals, the development of new six month strategic objectives, and a compilation of the City's strengths and accomplishments during the previous six-months. The six month objectives are action plan items that are undertaken to fulfil the City's three year goals and are guided by the established core values and guiding principles of the City. These core values include integrity, accountability, transparency, fiscal prudence, teamwork and responsiveness to the community.

The Strategic Plan is the primary tool by which the City Council improves services and preserves Cypress' high quality of life. It guides budget development and is the foundation by which the City manages program objectives, implementation and delivery of services to the community.

CITY OF CYPRESS FUND STRUCTURE

GOVERNMENTAL FUNDS

GENERAL (Major)
- General Fund
- General Fund - Grants
- General Fund - Pandemic Response and Recovery
- Storm Drainage
- Trust and Agency

SPECIAL REVENUE (Major)
Recreation and Park District
- General Fund
- Park Development
- Trust and Agency
- Recreation and Community Services Foundation

Streets
- Gas Tax 2105
- Gas Tax 2106
- Gas Tax 2107/2107.5
- Traffic Mitigation Assessment
- Measure M
- Regional Traffic Fee
- Gas Tax 2103
- Road Maintenance and Rehabilitation

CAPITAL PROJECTS (Major)
- Capital Projects
- Infrastructure Reserve

OTHER GOVERNMENTAL FUNDS
- Planned Local Drainage Facility
- Corporate Center Maintenance District No. 1
- Lighting District No. 2
- Cable TV Franchise Agreement
- AB 2766 Trip Reduction
- Traffic Safety
- Supplemental Law Enforcement
- Narcotic Asset Seizure
- Low and Moderate Housing

ENTERPRISE FUNDS

SEWER FUND (Major)

INTERNAL SERVICE FUNDS

CENTRAL SERVICES
- Central Services
- Print Shop
- Information Technology
- Capital Replacement
- Technology Investments

RECREATION DISTRICT CENTRAL SERVICES
- Central Services
- Capital Replacement

EMPLOYEE BENEFITS
- City Employee Benefits
- Cypress Recreation and Park District Employee Benefits

LIABILITY SELF INSURANCE

WORKERS COMPENSATION SELF INSURANCE

FIDUCIARY FUNDS

PRIVATE PURPOSE TRUST
- Successor Agency to the City of Cypress Redevelopment Agency

CUSTODIAL
- Business and Assessment District Trust
- West Communications Joint Powers Authority Operating
- West Communications Joint Powers Authority Employee Benefits

Major Fund Descriptions

The City reports the following major governmental funds:

- **General Fund** – The General Fund is the City's primary operating fund and accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- **Recreation and Park District Special Revenue Fund** – This fund accounts for all resources, operating and capital project activity of the Cypress Recreation and Park District. The primary resources of the District include a portion of the base property tax rate and user fee revenues.
- **Streets Special Revenue Fund** – This fund accounts for receipts and expenditures of money apportioned under the State of California Streets and Highway Code Sections 2103, 2105, 2106, 2107 and 2107.5; Measure "M2" money from Orange County; Road Maintenance and Rehabilitation Account (SB1); and Traffic Mitigation Fees charged by the City.
- **City Capital Projects Fund** – This fund accounts for construction of major transportation infrastructure, public facilities, and storm drainage. The resources of the fund are limited to transfers from the City's General fund and grant reimbursements for eligible projects.

The City reports the following major proprietary fund:

- **Sewer Fund** – This fund accounts for all the operating and capital project activities associated with the City's sanitary sewer system. The resources of the fund are primarily fees charged to the users of the system.

Fund Definitions

City Funds:

General Fund – This fund accounts for all revenues and expenditures that are not accounted for separately. The revenues consist of general taxes, user charges, certain fines, and investment earnings. The expenditures include police services, city public works engineering and maintenance, city planning, building safety, and administrative services.

City Trust and Agency Fund – This fund accounts for deposits related to various development, construction or demolition projects within the city.

Capital Improvement Projects (CIP) Fund – This fund was established to account for capital improvement projects funded from the general revenues of the City. The primary funding sources for these projects are annual transfers from the General Fund and Infrastructure Reserve Fund. Types of projects funded include annual residential street resurfacing, sidewalk repair, public facility projects, storm drainage, and the reimbursement of Warland Drive construction.

Infrastructure Reserve Fund – This fund was established to account for accumulated monies that will be used to fund capital improvement projects funded from the general revenues of the City. This fund provides a reserve to accumulate funds for projects that could not be funded within the fiscal constraints of a single year. The primary funding sources for the accumulation of these monies is an annual transfer from the General Fund and interest earnings on cash balances. Annual transfers out are made to fund specific projects budgeted in the City's CIP fund. The Infrastructure Reserve Fund has loaned a portion of these accumulated monies to the former Redevelopment Agency/Successor Agency and the Recreation and Park District, which causes a portion of the accumulated fund balance to be reserved and thus unavailable to fund infrastructure improvements until the loans are repaid.

Traffic Safety Fund – This fund is established as a result of Vehicle Code section 42200, which provides that fines and forfeitures received as a result of arrest by city officers for vehicle code violations must be deposited in a special fund. The fund may only be expended for traffic control devices and the maintenance thereof, the maintenance of equipment and supplies for traffic law enforcement and traffic accident prevention, the maintenance, improvement, or construction of public streets, bridges, and culverts, and the compensation of school crossing guards who are not full-time members of the police department. The funds may not be used to compensate traffic or police officers. The City annually transfers these funds to cover appropriate expenses in the General Fund. At year end, there is no fund balance.

Pandemic Response and Recovery Fund – This fund was established to account for the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the American Rescue Plan Act revenues received from county, state, and federal sources in response to the COVID-19 pandemic.

Special Gas Tax Funds: The State Gas Tax equals 18 cents per gallon and Cities receive a portion (3.39 cents) based on population under different sections of the Streets and Highway Code. A separate fund is established under each section as follows:

Section 2105 Revenue Fund – Under this fund, the Cities receives 11.5% of the state tax over 9 cents a gallon (1.035 cent). The monies received must be used for street purposes under a maintenance of effort (MOE) requirement. All street maintenance costs are accounted for in the General Fund and an annual transfer is made from this fund to the General Fund when the MOE is achieved.

Section 2106 Revenue Fund – Under this fund, Cities receive $400 per month plus a portion rationed by assessed valuation of tangible property by county and then allocated by population. The amount allocated to the Cities amounts to 1.04 cents a gallon. These funds must be used for street construction, improvements, and right of way. These types of capital improvement expenditures are accounted for in the special fund and funds may be carried over.

Section 2107/2107.5 Revenue Fund – Under this fund, Cities receive an amount equal to 1.315 cents per gallon. The section 2107 amount is allocated to cities based on population and is restricted to street maintenance expenses. The section 2107.5 revenue is allocated to cities based on a population range in amounts from $1,000 to $20,000. Cypress receives $6,000 annually. These funds are restricted to engineering costs and administrative expenses with respect to city streets. The costs are accumulated in the General Fund and an annual transfer is made to cover the approved expenses.

Section 2103 Revenue Fund – Under this fund, which was created in FY 2010-11, Cities receive an allocation from a new motor vehicle fuel excise tax that replaces the previous allocation from the Proposition 42 sales tax on gasoline. This change is known as the "fuel tax swap of 2010" and revenues are allocated to Cities on a per capita basis. These funds may be used for street construction, improvements, and right of way maintenance.

Road Maintenance and Rehabilitation Fund – This fund accounts for gas taxes apportioned under Senate Bill [1] (SB1) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system.

Traffic Mitigation Assessment Fund – This fund was established to account for traffic fees assessed to developers. The funds may only be expended for traffic mitigation purposes as defined in the fee resolutions.

Regional Traffic Fee Fund – This fund accounts for the impact fee charged to development and used to mitigate regional traffic impacts.

Lighting District No. 2 Fund – This special district was established in 1961 to pay for street lights in the City. The ad valorem taxes received are a portion of the 1% Basic Property Tax levy. The expenses are restricted to lighting costs (operating, repairing and replacing) as defined under the Street Lighting Act of 1919. The City, under its charter powers, has expanded the use of these funds to include traffic signal maintenance and park lighting.

Planned Local Drainage Facilities Fund – This fund accounts for fees charged developers for citywide drainage facilities. These monies are restricted for the drainage facilities and may not be used for ongoing maintenance. The funds are being accumulated for future projects as defined in the fee resolution/ master drainage plan.

Corporate Center Maintenance District No. 1 Fund – This fund accounts for a special assessment charged to the certain businesses for the maintenance of the Stanton Channel landscaped berm in the business park. The monies received through the special assessment are restricted for only expenses defined in the annual resolution adopted by Council.

CATV PEG Grant Fund – This fund accounts for monies received from state video franchise holders per the terms of the Digital Infrastructure and Video Competition Act of 2006 and City of Cypress Ordinances Numbers 1091 and 1164. PEG funds may be used to support public, educational, and governmental (PEG) channel facilities consistent with federal law.

Asset Seizure Fund – This fund accounts for monies received under Federal and State laws relevant to drug asset seizure. The monies received must be accounted for separately, but are otherwise unrestricted on their use as long as the funds do not supplant the budget. Asset Seizure funds are distributed to the agency under a formula listed in Health and Safety Code Section 11489.

Supplemental Law Enforcement Services Fund – This fund accounts for funds allocated statewide to law enforcement in a block grant format under AB3229. Also known as the State Citizens' Option for Public Safety (COPS) program, monies are allocated annually by the State based on population, and require a separate fund be established. The funds can only be spent for "front line municipal police services" approved by the City Council.

Measure M Gas Tax Fund – This fund accounts for the City's share of Measure M monies. Measure M is the half cent sales tax for countywide transportation improvements, approved by Orange County voters in November 1990 and extended in November 2006. Based on population ratio, Cities receive M2 (formerly local turnback) monies which are equivalent to 14.6% of the net sales tax received by the OCTA. Cities must fulfill the maintenance of effort spending and certain administrative requirements, such as a Growth Management Plan, to receive the funds. This money must be used for local street projects as well as ongoing maintenance of local streets and roads. In addition, the City competes for Combined Transportation Funding Programs (CTFP) approved by the OCTA Board of Directors. These CTFP funds are additional revenues beyond the M2 and are restricted for the specific projects approved by the OCTA Board.

AB 2766 Fund – This fund accounts for revenues received under the AB 2766 Subvention which is collected as part of the Motor Vehicle registration. The funds received are restricted to expenditures that relate to reducing vehicle emissions.

Sewer Fund – This fund accounts for the maintenance of and improvements made to the City's sewer system. Revenues consist of property taxes and fees on the water bills to all residents and businesses. The monies in this fund are restricted to sewer maintenance and construction costs.

Storm Drain Fund – This fund accounts for the maintenance of the City's storm drainage system. Revenues consist of a designated portion of the City Services Charges on the bimonthly water bills to residents and businesses, as well as annual operating transfers from the General Fund. The monies are designated primarily for storm drainage maintenance and secondarily for construction costs.

Low and Moderate Housing Asset Fund – This fund accounts for housing assets transferred to the City upon the dissolution of the Redevelopment Agency on February 1, 2012. Expenditures in this fund are limited to available liquid assets related to low and moderate housing activities.

Recreation and Park District Funds:

Cypress Recreation and Park District General Fund – This fund accounts for all the receipts and expenditures of the Recreation and Park Special District. The revenues of the District include a portion of the 1% Basic Property Tax, user fees and special funding from other government agencies (including grants, subventions, etc.). The expenses are restricted to recreation and park activities, including park maintenance and recreation programs.

Park Development Fund – This fund accounts for the development fees collected under the Quimby Act of 1965. The Act authorizes the City/District to require from a subdivider the dedication of land, the payment of fees in-lieu thereof, or a combination of both, for park or recreational purposes as a condition of a subdivision map. All fees paid in-lieu thereof must be used only for the purpose of providing park or recreational facilities to serve the subdivision. These funds cannot be used for operations.

Cypress Recreation and Park District Trust and Agency Fund – This fund accounts for amounts held for facility deposits and program scholarship donations made by local businesses and non-profit organizations.

Recreation and Community Services Foundation Fund – This fund was established to account for the not-for-profit foundation organized and operated exclusively for charitable purposes supporting the Recreation and Community Services District's facilities, programs and services through the pursuit of grants and other funding.

Internal Service Funds:

The Internal Service Funds (ISF) are used to account for goods and services provided to other departments on a cost reimbursement basis. Since the other departments/funds are charged within their budgets for these services, the internal service funds are not included in the adopted budget as that would duplicate costs. The ISF accounts are informally budgeted to determine the amounts to be charged to the operating departments. The ISF include the following funds:

The **Central Services/Print Shop/Information Systems/Equipment Replacement Funds** account for print shop activities, the central garage, the maintenance of City facilities and equipment, data processing and website services, and the purchase and replacement of capital outlay. The equipment replacement fund maintains a replacement reserve for capital outlay items to allow for purchase of replacement equipment without large fluctuations in the annual operating budgets. Both the City and Recreation and Park District maintain Central Services/Equipment Replacement Funds.

The **Employee Benefits Fund** accounts for leave time accumulated by employees, employee benefits and payroll liabilities, and the liabilities associated with other post retirement benefits. The operating funds are charged a fringe rate based on the payroll and those amounts are accumulated in this fund and paid out for items like health insurance, pension, leave time taken and retiree's medical reimbursements. This allows operating programs to be allocated for all personnel costs based on actual time worked. Both the City and Recreation and Park District maintain Employee Benefit Funds. These funds allow both the City and Park District to remain fully funded for leave time accrued.

The **Insurance Internal Service Funds include Public Liability and Workers' Compensation funds.** These funds are self-retention funds to fund claims that the City is self-insured for and pay insurance premiums. The City maintains a fund balance to cover outstanding claims and a actuarially determined reserve for claims incurred but not reported at a 90% confidence level. The operating departments are charged for these costs through the fringe rate (workers' compensation) and under insurance accounts in the operating budget (liability insurance).

The **Technology Investments Fund** accounts for monies set-aside for investments to the City's information systems infrastructure. These improvements include enhancements to cyber security, streamlining processes and providing citizens and businesses with more convenient methods to accessing City services. The City has developed a five-year technology master plan which is primarily funded with monies accumulated in the Technology Investments Fund.

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Fund/Department Relationship Matrix

Fund	Department								
	City Council	City Attorney	City Manager	City Clerk	Finance and Administrative Serivces	Public Works	Community Development	Police	Recreation
GOVERNMENTAL									
General (Major)									
General Fund	■	■	■	■	■	■	■	■	
General Fund - Grants			■			■	■	■	
General Fund - Pandemic Response & Recovery		■	■	■	■	■	■	■	■
Storm Drainage						■			
Trust and Agency						■	■		
Special Revenue (Major)									
Recreation and Park District									
General Fund									■
Park Development									■
Trust and Agency									■
Recreation & Community Svcs Foundation									■
Streets									
Gas Tax 2103						■			
Gas Tax 2105						■			
Gas Tax 2106						■			
Gas Tax 2107/2107.5						■			
Measure M						■			
Road Maintenance and Rehabilitation						■			
Traffic Mitigation Assessment						■			
Capital Projects (Major)									
City Capital Projects									
City Capital Projects						■			
Infrastructure Reserve						■			

Fund/Department Relationship Matrix (continued)

Fund	Department								
	City Council	City Attorney	City Manager	City Clerk	Finance and Administrative Serivces	Public Works	Community Development	Police	Recreation
Other Non-Major Funds									
Planned Local Drainage Facility						■			
Corporate Center Maint District No. 1						■			
Lighting District No. 2						■			
Cable TV Franchise Agreement			■						
AB 2766 Trip Reduction						■			
Traffic Safety						■			
Supplemental Law Enforcement								■	
Asset Seizure								■	
Low and Moderate Housing						■			
ENTERPRISE									
Sewer Fund (Major)						■			
INTERNAL SERVICE									
Central Services									
Central Services						■	■		
Print Shop					■	■	■		
Information Systems					■				
Capital Replacement			■	■	■	■		■	
Technology Investments			■	■	■	■	■	■	
Recreation District Central Services									
Central Services									■
Capital Replacement									■
Employee Benefits									
City Employee Benefits			■	■	■	■	■	■	
CRPD Employee Benefits									■
Liability Self Insurance			■						
Workers Compensation Self Insurance					■				

Fiscal Strategies Overview

Purpose of Fiscal Strategies

Primary among the responsibilities the City of Cypress has to its citizens is the care of public funds and wise management of its assets while providing for the adequate funding of the services desired by the public and the maintenance of public facilities. Financial management strategies, designed to ensure the fiscal stability of the City, have been implemented to provide guidance for the development and administration of the annual operating and capital budgets.

Fiscal Strategies

1. The Budget will be balanced and focus on long-term sustainability
2. Reserves and fund balances will be maintained prudently
3. Available resources and the Strategic Plan will determine service levels
4. Continue to invest in the maintenance of facilities and infrastructure
5. Financial decisions will be transparent to the public

These strategies are a foundation for protecting and assessing Cypress' financial well-being. They do not provide specific solutions to arising financial challenges; rather they represent an approach to navigating important and difficult decisions necessary to address Cypress' changing cost structure and ever more scarce resources.

The strategies are comprised of policies (formal actions previously taken by the City Council) and practices (actions management and City Council undertake to promote and protect financial resiliency).

Strategy Objectives

- Ensure Cypress provides necessary services to the community and remains financially resilient
- Allow time to affect change and adapt to financial challenges
- Enhance transparency and encourage community involvement
- Create methods to analyze the costs and benefits of services over the long-term
- Help the City Council, City Management, the community, and employee associations balance competing demands for scarce resources

Reflecting the city's limited ability to control revenues, the objectives focus on service levels, efficiencies, expenditures control, and performance measure-based evaluation of programs and services.

Fiscal Strategies

1. The Budget will be balanced and focus on long-term sustainability

Policies

1.1. The Budget presented to City Council will be balanced (current year revenues fund current year operating expenses)

Practices

1.2. Reserves (excluding amounts accumulated for capital projects or capital outlay) will only be used to address extraordinary, short-term circumstances

1.3. The Budget will include a Five-Year Financial Projection

1.4. Ongoing operations will be funded with ongoing revenues

1.5. Expenditure growth will be limited to essential/necessary increases

1.6. Fees will be evaluated annually to identify the full cost of providing services

1.7. Sales tax revenue budgeted to support City operations will be estimated using a baseline calculation to manage risk and volatility. The baseline calculation will incorporate a four-year average[1] of sales tax revenues and be reviewed (and adjusted if necessary) annually. Revenues above the baseline will be available for one-time expenditures. When sales tax revenues are projected to decrease, the baseline calculation approach may be supplanted with a more conservative projection methodology.

1.8. New programs/services must be revenue neutral, resulting in no impact to fund balance in the General Fund

1.9. Performance measures will be presented in the Budget and used to evaluate the effectiveness of programs and services

1.10. "Mini-financial statements" will identify the net costs of revenue generating programs and services

1.11. Pension trust investments will be reviewed annually to determine if adjustments to the investments or deposits/withdrawals are warranted

2. Reserves and fund balances will be maintained prudently

Policies

2.1. The City will maintain the following contingency reserves:

- Reserve for Economic Uncertainty. Equal to 25% of General Fund expenditures, the reserve stabilizes City services should General Fund revenues decrease by greater than 10% or estimated General Fund expenditures increase by more than 10% and when the City Council determines the City's ability to provide basic service to the community is threatened
- Reserve for Emergency/Disaster Recovery. Equal to 30% of General Fund expenditures, the reserve pays for capital needs in response to an emergency or natural disaster and provides resources to begin recovery prior to FEMA assistance or insurance proceeds become available

2.2. The City will maintain fully funded replacement accounts for capital including: equipment, vehicles, and technology

2.3. The City will maintain fully funded internal service funds for: workers' compensation and general liability insurance; employee benefits; and central services (the ongoing maintenance of equipment, vehicles and facilities and print shop and information technology operations)

2.4. The City will conform to the Governmental Accounting Standards Board Fund Balance Policy Statement 54 which defines fund balance categories and creates the authority necessary to establish them

Practices

2.5. Maintain a $4.2 million Stabilization Reserve designed to provide a period of adjustment should a major tax generating business relocate or cease operations or at the City Council's discretion in response to other economic shocks

2.6. Maintain a $2.0 million Budget Stabilization Reserve which can be used in the short-term to assist with budget shortfalls due to forecasted financial challenges

1 The four-year average includes projections for Proposed Budget (i.e. FY 2023-24); estimates from the current fiscal year Amended Budget (i.e. FY 2022-23), and the actual revenue in the two prior fiscal years (i.e. FY 2021-22 and FY 2020-21).

2.7. Fiscal year end General Fund savings or unappropriated revenues will be:

1. Used to replenish any reserves used to fund operations during the fiscal year
2. Transferred to internal service funds to address unfunded liabilities, including pension and retiree health liabilities. Such transferred amounts will be invested in a manner consistent with offsetting or reducing these liabilities and may include pension trust investment and additional discretionary payments to CalPERS.
3. Transferred for future facility and infrastructure projects

2.8. The General Fund will maintain an unassigned fund balance sufficient to account for unforeseen revenue shortfalls or unanticipated expenditures that may arise during the fiscal year

2.9. The City will identify its long-term liabilities and obligations and develop policies to address them including a mitigation plan for unfunded pensions liabilities. Such pension mitigation matters include a commitment to annually contribute funding for investment in the City's pension trust and additional discretionary payments to CalPERS over and above the minimum required actuarial funding levels established by CalPERS.

3. Available resources and the Strategic Plan will determine service levels

Policies

3.1. The City Council will conduct Strategic Plan workshops at least twice a year

3.2. Programs, services, and staffing will be evaluated annually as part of the Budget process

3.3. Employee compensation will be competitive and sufficient to attract, motivate and retain high-quality employees committed to Cypress' success

Practices

3.4. The Budget will recommend programs, services and staffing using the following criteria:

- Is it necessary for public health or safety?
- Is it mandated by the State or Federal government?
- Does it accomplish a Strategic Plan goal or objective?
- Does it result in operating savings (or additional costs) in the future?
- Is significant outside/restricted funding available?
- Does it promote economic development?

3.5. Employees and employee associations are important partners and the City will engage them in the Budget process

3.6. The city will complete development of, and annually update, a Succession Plan

3.7. All staffing vacancies will be evaluated through the Succession Plan prior to a decision to fill the position

4. Continue to invest in the maintenance of facilities and infrastructure

Policies

4.1. Accumulated facility and infrastructure funding will be allocated through the Seven-Year Capital Improvement Program (CIP)

4.2. The General Fund will make minimum annual contributions of $1.8 million for Capital Improvements. Included in the $1.8 million will be contributions for facility and infrastructure improvements as follows:

Storm drain improvements and operations	$500,000
Facility improvements	$250,000

Additionally, $1,050,000 will be transferred from the General Fund for either current year or future expenditures depending on availability of restricted revenues for transportation purposes and the ability to meet associated Maintenance of Effort (MOE) requirements.

Practices

4.3. Facilities and infrastructure will be maintained to extend their useful life

4.4. The infrastructure reserve will maintain a balance sufficient to construct at least 115% of the projects included in the Seven-Year CIP funded by the General Fund

4.5. When practical, capital projects should be financed on a pay-as-you-go basis without issuing debt

4.6. Capital projects will prioritize the use of restricted funds (those other than the General Fund) and seek outside funding

4.7. The CIP will be guided by existing infrastructure system master plans

4.8. Options for ongoing revenue sources to support Recreation and Park District facilities and infrastructure improvements will be identified

4.9. Long-term facility and infrastructure needs beyond the Seven-Year CIP will be identified

5. Financial decisions will be transparent to the public

Policies

5.1. The Budget, CIP, audit/Comprehensive Annual Financial Report, and financial policies will be considered by the City Council annually and available on the City's website

Practices

5.2. The City Council will review the City's finances at its regular meetings:

January	Fiscal year end, audit, and Comprehensive Annual Financial Report presentation
February	Mid-year Budget review
February/March	Reserves update and pension trust review
May/June	Budget presentation and adoption

5.3. Financial information will be easily accessible on the City's website

5.4. Employee compensation information will be available on the City's website

5.5. The City Council will receive monthly financial reports

5.6. The City Council will receive and file investment reports and warrants, transfers, and wires reports at its regular meetings



Budget Summary



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Summary of Resources and Appropriations by Fund

Fiscal Year 2025-26

		Revenues/Sources		Expenditures/Uses				
Fund	Beg. Fund Balance	Proposed Revenue	Fund Trsfr-in	Operating Budget	Capital Budget	Fund Trsfr-out	Other*	End. Fund Balance
111 General Fund Operations	$ 1,834,126	$ 42,994,909	$ 1,032,504	$ 41,316,941	$ -	$ 3,047,636	$ 337,020	$ 1,833,982
111 General Fund Reserves	29,563,916	-	-	-	-	-	(337,020)	29,226,896
114 General Fund Grants	-	82,665	5,220	87,885	-	-	-	-
221 Traffic Safety	-	60,200	-	-	-	60,200	-	-
231 Spec Gas Tax 2105	-	320,551	-	-	-	320,551	-	-
232 Special Gas Tax 2106	1,087,063	233,006	-	-	-	650,000	-	670,069
233 Special Gas Tax 2107	-	444,981	-	-	-	444,981	-	-
234 Traffic Mitigation Assmt	1,247,256	45,000	-	-	-	-	-	1,292,256
235 Regional Traffic Fee	456,599	500	-	-	-	-	-	457,099
236 Measure M2 Sales Tax	783,298	1,417,000	35,000	-	110,000	1,000,000	-	1,125,298
238 Special Gas Tax 2103	2,435,915	543,247	-	-	-	600,000	-	2,379,162
239 Road Maint and Rehab	221,438	1,336,153	1,400,000	-	2,400,000	-	-	557,591
251 Lighting Dist No 2	3,197,200	1,909,200	-	1,275,837	500,000	226,376	-	3,104,187
261 Storm Drain Fund	2,090,685	455,000	250,000	864,566	-	8,700	-	1,922,419
262 Plan Local Drain Fac	1,170,356	45,000	-	-	-	-	-	1,215,356
271 Corp Ctr Maint Dist #1	205,104	105,850	-	102,638	-	15,396	-	192,920
281-83 Narc Asset Seizure	434,572	30,000	-	251,239	-	210,250	-	3,083
291 Cable TV PEG	875,355	64,000	-	-	-	-	-	939,355
301 Supp Law Enforcement	-	171,500	-	171,500	-	-	-	-
311 AB 2766	1,778	65,000	-	-	-	-	-	66,778
321 Sewer Fund	10,088,418	2,027,847	-	481,241	900,000	213,612	-	10,521,412
415 Capital Projects	14,436,712	-	31,425,000	-	31,425,000	-	-	14,436,712
416 Infrastructure Reserve	48,829,673	2,000,000	-	-	-	28,075,000	2,000,000	24,754,673
471 Low and Mod Hsg Assets	7,715	125,165	-	12,733	-	-	-	120,147
TOTAL	**$ 118,967,179**	**$ 54,476,774**	**$ 34,147,724**	**$ 44,564,580**	**$ 35,335,000**	**$ 34,872,702**	**$ 2,000,000**	**$ 94,819,395**

* Denotes increase/(decrease) of committed/assigned/nonspendable fund balances anticipated during the fiscal year which include the following:

- Accumulated General Fund reserves used for operations in FY 2025-26: $260,000 Budget Stabilization Reserve
- Fund 111: Appropriate $307,500 of accumulated one-time General Fund reserves to pay for Economic Development programs
- Fund 111: Appropriate $150,000 of accumulated one-time General Fund reserves for capital projects
- Fund 111: Allocate $380,480 of FY 2025-26 resources to maintain the General Fund Reserve for Economic Uncertainty at 25% of operating expenditures per City's Fiscal Strategies
- Fund 416: $2 million loan repayment from the Cypress Recreation and Park District for the reconstruction of Arnold Cypress Park

Note: Fund Transfers In and Fund Transfers Out do not equal in the above schedule due to the following:

Transfer-out of $292,416 is made from the General Fund to the Equipment Replacement Internal Service Fund for Capital Outlay.

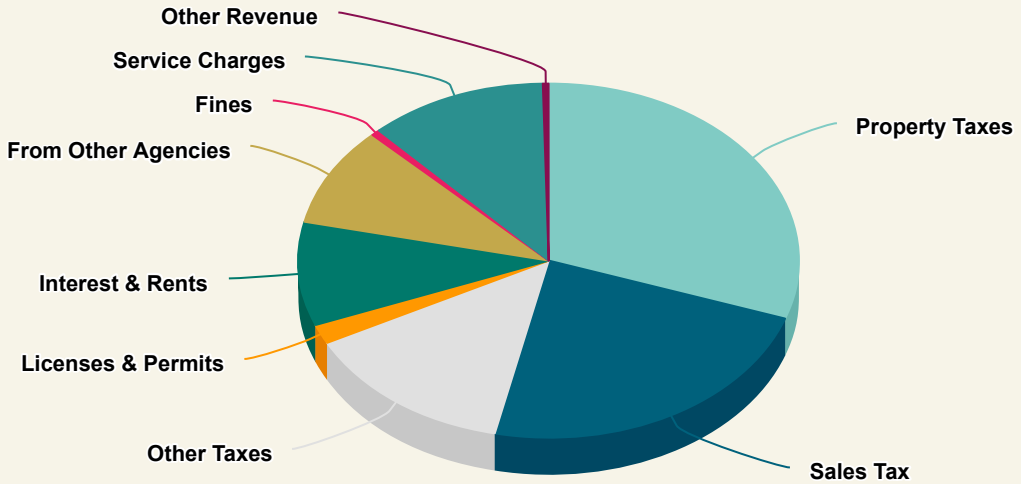
Transfer-out of $8,700 is made from the Storm Drain Fund to the Equipment Replacement Internal Service Fund for Capital Outlay.

Transfer-out of $210,250 is made from the Narcotics Asset Seizure Fund to the Equipment Replacement Internal Service Fund for Capital Outlay.

Transfer-out of $213,612 is made from the Sewer Fund to the Equipment Replacement Internal Service Fund for Capital Outlay.

Summary of Resources

Fiscal Year 2025-26



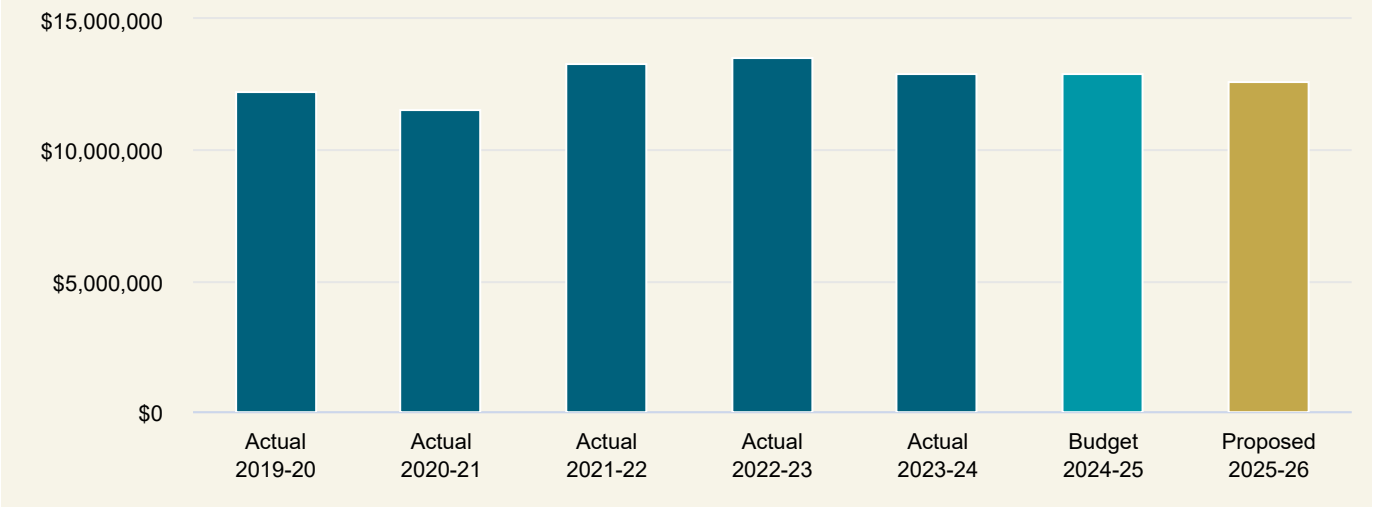
	Totals	Percent of Budget
Property Taxes	$ 16,517,710	30.3%
Sales Tax	12,605,000	23.1%
Other Taxes	7,539,000	13.8%
Licenses & Permits	968,185	1.8%
Interest & Rents	5,147,239	9.4%
From Other Agencies	4,922,358	9.0%
Fines	313,200	0.6%
Service Charges	6,263,082	11.5%
Other Revenue	201,000	0.4%
Total Resources	**$ 54,476,774**	**100%**

Major Revenue Sources

Sales Tax

One of the City's largest revenue sources is Sales Tax. Sales Tax is collected by the State and distributed to the local jurisdictions in monthly installments based on the prior year's actual collections. At the end of each quarter a "clean-up" payment is made to adjust the current period distributions to actual.

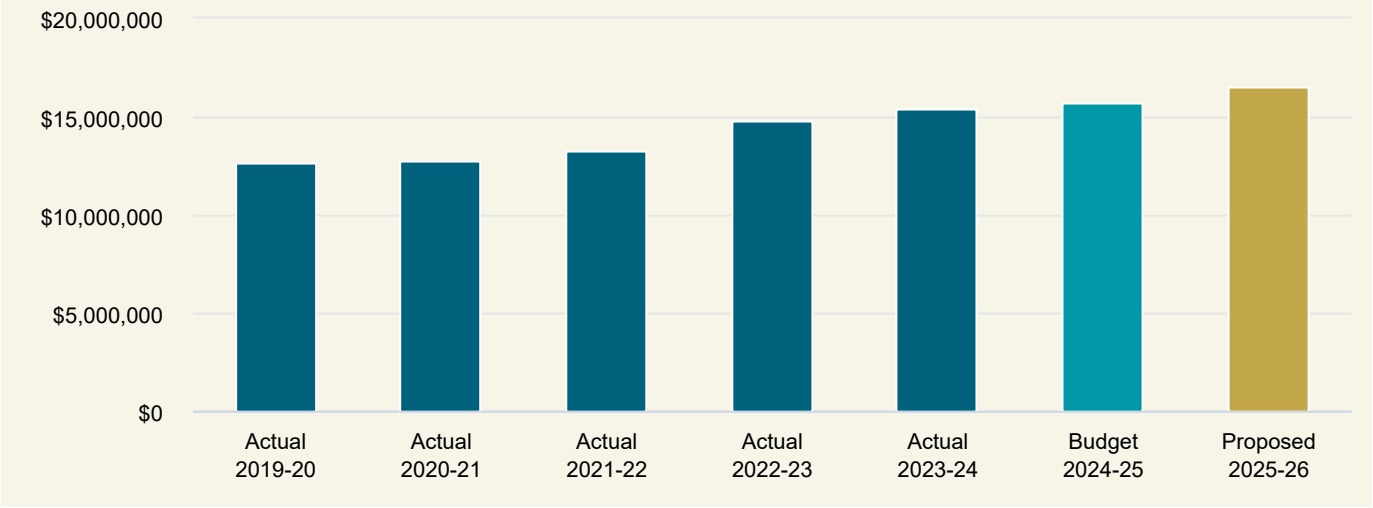
The Sales Tax rate for the County of Orange is 7.75%. The City of Cypress receives 1% (between Sales Tax Revenues and the State Backfill amount) of the 7.75% tax generated within the City limits. Additionally, with the passage of Proposition 172 the City receives 5% of the ½ cent of Sales Tax. These funds are restricted and can only be used for public safety purposes and are included in the Other Taxes revenue category. The City also receives Measure M2 revenue, a countywide half-cent sales tax to be used for transportation infrastructure improvements. These funds are categorized as Revenue from Other Agencies.



Property Tax

Property Taxes include assessments on both secured and unsecured property. Secured Property Taxes attach and become an enforceable lien on the assessed property. Taxes on the secured rolls are payable in two installments: November 1 and March 1 of each year, and become delinquent on December 10 and April 10, respectively. Unsecured Property Taxes are assessed and payable each March 1 and become delinquent the following August 31. The Orange County Tax Collector bills and collects the Property Taxes, then apportions them to the City in accordance with an established schedule.

The County is permitted by the State under Proposition 13, which became effective July 1, 1978, to levy taxes at 1% of the full market value at the time of purchase or reassessment, and can increase the Property Tax assessed valuation no more than 2% annually. The City receives a share (approximately 7.83%) of the basic levy (1%) proportionate to what it received prior to the passage of Proposition 13, adjusted by the State shift to the Educational Revenue Augmentation Fund and the county administration fee.

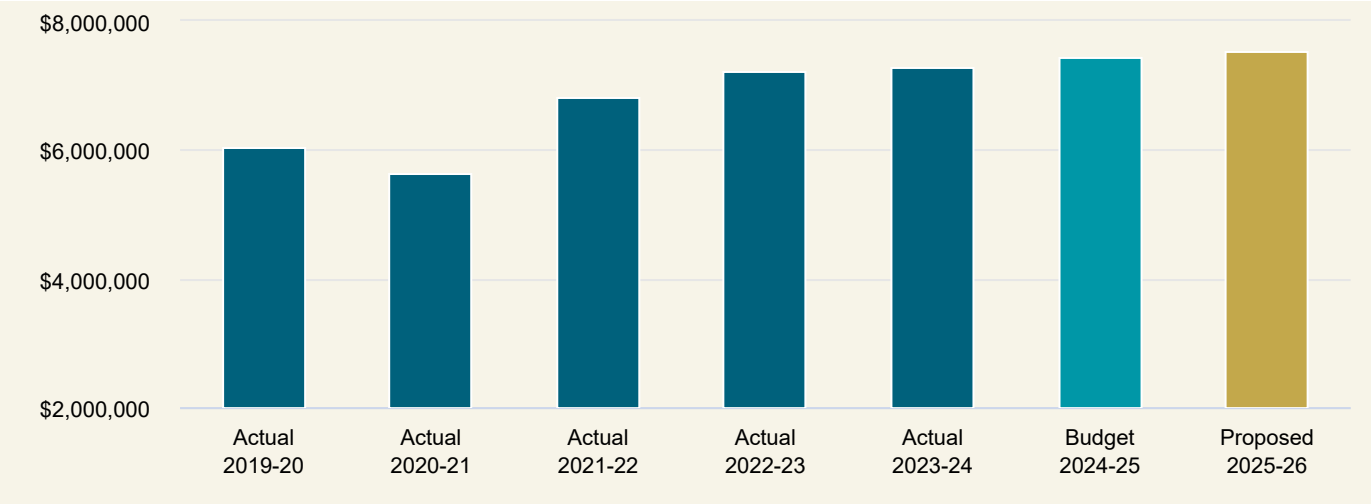


Licenses and Permits

The majority of license and permit revenue is generated from fees charged to contractors for building, plumbing, heating and electrical permits to endure compliance with the City's building and safety codes.

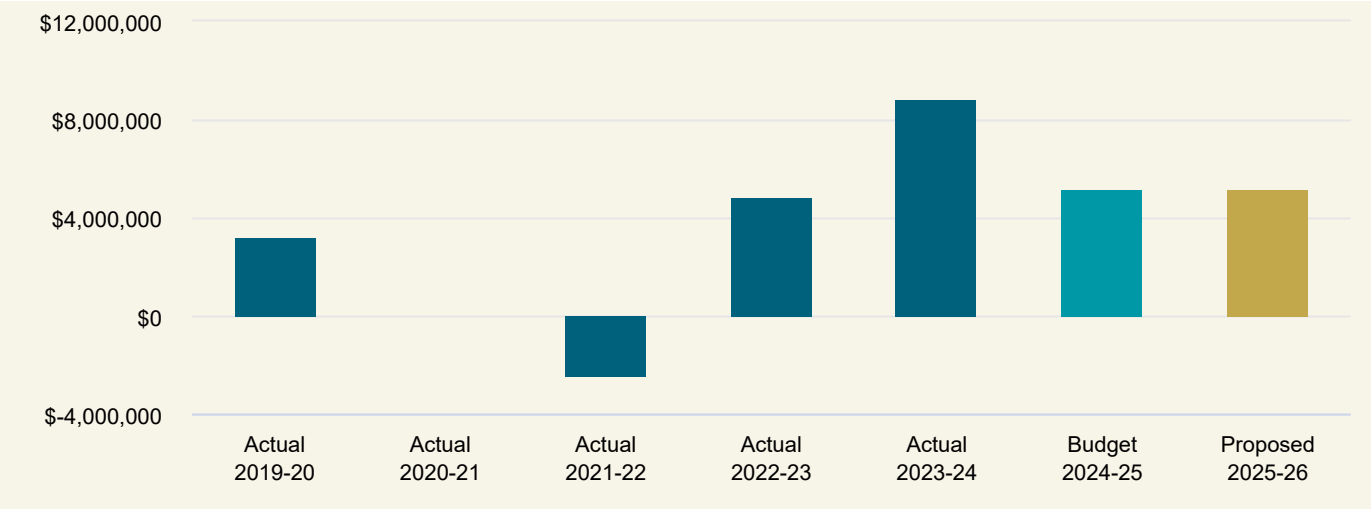
Other Taxes

This revenue source is comprised of Franchise Fees, Business License Tax, Transient Occupancy Tax, Real Property Transfer Tax, Parimutual Taxes and the Property Tax Backfill for both Motor Vehicle License Fees and Sales Tax. The Franchise Fees are taxes paid to the City of Cypress by companies who have negotiated the right to provide a service exclusively within the City of Cypress. Such companies include Golden State Water Company, Southern California Gas Company, Southern California Edison, Valley Vista Services and Charter Communications. Business License Tax is generated from the regulation of businesses and professions within the Cypress City limits. Transient Occupancy Tax is collected by hotels and motels from guests on behalf of the City. The City's Transient Occupancy Tax rate is 10%. Real Property Transfer Tax revenue is collected by the Orange County Clerk-Recorder for recording the conveyance of property deeds at the time of sale. Parimutual and Satellite Wagering Taxes are derived from the Los Alamitos race track wagering. The City receives 0.33 percent of each dollar wagered.



Interest and Rents

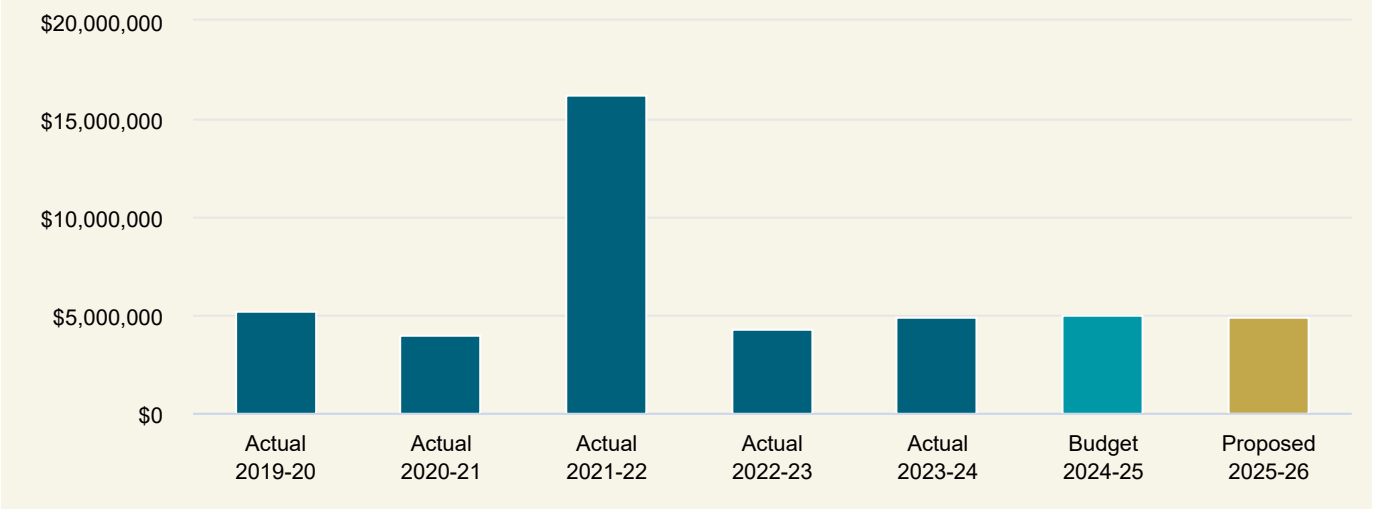
This category represents investment earnings received from the investment of the City's funds and any rents received for the use of City property. All investments are made in accordance with the City's adopted investment policy and all applicable State Government codes. Also included is the year-end adjustment to show investments at their market value as of June 30. These gains or losses are never realized, but may cause fluctuations in the amount recognized as revenue.



Revenue from Other Agencies

This category includes such significant revenue sources as State Gas Tax, County Measure M2 monies, Motor Vehicle License fees and other competitively funded grant monies received from various agencies. Grant revenues tend to fluctuate from year to year depending upon both the availability of funding and the number of projects eligible for such funding. Additionally, the City receives public safety monies from the State for funding supplemental law activities and training reimbursement (POST).

In fiscal year 2021-22, the City received $11.7 million in Coronavirus State and Local Fiscal Recovery Funds authorized by the American Rescue Plan Act. This one-time funding was used to replace revenues lost during the Coronavirus pandemic.



Fines and Forfeitures

This revenue is generated from various ordinance violations and alarm fines.

Charges for Services

These fees are charged by various City departments to recover the cost of providing specific services. The largest revenue source in this category is from the reimbursement of expenses and services provided to the Cypress Recreation and Park District.

Other Revenue

This category represents all other miscellaneous and non-recurring revenue and fees.

Revenues

Fiscal Year 2025-26

	2023-24 Actual	2024-25 Budget	2025-26 Proposed	Percent Change
GENERAL FUND 111				
Sales Tax	$ 12,930,993	$ 12,941,000	$ 12,605,000	(2.60%)
Property Taxes	13,736,036	13,984,000	14,794,000	5.79%
Other Taxes	7,229,309	7,363,400	7,475,000	1.52%
Licenses & Permits	1,029,243	952,330	968,185	1.66%
Fines	251,811	244,000	253,000	3.69%
Interest & Rents	3,318,406	2,226,739	2,225,739	(0.04%)
Revenue from Other Agencies	448,674	452,000	448,753	(0.72%)
Service Charges	3,419,157	3,678,783	4,111,732	11.77%
Other Revenue	253,886	97,500	113,500	16.41%
Total	**$ 42,617,515**	**$ 41,939,752**	**$ 42,994,909**	**2.52%**
GENERAL FUND GRANTS FUND 114				
Revenue from Other Agencies	$ 146,535	$ 251,436	$ 82,665	(67.12%)
Total	**$ 146,535**	**$ 251,436**	**$ 82,665**	**(67.12%)**
TRAFFIC SAFETY FUND 221				
Fines	$ 59,107	$ 68,600	$ 60,200	(12.24%)
Total	**$ 59,107**	**$ 68,600**	**$ 60,200**	**(12.24%)**
SPECIAL GAS TAX 2105 FUND 231				
Revenue from Other Agencies	$ 305,689	$ 312,833	$ 320,551	2.47%
Total	**$ 305,689**	**$ 312,833**	**$ 320,551**	**2.47%**
SPECIAL GAS TAX 2106 FUND 232				
Interest & Rent	$ 58,440	$ 40,000	$ 25,000	(37.50%)
Revenue from Other Agencies	199,506	202,158	208,006	2.89%
Total	**$ 257,946**	**$ 242,158**	**$ 233,006**	**(3.78%)**
SPECIAL GAS TAX 2107 FUND 233				
Revenue from Other Agencies	$ 421,276	$ 435,029	$ 444,981	2.29%
Total	**$ 421,276**	**$ 435,029**	**$ 444,981**	**2.29%**
TRAFFIC MITIGATION ASSNT FUND 234				
Interest & Rents	$ 40,848	$ 45,000	$ 45,000	-%
Service Charges	345,670	-	-	n/a
Other Revenue	157,871	-	-	n/a
Total	**$ 544,389**	**$ 45,000**	**$ 45,000**	**-%**
REGIONAL TRAFFIC FEE FUND 235				
Service Charges	$ 34,703	$ 500	$ 500	-%
Total	**$ 34,703**	**$ 500**	**$ 500**	**-%**
MEASURE M GAS TAX FUND 236				
Interest & Rents	$ 114,103	$ 100,000	$ 50,000	(50.00%)
Revenue from Other Agencies	1,376,361	1,435,000	1,367,000	(4.74%)
Total	**$ 1,490,464**	**$ 1,535,000**	**$ 1,417,000**	**(7.69%)**

Revenues

Fiscal Year 2025-26 (continued)

	2023-24 Actual	2024-25 Budget	2025-26 Proposed	Percent Change
SPECIAL GAS TAX 2103 FUND 238				
Interest & Rents	$ 108,960	$ 50,000	$ 85,000	70.00%
Revenue from Other Agencies	458,379	447,463	458,247	2.41%
Total	**$ 567,339**	**$ 497,463**	**$ 543,247**	**9.20%**
ROAD MAINTENANCE & REHAB FUND 239				
Interest & Rents	$ 63,936	$ 25,000	$ 15,000	(40.00%)
Revenue from Other Agencies	1,300,367	1,289,599	1,321,153	2.45%
Total	**$ 1,364,303**	**$ 1,314,599**	**$ 1,336,153**	**1.64%**
LIGHTING DISTRICT #2 FUND 251				
Property Taxes	$ 1,675,319	$ 1,689,600	$ 1,713,000	1.38%
Interest & Rents	280,155	200,000	180,000	(10.00%)
Revenue from Other Agencies	6,106	6,300	6,200	(1.59%)
Other Revenue	29,310	10,000	10,000	-%
Total	**$ 1,990,890**	**$ 1,905,900**	**$ 1,909,200**	**0.17%**
STORM DRAIN FUND 261				
Interest & Rent	$ 95,953	$ 80,000	$ 75,000	(6.25%)
Service Charges	366,437	370,000	380,000	2.70%
Total	**$ 462,390**	**$ 450,000**	**$ 455,000**	**1.11%**
PLAN LOCAL DRAIN FAC FUND 262				
Interest & Rents	$ 49,601	$ 45,000	$ 45,000	-%
Total	**$ 49,601**	**$ 45,000**	**$ 45,000**	**-%**
CORP CTR MAINT DIST #1 FUND 271				
Service Charges	$ 98,789	$ 101,285	$ 105,850	4.51%
Total	**$ 98,789**	**$ 101,285**	**$ 105,850**	**4.51%**
NARCOTICS ASSET SEIZURE FUNDS 281/282/283				
Interest & Rents	$ 59,152	$ 21,000	$ 20,000	(4.76%)
Other Revenue	87,995	20,000	10,000	(50.00%)
Total	**$ 147,147**	**$ 41,000**	**$ 30,000**	**(26.83%)**
CABLE TELEVISION FRANCHISE AGREEMENT FUND 291				
Other Taxes	$ 67,958	$ 72,000	$ 64,000	(11.11%)
Total	**$ 67,958**	**$ 72,000**	**$ 64,000**	**(11.11%)**
SUPPLEMENTAL LAW ENFORCEMENT FUND 301				
Interest & Rents	$ 3,170	$ 500	$ 1,500	200%
Revenue from Other Agencies	186,159	188,000	170,000	(9.57%)
Total	**$ 189,329**	**$ 188,500**	**$ 171,500**	**(9.02%)**
AB 2766 FUND 311				
Other Revenue	67,011	66,500	65,000	(2.26%)
Total	**$ 67,011**	**$ 66,500**	**$ 65,000**	**(2.26%)**

Revenues

Fiscal Year 2025-26 (continued)

	2023-24 Actual	2024-25 Budget	2025-26 Proposed	Percent Change
SEWER FUND 321				
Property Taxes	$ 42,876	$ 13,575	$ 10,710	(21.10%)
Interest & Rents	381,847	300,000	350,000	16.67%
Revenue from Other Agencies	39	-	37	n/a
Service Charges	1,593,387	1,680,000	1,665,000	(0.89%)
Other Revenue	-	-	2,100	n/a
Total	**$ 2,018,149**	**$ 1,993,575**	**$ 2,027,847**	**1.72%**
INFRASTRUCTURE RESERVE FUND 416				
Interest & Rents	$ 4,219,295	$ 2,000,000	$ 2,000,000	-%
Total	**$ 4,219,295**	**$ 2,000,000**	**$ 2,000,000**	**-%**
LOW AND MODERATE HOUSING ASSETS FUND 471				
Interest & Rents	$ 923	$ -	$ 30,000	n/a
Revenue from Other Agencies	-	-	94,765	n/a
Other Revenue	6,252	1,000	400	(60.00%)
Total	**$ 7,175**	**$ 1,000**	**$ 125,165**	**12416.50%**
TOTAL OPERATING REVENUES	**$ 57,127,000**	**$ 53,507,130**	**$ 54,476,774**	**1.81%**

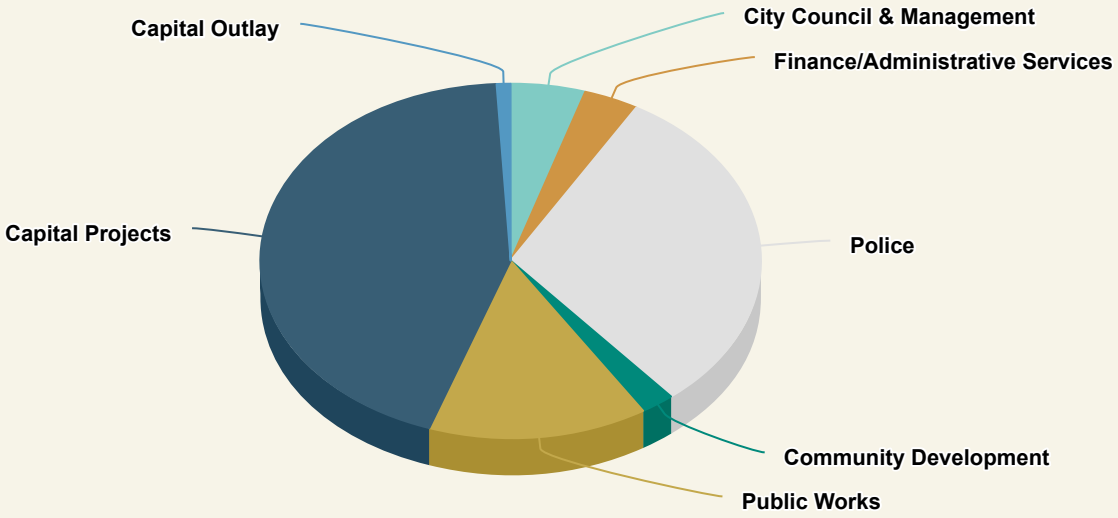
Summary of Appropriations by Fund

Fiscal Year 2025-26

	Fund	Salaries & Benefits	Operations & Projects	Capital Outlay	Total
111	General Fund	$ 27,173,194	$ 14,143,747	$ 292,416	$ 41,609,357
114	General Fund Grants	62,761	25,124	-	87,885
236	Measure M Fund	25,552	84,448	-	110,000
239	Road Maint and Rehab Fund	75,555	2,324,445	-	2,400,000
251	Lighting Dist No 2 Fund	54,948	1,720,889	-	1,775,837
261	Storm Drainage Fund	145,574	718,992	8,700	873,266
271	Corp Ctr Maint Dist #1	4,893	97,745	-	102,638
281-283	Narc Asset Seizure	-	251,239	210,250	461,489
301	Supp Law Enforcement Fund	171,500	-	-	171,500
321	Sewer Fund	318,921	1,062,320	213,612	1,594,853
415	Capital Projects Fund	333,509	31,091,491	-	31,425,000
471	Low/Mod Housing Asset Fund	10,233	2,500	-	12,733
TOTAL		**$ 28,376,640**	**$ 51,522,940**	**$ 724,978**	**$ 80,624,558**

Summary of Appropriations

Fiscal Year 2025-26



		Totals	Percent of Budget
City Council & Management	$	3,879,556	4.81%
Finance/Administrative Services		2,867,682	3.56%
Police		24,640,633	30.56%
Community Development		1,761,363	2.18%
Public Works		11,415,346	14.16%
Capital Projects		35,335,000	43.83%
Capital Outlay		724,978	0.90%
Total Appropriations	**$**	**80,624,558**	**100.00%**

Operating Expenditures

Fiscal Year 2025-26

FUNCTION/Responsible Department Program Number/Description		2024-25 Budget	2025-26 Budget	Percent Change
CITY ADMINISTRATION				
Legislative Division				
10101	Legislative	$ 298,056	$ 321,230	7.78%
10104	Traffic Commission	73,161	73,121	(0.05%)
10109	Support Services - Legislative	156,005	153,295	(1.74%)
Subtotal		**$ 527,222**	**$ 547,646**	**3.87%**
City Attorney Division				
10105	City Attorney	$ 432,150	$ 428,800	(0.78%)
City Manager Division				
20111	City Manager	$ 1,226,033	$ 1,373,737	12.05%
20117	Community Promotion	211,850	191,060	(9.81%)
20119	Cable TV	52,085	69,527	33.49%
20270	Animal Control	650,300	653,800	0.54%
Subtotal		**$ 2,140,268**	**$ 2,288,124**	**6.91%**
City Clerk Division				
20115	City Clerk	$ 378,326	$ 443,727	17.29%
20116	Elections	307,859	17,400	(94.35%)
20118	Records Management	112,999	153,859	36.16%
Subtotal		**$ 799,184**	**$ 614,986**	**(23.05%)**
Total City Administration		**$ 3,898,824**	**$ 3,879,556**	**(0.49%)**
FINANCE AND ADMINISTRATIVE SERVICES				
Finance Division				
40141	Finance Administration	$ 553,996	$ 586,620	5.89%
40142	General Accounting	1,074,719	1,273,724	18.52%
40143	Purchasing	156,651	165,567	5.69%
40144	Business Licenses	113,950	107,756	(5.44%)
Subtotal		**$ 1,899,316**	**$ 2,133,667**	**12.34%**
Human Resources Division				
40151	Human Resources	$ 647,873	$ 734,015	13.30%
Total Finance and Administrative Services		**$ 2,547,189**	**$ 2,867,682**	**12.58%**
POLICE				
Administration and Support Services Division				
50161	Police Administration	$ 2,395,980	$ 2,454,764	2.45%
50165	General Investigations	2,859,309	2,904,016	1.56%
50166	Court	78,007	78,986	1.26%
50167	Police Training	1,030,328	1,052,016	2.10%
50168	Support Services Management	1,260,014	1,303,335	3.44%
50170	Records	654,100	658,383	0.65%
50171	Property and Evidence	267,370	155,617	(41.80%)
50174	Crime Prevention/Comm Relat.	445,662	452,538	1.54%

Operating Expenditures

Fiscal Year 2025-26 (continued)

FUNCTION/Responsible Department Program Number/Description		2024-25 Budget	2025-26 Budget	Percent Change
50178	Police Laboratory	1,480	1,030	(30.41%)
50179	Narcotics Asset Seizure	334,052	251,239	(24.79%)
50180	Emergency Services	14,660	14,500	(1.09%)
50181	Supp Law Enforcement Act	188,500	171,500	(9.02%)
50183	Police Grants	73,732	73,201	(0.72%)
50187	Mobile Command Post	28,168	21,701	(22.96%)
Subtotal		**$ 9,631,362**	**$ 9,592,826**	**(0.40%)**
Field Operations Division				
50162	Field Operations Management	$ 835,838	$ 887,230	6.15%
50163	Field Operations	10,145,459	10,623,670	4.71%
50169	Communications	1,502,900	1,497,000	(0.39%)
50172	Jail Operations	464,770	598,665	28.81%
50173	Traffic and Parking Operations	1,080,544	1,078,546	(0.18%)
50176	Crossing Guards	343,329	323,329	(5.83%)
50177	SWAT Operations	33,375	39,367	17.95%
Subtotal		**$ 14,406,215**	**$ 15,047,807**	**4.45%**
Total Police Protection		**$ 24,037,577**	**$ 24,640,633**	**2.51%**
COMMUNITY DEVELOPMENT				
Planning and Development Division				
60191	Planning Administration	$ 390,868	$ 313,592	(19.77%)
60193	Current Planning	607,934	791,988	30.28%
60196	Code Enforcement	212,683	224,572	5.59%
60199	Economic Development	313,662	418,478	33.42%
66195	Community Development Grants	170,000	-	(100.00%)
62198	Low/Mod Housing Asset Fund	40,596	12,733	(68.63%)
Subtotal		**$ 1,735,743**	**$ 1,761,363**	**1.48%**
Total Community Development		**$ 1,735,743**	**$ 1,761,363**	**1.48%**
PUBLIC WORKS				
Building Division				
65241	Building Division Supervision	$ 221,020	$ 124,487	(43.68%)
65243.6243	Inspections - Building	196,000	300,000	53.06%
65243.6244	Inspections - Electrical	41,000	93,600	128.29%
65243.6245	Inspections - Plumbing & Heating	36,000	48,300	34.17%
65247	Plan Checks	135,000	186,000	37.78%
Subtotal		**$ 629,020**	**$ 752,387**	**19.61%**
Environmental Services Division				
70720	Solid Waste Management	$ 245,741	$ 207,195	(15.69%)
70721	Grants	14,684	14,684	-%
70251	Fats, Oils and Grease (FOG)	97,821	98,888	1.09%
70285	NPDES Administration	325,055	359,458	10.58%

Operating Expenditures

Fiscal Year 2025-26 (continued)

FUNCTION/Responsible Department Program Number/Description		2024-25 Budget	2025-26 Budget	Percent Change
Subtotal		**$ 683,301**	**$ 680,225**	**(0.45%)**
Engineering Division				
70201	Public Works Administration	$ 1,070,467	$ 1,077,706	0.68%
70260.7260	Engineering Administration	603,473	421,188	(30.21%)
70261.7261	Engineering Plan Checking	276,083	325,467	17.89%
70264	Traffic Engineering	210,460	137,416	(34.71%)
70215	Traffic Signal Maintenance	384,480	410,373	6.73%
70223	Street Lighting	858,270	865,464	0.84%
Subtotal		**$ 3,403,233**	**$ 3,237,614**	**(4.87%)**
Streets Division				
70211	Maintenance Administration	$ 726,077	$ 573,787	(20.97%)
70212.7212	Street Maintenance	135,519	197,256	45.56%
70212.7213	Street Cleaning	435,966	454,471	4.24%
70212.7214	Traffic Safety	119,148	111,229	(6.65%)
70212.7216	Street Tree Maintenance	479,971	480,387	0.09%
70212.7217	Parkway Maintenance	830,357	793,402	(4.45%)
70212.7227	Graffiti Removal	88,943	86,251	(3.03%)
70212.7238	Sidewalk Repair	115,625	122,749	6.16%
70221	Retarding Basin	20,403	19,400	(4.92%)
70239	Stanton Channel Berm Maint.	108,251	102,638	(5.19%)
70281	Storm Drain Maintenance	520,936	505,108	(3.04%)
70219	Sanitary Sewer Maintenance	454,534	382,353	(15.88%)
Subtotal		**$ 4,035,730**	**$ 3,829,031**	**(5.12%)**
Park Maintenance Division				
70228.7224	Landscaping - Senior Center	$ 17,843	$ 14,180	(20.53%)
70228.7228	Park Landscape and Maintenance	1,109,527	1,208,119	8.89%
70228.7229	Athletic Field Maintenance	282,042	251,419	(10.86%)
70228.7230	Park Building Maintenance	254,028	237,718	(6.42%)
70228.7231	Senior Citizens Cntr Maintenance	260,748	256,153	(1.76%)
70228.7232	Community Center Maintenance	230,154	234,256	1.78%
70228.7234	Community Events	79,144	77,571	(1.99%)
70228.7235	Sports Park	273,040	250,237	(8.35%)
70228.7236	Arnold Cypress Park	-	360,482	n/a
Subtotal		**$ 2,506,526**	**$ 2,529,653**	**0.92%**
Facilities Division				
70233	Library Maintenance	21,251	9,162	(56.89%)
70218	Building Maint.-Boys & Girls Club	5,889	16,792	185.14%
Subtotal		**$ 27,140**	**$ 25,954**	**(4.37%)**
Total Public Works		**$ 11,284,950**	**$ 11,415,346**	**1.16%**
TOTAL BUDGETED OPERATING EXPENDITURES		**$ 43,504,283**	**$ 44,564,580**	**2.44%**

Operating Expenditures

Fiscal Year 2025-26 (continued)

FUNCTION/Responsible Department Program Number/Description		2024-25 Budget	2025-26 Budget	Percent Change
INTERNAL SERVICE FUND OPERATIONS				
PUBLIC WORKS				
Fleet Division				
70621.7621	Auto Maintenance-City Vehicles	$ 285,579	$ 299,408	4.84%
70621.7623	Maintenance-Equipment	69,001	74,903	8.55%
70621.7634	Auto Maintenance-Police Vehicles	424,943	429,268	1.02%
70621.7634	Auto Maintenance-Park Vehicles	21,125	20,915	(0.99%)
Subtotal		**$ 800,648**	**$ 824,494**	**2.98%**
Facilities Division				
70624.7624	Bldg Maintenance-Civic Center	$ 460,142	$ 416,028	(9.59%)
70624.7626	Bldg Maintenance-Police Annex	359,520	324,938	(9.62%)
70624.7629	Landscaping-Civic Center	111,652	115,774	3.69%
70627.7627	Bldg Maintenance-Corp Yard	135,713	131,711	(2.95%)
70627.7632	Landscaping-Corp Yard	15,197	15,499	1.99%
Subtotal		**$ 1,082,224**	**$ 1,003,950**	**(7.23%)**
FINANCE AND ADMINISTRATIVE SERVICES				
Information Systems Division				
20601	Print Shop	$ 172,213	$ 160,500	(6.80%)
20604	Telephone Maintenance	43,484	42,384	(2.53%)
20606	Postage Services	12,439	11,936	(4.04%)
40603	Computer Equip Maintenance	59,085	66,188	12.02%
40605	Information Systems	1,028,317	1,078,768	4.91%
40607	Website Maintenance	95,506	63,227	(33.80%)
40608	Financial Acctg Software Maint.	93,686	86,528	(7.64%)
Subtotal		**$ 1,504,730**	**$ 1,509,531**	**0.32%**
Human Resources Division				
94820	Workers' Comp Insurance	$ 74,654	$ 78,732	5.46%
TOTAL INTERNAL SERVICE OPERATIONS*		**$ 3,462,256**	**$ 3,416,707**	**-1.32%**

* Not Included in the total budget for the City. Amounts are allocated to individual programs/divisions and are included with operating expenditures for those budgeted programs/divisions.

Capital Projects, Debt Service and Capital Outlay

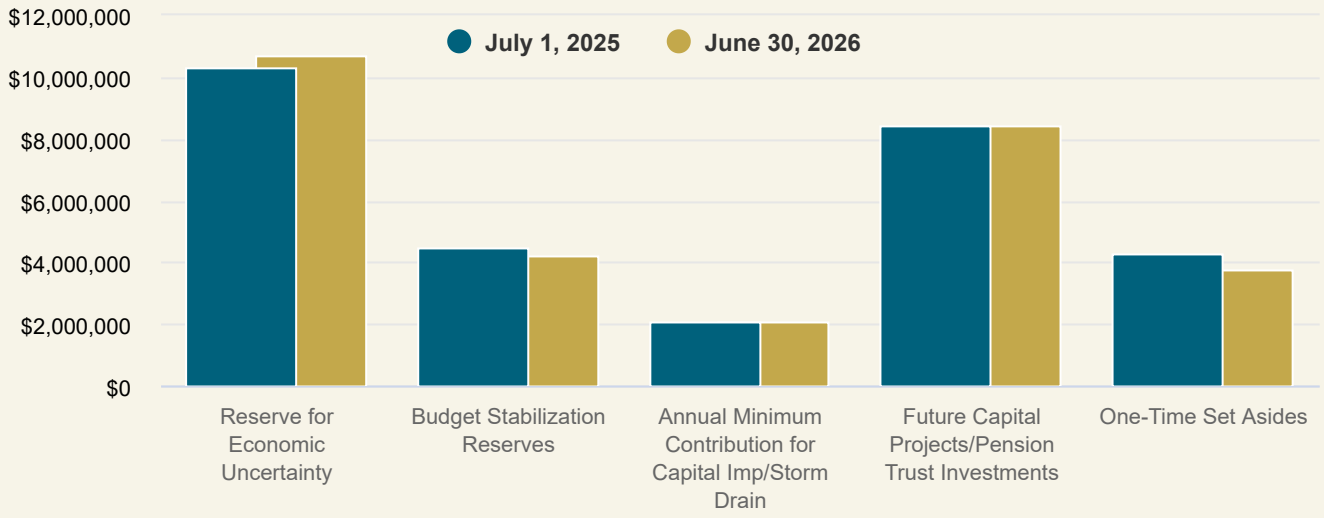
Fiscal Year 2025-26

		2024-25 Budget	2025-26 Budget	Percent Change
Summary of Capital Projects				
80100	Street Projects	$ 6,050,000	$ 4,300,000	(28.93%)
80200	Traffic Signal Projects	2,150,000	610,000	(71.63%)
80300	Storm Drain Projects	250,000	27,250,000	10800.00%
80400	Sanitary Sewer Projects	950,000	900,000	(5.26%)
80500	Parkway and Median Projects	770,000	750,000	(2.60%)
80600	Public Facility Projects	2,500,000	1,525,000	(39.00%)
80800	Street Lighting Projects	350,000	-	(100.00%)
Total Capital Projects Expenditures		**$ 13,020,000**	**$ 35,335,000**	**171.39%**
Summary of Capital Outlay**				
Equipment-Additions				
	Furniture/Equipment/Vehicles	414,608	724,978	74.86%
Total Capital Outlay Expenditures		**$ 414,608**	**$ 724,978**	**74.86%**
TOTAL BUDGET APPROPRIATIONS		**$ 56,938,891**	**$ 80,624,558**	**41.60%**

** Only includes Capital Outlay amounts paid for by operating funds. All other Capital Outlay amounts are paid for with accumulated replacement monies previously charged to operating programs/divisions.

Projected General Fund Reserves

Fiscal Year 2025-26



Reserve	July 1, 2025	June 30, 2026
Reserve for Economic Uncertainty	$ 10,329,235	$ 10,709,715
Budget Stabilization Reserves	4,500,000	4,240,000
Annual Minimum Contribution for Capital Imp/Storm Drain	2,050,000	2,050,000
Future Capital Projects/Pension Trust Investments	8,434,681	8,434,681
One-Time Set Asides	4,250,000	3,792,500
Operating Reserve	1,834,126	1,833,982
Total Fund Balance Reserves	**$ 31,398,042**	**$ 31,060,878**

Assumes the annual increase to the Reserve for Economic Uncertainty uses FY 2025-26 resources.

Does not include any other excess revenues/budget savings related to operations.

Operating Transfers

Fiscal Year 2025-26

	Budget 2024-25		Proposed 2025-26	
	Transfers In	Transfers Out	Transfers In	Transfers Out
GENERAL FUND 111				
General Grants Fund 114	$ -	$ 6,980	$ -	$ 5,220
Traffic Safety Fund 221	68,600	-	60,200	-
Gas Tax 2105 Fund 231	312,833	-	320,551	-
Gas Tax 2107/2107.5 Fund 233	435,029	-	444,981	-
Road Maintenance and Rehab Fund 239	-	-	-	1,400,000
Lighting District #2 Fund 251	186,413	-	191,376	-
Storm Drainage Fund 261	-	250,000	-	250,000
Corp Center Maint Distr Fund 271	16,238	-	15,396	-
CIP Fund 415	-	2,700,000	-	1,100,000
City Equipment Replacement Fund 721	-	145,678	-	292,416
Total	**$ 1,019,113**	**$ 3,102,658**	**$ 1,032,504**	**$ 3,047,636**
GENERAL FUND GRANTS FUND 114				
General Fund 111	$ 6,980	$ -	$ 5,220	$ -
Total	**$ 6,980**	**$ -**	**$ 5,220**	**$ -**
TRAFFIC SAFETY FUND 221				
General Fund 111	$ -	$ 68,600	$ -	$ 60,200
Total	**$ -**	**$ 68,600**	**$ -**	**$ 60,200**
SPECIAL GAS TAX 2105 FUND 231				
General Fund 111	$ -	$ 312,833	$ -	$ 320,551
Total	**$ -**	**$ 312,833**	**$ -**	**$ 320,551**
SPECIAL GAS TAX 2106 FUND 232				
CIP Fund 415	$ -	$ 300,000	$ -	$ 650,000
Total	**$ -**	**$ 300,000**	**$ -**	**$ 650,000**
SPECIAL GAS TAX 2107 FUND 233				
General Fund 111	$ -	$ 435,029	$ -	$ 444,981
Total	**$ -**	**$ 435,029**	**$ -**	**$ 444,981**
MEASURE M GAS TAX FUND 236				
Road Maintenance and Rehab Fund 239	-	1,450,000	-	-
Lighting District #2 Fund 251	-	-	35,000	-
CIP Fund 415	-	100,000	-	1,000,000
Total	**$ -**	**$ 1,550,000**	**$ 35,000**	**$ 1,000,000**
SPECIAL GAS TAX 2103 FUND 238				
CIP Fund 415	$ -	$ 650,000	$ -	$ 600,000
Total	**$ -**	**$ 650,000**	**$ -**	**$ 600,000**
ROAD MAINTENANCE AND REHAB FUND 239				
General Fund 111	$ -	$ -	$ 1,400,000	$ -
Measure M Gas Tax Fund 236	1,450,000	-	-	-
Total	**$ 1,450,000**	**$ -**	**$ 1,400,000**	**$ -**

Operating Transfers

Fiscal Year 2025-26 (continued)

	Budget 2024-25		Proposed 2025-26	
	Transfers In	Transfers Out	Transfers In	Transfers Out
LIGHTING DISTRICT #2 FUND 251				
General Fund 111	$ -	$ 186,413	$ -	$ 191,376
Measure M Gas Tax Fund 236	-	-	-	35,000
Total	**$ -**	**$ 186,413**	**$ -**	**$ 226,376**
STORM DRAIN FUND 261				
General Fund 111	$ 250,000	$ -	$ 250,000	$ -
City Equipment Replacement Fund 721	-	-	-	8,700
Total	**$ 250,000**	**$ -**	**$ 250,000**	**$ 8,700**
CORP CTR MAINT DIST #1 FUND 271				
General Fund 111	$ -	$ 16,238	$ -	$ 15,396
Total	**$ -**	**$ 16,238**	**$ -**	**$ 15,396**
NARCOTICS ASSET SEIZURE FUNDS 281-283				
City Equipment Replacement Fund 721	$ -	$ 268,930	$ -	$ 210,250
Total	**$ -**	**$ 268,930**	**$ -**	**$ 210,250**
SEWER FUND				
City Equipment Replacement Fund 721	$ -	$ -	$ -	$ 213,612
Total	**$ -**	**$ -**	**$ -**	**$ 213,612**
AB 2766 TRIP REDUCTION FUND 311				
City Equipment Replacement Fund 721	$ -	$ 32,100	$ -	$ -
Total	**$ -**	**$ 32,100**	**$ -**	**$ -**
CIP FUND 415				
General Fund 111	$ 2,700,000	$ -	$ 1,100,000	$ -
Gas Tax 2106 Fund 232	300,000	-	650,000	-
Measure M Gas Tax Fund 236	100,000	-	1,000,000	-
Gas Tax 2103 Fund 238	650,000	-	600,000	-
Infrastructure Set-Aside Fund 416	1,820,000	-	28,075,000	-
Total	**$ 5,570,000**	**$ -**	**$ 31,425,000**	**$ -**
INFRASTRUCTURE RESERVE FUND 416				
CIP Fund 415	-	1,820,000	-	28,075,000
Total	**$ -**	**$ 1,820,000**	**$ -**	**$ 28,075,000**
EQUIPMENT REPLACEMENT FUND 721				
General Fund 111	$ 145,678	$ -	$ 292,416	$ -
Storm Drainage Fund 261	-	-	8,700	-
Narcotics Asset Seizure Funds 281-283	268,930	-	210,250	-
AB 2766 Trip Reduction Fund 311	32,100	-	-	-
Sewer Fund 321	-	-	213,612	-
Technology Investment Fund 731	-	-	40,250	-
Total	**$ 446,708**	**$ -**	**$ 765,228**	**$ -**

Operating Transfers

Fiscal Year 2025-26 (continued)

	Budget 2024-25		Proposed 2025-26	
	Transfers In	Transfers Out	Transfers In	Transfers Out
TECHNOLOGY INVESTMENTS FUND 731				
City Equipment Replacement Fund 721	$ -	$ -	$ -	$ 40,250
Total	**$ -**	**$ -**	**$ -**	**$ 40,250**
SUBTOTAL-CITY FUNDS	**$ 8,742,801**	**$ 8,742,801**	**$ 34,912,952**	**$ 34,912,952**
DISTRICT-GENERAL FUND 212				
CRPD Equipment Replc Fund 725	$ -	$ 36,240	$ -	$ 116,683
CRPD Employee Benefits Fund 755	-	150,000	-	150,000
Total	**$ -**	**$ 186,240**	**$ -**	**$ 266,683**
DISTRICT-EQUIPMENT REPLACEMENT FUND 725				
Parks General Fund 212	$ 36,240	$ -	$ 116,683	$ -
Total	**$ 36,240**	**$ -**	**$ 116,683**	**$ -**
DISTRICT-EMPLOYEE BENEFIT FUND 755				
Parks General Fund 212	$ 150,000	$ -	$ 150,000	$ -
Total	**$ 150,000**	**$ -**	**$ 150,000**	**$ -**
SUBTOTAL-DISTRICT FUNDS	**$ 186,240**	**$ 186,240**	**$ 266,683**	**$ 266,683**
GRAND TOTAL-ALL FUNDS	**$ 8,929,041**	**$ 8,929,041**	**$ 35,179,635**	**$ 35,179,635**

CITY OF
Cypress

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Staffing



Personnel Summary by Department

City Personnel

Full-time

DEPARTMENT	2023-24 Budget	2024-25 Budget	2025-26 Proposed	2025-26 Inc/(Dec)
City Council and Administration	5.75	4.75	4.75	0.00
Finance and Administrative Services	14.75	14.75	14.75	0.00
Police	75.50	75.50	75.50	0.00
Community Development	6.00	6.00	6.00	0.00
Public Works	25.00	25.00	25.00	0.00
Total	**127.00**	**126.00**	**126.00**	**0.00**

Part-time [1]

DEPARTMENT	2023-24 Budget	2024-25 Budget	2025-26 Proposed	2025-26 Inc/(Dec)
Police	6.34	6.34	6.34	0.00
Community Development	0.50	0.50	0.50	0.00
Public Works	3.50	3.50	3.50	0.00
Total	**10.34**	**10.34**	**10.34**	**0.00**

Recreation and Park District Personnel

TYPE	2023-24 Budget	2024-25 Budget	2025-26 Proposed	2025-26 Inc/(Dec)
Full-Time	13.00	13.00	13.00	0.00
Part-Time	17.44	16.94	19.20	2.26
TOTAL	**30.44**	**29.94**	**32.20**	**2.26**

City Council Members and Commissioners are not included in this summary.

[1] Non-benefitted part-time personnel hours are converted to full-time equivalents based on 2,000 hours worked per year.

Full-time Personnel by Job Classification

	2023-24 Budget	2024-25 Budget	2025-26 Proposed	Monthly Rates	
				Minimum	Maximum
City Council and Administration					
City Clerk	1.00	1.00	1.00	$ 10,367	$ 14,055
City Manager	1.00	1.00	1.00	26,260	26,260
Communications and Marketing Analyst	1.00	0.00	0.00	-	-
Deputy City Clerk	1.00	1.00	1.00	6,155	7,486
Executive Assistant	1.00	1.00	1.00	6,327	7,689
Office Assistant I/II	0.50	0.50	0.50	3,886	5,209
Senior Management Analyst	0.25	0.25	0.25	7,589	10,146
Subtotal - City Council and Administration	**5.75**	**4.75**	**4.75**		
Finance and Administrative Services					
Account Clerk II	2.00	2.00	2.00	$ 4,499	$ 6,032
Accountant	1.00	1.00	1.00	7,598	9,236
Accounting Supervisor	1.00	1.00	1.00	8,532	10,370
Administrative Services Technician II	2.00	1.00	1.00	4,961	6,032
Assistant Director/Finance Manager	1.00	2.00	2.00	12,342	16,290
Computer Support Specialist	1.00	1.00	1.00	7,043	8,561
Director of Finance & Administrative Services	1.00	1.00	1.00	17,741	21,290
Human Resources Analyst	1.00	1.00	1.00	7,589	9,221
Human Resources Manager	1.00	1.00	1.00	10,367	14,055
Information Technology Manager	1.00	1.00	1.00	11,181	14,681
Network Administrator	1.00	1.00	1.00	8,725	11,742
Office Assistant I/II	0.50	0.50	0.50	3,886	5,209
Payroll Coordinator	1.00	1.00	1.00	6,327	7,689
Senior Management Analyst	0.25	0.25	0.25	7,589	10,146
Subtotal - Finance and Administrative Services	**14.75**	**14.75**	**14.75**		

Full-time Personnel by Job Classification (continued)

	2023-24 Budget	2024-25 Budget	2025-26 Proposed	Monthly Rates	
				Minimum	Maximum
Police Department					
Community Outreach Officer	1.00	1.00	1.00	$ 5,653	$ 6,875
Office Assistant I/II	1.00	1.00	1.00	3,886	5,209
Office Specialist	1.00	1.00	1.00	4,961	6,032
Police Captain	2.00	2.00	2.00	16,120	19,351
Police Chief	1.00	1.00	1.00	19,421	22,782
Police Clerk I/II	4.00	4.00	4.00	4,130	5,809
Police Lieutenant	2.00	2.00	2.00	14,588	17,510
Police Officer	41.00	41.00	41.00	8,281	10,832
Police Officer - Overhire	2.00	2.00	2.00	8,281	10,832
Police Officer - School Resource Officer	1.00	1.00	1.00	8,281	10,832
Police Sergeant	10.00	10.00	10.00	10,860	13,864
Police Services Officer	7.00	7.00	7.00	5,653	6,875
Records Support Services Supvr	1.00	1.00	1.00	6,989	9,088
Secretary to Department Head	1.00	1.00	1.00	5,609	6,810
Senior Management Analyst	0.50	0.50	0.50	7,589	10,146
Subtotal - Police Department	**75.50**	**75.50**	**75.50**		
Community Development Department					
Administrative Clerk	1.00	1.00	1.00	$ 4,499	$ 5,468
Assistant Planner	1.00	1.00	1.00	6,728	8,178
Associate Planner	1.00	0.00	0.00	7,743	9,408
Business Development Manager	1.00	1.00	1.00	10,367	14,055
Code Enforcement Officer II	1.00	1.00	1.00	6,707	8,153
Planning Director	1.00	1.00	1.00	15,832	19,011
Senior Planner	0.00	1.00	1.00	7,939	10,685
Subtotal - Community Development	**6.00**	**6.00**	**6.00**		

Full-time Personnel by Job Classification (continued)

	2023-24 Budget	2024-25 Budget	2025-26 Proposed	Monthly Rates Minimum	Monthly Rates Maximum
Public Works Department					
Assistant City Engineer	1.00	1.00	1.00	$ 11,181	$ 14,681
Associate Engineer	2.00	2.00	2.00	9,335	11,347
City Engineer	1.00	1.00	1.00	12,342	16,290
Director of Public Works	1.00	1.00	1.00	17,741	21,290
Engineering Aide	1.00	1.00	1.00	5,938	7,219
Maintenance Specialist	3.00	3.00	3.00	5,497	7,018
Maintenance Superintendent	1.00	1.00	1.00	10,077	13,099
Maintenance Supervisor	2.00	2.00	3.00	6,989	9,088
Maintenance Worker	7.00	7.00	7.00	4,304	6,363
Management Analyst	1.00	1.00	0.00	-	-
Mechanic	2.00	2.00	2.00	5,234	6,680
Office Assistant II	1.00	1.00	1.00	3,886	5,209
Secretary to Department Head	1.00	1.00	1.00	5,609	6,810
Senior Management Analyst	1.00	1.00	1.00	7,589	10,146
Subtotal - Public Works	**25.00**	**25.00**	**25.00**		
Subtotal - City	**127.00**	**126.00**	**126.00**		
Recreation and Park District					
Director of Recreation & Comm Svcs	1.00	1.00	1.00	$ 13,839	$ 17,300
Office Assistant II	2.00	2.00	2.00	4,283	5,209
Recreation & Comm Services Manager	1.00	1.00	1.00	10,077	13,099
Recreation Coordinator	5.00	5.00	5.00	5,520	6,707
Recreation Supervisor	3.00	3.00	3.00	6,989	9,088
Secretary to Department Head	1.00	1.00	1.00	5,609	6,810
Subtotal - Recreation and Park District	**13.00**	**13.00**	**13.00**		
Total - City and Recreation and Park District	**140.00**	**139.00**	**139.00**		

Part-Time Personnel by Job Classification

In Full-Time Equivalencies

	2023-24 Budget	2024-25 Budget	2025-26 Proposed	Hourly Rates Minimum	Hourly Rates Maximum
Police Department					
Investigative Assistant	1.44	1.44	1.44	$ 21.50	$ 27.50
Police Aide	4.90	4.90	4.90	16.50	18.50
Subtotal - Police Department	**6.34**	**6.34**	**6.34**		
Community Development/Planning					
Planning Intern	0.50	0.50	0.50	$ 16.75	$ 19.75
Subtotal - Community Development/Planning	**0.50**	**0.50**	**0.50**		
Public Works Department					
Administrative Intern	1.00	1.00	1.00	$ 16.75	$ 19.75
Maintenance Attendant	0.50	0.50	0.50	16.50	17.50
Maintenance Worker	2.00	2.00	2.00	24.83	31.71
Subtotal - Public Works	**3.50**	**3.50**	**3.50**		
Subtotal - City	**10.34**	**10.34**	**10.34**		
Recreation and Park District					
Customer Service Specialist	1.00	1.00	1.00	$ 17.50	$ 21.50
Recreation Facilities Attendant	1.35	1.35	1.35	16.50	17.50
Recreation Leader I	0.73	0.76	0.76	16.50	16.50
Recreation Leader II	4.08	3.95	5.12	16.75	16.75
Recreation Leader III	5.34	5.50	6.58	17.25	18.25
Recreation Leader IV	2.14	2.41	2.41	19.00	20.00
Recreation Specialist	1.90	1.97	1.98	20.40	24.80
Recreation Specialist (Benefitted)	0.90	0.00	0.00	-	-
Subtotal - Recreation and Park District	**17.44**	**16.94**	**19.20**		
Total - City and Recreation and Park District	**27.78**	**27.28**	**29.54**		

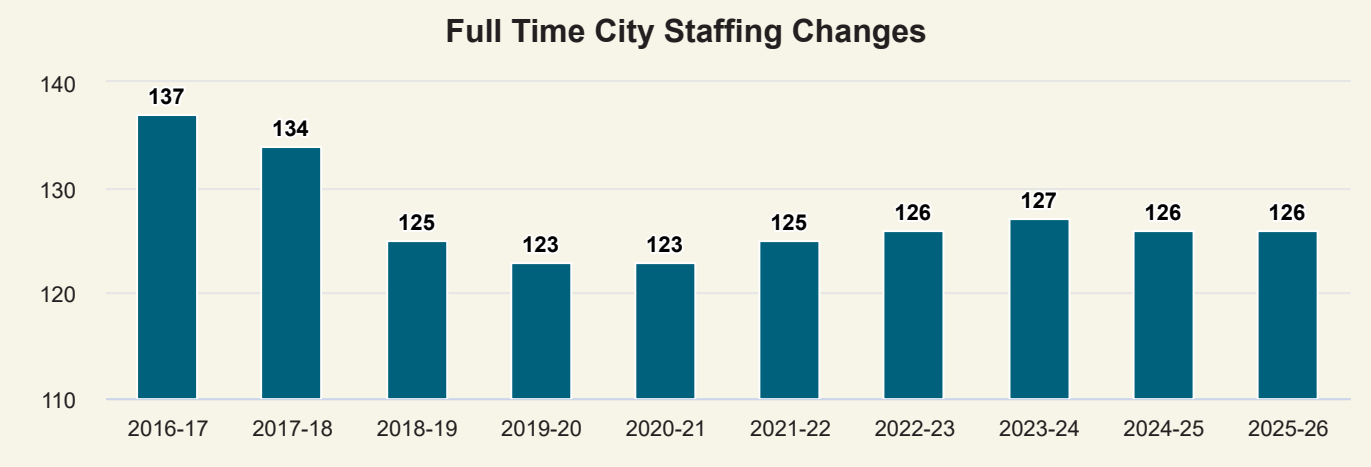
Part-Time Personnel by Job Classification

Budgeted Hours

	2023-24 Budget	2024-25 Budget	2025-26 Proposed	Hourly Rates Minimum	Hourly Rates Maximum
Police Department					
Investigative Assistant	2,880	2,880	2,880	$ 21.50	$ 27.50
Police Aide	9,800	9,800	9,800	16.50	18.50
Subtotal - Police Department	**12,680**	**12,680**	**12,680**		
Community Development/Planning					
Planning Intern	1,000	1,000	1,000	$ 16.75	$ 19.75
Subtotal - Community Development/Planning	**1,000**	**1,000**	**1,000**		
Public Works Department					
Administrative Intern	2,000	2,000	2,000	$ 16.75	$ 19.75
Maintenance Attendant	1,000	1,000	1,000	16.50	17.50
Maintenance Worker	4,000	4,000	4,000	24.83	31.71
Subtotal - Public Works	**7,000**	**7,000**	**7,000**		
Subtotal - City	**20,680**	**20,680**	**20,680**		
Recreation and Park District					
Customer Service Specialist	2,000	2,000	2,000	$ 17.50	$ 21.50
Recreation Facilities Attendant	2,700	2,700	2,700	16.50	17.50
Recreation Leader I	1,616	1,513	1,513	16.50	16.50
Recreation Leader II	7,446	7,860	10,220	16.75	16.75
Recreation Leader III	10,837	11,001	13,168	17.25	18.25
Recreation Leader IV	5,077	4,809	4,809	19.00	20.00
Recreation Specialist (Benefitted)	1,872	-	-	-	-
Recreation Specialist	3,770	3,945	3,962	20.40	24.80
Subtotal - Recreation and Park District	**35,318**	**33,828**	**38,372**		
Total - City and Recreation and Park District	**57,896**	**54,508**	**59,052**		

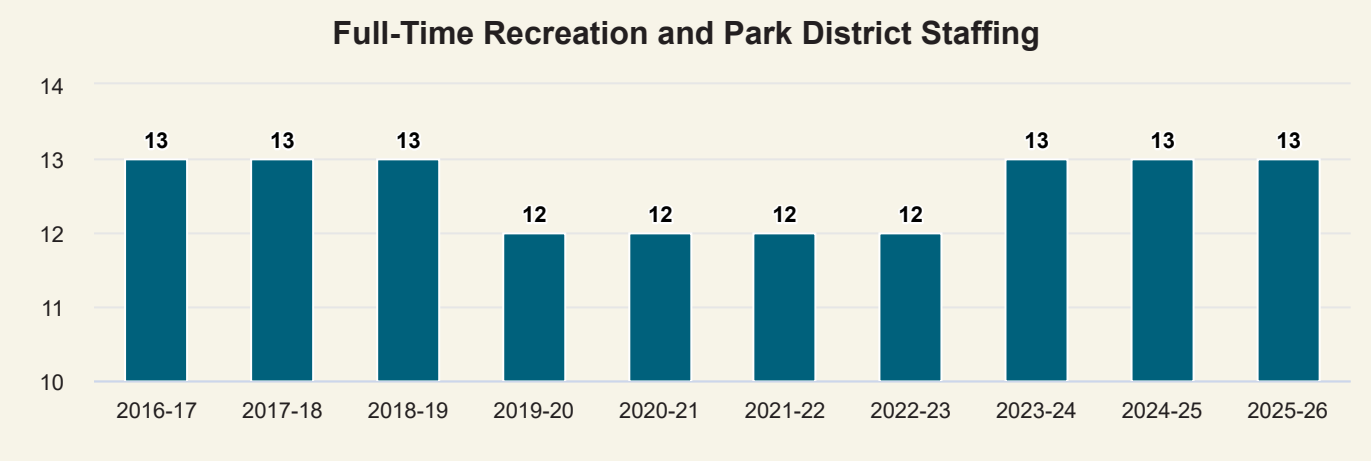
Staffing Trends

10-Year History



FY 2025-26 Full-Time City Staffing Changes

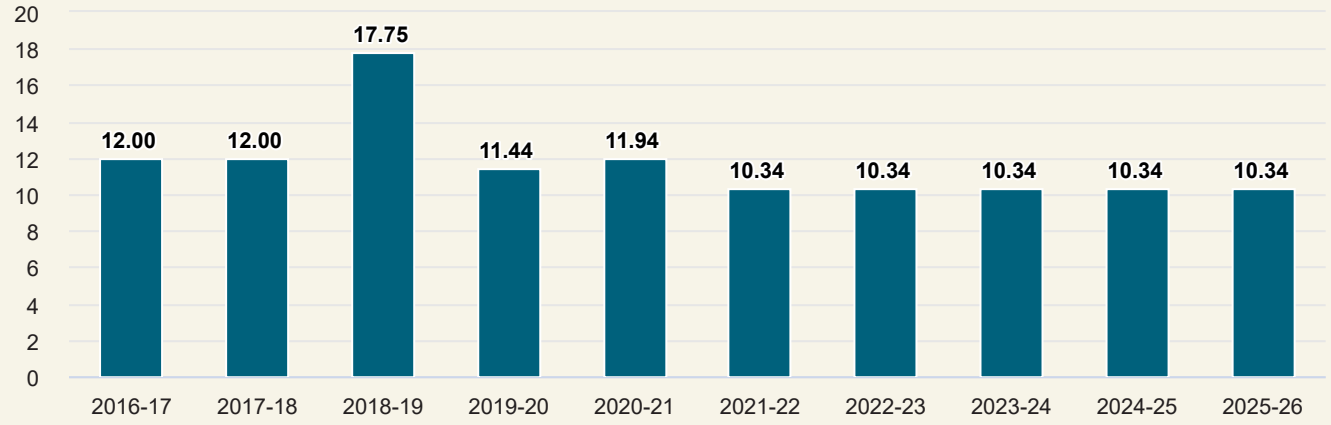
Department	Position	Change
Public Works Department	Maintenance Supervisor	1.0
Public Works Department	Management Analyst	(1.0)



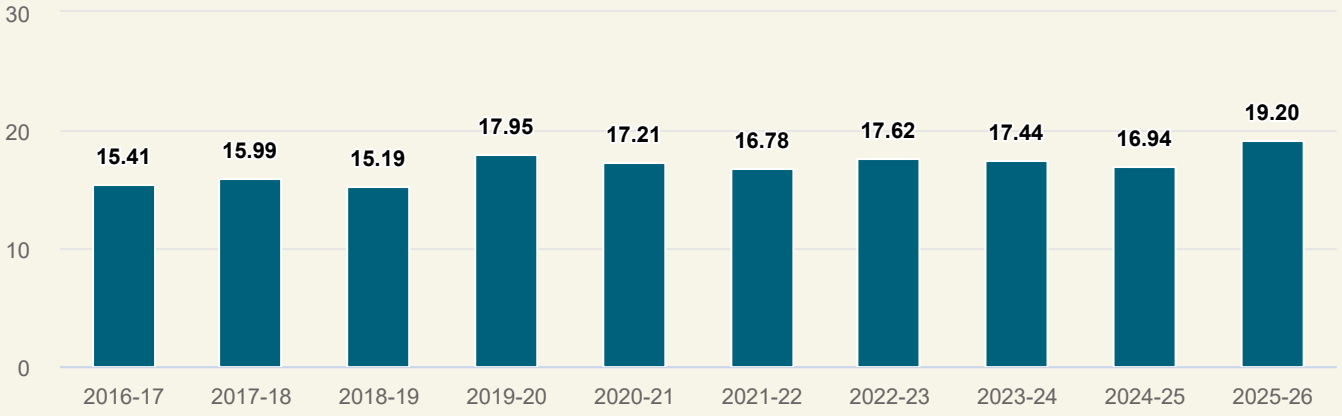
FY 2025-26 Recreation and Park District Full-Time Staffing Changes

Department	Position	Change
No changes.		

Part Time City Staffing
(In Full-Time Equivalencies)



Part-Time Recreation and Park District Staffing
(In Full-Time Equivalencies)



CITY OF
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City Council and Administration



City Council and Administration

City Council and Administration implement and administer policies, programs and services approved by the City Council, and provide the citizens of Cypress with legislative representation. Municipal programs and services involving Elections, City Attorney, Records Management, Community Promotions, and Cable are administered by this department. The City Council and the Administration represent the citizens of Cypress and act on their behalf on regional, State and Federal issues, as well as foster community partnerships and interagency collaboration.

CITY COUNCIL & ADMINISTRATION

Fiscal Year 2025 - 2026

CITY COUNCIL

City Council

- Legislative
- Traffic Commission
- Support Services – Legislative

City Attorney

- City Legal Services

City Manager

- City Manager
- Community Promotions
- Cable TV

City Clerk

- City Clerk
- Elections
- Records Management

Summary of Expenditures

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
City Clerk	1.00	1.00	1.00	1.00	0.00
City Manager	1.00	1.00	1.00	1.00	0.00
Communications and Marketing Analyst	1.00	1.00	0.00	0.00	0.00
Deputy City Clerk	1.00	1.00	1.00	1.00	0.00
Executive Assistant	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	0.00	0.50	0.50	0.50	0.00
Senior Management Analyst	0.25	0.25	0.25	0.25	0.00
Subtotal - Full-Time	**5.25**	**5.75**	**4.75**	**4.75**	**0.00**
Part-Time					
City Council Member	5.00	5.00	5.00	5.00	0.00
Traffic Commissioner	5.00	5.00	5.00	5.00	0.00
Subtotal - Part-Time	**10.00**	**10.00**	**10.00**	**10.00**	**0.00**
Total Positions	**15.25**	**15.75**	**14.75**	**14.75**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,311,423	$ 1,463,446	$ 1,446,557	$ 1,556,588	6.4%
Service and Supplies	3,097,122	2,033,908	1,987,537	1,940,278	(4.6%)
Internal Service Fund Charges	391,720	401,470	401,470	382,690	(4.7%)
Total Department Cost	**$ 4,800,265**	**$ 3,898,824**	**$ 3,835,564**	**$ 3,879,556**	**(0.5%)**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 4,800,265	$ 3,898,824	$ 3,835,564	$ 3,879,556
Total Resources	**$ 4,800,265**	**$ 3,898,824**	**$ 3,835,564**	**$ 3,879,556**

Legislative Division

Division Overview

The City Council is the legislative authority and sets the policies under which the City operates. The City Council enacts legislation such as local laws and ordinances; approves City programs; adopts the City's annual budget and capital improvement plan; and appropriates the funds necessary to provide service to the City's residents and businesses. The City Council also acts on behalf of the community with regards to regional and local, as well as State and Federal issues.

The City Council appoints the City Manager, City Clerk and City Attorney, as well as the members of the City's advisory boards and commissions.

Accomplishments for Fiscal Year 2024-25

- Adopted an updated Strategic Plan, including new objectives to advance the City's Mission and Vision
- Approved the results of the November 2024 General Municipal Election
- Approved the submission of a ballot measure to the voters adopting the Cypress Town Center and Commons Specific Plan 3.0 as part of the Housing Element Implementation
- Approved amendments to the Lincoln Avenue Specific Plan and General Plan Land Use Element
- Approved the Cypress Business Park Modernization and Integration Project
- Approved Non-Profit Grant Awards for Fiscal Years 2025-26 and 2026-27
- Approved a lease with the County of Orange Public Libraries for continued use of the Cypress Library
- Approved contracts for the replacement of existing traffic signal system software and equipment citywide to improve operations and increase reliability
- Appointed five new City Commissioners

Objectives for Fiscal Year 2025-26

In FY 2025-26, the City Council will continue to undertake initiatives and establish policies to maintain City infrastructure and facilities, maintain financial stability and promote economic activity, enhance and maintain public safety, enhance recreation facilities and programs, and maintain high quality and high value services for the community.

Legislative Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Executive Assistant	0.50	0.50	0.50	0.50	0.00
Subtotal - Full-Time	**0.50**	**0.50**	**0.50**	**0.50**	**0.00**
Part-Time					
City Council Member	5.00	5.00	5.00	5.00	0.00
Traffic Commissioner	5.00	5.00	5.00	5.00	0.00
Subtotal - Part-Time	**10.00**	**10.00**	**10.00**	**10.00**	**0.00**
Total Positions	**10.50**	**10.50**	**10.50**	**10.50**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 273,590	$ 288,417	$ 268,079	$ 330,746	14.7%
Service and Supplies	85,311	133,685	136,962	118,570	-11.3%
Internal Service Fund Charges	102,110	105,120	105,120	98,330	-6.5%
Total Division Cost	**$ 461,011**	**$ 527,222**	**$ 510,161**	**$ 547,646**	**3.9%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 461,011	$ 527,222	$ 510,161	$ 547,646
Total Resources	**$ 461,011**	**$ 527,222**	**$ 510,161**	**$ 547,646**

City Attorney Division

Division Overview

The City Attorney's Office consists of a contracted City Attorney who provides legal services to the City and is experienced in the practice of municipal law. The City Attorney's Office drafts ordinances, resolutions and agreements as well as provides general legal services and advice to the City Council and City departments on a regular and routine basis. The City Attorney also provides support in processing claims and Public Records Act requests as needed.

Accomplishments for Fiscal Year 2024-25

- Participated in the City's strategic planning process
- Drafted ordinances amending various provisions of the Cypress Municipal Code in support of Housing Element implementation.
- Provided support with pending claims and public records act requests
- Provided periodic updates on recent developments in the law and pending litigation
- Drafted court documents and represented the City in lawsuits

Objectives for Fiscal Year 2025-26

- Continue to provide general legal services and advice to the City Council and City departments on a regular and routine basis
- Continue participation in the City's Strategic Planning process
- Continue providing periodic updates on recent developments in the law and pending litigation
- Effectively represent the City in defending litigation

City Attorney Division

Summary of Expenditures

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Service and Supplies	$ 1,570,051	$ 429,050	$ 479,000	$ 426,000	-0.7%
Internal Service Fund Charges	2,900	3,100	3,100	2,800	-9.7%
Total Division Cost	**$ 1,572,951**	**$ 432,150**	**$ 482,100**	**$ 428,800**	**-0.8%**

Summary of Resources

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 1,572,951	$ 432,150	$ 482,100	$ 428,800
Total Resources	**$ 1,572,951**	**$ 432,150**	**$ 482,100**	**$ 428,800**

City Manager Division

Division Overview

The City Manager is appointed by the City Council to provide executive leadership and oversee the day-to-day operations of the City. The City Manager's Office is responsible for implementing City Council policies, directing City departments and operations, fostering community partnerships, working to influence state and federal legislation on matters of importance to the City, and providing timely and efficient public information to the community.

Accomplishments for Fiscal Year 2024-25

- Presented an updated State and Federal legislative platform to the City Council
- Conducted the 2025 Community Survey
- Orientation and onboarding of newly elected City Council Members
- Initiated a citywide rebranding initiative to implement a new cohesive City brand to be utilized by all departments for official communications, marketing materials, and community outreach
- Coordinated a team building workshop for City Council Members

Objectives for Fiscal Year 2025-26

- Continue to implement the City Council's Strategic Plan goals and objectives
- Continue the citywide rebranding initiative to implement a new cohesive City brand to be utilized by all departments for official communications, marketing materials, and community outreach
- Working with the City Clerk's office and Recreation District conduct a solicitation for comprehensive communications and marketing services to continue enhancing community engagement

City Manager Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
City Manager	1.00	1.00	1.00	1.00	0.00
Communications and Marketing Analyst	1.00	1.00	0.00	0.00	0.00
Executive Assistant	0.50	0.50	0.50	0.50	0.00
Senior Management Analyst	0.25	0.25	0.25	0.25	0.00
Subtotal - Full-Time	**2.75**	**2.75**	**1.75**	**1.75**	**0.00**
Total Positions	**2.75**	**2.75**	**1.75**	**1.75**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 693,421	$ 717,602	$ 721,051	$ 749,809	4.5%
Service and Supplies	1,361,579	1,197,906	1,246,796	1,327,135	10.8%
Internal Service Fund Charges	219,030	224,760	224,760	211,180	-6.0%
Total Division Cost	**$ 2,274,030**	**$ 2,140,268**	**$ 2,192,607**	**$ 2,288,124**	**6.9%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 2,274,030	$ 2,140,268	$ 2,192,607	$ 2,288,124
Total Resources	**$ 2,274,030**	**$ 2,140,268**	**$ 2,192,607**	**$ 2,288,124**

City Clerk Division

Division Overview

The City Clerk Division is responsible for City Council agenda and minute preparation, custody of all official City records and records management functions, serving as the City's elections official, processing liability claims against the City, Public Records Act requests, administering state campaign finance and conflict of interest regulations, and coordinating the annual commission recruitment and appointment process.

Accomplishments for Fiscal Year 2024-25

- Conducted the first General Municipal Election for two City Council seats elected by district
- Completed election for a Ballot Measure associated with the implementation of the Housing Element
- Completed the biennial review and update to the City and District's Conflict of Interest Code
- Implemented online City Council workshop video repository to increase public access and transparency
- Implemented an online filing system for Statement of Economic Interest forms and Campaign Disclosure Statements as required by the Fair Political Practices Commission
- Recommend an Increase to the General Liability Self-Insured Retention to reduce premium costs
- Conducted annual Commission recruitment to fill five open seats

Objectives for Fiscal Year 2025-26

Implement an online public records request system

- Conduct the annual Commission recruitment
- Oversee the City's general liability and property insurance programs
- Review City's off-site records storage program and evaluate options for potential cost savings

City Clerk Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
City Clerk	1.00	1.00	1.00	1.00	0.00
Deputy City Clerk	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	0.00	0.50	0.50	0.50	0.00
Subtotal - Full-Time	**2.00**	**2.50**	**2.50**	**2.50**	**0.00**
Total Positions	**2.00**	**2.50**	**2.50**	**2.50**	**0.00**

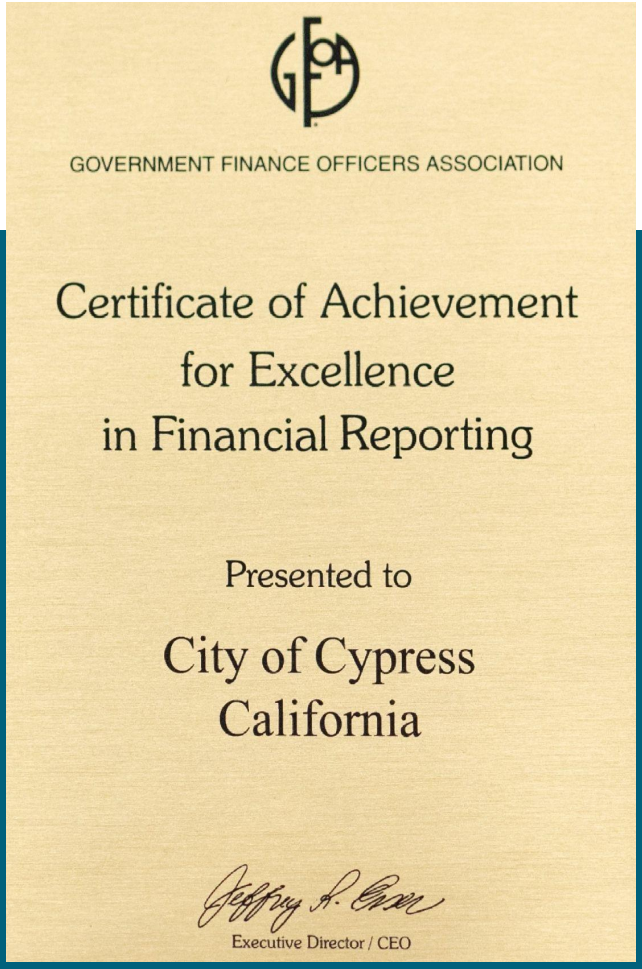
Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 344,412	$ 457,427	$ 457,427	$ 476,033	4.1%
Service and Supplies	80,181	273,267	124,779	68,573	-74.9%
Internal Service Fund Charges	67,680	68,490	68,490	70,380	2.8%
Total Division Cost	**$ 492,273**	**$ 799,184**	**$ 650,696**	**$ 614,986**	**-23.0%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 492,273	$ 799,184	$ 650,696	$ 614,986
Total Resources	**$ 492,273**	**$ 799,184**	**$ 650,696**	**$ 614,986**

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Finance and Administrative Services

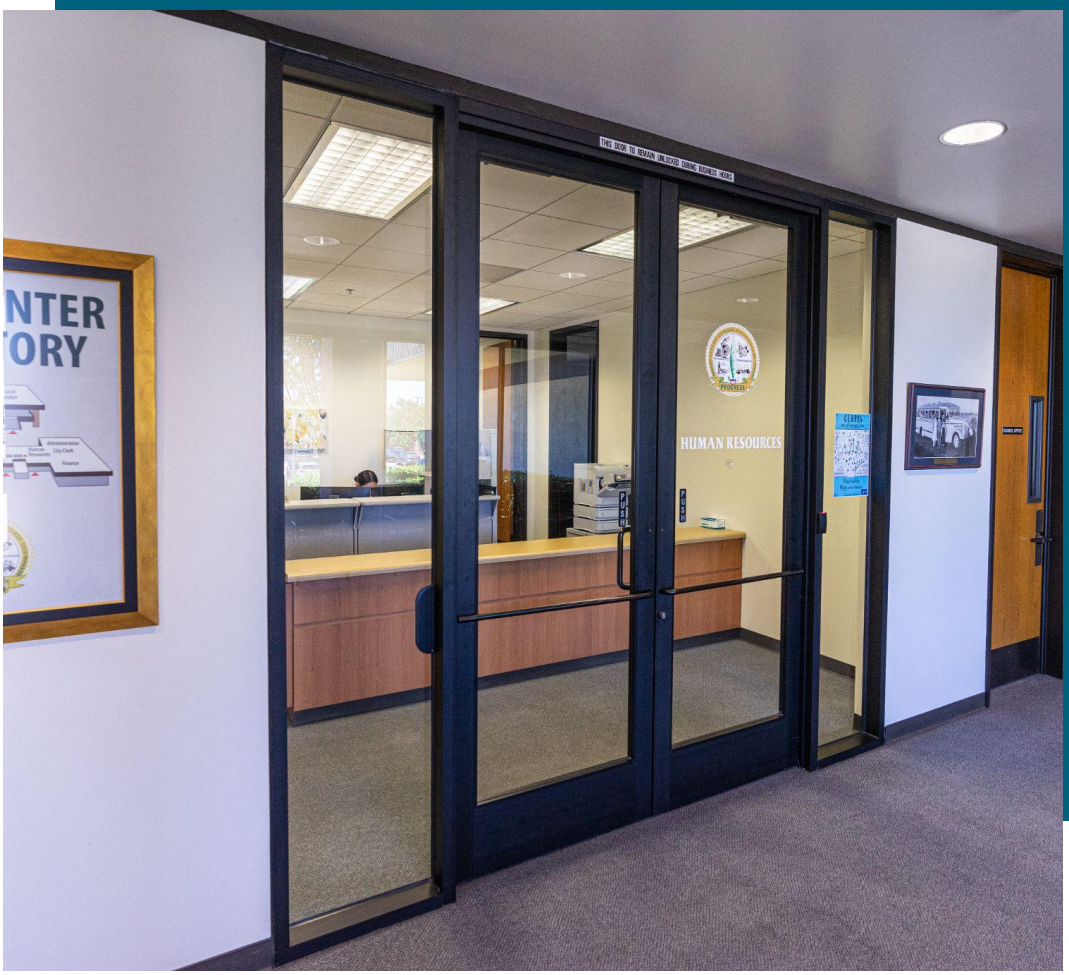

GOVERNMENT FINANCE OFFICERS ASSOCIATION

Certificate of Achievement
for Excellence
in Financial Reporting

Presented to

City of Cypress
California

Executive Director / CEO



Finance and Administrative Services Department

The Finance and Administrative Services Department functions include: finance administration, general accounting, treasury management, payroll, accounts payable, purchasing, revenue collection, business licensing, human resources, workers' compensation claims management, website, information technology, print shop, and telephone maintenance.

FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT

Fiscal Year 2025 - 2026

DIRECTOR OF FINANCE & ADMINISTRATIVE SERVICES

Finance

- Finance Administration
- General Accounting
- Business Licenses
- Purchasing

Human Resources

- Human Resources
- Workers Compensation Insurance

Information Technology

- Information Systems
- Computer Equipment Maintenance
- Website Maintenance
- Financial Accounting Software Maintenance
- Print Shop
- Telephone Maintenance

Summary of Expenditures

Summary of Positions

	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Account Clerk II	2.00	2.00	2.00	2.00	0.00
Accountant	2.00	1.00	1.00	1.00	0.00
Accounting Supervisor	0.00	1.00	1.00	1.00	0.00
Administrative Services Technician II	2.00	2.00	1.00	1.00	0.00
Assistant Director/Finance Manager	1.00	1.00	2.00	2.00	0.00
Computer Support Specialist	1.00	1.00	1.00	1.00	0.00
Director of Finance & Administrative Services	1.00	1.00	1.00	1.00	0.00
Human Resources Analyst	0.00	1.00	1.00	1.00	0.00
Human Resources Assistant	1.00	0.00	0.00	0.00	0.00
Human Resources Manager	1.00	1.00	1.00	1.00	0.00
Information Technology Manager	1.00	1.00	1.00	1.00	0.00
Network Administrator	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	0.00	0.50	0.50	0.50	0.00
Payroll Coordinator	1.00	1.00	1.00	1.00	0.00
Senior Management Analyst	0.25	0.25	0.25	0.25	0.00
Subtotal - Full-Time	**14.25**	**14.75**	**14.75**	**14.75**	**0.00**
Total Positions	**14.25**	**14.75**	**14.75**	**14.75**	**0.00**

Summary of Expenditures

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 2,578,500	$ 2,886,417	$ 2,547,757	$ 3,135,757	8.6%
Service and Supplies	558,588	824,156	720,351	895,778	8.7%
Internal Service Fund Charges	411,500	416,000	416,000	424,410	2.0%
Total Department Cost	**$ 3,548,588**	**$ 4,126,573**	**$ 3,684,108**	**$ 4,455,945**	**8.0%**

Summary of Resources

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 2,114,136	$ 2,547,189	$ 2,290,778	$ 2,867,682
Internal Service Funds	1,434,452	1,579,384	1,393,330	1,588,263
Total Resources	**$ 3,548,588**	**$ 4,126,573**	**$ 3,684,108**	**$ 4,455,945**

Finance Division

Division Overview

The Finance Division is responsible for financial reporting and administration including general accounting, treasury management, procurement, business licensing, revenue collection, accounts payable, and payroll.

Accomplishments for Fiscal Year 2024-25

- Prepared the Fiscal Year 2023-24 Annual Comprehensive Financial Report (ACFR) and received the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the FY 2022-23 ACFR
- Received the Government Finance Officers Association's Distinguished Budget Award for the FY 2024-25 Budget
- Reviewed Succession Planning alternatives and developed a City Council approved plan for a Finance Manager overhire position
- Added $1.5 million to the Pension Trust

Objectives for Fiscal Year 2025-26

- Transition to new audit firm in accordance with best practices for auditor rotation and selection
- Prepare and submit an audited ACFR for the GFOA's Certificate of Achievement for Excellence in Financial Reporting for FY 2024-25
- Prepare and submit the annual budget for the GFOA's Distinguished Budget Award
- Expand procurement resources to streamline processes
- Continue with Succession Planning efforts for key management positions

Finance Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Account Clerk II	2.00	2.00	2.00	2.00	0.00
Accountant	2.00	1.00	1.00	1.00	0.00
Accounting Supervisor	0.00	1.00	1.00	1.00	0.00
Assistant Director/Finance Manager	1.00	1.00	2.00	2.00	0.00
Director of Finance & Administrative Services	0.75	0.75	0.78	0.78	0.00
Payroll Coordinator	1.00	1.00	1.00	1.00	0.00
Senior Management Analyst	0.25	0.25	0.25	0.25	0.00
Subtotal - Full-Time	**7.00**	**7.00**	**8.03**	**8.03**	**0.00**
Total Positions	**7.00**	**7.00**	**8.03**	**8.03**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,203,447	$ 1,465,406	$ 1,262,169	$ 1,659,214	13.2%
Service and Supplies	230,751	269,150	238,505	314,303	16.8%
Internal Service Fund Charges	162,650	164,760	164,760	160,150	(2.8%)
Total Division Cost	**$ 1,596,848**	**$ 1,899,316**	**$ 1,665,434**	**$ 2,133,667**	**12.3%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 1,596,848	$ 1,899,316	$ 1,665,434	$ 2,133,667
Total Resources	**$ 1,596,848**	**$ 1,899,316**	**$ 1,665,434**	**$ 2,133,667**

Human Resources Division

Division Overview

The Human Resources Division provides services to the City and its employees in the areas of Personnel Services, Labor/Employee Relations, Recruitment, Group Insurance/Benefits Administration, Wellness/Safety, and Workers' Compensation.

Accomplishments for Fiscal Year 2024-25

- Negotiated three-year contracts with the Cypress Employees' Association and the Maintenance Employees' Association
- Updated the City's Succession Plan
- Developed a Workplace Violence Prevention Plan
- Hired 10 full-time and 33 part-time employees

Objectives for Fiscal Year 2025-26

- Recruit and fill all open positions
- Offer training opportunities that align with Succession Plan objectives
- Update the Personnel Rules and Regulations
- Update Division forms and develop ways to streamline processes
- Implement a City-wide identification badge system

Human Resources Division

Summary of Positions

	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Director of Finance & Administrative Services	0.25	0.25	0.22	0.22	0.00
Human Resources Analyst	0.00	1.00	1.00	1.00	0.00
Human Resources Assistant	1.00	0.00	0.00	0.00	0.00
Human Resources Manager	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	0.00	0.50	0.50	0.50	0.00
Subtotal - Full-Time	**2.25**	**2.75**	**2.72**	**2.72**	**0.00**
Total Positions	**2.25**	**2.75**	**2.72**	**2.72**	**0.00**

Summary of Expenditures

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 509,021	$ 609,035	$ 505,599	$ 636,765	4.6%
Service and Supplies	32,980	71,642	89,861	136,912	91.1%
Internal Service Fund Charges	40,920	41,850	41,850	39,070	(6.6%)
Total Division Cost	**$ 582,921**	**$ 722,527**	**$ 637,310**	**$ 812,747**	**12.5%**

Summary of Resources

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 517,288	$ 647,873	$ 625,344	$ 734,015
Internal Service Funds	65,633	74,654	11,966	78,732
Total Resources	**$ 582,921**	**$ 722,527**	**$ 637,310**	**$ 812,747**

Information Technology Division

Division Overview

The Information Technology Division (IT) has oversight of the city's computer systems, fileservers, networks, network security, firewall, website, document imaging, internet connectivity, wireless connectivity, wireless data encryption, print shop, copiers/ multi-function printers, phone system, and departmental applications.

Accomplishments for Fiscal Year 2024-25

- Completed replacement of City Data Center infrastructure project
- Completed replacement of City network switch infrastructure project
- Connected Arnold Cypress Park to City network and brought park cameras and Wi-Fi online
- Conducted annual cybersecurity training for city staff
- Assisted PD in creating an improved overtime reporting system
- Assisted Public Works with new server traffic signal upgrade project
- Implemented additional network password protection services
- Implemented additional email security services

Objectives for Fiscal Year 2025-26

- Assist City Clerk with implementing a public records request system
- Assist Public Works with facility security improvements
- Assist Public Works with implementing procurement and bidding system
- Assist Recreation with refresh of audiovisual system at Community Center
- Assist Recreation with replacement of audiovisual system at Senior Center
- Install audiovisual equipment in HR Conference Room

Information Technology Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Administrative Services Technician II	2.00	2.00	1.00	1.00	0.00
Computer Support Specialist	1.00	1.00	1.00	1.00	0.00
Information Technology Manager	1.00	1.00	1.00	1.00	0.00
Network Administrator	1.00	1.00	1.00	1.00	0.00
Subtotal - Full-Time	**5.00**	**5.00**	**4.00**	**4.00**	**0.00**
Total Positions	**5.00**	**5.00**	**4.00**	**4.00**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 866,032	$ 811,976	$ 779,989	$ 839,778	3.4%
Service and Supplies	294,857	483,364	391,985	444,563	(8.0%)
Internal Service Fund Charges	207,930	209,390	209,390	225,190	7.5%
Total Division Cost	**$ 1,368,819**	**$ 1,504,730**	**$ 1,381,364**	**$ 1,509,531**	**0.3%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
Internal Service Funds	$ 1,368,819	$ 1,504,730	$ 1,381,364	$ 1,509,531
Total Resources	**$ 1,368,819**	**$ 1,504,730**	**$ 1,381,364**	**$ 1,509,531**

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POLICE

Police


Cypress Police Department
CYPRESS POLICE DEPARTMENT

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Police Department

The Police Department's mission is "to provide professional public safety services in partnership with the community." The Department coordinates its efforts with groups and individuals in the community to provide a safe environment in which to visit, work, and live. The members of the Department are committed to excellence developed through pride, setting the standard, and earning a reputation for caring and courteous service. The Police Department is dedicated to honoring the obligation to protect and serve, while seeking innovative solutions to improve the quality of life for all.

POLICE DEPARTMENT

Fiscal Year 2025 - 2026

CHIEF OF POLICE

Support Services

- Support Services Management
- Personnel and Training
- Social Media
- Press Information Officer
- Records
- Property and Evidence
- Crime Prevention/ Community Relations
- Emergency Services
- Budget/Grants
- Peer Support
- Volunteers/RACES
- General Investigations
- Court Liaison
- Special Investigations/Narcotics
- Task Force Officers

Operations

- Field Operations Management
- Field Operations
- Jail Operations
- Traffic and Parking Operations
- Crossing Guards
- SWAT Operations
- Canine Program
- Field Training Program
- Explorer Program
- Homeless Liaison Officer Program
- West Cities Dispatch Communications

Summary of Expenditures

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Community Outreach Officer	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	1.00	1.00	1.00	1.00	0.00
Office Specialist	1.00	1.00	1.00	1.00	0.00
Police Captain	2.00	2.00	2.00	2.00	0.00
Police Chief	1.00	1.00	1.00	1.00	0.00
Police Clerk I/II	4.00	4.00	4.00	4.00	0.00
Police Lieutenant	2.00	2.00	2.00	2.00	0.00
Police Officer	41.00	41.00	41.00	41.00	0.00
Police Officer - Overhire	2.00	2.00	2.00	2.00	0.00
Police Officer - School Resource Officer	1.00	1.00	1.00	1.00	0.00
Police Sergeant	10.00	10.00	10.00	10.00	0.00
Police Services Officer	7.00	7.00	7.00	7.00	0.00
Records Support Services Supvr	1.00	1.00	1.00	1.00	0.00
Secretary to Department Head	1.00	1.00	1.00	1.00	0.00
Senior Management Analyst	0.50	0.50	0.50	0.50	0.00
Subtotal - Full-Time	**75.50**	**75.50**	**75.50**	**75.50**	**0.00**
Part-Time					
Investigative Assistant	1.44	1.44	1.44	1.44	0.00
Police Aide	4.90	4.90	4.90	4.90	0.00
Subtotal - Part-Time	**6.34**	**6.34**	**6.34**	**6.34**	**0.00**
Total Positions	**81.84**	**81.84**	**81.84**	**81.84**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 16,550,964	$ 18,953,940	$ 17,191,498	$ 19,297,930	1.8%
Service and Supplies	2,323,384	2,928,707	2,730,064	2,844,403	(2.9%)
Internal Service Fund Charges	2,133,690	2,154,930	2,154,930	2,498,300	15.9%
Total Department Cost	**$ 21,008,038**	**$ 24,037,577**	**$ 22,076,492**	**$ 24,640,633**	**2.5%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 20,690,290	$ 23,775,345	$ 21,758,745	$ 24,395,932
General Fund Grants	128,419	73,732	145,947	73,201
Supplemental Law Enforcement	189,329	188,500	171,800	171,500
Total Resources	**$ 21,008,038**	**$ 24,037,577**	**$ 22,076,492**	**$ 24,640,633**

Support Services Division

Division Overview

The Support Services Division comprises Police Administration, Personnel and Training, Administrative Services Management, Records, Crime Prevention/Community Relations, Emergency Services, Police Grants, Mobile Command Post Team, and Investigations. The Division provides management, support, and guidance for all organizational programs, including hiring and training Department staff, and strengthening relations between the Department and the community.

Investigations include General Investigations, Special Investigations, the Police Laboratory, Property and Evidence, Narcotics Asset Seizure, Court Liaison, and Professional Standards. The Criminal Investigations Bureau is responsible for the follow-up investigations of all reported crimes in the City of Cypress.

Accomplishments for Fiscal Year 2024-25

- Hired five police officers, one office assistant, one investigative assistant, two police aides, and one records clerk.
- Successfully implemented body-worn cameras with department-wide training and new vehicle cameras integrating with body-worn cameras and license plate reader technology.
- Provided emergency operations training for city staff, including fire suppression, tourniquet application, and CPR with AEDs in partnership with Faulk Ambulance and the Orange County Fire Authority.
- Co-hosted a National Night Out event with Recreation and Community Services to strengthen community partnerships and neighborhood camaraderie.
- Contributed to the Cypress Citizens Academy by providing insight into police operations and hosted fraud and identity theft seminars for senior citizens.
- Collaborated with the social media team to create targeted recruitment content contributing to a 32.1% increase in Facebook visits and a 92.6% increase in Instagram visits.
- Organized a team-building workshop with command staff and supervisors to:
  - Identify operational challenges.
  - Develop strategic goals and leadership skills.
  - Strengthen supervisory relationships.
  - Evaluate and refine the Department's Mission, Vision, and Values.

Objectives for Fiscal Year 2025-26

- Expand emergency operations training for city staff to include workplace preparedness, additional training opportunities, and tours of emergency resources.
- Enter into a partnership with Anaheim Union High School District to continue funding for the School Resource Officer position.
- Implement the SAILS (Seniors Alert Independent and Living Safely) program, coordinating presenters and outreach efforts for 15-20 participants.
- Recruit and hire six additional police officers to reach full staffing levels.
- Train new Master Taser Instructors, deploy new state-of-the-art tasers, and provide department-wide training.
- Certify new Use of Force instructors and develop an in-house POST-approved use of force training program.

Support Services Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Community Outreach Officer	1.00	1.00	1.00	1.00	0.00
Office Assistant I/II	1.00	1.00	1.00	1.00	0.00
Office Specialist	1.00	1.00	1.00	1.00	0.00
Police Captain	1.00	1.00	1.00	1.00	0.00
Police Chief	1.00	1.00	1.00	1.00	0.00
Police Clerk I/II	4.00	4.00	4.00	4.00	0.00
Police Lieutenant	1.00	1.00	1.00	1.00	0.00
Police Officer	9.00	9.00	9.36	9.00	(0.360)
Police Officer - School Resource Officer	1.00	1.00	1.00	1.00	0.00
Police Sergeant	3.00	3.00	3.00	3.00	0.00
Police Services Officer	2.00	3.00	3.00	2.00	(1.00)
Records Support Services Supvr	1.00	1.00	1.00	1.00	0.00
Secretary to Department Head	1.00	1.00	1.00	1.00	0.00
Senior Management Analyst	0.50	0.50	0.50	0.50	0.00
Subtotal - Full-Time	**27.50**	**28.50**	**28.86**	**27.50**	**(1.36)**
Part-Time					
Investigative Assistant	1.44	1.44	1.44	1.44	0.00
Police Aide	1.96	1.96	1.96	2.48	0.52
Subtotal - Part-Time	**3.40**	**3.40**	**3.40**	**3.92**	**0.52**
Total Positions	**30.90**	**31.90**	**32.26**	**31.42**	**(0.84)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 6,590,136	$ 7,090,225	$ 7,086,774	$ 7,084,432	(0.1%)
Service and Supplies	381,319	833,947	715,820	776,324	(6.9%)
Internal Service Fund Charges	1,662,950	1,707,190	1,707,190	1,732,070	1.5%
Total Division Cost	**$ 8,634,405**	**$ 9,631,362**	**$ 9,509,784**	**$ 9,592,826**	**(0.4%)**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 8,316,657	$ 9,369,130	$ 9,192,037	$ 9,348,125
General Fund Grants	128,419	73,732	145,947	73,201
Supplemental Law Enforcement	189,329	188,500	171,800	171,500
Total Resources	**$ 8,634,405**	**$ 9,631,362**	**$ 9,509,784**	**$ 9,592,826**

Operations Division

Division Overview

The Operations Division responds to calls for service, enforces laws, deters crime, makes arrests, conducts preliminary investigations of crimes and collisions, and prepares associated reports. The Division works with the community to prevent and solve crime and to enhance the quality of life for those who live, work, visit, and play in Cypress. The Division includes Field Operations Management, Field Operations, Jail, Traffic, SWAT, K-9, Parking Enforcement, Crossing Guards, Homeless Outreach, Field Training, the Police Explorer Program, and managing the communications contract with the West Cities Police Communications (WestComm).

Accomplishments for Fiscal Year 2024-25

- In partnership with the North Orange County Public Safety Collaborative (NOCPSC), assigned a Homeless Liaison Officer to work once weekly with the Homeless Outreach & Proactive Engagement (HOPE) Center to help and support people experiencing homelessness.
- Obtained and deployed eight Automated License Plate Readers (ALPR) throughout the City. ALPRs are wireless cameras affixed to street poles in strategic locations to record license plate numbers and vehicle descriptions.
- Conducted four DUI checkpoints and 27 directed traffic safety operations as part of our grant from the California Office of Traffic Safety. The DUI checkpoints resulted in 3,771 vehicles screened, two DUI arrests, and 108 citations. The directed operations focused on distracted driving, DUI saturation patrols, primary collision factors, pedestrian/bicycle/e-bike safety, and collaborative activities with neighboring agencies. These operations led to 472 vehicle stops, 398 citations issued, and two DUI arrests.
- Replaced the Mobile Audio Video (In-Car) camera systems in the patrol fleet, including parking control vehicles, with upgraded systems that interface with our body-worn cameras (BWCs) and utilize APLR technology.

Objectives for Fiscal Year 2025-26

- Collaborate with Public Works to modernize the fleet by replacing three aging patrol vehicles.
- Expand our partnership with the NOCPSC by assigning a Homeless Liaison Officer to work two days per week at the HOPE Center.
- Increase education and enforcement efforts in traffic safety by conducting a minimum of four DUI checkpoints, five DUI saturation patrols, four pedestrian/bicycle/e-bike safety events, six primary collision factor enforcement operations, two motorcycle safety operations, and two distracted driving operations.
- Restore staffing levels on the West Orange County SWAT Team by adding three new officers to the team.

Operations Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Police Captain	1.00	1.00	1.00	1.00	0.00
Police Lieutenant	1.00	1.00	1.00	1.00	0.00
Police Officer	32.00	32.00	31.64	32.00	0.36
Police Officer - Overhire	2.00	2.00	2.00	2.00	0.00
Police Sergeant	7.00	7.00	7.00	7.00	0.00
Police Services Officer	5.00	4.00	4.00	5.00	1.00
Subtotal - Full-Time	**48.00**	**47.00**	**46.64**	**48.00**	**1.36**
Part-Time					
Police Aide	2.94	2.94	2.94	2.42	(0.52)
Subtotal - Part-Time	**2.94**	**2.94**	**2.94**	**2.42**	**(0.52)**
Total Positions	**50.94**	**49.94**	**49.58**	**50.42**	**0.84**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 9,960,828	$ 11,863,715	$ 10,104,724	$ 12,213,498	2.9%
Service and Supplies	1,942,065	2,094,760	2,014,244	2,068,079	(1.3%)
Internal Service Fund Charges	470,740	447,740	447,740	766,230	71.1%
Total Division Cost	**$ 12,373,633**	**$ 14,406,215**	**$ 12,566,708**	**$ 15,047,807**	**4.5%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 12,373,633	$ 14,406,215	$ 12,566,708	$ 15,047,807
Total Resources	**$ 12,373,633**	**$ 14,406,215**	**$ 12,566,708**	**$ 15,047,807**

Police Officer - Overhire positions are utilized when an upcoming Police Officer vacancy is identified to minimize the time the position is vacant, helping to maintain higher Police Officer staffing levels. These positions are unfunded in the budget and it is anticipated salary savings would offset the costs associated with any utilized Overhire positions.

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Community Development



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Community Development Department

The Community Development Department consists of the Planning, Code Enforcement, Housing, and Economic Development Divisions. The Department is responsible for providing Cypress General Plan, Municipal Code, and demographic information, processing all private development proposals, issuing various types of entitlement and use permits, preparing ordinances for land use and building regulations, and responding to code enforcement violations. The Housing Division is responsible for implementing the Cypress General Plan Housing Element programs and tracking compliance with State regulations for affordable housing and other special housing types. The Economic Development Division is responsible for supporting and retaining existing businesses in the City, recruiting new businesses to the City, and encouraging entrepreneurship.

COMMUNITY DEVELOPMENT DEPARTMENT

Fiscal Year 2025 - 2026

PLANNING DIRECTOR

Planning and Development

- Planning Administration
- Advanced Planning
- Current Planning
- Code Enforcement
- Economic Development
- Community Development Grants
- Housing

Summary of Expenditures

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Administrative Clerk	1.00	1.00	1.00	1.00	0.00
Assistant Planner	1.00	1.00	1.00	1.00	0.00
Associate Planner	1.00	1.00	0.00	0.00	0.00
Business Development Manager	1.00	1.00	1.00	1.00	0.00
Code Enforcement Officer II	1.00	1.00	1.00	1.00	0.00
Planning Director	1.00	1.00	1.00	1.00	0.00
Senior Planner	0.00	0.00	1.00	1.00	0.00
Subtotal - Full-Time	**6.00**	**6.00**	**6.00**	**6.00**	**0.00**
Part-Time					
Planning Intern	0.50	0.50	0.50	0.50	0.00
Subtotal - Part-Time	**0.50**	**0.50**	**0.50**	**0.50**	**0.00**
Total Positions	**6.50**	**6.50**	**6.50**	**6.50**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,053,274	$ 1,265,838	$ 1,131,992	$ 1,311,097	3.6%
Service and Supplies	588,508	310,785	1,041,716	299,606	(3.6%)
Internal Service Fund Charges	154,420	159,120	159,120	150,660	(5.3%)
Total Department Cost	**$ 1,796,202**	**$ 1,735,743**	**$ 2,332,828**	**$ 1,761,363**	**1.5%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 1,783,231	$ 1,525,147	$ 2,309,012	$ 1,748,630
General Fund Grants	-	170,000	13,816	-
Housing Assets Fund	12,971	40,596	10,000	12,733
Total Resources	**$ 1,796,202**	**$ 1,735,743**	**$ 2,332,828**	**$ 1,761,363**

Planning, Code Enforcement, Housing, and Economic Development Divisions

Department Overview

The Community Development Department consists of the Planning, Code Enforcement, Housing, and Economic Development Divisions. The Department is responsible for providing Cypress General Plan, Municipal Code, and demographic information, processing all private development proposals, issuing various types of entitlement and use permits, preparing ordinances for land use and building regulations, and responding to code enforcement violations, and promoting economic development. The Housing Division is responsible for implementing the Cypress General Plan Housing Element programs and tracking compliance with State regulations for affordable housing and other special housing types. The Economic Development Division is responsible for supporting and retaining existing businesses in the City, recruiting new businesses to the City, and encouraging entrepreneurship.

Accomplishments for Fiscal Year 2024-25

- Processed four preliminary project review submittals, as required for new development before formal entitlement applications.
- Completed approvals for the following:
  - A new warehouse building at 5665 Plaza Drive
  - A new medical office building at 5255 Katella Avenue
  - A new charter school at 4321 Cerritos Avenue
  - Two residential density bonus projects with moderate-income townhome units at 4872 and 5302 Lincoln Avenue
  - A subdivision of one parcel into two under State law SB 9, at 8162 Gay Street
  - A Costco gas station expansion at 5401 Katella Avenue
  - Site and building improvements for major businesses including, but not limited to, Raymond West, Murray Company, Tandem Foods, Mitsuwa Marketplace, Joe Schmoe's, Da Vien, Pho Hoa, Paris Baguette, Mooyah Burger, Juicy Dumpling Factory, and Rainbow Cone
  - More than 23 accessory dwelling units (ADUs)
  - Occupancy release for approximately 34 new single-family housing units
  - Occupancy release for the new Homewood Suites by Hilton Cypress and Acacia Apartments
  - Occupancy release for LTP Modern Machine's 25,452-square-foot addition
  - 81 garage sale permits
  - 12 Temporary Use Permits
  - 126 business license clearances for new business within the City
- Completed the Business Park Modernization and Integration Project, resulting in the adoption of the Cypress Business Park Specific Plan, along with associated General Plan and Zoning Ordinance Amendments.
- Continued administering Business Concierge Services and Building and Safety Support to assist local businesses.
- Carried out the Business Visitation Program, with the Economic Development Subcommittee visiting key employers including Rolls-Royce High Temperature Composites, J&F Machine, and Amazon.
- Completed the Business Park Local Catering Program, distributing $130,000 in gift cards and injecting $114,152.34 into the local economy.
- Completed the Development Fee Waiver Program, waiving up to $20,000 in fees per business and supporting 352 businesses, including major employers and small businesses.
- Implemented Phase 2 of the City Council's Business Assistance Programs through the successful completion of Cypress University's Level Up! Digital Marketing Program, which provided training and $2,000 grants to 32 local businesses; and the launch of the Next Up! Business Growth Program, which offers advancing training and $10,000 grants to help local businesses scale and expand.
- Completed the Sunstone Challenge, a collaborative effort with USC students to develop targeted economic development strategies addressing key issues.
-

Objectives for Fiscal Year 2025-26

- Present a Program Environmental Impact Report on the 2021-2029 Housing Element to the City Council for consideration
- Update the Lincoln Avenue Specific Plan for consistency with the Housing Element

- Complete Phase one and initiate phase two of the Council's Business Recovery and Support Program
- Implement the goals and objectives of the Housing Element Update

Planning, Code Enforcement, Housing, and Economic Development Divisions

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Administrative Clerk	1.00	1.00	1.00	1.00	0.00
Assistant Planner	1.00	1.00	1.00	1.00	0.00
Associate Planner	1.00	1.00	0.00	0.00	0.00
Business Development Manager	1.00	1.00	1.00	1.00	0.00
Code Enforcement Officer II	1.00	1.00	1.00	1.00	0.00
Planning Director	1.00	1.00	1.00	1.00	0.00
Senior Planner	0.00	0.00	1.00	1.00	0.00
Subtotal - Full-Time	**6.00**	**6.00**	**6.00**	**6.00**	**0.00**
Part-Time					
Planning Intern	0.50	0.50	0.50	0.50	0.00
Subtotal - Part-Time	**0.50**	**0.50**	**0.50**	**0.50**	**0.00**
Total Positions	**6.50**	**6.50**	**6.50**	**6.50**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,053,274	$ 1,265,838	$ 1,131,992	$ 1,311,097	3.6%
Service and Supplies	588,508	310,785	1,041,716	299,606	(3.6%)
Internal Service Fund Charges	154,420	159,120	159,120	150,660	(5.3%)
Total Division Cost	**$ 1,796,202**	**$ 1,735,743**	**$ 2,332,828**	**$ 1,761,363**	**1.5%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 1,783,231	$ 1,525,147	$ 2,309,012	$ 1,748,630
General Fund Grants	-	170,000	13,816	-
Housing Assets Fund	12,971	40,596	10,000	12,733
Total Resources	**$ 1,796,202**	**$ 1,735,743**	**$ 2,332,828**	**$ 1,761,363**

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Public Works





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Public Works Department

The Public Works Department includes the following functions:

Engineering

Engineering programs manage the entire city's infrastructure including the administration of all the City's Capital Improvement programs, design and construction, traffic engineering, subdivision development, plan checking and permitting, and general technical support for other City departments.

Building and Safety

The Building Division reviews plans, issues permits, inspects construction, and enforces state building codes in order to protect the health, safety and welfare of the community.

Maintenance

This division is responsible for maintaining the city's infrastructure including streets, sewers, storm drains, parkways, landscaping, trees, parks, facilities as well as maintaining the fleet. Maintenance activities are completed using a combination of contract services and in-house staff. This also includes four storm water pump stations a one sewer lift station.

Environmental Services

The Environmental Services division manages the solid waste, grease control, and stormwater quality programs. These programs are responsible for ensuring compliance with all applicable state, regional, and local regulatory requirements to protect the community's health and the environment.

PUBLIC WORKS DEPARTMENT

Fiscal Year 2025 - 2026

PUBLIC WORKS DIRECTOR

Building

- Building Division Administration
- Permits
- Building Inspections
- Electrical, Plumbing & Heating Inspections
- Plan Checks

Engineering

- Public Works Administration
- Engineering Administration
- Engineering Plan Checking
- Traffic Engineering
- Traffic Signal Maintenance
- Street Lighting

Environmental Services

- Solid Waste Management
- Grants
- Fats, Oils, and Grease Management
- Storm Drainage Water Quality

Park Maintenance

- Park Landscape and Maintenance
- Senior Center Landscape and Maintenance
- Athletic Field Maintenance
- Park Building Maintenance
- Community Center Maintenance
- Community Events

Street Maintenance

- Maintenance Administration
- Street, Tree and Parkway Maintenance
- Street Cleaning
- Traffic Safety
- Graffiti Removal
- Sidewalk Repair
- Retarding Basin
- Stanton Channel Berm Maintenance
- Storm Drain Maintenance
- Sanitary Sewer Maintenance

Facilities Division

- Building Maintenance
- Civic Center Landscaping
- Library Maintenance
- Boys & Girls Club Maintenance

Fleet Division

- Auto Maintenance
- Equipment Maintenance

Summary of Expenditures

Summary of Positions

	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Assistant City Engineer	1.00	1.00	1.00	1.00	0.00
Associate Engineer	1.00	2.00	2.00	2.00	0.00
City Engineer	1.00	1.00	1.00	1.00	0.00
Director of Public Works	1.00	1.00	1.00	1.00	0.00
Engineering Aide	1.00	1.00	1.00	1.00	0.00
Maintenance Specialist	3.00	3.00	3.00	3.00	0.00
Maintenance Superintendent	1.00	1.00	1.00	1.00	0.00
Maintenance Supervisor	3.00	2.00	2.00	3.00	1.00
Maintenance Worker	7.00	7.00	7.00	7.00	0.00
Management Analyst	0.00	1.00	1.00	0.00	(1.00)
Mechanic	2.00	2.00	2.00	2.00	0.00
Office Assistant II	1.00	1.00	1.00	1.00	0.00
Project Manager	1.00	0.00	0.00	0.00	0.00
Secretary to Department Head	1.00	1.00	1.00	1.00	0.00
Senior Management Analyst	1.00	1.00	1.00	1.00	0.00
Subtotal - Full-Time	**25.00**	**25.00**	**25.00**	**25.00**	**0.00**
Part-Time					
Administrative Intern	1.00	1.00	1.00	1.00	0.00
Maintenance Attendant	0.50	0.50	0.50	0.50	0.00
Maintenance Worker	2.00	2.00	2.00	2.00	0.00
Subtotal - Part-Time	**3.50**	**3.50**	**3.50**	**3.50**	**0.00**
Total Positions	**28.50**	**28.50**	**28.50**	**28.50**	**0.00**

Summary of Expenditures

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 3,759,893	$ 4,569,011	$ 3,826,589	$ 4,535,233	(0.7%)
Service and Supplies	6,476,541	7,895,790	7,321,772	7,836,271	(0.8%)
Internal Service Fund Charges	1,202,070	1,215,020	1,215,020	1,387,200	14.2%
Total Department Cost	**$ 11,438,504**	**$ 13,679,821**	**$ 12,363,381**	**$ 13,758,704**	**0.6%**

Summary of Resources

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 8,059,000	$ 9,603,143	$ 8,896,576	$ 9,680,330
General Fund - Grants	15,353	14,684	14,684	14,684
Corporate Center Maint Dist	76,109	108,251	78,315	102,638
Internal Service Funds	789,646	800,648	761,302	824,494
Lighting District	1,229,713	1,242,750	1,037,671	1,275,837
Storm Drainage	549,249	845,991	724,488	864,566
Sewer Fund	323,085	552,355	460,662	481,241
Capital Projects	396,349	511,999	389,683	514,914
Total Resources	**$ 11,438,504**	**$ 13,679,821**	**$ 12,363,381**	**$ 13,758,704**

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Building & Safety Division

Division Overview

Building and Safety regulates building construction activity through plan review, permit processing, inspection, and education in order to protect the health, safety, and welfare of the community. Key responsibilities include providing timely plan reviews and construction inspections to ensure compliance with approved building plans and codes. Staff also provides technical support to homeowners, contractors, and design professionals on the latest building code regulations.

Accomplishments for Fiscal Year 2024-25

Plan checked:

- Goodman Commerce Center at 5665 Plaza Drive
- Medical Office Building at City Center
- Sycamore Creek Community Charter School
- Office Building Tenant Improvement at 5995 Plaza Drive
- Rolls Royce Tenant Improvement at 5730 Katella Ave

Inspected:

- Goodman Commerce Center at 5755 and 5885 Plaza Drive
- LTP Modern Machine at 10900 Walker Street
- Belmont Townhomes on Vessels Circle
- Citrus Square Melia Homes
- Homewood Suites at City Center
- Acadia Apartments at City Center
- Apartment Building at 8651 Belmont

Objectives for Fiscal Year 2025-26

Inspect:

- Goodman Commerce Center at 5665 Plaza Drive
- Medical Office Building at City Center
- Sycamore Creek Community Charter School
- Office Building Tenant Improvement at 5995 Plaza Drive
- Rolls Royce Tenant Improvement at 5730 Katella

Building & Safety Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
City Engineer	0.00	0.00	0.00	0.03	0.03
Secretary to Department Head	0.03	0.03	0.00	0.00	0.00
Senior Management Analyst	0.02	0.03	0.03	0.03	0.00
Subtotal - Full-Time	**0.05**	**0.06**	**0.03**	**0.06**	**0.03**
Total Positions	**0.05**	**0.06**	**0.03**	**0.06**	**0.03**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 2,888	$ 5,841	$ 2,326	$ 15,739	169.5%
Service and Supplies	570,776	552,639	597,505	648,168	17.3%
Internal Service Fund Charges	67,220	70,540	70,540	88,480	25.4%
Total Division Cost	**$ 640,884**	**$ 629,020**	**$ 670,371**	**$ 752,387**	**19.6%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 640,884	$ 629,020	$ 670,371	$ 752,387
Total Resources	**$ 640,884**	**$ 629,020**	**$ 670,371**	**$ 752,387**

Environmental Services Division

Division Overview

Environmental Services oversees the City's solid waste, grease control, and stormwater quality programs, ensuring compliance with regulatory requirements that protect public health and the environment.

Solid waste management ensures the community meets California's recycling mandates and manages the solid waste franchise. The grease control and stormwater quality programs are ways the City is helping to prevent pollutants from entering local waterways.

The City also leads public education efforts informing businesses of their responsibilities and helping residents understand the importance of recycling and their role in pollution prevention.

Accomplishments for Fiscal Year 2024-25

- Partnered with Valley Vista Services and the City's solid waste consultant to monitor the organic recycling program for compliance and deliver ongoing education and outreach to businesses and residents
- Expanded online (OpenGov) process for verifying ongoing Operations and Maintenance (O&M) for post construction devices as required by approved site-specific Water Quality Management Plans (WQMPs)
- Increased level of water quality inspection activities at large construction sites in the City to verify compliance and assist developers and contractors in maintaining compliance with State issued construction permits, local requirements and WQMP implementation
- Participated in the Countywide effort during ongoing MS4 Permit negotiations with the Santa Ana Regional Board staff
- Updated the City's Local Implementation Plan (LIP) in advance of the pending audit from the Santa Ana Regional Water Quality Control Board (Regional Board)Participated in the Countywide effort during ongoing MS4 Permit negotiations with the Santa Ana Regional Board staff
- Participated and completed a successful audit by the Regional Board and received a report stating no violations, no deficiencies, and no recommendations for the City's stormwater quality program as a result of this audit

Objectives for Fiscal Year 2025-26

Anticipated special projects for the next fiscal year include:

- Coordinate with Valley Vista Services and the solid waste consultant to fulfill State organic recycling requirements through accurate reporting, regulatory compliance, and effective public outreach
- Maintain and update the City's online database for industrial and commercial facilities and the Fats, Oils and Grease (FOG) permitting system to provide real-time inspection results to facility operators
- Engage with the countywide stormwater program throughout the stormwater permit renewal process with the Santa Ana Regional Water Quality Control Board
- Update and modify City's existing stormwater program as required by the new Regional Permit once adopted by the Santa Ana Regional Water Quality Control Board

Environmental Services Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Associate Engineer	0.16	0.24	0.10	0.10	0.00
Maintenance Superintendent	0.00	0.03	0.00	0.00	0.00
Senior Management Analyst	0.45	0.44	0.44	0.44	0.00
Subtotal - Full-Time	**0.61**	**0.71**	**0.54**	**0.54**	**0.00**
Part-Time					
Administrative Intern	0.10	0.10	0.20	0.20	0.00
Subtotal - Part-Time	**0.10**	**0.10**	**0.20**	**0.20**	**0.00**
Total Positions	**0.71**	**0.81**	**0.74**	**0.74**	**0.00**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 98,466	$ 122,509	$ 80,204	$ 128,360	4.8%
Service and Supplies	482,323	558,812	531,457	550,015	(1.6%)
Internal Service Fund Charges	2,600	1,980	1,980	1,850	(6.6%)
Total Division Cost	**$ 583,389**	**$ 683,301**	**$ 613,641**	**$ 680,225**	**(0.5%)**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 148,578	$ 245,741	$ 236,297	$ 207,195
General Fund Grants	15,353	14,684	14,684	14,684
Sewer Fund	105,107	97,821	87,355	98,888
Storm Drainage Fund	314,351	325,055	275,305	359,458
Total Resources	**$ 583,389**	**$ 683,301**	**$ 613,641**	**$ 680,225**

Engineering Division

Division Overview

The Engineering Division maintains the traffic signal system and manages the planning, design and construction of all public infrastructure and facilities. Engineering also maintains the City's street system and strives to maintain a Pavement Condition Index (PCI) rating of Good for at least the next seven years.

Accomplishments for Fiscal Year 2024-25

- Completed the Arnold Cypress Park Rehabilitation
- Completed repairs and rehabilitation of the Community Center Roof
- Completed construction for the Cerritos Avenue Frontage Landscape Improvements
- Completed the replacement of the Veterans Park Picnic Pavilion
- Completed replacement of sports field lighting at Oak Knoll Park
- Completed flooring replacement at City Hall West Wing
- Began construction for replacement of traffic signal controllers and cabinets citywide
- Began construction on the City Hall/Police Department Roof Replacement
- Began preliminary design for renovations of the Executive Boardroom

Objectives for Fiscal Year 2025-26

Anticipated special projects for the next fiscal year include:

- Complete the design of Myra Ave Pump Station No. 1
- Install accessible pedestrian signals citywide
- Update the Sewer System Master Plan
- Replace City-owned street lights with LED fixtures
- Replace the East Wing HVAC unit
- Rehabilitate the existing Veterans Park restrooms
- Replace the Veterans Park Sports Court
- Begin the design for the Baroldi Sycamore Park expansion
- Complete traffic signal improvements at Valley View St & Plaza Dr

Engineering Division

Summary of Positions

	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Assistant City Engineer	0.94	0.95	1.00	0.97	(0.03)
Associate Engineer	0.74	1.61	1.86	1.86	0.00
City Engineer	1.00	1.00	1.00	0.97	(0.03)
Director of Public Works	1.00	1.00	1.00	1.00	0.00
Engineering Aide	1.00	1.00	1.00	1.00	0.00
Maintenance Specialist	0.02	0.03	0.02	0.02	0.00
Maintenance Superintendent	0.01	0.01	0.01	0.01	0.00
Maintenance Supervisor	0.04	0.02	0.02	0.05	0.03
Maintenance Worker	0.01	0.01	0.01	0.01	0.00
Project Manager	0.95	0.00	0.00	0.00	0.00
Secretary to Department Head	0.97	0.97	1.00	1.00	0.00
Senior Management Analyst	0.53	0.53	0.53	0.53	0.00
Subtotal - Full-Time	**7.21**	**7.13**	**7.45**	**7.42**	**(0.03)**
Part-Time					
Administrative Intern	0.50	0.50	0.60	0.60	0.00
Maintenance Worker	0.02	0.02	0.02	0.02	0.00
Subtotal - Part-Time	**0.52**	**0.52**	**0.62**	**0.62**	**0.00**
Total Positions	**7.73**	**7.65**	**8.07**	**8.04**	**(0.03)**

Summary of Expenditures

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,481,625	$ 1,836,593	$ 1,532,209	$ 1,700,843	(7.4%)
Service and Supplies	1,458,657	1,658,329	1,455,111	1,522,425	(8.2%)
Internal Service Fund Charges	399,300	420,310	420,310	529,260	25.9%
Total Division Cost	**$ 3,339,582**	**$ 3,915,232**	**$ 3,407,630**	**$ 3,752,528**	**(4.2%)**

Summary of Resources

	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 1,713,520	$ 2,160,483	$ 1,980,276	$ 1,961,777
Lighting District	1,229,713	1,242,750	1,037,671	1,275,837
Capital Project Funds (Various)	396,349	511,999	389,683	514,914
Total Resources	**$ 3,339,582**	**$ 3,915,232**	**$ 3,407,630**	**$ 3,752,528**

Streets Division

Division Overview

Street maintenance is responsible for maintaining the City's infrastructure within the 112 miles of street right of way. This includes pavement work, traffic control, landscape maintenance, sidewalk, curb and gutter, access ramps, traffic sign replacements and roadway striping.

The City maintains more than 15,000 street trees with the majority of them located in residential neighborhoods. Contract services provide tree trimming and removals, while City staff inspects trees for health. Street maintenance also includes catch basin and storm drain cleaning, sewer line cleaning, manhole repair and sweeping of more than 18,000 curb miles per year.

Accomplishments for Fiscal Year 2024-25

- Completed sanitary sewer cleaning operations
- Awarded new contracts for landscape maintenance services for Arnold Cypress Park
- Evaluated all City sidewalks and repaired sidewalk displacements throughout the year
- Evaluated all City regulatory traffic signs and replaced deteriorated signs throughout the year
- Completed painting 20% of the City's colored curbs

Objectives for Fiscal Year 2025-26

- Complete sanitary sewer cleaning operations
- Evaluate all City sidewalks and repair sidewalk displacements throughout the year
- Evaluate all City regulatory traffic signs and replace deteriorated signs throughout the year
- Complete painting 20% of all the marked red curbs citywide.

Streets Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Assistant City Engineer	0.06	0.05	0.00	0.03	0.03
Associate Engineer	0.10	0.15	0.04	0.04	0.00
Maintenance Specialist	1.61	1.60	1.61	1.48	(0.13)
Maintenance Superintendent	0.99	0.96	0.99	0.99	0.00
Maintenance Supervisor	1.65	1.13	1.02	1.80	0.78
Maintenance Worker	5.42	5.39	4.99	5.20	0.21
Management Analyst	0.00	1.00	1.00	0.00	(1.00)
Office Assistant II	1.00	1.00	1.00	1.00	0.00
Project Manager	0.05	0.00	0.00	0.00	0.00
Subtotal - Full-Time	**10.88**	**11.28**	**10.65**	**10.54**	**(0.11)**
Part-Time					
Administrative Intern	0.40	0.40	0.20	0.20	0.00
Maintenance Worker	0.65	0.65	0.65	0.59	(0.06)
Subtotal - Part-Time	**1.05**	**1.05**	**0.85**	**0.79**	**(0.06)**
Total Positions	**11.93**	**12.33**	**11.50**	**11.33**	**(0.17)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 1,306,257	$ 1,643,108	$ 1,276,308	$ 1,609,390	(2.1%)
Service and Supplies	1,205,940	1,848,432	1,662,795	1,643,921	(11.1%)
Internal Service Fund Charges	548,360	544,190	544,190	575,720	5.8%
Total Division Cost	**$ 3,060,557**	**$ 4,035,730**	**$ 3,483,293**	**$ 3,829,031**	**(5.1%)**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 2,531,572	$ 2,952,009	$ 2,582,488	$ 2,838,932
Corporate Center Maint Dist	76,109	108,251	78,315	102,638
Sewer Fund	217,978	454,534	373,307	382,353
Storm Drainage Fund	234,898	520,936	449,183	505,108
Total Resources	**$ 3,060,557**	**$ 4,035,730**	**$ 3,483,293**	**$ 3,829,031**

Maintenance Division – Parks

Division Overview

The City maintains over 80 acres of parkland and facilities. Contract services provide tree and landscape maintenance while staff performs skilled work such as managing the smart irrigation system and assessing plant health. The park maintenance division is responsible for all landscape at parks, the athletic fields at community parks, and maintaining all park equipment such as playgrounds, picnic sites, lighting, restrooms, pickleball courts, and the tennis courts.

Maintenance activities for the Civic Center landscaping is also accounted for in this program area. Contracted services are used for landscape and tree maintenance. Staff is responsible for maintaining the smart irrigation control system as well as responding to requests for maintenance from internal staff.

Additionally, this program is responsible for assisting with setting up for various community events such as the Community Festival, Holiday Sing, Spring Egg Hunt, and Halloween Carnival. Maintenance is responsible for coordinating setup and breakdown activities in conjunction with the Festival Committee. The Cypress Recreation and Park District (CRPD) reimburse all costs incurred in this program to the City's General Fund.

Accomplishments for Fiscal Year 2024-25

- Completed annual turf renovations throughout the City
- Performed upgrades to weather-based irrigation controllers
- Performed annual Willow Park pond cleaning and maintenance
- Performed landscape and tree maintenance at City parks and green spaces

Objectives for Fiscal Year 2025-26

- Perform annual turf renovations throughout the City
- Perform upgrades to weather-based irrigation controllers
- Perform annual Willow Park pond cleaning and maintenance
- Perform reduction of sand height mounding in turf surrounding tot lots at various parks

Maintenance Division – Parks

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Maintenance Specialist	0.82	0.81	0.81	0.98	0.17
Maintenance Supervisor	0.75	0.46	0.47	0.72	0.25
Maintenance Worker	0.97	0.99	0.87	1.15	0.28
Mechanic	0.03	0.02	0.02	0.02	0.00
Subtotal - Full-Time	**2.57**	**2.28**	**2.17**	**2.87**	**0.70**
Part-Time					
Maintenance Attendant	0.50	0.50	0.50	0.50	0.00
Maintenance Worker	1.16	1.16	1.16	1.19	0.03
Subtotal - Part-Time	**1.66**	**1.66**	**1.66**	**1.69**	**0.03**
Total Positions	**4.23**	**3.94**	**3.83**	**4.56**	**0.73**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 386,670	$ 429,602	$ 440,859	$ 526,079	22.5%
Service and Supplies	1,599,803	1,924,614	1,899,782	2,212,676	15.0%
Internal Service Fund Charges	155,400	152,310	152,310	151,380	(0.6%)
Total Division Cost	**$ 2,141,873**	**$ 2,506,526**	**$ 2,492,951**	**$ 2,890,135**	**15.3%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 2,141,873	$ 2,506,526	$ 2,492,951	$ 2,890,135
Total Resources	**$ 2,141,873**	**$ 2,506,526**	**$ 2,492,951**	**$ 2,890,135**

Maintenance Division – Facility

Division Overview

Facility maintenance is responsible for maintaining the Police Department, Police Department Substation, City Hall, Council Chambers, Civic Center Green Restrooms, Library, Corporation Yard, Community Center, Senior Center and the Boys & Girls Club. Most maintenance activities including custodial, heating and cooling systems, and fire and security systems are provided through contract services.

Accomplishments for Fiscal Year 2024-25

- Completed annual lead decontamination and rubber bullet trap mining in the Police Department Shooting Range
- Schedule maintenance and repair programs to preserve the integrity and functionality of city buildings and infrastructure including routine inspections, park and playground preventive maintenance tasks, and timely repairs to address wear and tear in order to prolong the lifespan of our facilities and parks
- Continued scheduled maintenance and repairs across City buildings and parks, including routine inspections and preventive maintenance tasks

Objectives for Fiscal Year 2025-26

- Complete annual lead decontamination, rubber bullet trap mining, and scheduled rubber replacement in the Police Department Shooting Range
- Continue conversion to energy-efficient LED lighting across City facilities
- Provide support to Engineering on various infrastructure and facility projects
- Execute on-call contracts for city services—including plumbing, electrical, and general construction—to expedite response times for critical infrastructure and equipment needs.
- Identify and implement energy- and water-saving measures across municipal facilities

Maintenance Division – Facility

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Maintenance Specialist	0.55	0.56	0.56	0.52	(0.04)
Maintenance Supervisor	0.41	0.29	0.30	0.32	0.02
Maintenance Worker	0.60	0.61	0.55	0.64	0.09
Subtotal - Full-Time	**1.56**	**1.46**	**1.41**	**1.48**	**0.07**
Part-Time					
Maintenance Worker	0.17	0.17	0.17	0.20	0.03
Subtotal - Part-Time	**0.17**	**0.17**	**0.17**	**0.20**	**0.03**
Total Positions	**1.73**	**1.63**	**1.58**	**1.68**	**0.10**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 211,997	$ 220,107	$ 211,270	$ 234,170	6.4%
Service and Supplies	653,696	873,027	706,693	779,504	(10.7%)
Internal Service Fund Charges	16,880	16,230	16,230	16,230	0.0%
Total Division Cost	**$ 882,573**	**$ 1,109,364**	**$ 934,193**	**$ 1,029,904**	**(7.2%)**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund	$ 16,917	$ 27,140	$ 16,589	$ 25,954
Internal Service Funds	865,656	1,082,224	917,604	1,003,950
Total Resources	**$ 882,573**	**$ 1,109,364**	**$ 934,193**	**$ 1,029,904**

Maintenance Division – Fleet

Division Overview

Fleet maintenance maintains 88 vehicles over half of which are in the Police Department and 64 pieces of motorized equipment. This includes preventative, reactive and predictive maintenance as well as custom fabrication to the City's fleet vehicles, ensuring vehicle reliability for various user departments citywide.

Alternative fuel is utilized when appropriate for large equipment and vehicles in compliance with the Air Quality Management District. Approximately 10 percent of the City's fleet and equipment inventory utilizes alternative fuel. Additionally, the Division is responsible for managing the propane fueling station and ensuring proper fuel management.

Accomplishments for Fiscal Year 2024-25

- Managed the purchase and equipment installation of new City vehicles
- Performed scheduled preventative maintenance on the City's fleet vehicles
- Completed annual report in compliance with Air Quality Management District guidelines
- Upgraded safety lights on current maintenance vehicles with enhanced LED lighting kits
- Reviewed and sent unused and replaced equipment to auction

Objectives for Fiscal Year 2025-26

- Manage the purchase and equipment installation of new City vehicles
- Provide preventative maintenance to the City's fleet vehicles as scheduled
- Upgrade safety lights with (LED lighting kits) on existing maintenance vehicles
- Incorporate sustainability in City's fleet through zero-emissions and natural-gas vehicles in alignment with State mandates and the Strategic Plan

Maintenance Division – Fleet

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Maintenance Supervisor	0.15	0.10	0.19	0.11	(0.08)
Maintenance Worker	0.00	0.00	0.58	0.00	(0.58)
Mechanic	1.97	1.98	1.98	1.98	0.00
Subtotal - Full-Time	**2.12**	**2.08**	**2.75**	**2.09**	**(0.66)**
Total Positions	**2.12**	**2.08**	**2.75**	**2.09**	**(0.66)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 271,990	$ 311,251	$ 283,413	$ 320,652	3.0%
Service and Supplies	505,346	479,937	468,429	479,562	(0.1%)
Internal Service Fund Charges	12,310	9,460	9,460	24,280	156.7%
Total Division Cost	**$ 789,646**	**$ 800,648**	**$ 761,302**	**$ 824,494**	**3.0%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
Internal Service Funds	$ 789,646	$ 800,648	$ 761,302	$ 824,494
Total Resources	**$ 789,646**	**$ 800,648**	**$ 761,302**	**$ 824,494**

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Cypress

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Debt Service



Debt Service

There are no Debt Service Funds because there is no City-obligated debt outstanding. The last City-obligated debt was retired in fiscal year 2018-19.



Capital Projects

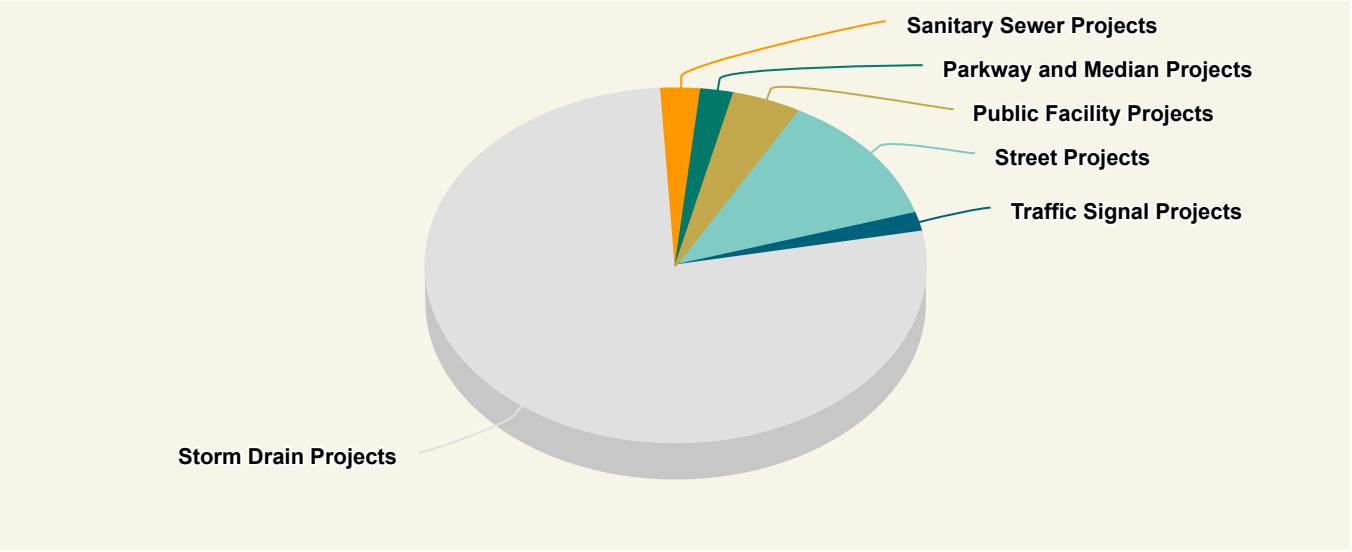


Capital Improvement Program

The City Council annually adopts a seven-year Capital Improvement Program (CIP) to plan for infrastructure improvements to ensure the City's needs are addressed and large financial expenditures can be planned. The CIP consists of various infrastructure and public facility projects which are deemed essential to improving and maintaining the assets of the City. The first year of the program is incorporated into the annual budget process and is summarized by project category and project on the following page.

A capital project is defined as an improvement with an estimated cost in excess of $10,000 and a useful life in excess of one year. Typical capital project categories include streets, traffic signals, storm drains, sewer systems, parkways, public facilities, and parks.

Capital Projects $35,335,000



Summary of Capital Projects

Fiscal Year 2025-26

Fund		Funding Sources: General	Infrastructure Reserve	Gas Tax	Measure M2	Other		Total
	STREET PROJECTS (80100)							
415	Residential Street Resurfacing (8011)	$ -	$ -	$ 900,000	$ 1,000,000	$ -		$ 1,900,000
239	Arterial Street Rehabilitation (8012)	1,400,000	-	-	-	1,000,000	(1)	2,400,000
	Subtotal	**$ 1,400,000**	**$ -**	**$ 900,000**	**$ 1,000,000**	**$ 1,000,000**		**$ 4,300,000**
	SIGNAL/LIGHTING PROJECTS (80200/80800)							
236	Various Traffic Signal/Stripping Improvement (8021)	$ -	$ -	$ -	$ 75,000	$ 35,000	(2)	$ 110,000
251	Install Accessible Pedestrian Signals (8021)	-	-	-	-	500,000	(2)	500,000
	Subtotal	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ 535,000**		**$ 610,000**
	STORM DRAIN PROJECTS (80300)							
415	Myra Avenue Pump Station #1 Rplacement (8021)	$ 250,000	$ 27,000,000	$ -	$ -	$ -		$ 27,250,000
	Subtotal	**$ 250,000**	**$ 27,000,000**	**$ -**	**$ -**	**$ -**		**$ 27,250,000**
	SEWER PROJECTS (80400)							
321	Sewer System Evaluation/Master Plan (8041)	-	-	-	-	900,000	(3)	900,000
	Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 900,000**		**$ 900,000**
	PARKWAY PROJECTS (80500)							
415	Concrete/Sidewalk Rehabilitation (8051)	$ 400,000	$ -	$ 150,000	$ -	$ -		$ 550,000
415	Irrigation Upgrades / Water Conservation (8053)	-	-	100,000	-	-		100,000
415	Street Tree Planting (8055)	-	-	100,000	-	-		100,000
	Subtotal	**$ 400,000**	**$ -**	**$ 350,000**	**$ -**	**$ -**		**$ 750,000**
	PUBLIC FACILITY PROJECTS (80600)							
415	HVAC Rehabilitation - Civic Center (8061)	$ 300,000	$ 400,000	$ -	$ -	$ -		$ 700,000
415	City Hall Security Improvements (8061)	-	125,000	-	-	-		125,000
415	Maintenance Yard Vehicle Lift Replacement	-	500,000	-	-	-		500,000
415	Electric Vehicle Charging Stations	-	-	-	-	150,000	(4)	150,000
415	Police Department Shooting Range Improvements	-	50,000	-	-	-		50,000
	Subtotal	**$ 300,000**	**$ 1,075,000**	**$ -**	**$ -**	**$ 150,000**		**$ 1,525,000**
	Total Funded CIP Projects	**$ 2,350,000**	**$ 28,075,000**	**$ 1,250,000**	**$ 1,075,000**	**$ 2,585,000**		**$ 35,335,000**

Legend:

(1) State RMRA (SB1)

(2) Street Lighting Fund

(3) Sewer Fund

(4) General Fund (One-Time Set-Asides from Prior Fiscal Years)

Note: General Allocation of $2.1 million includes $550,000 for capital projects from interest earnings which exceed the baseline for FY 2025-26

Note: Gas Tax Allocation is $600,000 (2103) and $650,000 (2106)

Residential Street Resurface

Category	Fund	Program	Sub-Program
80100 STREET PROJECTS	415	80100	8011

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

Pave and slurry seal various streets, alleys, and trails to maintain their condition.

Justification

This is regular maintenance scheduled as part of the Pavement Management Program, submitted to OCTA every two years for Measure M2 funding eligibility, and a key component in meeting state and local Maintenance of Effort requirements. The program ranks and prioritizes streets and projects based on existing conditions and available budget.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(c)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Winter 25/26
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Measure M	**$ 1,000,000**	$ 1,200,000	$ 1,200,000	$ 1,100,000	$ 1,800,000	$ 2,000,000	$ 1,850,000	$ 10,150,000
Gas Tax 2103	**$ 450,000**	$ 550,000	$ 600,000	$ 800,000	$ 150,000	$ 150,000	$ 150,000	$ 2,850,000
Gas Tax 2106	**$ 450,000**	$ 550,000	$ 100,000	$ -	$ -	$ -	$ -	$ 1,100,000
Totals (3 groups)	**$ 1,900,000**	$ 2,300,000	$ 1,900,000	$ 1,900,000	$ 1,950,000	$ 2,150,000	$ 2,000,000	$ 14,100,000

Arterial Street Rehabilitation

Category	Fund	Program	Sub-Program
80100 STREET PROJECTS	239	80100	8012

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

Asphalt and/or concrete rehabilitation for various major streets, alleys, bridges, and trails to maintain their condition.

Justification

This is regular maintenance scheduled as part of the Pavement Management Program, submitted to OCTA every two years for Measure M2 funding eligibility, and a key component in meeting state and local Maintenance of Effort requirements. The program ranks and prioritizes streets and projects based on existing conditions and available budget.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(c)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Fall 2025

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
SB1 RMRA	**$ 1,000,000**	$ 1,600,000	$ 1,350,000	$ 1,450,000	$ 1,650,000	$ 1,550,000	$ 1,500,000	$ 10,100,000
Measure M	**$ -**	$ -	$ -	$ 200,000	$ 250,000	$ -	$ -	$ 450,000
General Fund	**$ 1,400,000**	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 7,400,000
Totals (3 groups)	**$ 2,400,000**	$ 2,600,000	$ 2,350,000	$ 2,650,000	$ 2,900,000	$ 2,550,000	$ 2,500,000	$ 17,950,000

Traffic Signal/Striping Improvements at Various Locations

Category	Fund	Program	Sub-Program
80200 TRAFFIC SIGNAL/LIGHTING PROJECTS	234	80200	8021

Priority			New Operating Costs
☑ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will address various minor traffic enhancements at various locations, including but not limited to: signage and/or striping modifications, traffic signal equipment modifications, utility relocations, pedestrian crosswalk modifications, and other general traffic improvements.

Justification

Projects will be identified by the Traffic Engineer and brought forward to the Traffic Commission for approval.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(c)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	tbd
Construction	tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Measure M	**$ 75,000**	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 525,000
Street Lighting	**$ 35,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000
Totals (2 groups)	**$ 110,000**	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 560,000

Accessible Pedestrian Signals

Category	Fund	Program	Sub-Program
80200 TRAFFIC SIGNAL/LIGHTING PROJECTS	251	80200	8021

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will replace existing pedestrian push buttons with accessible pedestrian signals (APS) that provide audible and vibrotactile features.

Justification

The United States Access Board's Public Rights of Way Accessibility Guidelines (PROWAG) now requires all new or altered pedestrian signals to include accessible pedestrian signals.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(c)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Fall 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Street Lighting	**$ 500,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000
Totals (1 group)	**$ 500,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000

Myra Pump Station No. 1

Category	Fund	Program	Sub-Program
80300 STORM DRAIN PROJECTS	415	80300	8031

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

Project will replace the aging pump station and install additional tributary storm drains to alleviate localized flooding. City may pre-purchase hardware and equipment due to procurement times and to reduce costly contractor mark-ups. Construction will likely take place in during the non-rainy season (April through October).

Justification

Existing pump station is over 60 years old and does not meet current design standards.

Environmental Assessment

Status	Exempt
CEQA Reference	15302
Reason for Exemption	Replacement or Reconstruction of Existing Structures and Facilities

Project Timeline

Design	Summer 2025
Construction	tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve - Myra PS1	**$ 27,000,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,000,000
General Fund	**$ 250,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000
Totals (2 groups)	**$ 27,250,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,250,000

Sewer System Master Plan and Evaluations

Category	Fund	Program	Sub-Program
80400 SEWER PROJECTS	321	80400	8041

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

Video inspections of City's sewer network every five years for compliance with State Water Board. Project will also include an update to the Sanitary Sewer Master Plan that is over 15 years old. The update will review existing video inspections, evaluate the existing sewer system, analyze existing and ultimate land use, and provide recommendations for future improvements to the sewer pipes and pump station.

Justification

The State Water Board requires local agencies maintain and update a Sewer System Management Plan (SSMP), part of which includes a comprehensive video inventory of the City's existing sewer network with recommended projects as identified in a Sanitary Sewer Master Plan.

Environmental Assessment

Status	Exempt
CEQA Reference	15306
Reason for Exemption	Information Collection

Project Timeline

Design	Summer 2025
Construction	N/A

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Sewer Fund	**$ 900,000**	$ 210,000	$ 210,000	$ 220,000	$ 220,000	$ 230,000	$ 230,000	$ 2,220,000
Totals (1 group)	**$ 900,000**	$ 210,000	$ 210,000	$ 220,000	$ 220,000	$ 230,000	$ 230,000	$ 2,220,000

Concrete Rehabilitation (Citywide)

Category	Fund	Program	Sub-Program
80500 PARKWAY PROJECTS	415	80500	8051

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

Replace sidewalk, curb and gutter, access ramps, bridges, driveways, and other concrete improvements within the street right-of-way.

Justification

This program replaces sidewalk and concrete improvements to maintain regulatory compliance with the Americans with Disabilities Act (ADA) and avoid potential liability and harm to residents.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(c)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
General Fund	**$ 400,000**	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,900,000
Gas Tax 2103	**$ 150,000**	$ 300,000	$ 300,000	$ 325,000	$ 325,000	$ 325,000	$ 350,000	$ 2,075,000
Totals (2 groups)	**$ 550,000**	$ 550,000	$ 550,000	$ 575,000	$ 575,000	$ 575,000	$ 600,000	$ 3,975,000

Irrigation Upgrades / Water Conservation

Category	Fund	Program	Sub-Program
80800 PARKWAY PROJECTS	415	80500	8053

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will replace/upgrade existing irrigation systems, controllers, backflows, and components within the landscaped parkways and medians.

Justification

The existing irrigation system is nearing the end of its useful life and in need of replacement. Projects are identified as part of the Irrigation System Assessment and Evaluation.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2106	**$ 100,000**	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	100,000	$ 700,000
Totals (1 group)	**$ 100,000**	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	100,000	$ 700,000

Right-of-Way Landscaping

Category	Fund	Program	Sub-Program
80500 PARKWAY PROJECTS	415	80500	8055

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will plant trees in vacant tree wells, replace trees/shrubs/ landscaping that have declined due to previous drought conditions, replace trees that have caused recurring damage to the City's sidewalks and curb and gutter, and replace and/or upgrade aging irrigation equipment.

Justification

This project is an effort to maintain the City's urban forest.

Environmental Assessment

Status	Exempt
CEQA Reference	15304
Reason for Exemption	Minor Alterations to Land

Project Timeline

Design	Winter 25/26
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2106	**$ 100,000**	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 700,000
Totals (1 group)	**$ 100,000**	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 700,000

HVAC Rehabilitation Program

Category	Fund	Sub-Account	Object Code
80600 PUBLIC FACILITY PROJECTS	415	00415	0415

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

Various heating and cooling system components are nearing the end of their useful life. Tentative schedule of upcoming repair/replacement of various heating and cooling system components at various City facilities:

FY 25/26 City Hall (East Wing) and Controls
FY 26/27 Maintenance Yard
FY 27/28 City Hall (East Wing Conference Room)
FY 29/30 City Hall (Human Resources and Telephone Room)
FY 30/31 City Hall (West Wing)

Justification

General maintenance to replace/repair heating and cooling system components as they reach the end of their useful life

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$ 400,000**	$ -	$ 50,000	$ -	$ 150,000	$ 150,000	$ -	$ 750,000
General Fund	**$ 300,000**	$ 50,000	$ -	$ -	$ 300,000	$ 300,000	$ -	$ 950,000
Totals (2 groups)	**$ 700,000**	$ 50,000	$ 50,000	$ -	$ 450,000	$ 450,000	$ -	$ 1,700,000

Civic Center Security Improvements (CCTV, Access Control, Doors, etc.)

Category	Fund	Program	Sub-Program
80600 PUBLIC FACILITY PROJECTS	415	80600	8061

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☑ New Facility	N/A



Description

This project will provide necessary security system upgrades. This includes installation and upgrades ofnecessary security components, surveillance cameras, motion detectors, key card readers, and other improvements throughout the Civic Center and City facilities.

Justification

Routine security upgrades at various City facilities as identified in the City Facilities Security System Assessment and Evaluation.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$ 125,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,000
General Fund	**$ -**	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ 125,000
Totals (2 groups)	**$ 125,000**	$ 125,000	$ -	$ -	$ -	$ -	$ -	$ 250,000

Maintenance Yard Vehicle Lift Replacement

Category	Fund	Program	Sub-Program
80600 PUBLIC FACILITY PROJECTS	415	80600	8061

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will replace two light-duty and one heavy-duty vehicle lifts at the Maintenance Yard. These lifts are used to service and maintain the over 60 vehicles in the City's fleet (includes Police Department, civilian vehicles, maintenance trucks, street sweepers, vactor truck, etc.).

Justification

The existing vehicle lifts are 50 years old and beyond their useful life. The lifts are not reliable and frequently break down, resulting in costly repairs.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Fall 2025
Construction	Spring 2026

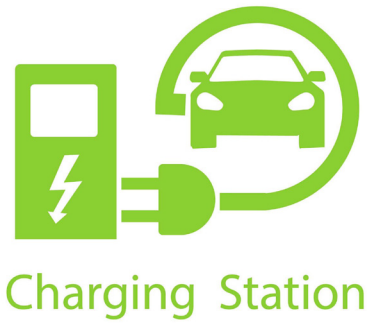
Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$ 500,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000
Totals (1 group)	**$ 500,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000

Electric Vehicle Charging Stations (One-time General Fund Reserve)

Category	Fund	Program	Sub-Program
80600 PUBLIC FACILITY PROJECTS	415	80600	8061

Priority			New Operating Costs
☐ Preventative / Proactive	☐ Replacement/Refurbishment	☑ New Facility	N/A



Description

This project will install new electric vehicle charging stations at Maintenance Yard for the City's fleet. The project will include all necessary electrical work, charging station equipment and hardware, parking lot signage and striping, and stub-outs for potential expansion of the electric vehicle charging stations.

Justification

Charging stations will support the City's sustainability goals as it transitions its fleet to electric vehicles.

Environmental Assessment

Status	Exempt
CEQA Reference	15303
Reason for Exemption	New Construction or Conversion of Small Structures

Project Timeline

Design	Summer 2025
Construction	Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
General Fund	**$ 150,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000
Totals (1 group)	**$ 150,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000

Police Department Shooting Range Improvements

Category	Fund	Program	Sub-Program
80600 PUBLIC FACILITY PROJECTS	415	80600	8061

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☑ New Facility	N/A



Description

This project will replace the existing rubber bullet-trap at the shooting range located within the Police Department. This granulated rubber bullet-trap is designed to safely capture bullets intact, eliminate bullet fragmentation, minimize ricochet hazards, and reduce lead dust and impact noise.

Justification

The existing rubber bullet-trap is from the original installation over 20 years ago and is in need of replacement.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$ 50,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
Totals (1 group)	**$ 50,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000

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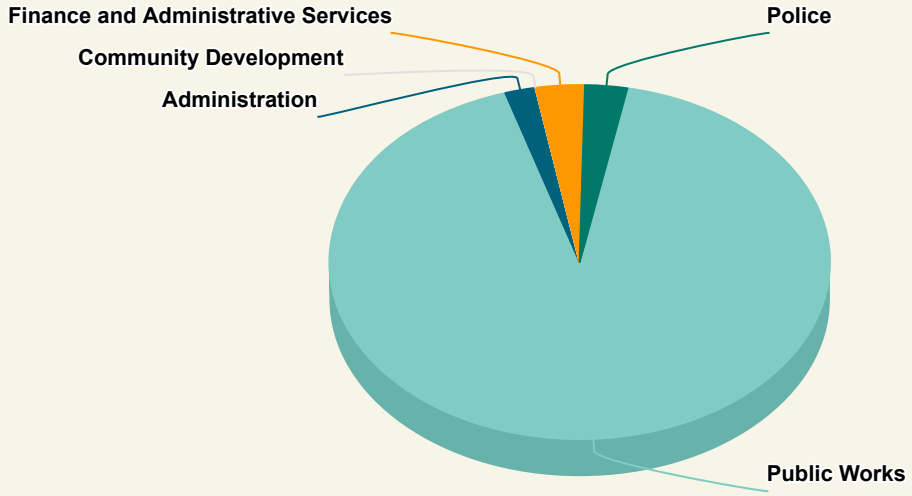
Capital Outlay



Capital Outlay

Capital Outlay – Any items with a useful life of greater than one year and a cost in excess of $1,000 are considered Capital Outlay items. The purchase of new or replacement Capital Outlay items require City Council approval through the annual budget process. The proposed Capital Outlay items for the current budget year are summarized below and detailed out on the following page and include both items funded with set-aside replacement monies and monies included in the City's operating budget. The graph presented below represents all appropriated Capital Outlay items, which are being funded by monies previously set-aside in the City's Capital Replacement Fund or transferred from the Technology Investments Fund.

Capital Outlay $1,266,500



Summary of Capital Outlay

Fiscal Year 2025-26

Capital Outlay Additions			
COMPUTER HARDWARE/SOFTWARE 721-95200.XXXX_XXX			
4304_300	Laptop/Device Purchases (Contingency)	$	10,000
4304_300	Human Resources Conference Room Audio/Visual Upgrades		5,000
4307_300	Citywide Procurement and Bidding System		25,250
		$	**40,250**
EQUIPMENT 721-95300.XXXX_XXX			
4305_200	SWAT Ballistic Helmets (6) - Police	$	13,150
4305_200	Motorcycle Helmet and Kit - Police		1,600
4307_200	Sewer Jetter Trailer - PW Maintenance		115,000
4307_200	Air Compressor Trailer - PW Maintenance		17,000
		$	**146,750**
	Total Capital Outlay Additions	**$**	**187,000**
Capital Outlay Replacements			
EQUIPMENT 721-95300.XXXX_XXX			
4302_200	Contingency/Emergency Purchases	$	25,000
4305_200	SWAT Ballistic Vests/Plates (6) - Police		19,500
4307_200	Sewer Vacuum Trailer - PW Maintenance		110,000
4307_200	Pressure Washer - PW Maintenance		40,000
4307_200	Tree Stump Grinder - PW Maintenance		30,500
4307_200	Asphalt Roller - PW Maintenance		15,500
4307_200	Concrete Grinder - PW Maintenance		13,000
		$	**253,500**
VEHICLES/MOTORCYCLE 721-95500.XXXX_XXX			
4307_400	Marked Vehicles (4) - Police	$	244,000
4307_400	Upfitting Costs - Marked Vehicles (4) - Police		108,000
4307_400	Pickup Truck (3) - PW Maintenance		228,000
4307_400	Pickup Truck (2) - PW Maintenance		161,000
4307_400	Electric Vehicle (Sedan) - CD Code Enforcement		42,500
4307_400	Electric Vehicle (Sedan) - PW Engineering		42,500
		$	**826,000**
	Total Capital Outlay Replacements	**$**	**1,079,500**
Total Capital Outlay/Technology Investments		**$**	**1,266,500**

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Recreation and Park District



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Cypress Recreation and Park District

The Cypress Recreation and Park District was incorporated in 1949. Currently responsible for approximately 100 acres of open space and recreational facilities, the District provides special interest classes, activities, youth and adult sports, social and recreational activities for seniors, volunteer opportunities, and community-wide special events.

The District is authorized for 13 full-time and approximately 60 seasonal part time staff.

The benefits of parks and recreation are many. Through participation, the community may learn new skills, become involved in physical activities, explore new ideas and concepts, interact socially, develop leadership skills, enhance creativity and better understand their neighbors and other community members. Recreation helps define community and adds to its quality of life.

Volunteerism is very important to the District as many programs and special activities could not be provided without community volunteers. In a normal year, more than 1,200 hours are donated each month to various recreation and social programs.

RECREATION AND PARK DISTRICT

Fiscal Year 2025 - 2026

DIRECTOR OF RECREATION AND COMMUNITY SERVICES

Administrative & Legislative

- Recreation & Parks Administration
- Recreation & Community Services Commission
- Senior Citizens Commission
- Animal Control (City)

Community Events & Enrichment

- Community Events & Promotion
- Cultural Arts
- Contract Classes
- Cypress Run

Youth and Teen Programs

- Teen Programs
- Day Camp
- Playgrounds

Senior Citizens Programs

- Senior Citizen Programs
- Senior Citizen Transportation

Sports Programs

- Youth Sports
- Drop in Sports
- Lexington Park
- Facilities/Field Permits

Maintenance & Facility Support

- Park Landscaping
- Athletic Facility Maintenance
- Community Center Maintenance
- Park Buildings
- Senior Center Maintenance
- Facility Operations
- Youth League Improvements

Summary of Expenditures

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Director of Recreation & Comm Svcs	1.00	1.00	1.00	1.00	0.00
Office Assistant II	2.00	2.00	2.00	2.00	0.00
Recreation & Comm Services Manager	1.00	1.00	1.00	1.00	0.00
Recreation Coordinator	4.00	5.00	5.00	5.00	0.00
Recreation Supervisor	3.00	3.00	3.00	3.00	0.00
Secretary to Department Head	1.00	1.00	1.00	1.00	0.00
Subtotal - Full-Time	**12.00**	**13.00**	**13.00**	**13.00**	**0.00**
Part-Time					
Customer Service Specialist	1.00	1.00	1.00	1.00	0.00
Recreation Facilities Attendant	1.35	1.35	1.35	1.35	0.00
Recreation Leader I	0.81	0.73	0.76	0.76	0.00
Recreation Leader II	3.74	4.08	3.95	5.12	1.17
Recreation Leader III	5.41	5.34	5.50	6.58	1.08
Recreation Leader IV	2.54	2.14	2.41	2.41	0.00
Recreation Specialist	1.88	1.90	1.97	1.98	0.01
Recreation Specialist (Benefitted)	0.90	0.90	0.00	0.00	0.00
Subtotal - Part-Time	**17.63**	**17.44**	**16.94**	**19.20**	**2.26**
Total Positions	**29.63**	**30.44**	**29.94**	**32.20**	**2.26**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 2,255,963	$ 2,738,497	$ 2,379,730	$ 2,876,387	5.0%
Service and Supplies	2,968,561	3,507,406	3,401,544	3,950,336	12.6%
Debt Service	-	2,000,000	-	-	-100.0%
Internal Service Fund Charges	306,290	328,390	328,390	353,290	7.6%
Total Division Cost	**$ 5,530,814**	**$ 8,574,293**	**$ 6,109,664**	**$ 7,180,013**	**-16.3%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 5,530,814	$ 8,574,293	$ 6,109,664	$ 7,180,013
Total Resources	**$ 5,530,814**	**$ 8,574,293**	**$ 6,109,664**	**$ 7,180,013**

Summary of Resources and Appropriations by Fund

Fiscal Year 2025-26

		Revenues/Sources		Expenditures/Uses				
Fund	Beg. Fund Balance	Proposed Revenue	Loan from City	Operating Budget	Capital Budget	Loan Repayment to City	Fund Transfer-out	End. Fund Balance
212 - General Fund	$ 11,088,637	$ 9,626,357	$ -	$ 7,180,013	$ 1,642,500	$ 2,000,000	$ 266,683	$ 9,625,798
213 - Park Development	-	-	-	-	-	-	-	-
Total	**$ 11,088,637**	**$ 9,626,357**	**$ -**	**$ 7,180,013**	**$ 1,642,500**	**$ 2,000,000**	**$ 266,683**	**$ 9,625,798**

Note: Fund Transfers In and Fund Transfers Out do not equal in the above schedule due to the following:

Transfer-out of $116,683 is made from the CRPD General Fund to the District's Equipment Replacement Fund for the purchase of capital outlay.

Transfer-out of $150,000 is made from the CRPD General Fund to the District's Employee Benefits Internal Service Fund for Orange County Employees Retirement System (OCERS) pension obligations.

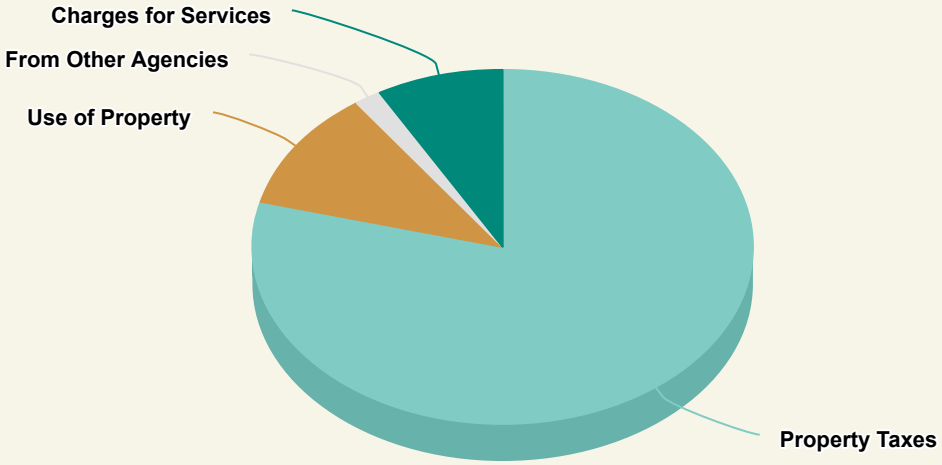
Summary of Appropriations by Major Category

Fiscal Year 2025-26

Fund	Salaries & Benefits	Maint. & Operations	Capital Projects	Debt Service	Capital Outlay	Total
212 - CRPD General Fund	$ 2,876,387	$ 4,303,626	$ 1,642,500	$ 2,000,000	$ 116,683	$ 10,939,196
Total	**$ 2,876,387**	**$ 4,303,626**	**$ 1,642,500**	**$ 2,000,000**	**$ 116,683**	**$ 10,939,196**

Summary of Resources

Fiscal Year 2025-26



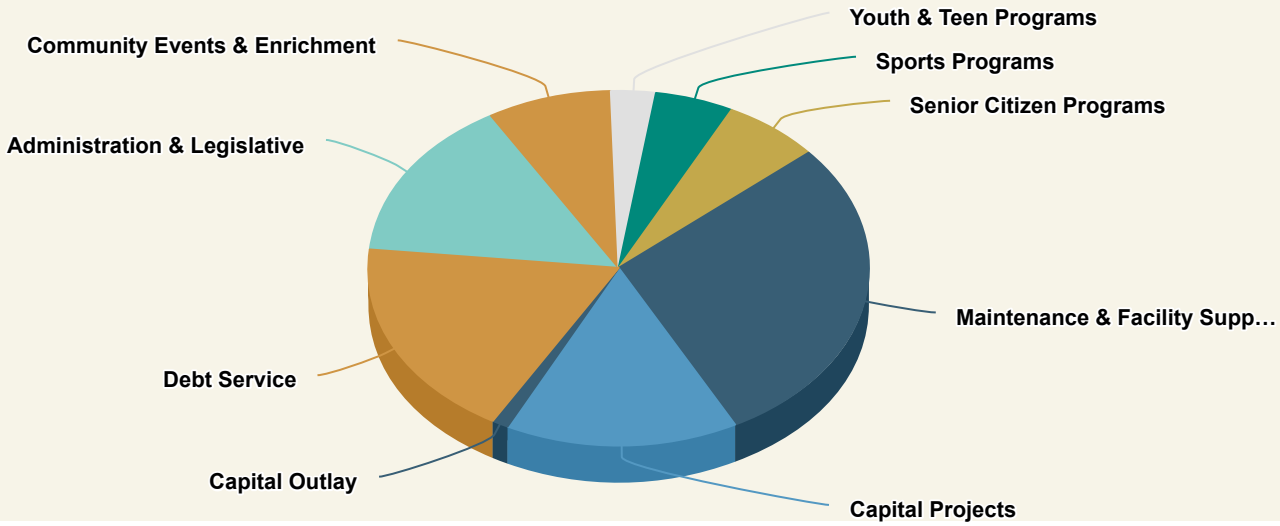
		Totals	Percent of Budget
Property Taxes	$	7,615,000	79.1%
Use of Property		1,058,000	11.0%
From Other Agencies		166,600	1.7%
Charges for Services		786,757	8.2%
Total Resources	**$**	**9,626,357**	**100%**

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Cypress

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Summary of Appropriations

Fiscal Year 2025-26



		Totals	Percent of Budget
Administration & Legislative	$	1,621,471	14.8%
Community Events & Enrichment		877,407	8.0%
Youth & Teen Programs		313,542	2.9%
Sports Programs		554,920	5.1%
Senior Citizen Programs		685,264	6.3%
Maintenance & Facility Support		3,127,409	28.6%
Capital Projects		1,642,500	15.0%
Capital Outlay		116,683	1.1%
Debt Service		2,000,000	18.3%
Total Appropriations	**$**	**10,939,196**	**100%**

Operating, Capital Projects, Debt Service, and Capital Outlay Expenditures

Fiscal Year 2025-26

FUNCTION/Responsible Department/Division Program Number/description		2024-25 Budget	2025-26 Budget	Percent Change
RECREATION AND PARK DISTRICT				
Administration & Legislative Division				
90301	Recreation & Parks Administration	$ 3,377,097	$ 1,437,277	(57.44%)
90328	Recreation & Comm Svcs Commission	97,090	103,309	6.41%
90330	Senior Citizen Commission	78,729	80,885	2.74%
	Total Administration & Legislative	**$ 3,552,916**	**$ 1,621,471**	**(54.36%)**
Community Events & Enrichment Division				
90307	Cypress Run	$ 77,328	$ 81,198	5.00%
90312	Independence Day Celebration	97,131	100,851	3.83%
90313	Community Events & Promotion	226,664	229,807	1.39%
90314	Cultural Arts	100,813	112,024	11.12%
90316	Contract Classes	356,539	353,527	(0.84%)
	Total Community Events & Enrichment	**$ 858,475**	**$ 877,407**	**2.21%**
Youth & Teen Programs Division				
90304	Teen Programs	$ 89,285	$ 89,570	0.32%
90306	Playgrounds	67,227	68,771	2.30%
90324	Day Camp	153,491	155,201	1.11%
	Total Youth/Teen Programs	**$ 310,003**	**$ 313,542**	**1.14%**
Senior Citizens Program Division				
90317	Senior Citizen Program	516,434	511,873	(0.88%)
90318	Senior Citizen Transportation	125,959	173,391	37.66%
	Total Senior Citizens	**$ 642,393**	**$ 685,264**	**6.67%**
Sports Programs Division				
90303	Drop in Sports	$ 41,727	$ 22,855	(45.23%)
90310	Youth Sports	208,457	192,989	(7.42%)
90315	Lexington Park	156,981	144,850	(7.73%)
90321	Arnold Cypress Park	-	145,650	n/a
90326	Facilities/Field Permit	66,780	48,576	(27.26%)
	Total Sports	**$ 473,945**	**$ 554,920**	**17.09%**
MAINTENANCE SERVICES				
Maintenance & Facility Support Division				
90302.9302	Maintenance - Community Center	$ 230,794	$ 234,896	1.78%
90302.9308	Landscaping - Parks	1,127,370	1,214,599	7.74%
90302.9311	Maintenance - Athletic Facilities	282,042	251,419	(10.86%)
90302.9312	Maintenance - Park Buildings	259,999	246,343	(5.25%)
90302.9315	Maintenance - Lexington Park	273,040	250,237	(8.35%)
90302.9316	Maintenance - Arnold Cypress Park	-	360,482	n/a

Operating, Capital Projects, Debt Service, and Capital Outlay Expenditures (cont.)

Fiscal Year 2025-26

FUNCTION/Responsible Department/Division Program Number/description		2024-25 Budget	2025-26 Budget	Percent Change
90302.9318	Maintenance - Senior Center Building	260,748	256,153	(1.76%)
90323	Facility Operations	282,568	283,280	0.25%
90332	Youth League Improvements	20,000	30,000	50.00%
	Total Maintenance & Facility Support	**$ 2,736,561**	**$ 3,127,409**	**14.28%**
Total Operating Budget		**$ 8,574,293**	**$ 7,180,013**	**(16.26%)**
SUMMARY OF CAPITAL PROJECTS				
80700_8071	Park Projects	$ 1,572,500	$ 1,642,500	4.45%
DEBT SERVICE		$ -	$ 2,000,000	n/a
SUMMARY OF CAPITAL OUTLAY*				
95400	Capital Outlay - Furniture/Equipment	$ 36,240	$ 116,683	221.97%
Total Budget		**$ 10,183,033**	**$ 10,939,196**	**7.43%**

* Only includes Capital Outlay amounts paid for by the District's General Fund. All other budgeted Capital Outlay amounts are paid for with accumulated replacement monies previously charged to District operating programs/divisions.

Administrative & Legislative Division

Division Overview

This division reflects the administration of all aspects of recreation and community operations to include executive and support staff costs, facility costs, data processing, legal and financial services, vehicles and equipment, central services and computer/website support.

This division includes associated staffing and costs for the seven-member Recreation and Community Services and the Senior Citizens Commissions, who serve as advisors to the City Council on recreation policy, procedures, programs and related issues.

Accomplishments for Fiscal Year 2024-25

- Completed the construction and hosted a grand opening of Arnold Cypress Park in May, 2025 The newly reimagined park includes four softball fields, batting cages, bullpens, eight lighted pickleball courts, children's play area with fabric shade sails, restrooms, a concession building, lighted basketball and volleyball courts, a half-mile walking path, 294 parking spaces with 12 EV charging stations, exercise equipment, storage building, covered bleachers and over 225 trees.
- Converted athletic field lighting at Oak Knoll Park to LED, providing a cost savings measure and additional light coverage.
- Replaced an outdated wood shade shelter at Eucalyptus Park with an upgraded shade sail structure.
- The Recreation Commission established an Annual Halloween Decorating Contest.
- Completed the third year of operations at Lexington Park. Lexington Park had over 4,000 hours of permitted athletic field use, over 100 pavilion rentals, and many drop in users of the athletic fields, sports courts, playground equipment, fitness zones, and walking path.
- Hosted the 1st Annual National Night Out Block Party in conjunction with the Cypress Police Department.
- Executed partnership opportunities with local businesses to enhance various programs and community events.
- Hosted events with community partners in the month of October to "Celebrate Cypress". Events included the Cypress Festival, the State of the City, Cypress Run, Woman's Conference, and the Prayer Breakfast.
- Worked with the Recreation Commission to review and implement updated facility, athletic fields, and park pavilion rental policies.
- Sold the old showmobile at auction for $27,000.
- Completed the biennial Non-Profit Grant Request Program to provide direct funding and fee waivers to support local non-profit organizations for the fiscal year cycles of 2025-2027.
- Continue to implement strategies from the Recreation strategic plan.

Objectives for Fiscal Year 2025-26

- Analyze programs, community events and facilities to account for trends, interests and resource restraints in determining future programming.
- Identify opportunities to partner with local agencies, schools, and non-profits to enhance services and efficiency.
- Explore opportunities for the Recreation and Community Services Foundation to engage with the community and support the department.
- Begin community outreach for the future expansion of Baroldi Sycamore park.
- Implement security upgrades at Oak Knoll Park as part of the Capital Improvement Program.
- Complete interior and exterior lighting projects to comply with State law.
- Conduct first year of operations at Arnold Cypress Park.

Administrative & Legislative Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Director of Recreation & Comm Svcs	1.00	1.00	1.00	1.00	0.00
Office Assistant II	1.00	1.00	1.00	1.00	0.00
Recreation & Comm Services Manager	0.96	0.96	0.96	0.93	(0.03)
Recreation Coordinator	0.03	0.03	0.02	0.02	0.00
Recreation Supervisor	0.28	0.28	0.27	0.29	0.02
Secretary to Department Head	1.00	1.00	1.00	1.00	0.00
Subtotal - Full-Time	**4.27**	**4.27**	**4.25**	**4.24**	**(0.01)**
Part-Time					
Customer Service Specialist	1.00	1.00	1.00	1.00	0.00
Recreation Leader IV	0.50	0.00	0.00	0.00	0.00
Subtotal - Part-Time	**1.50**	**1.00**	**1.00**	**1.00**	**0.00**
Total Positions	**5.77**	**5.27**	**5.25**	**5.24**	**(0.01)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 850,219	$ 934,207	$ 798,682	$ 977,025	4.6%
Service and Supplies	302,413	323,259	312,157	342,086	5.8%
Internal Service Fund Charges	269,460	295,450	295,450	302,360	2.3%
Total Division Cost	**$ 1,422,092**	**$ 1,552,916**	**$ 1,406,289**	**$ 1,621,471**	**4.4%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 1,422,092	$ 3,552,916	$ 1,406,289	$ 1,621,471
Total Resources	**$ 1,422,092**	**$ 3,552,916**	**$ 1,406,289**	**$ 1,621,471**

Community Events & Enrichment Division

Division Overview

This program includes coordinating and marketing annual Community Events, Cultural Arts, and Contract Classes.

City-led Community events include Spring Egg Hunt, Salute to America, National Night Out Block Party Cypress Run, State of the City, Women's Conference, and Holiday Sing & Tree Lighting.

The Cypress Cultural Arts program strives to provide a community gallery and many opportunities for the community to experience creative and imaginative activities. This program partners with non-profit organizations to coordinate the annual Cypress Celebrates the Arts activities, a community gallery, and the Concerts on the Green series.

The Contract Class program provides a diverse selection of quality programs and instruction for all ages. The district and the contract instructor share the percentage of fees received from participants.

Accomplishments for Fiscal Year 2024-25

- The Youth Virtual Art Show had 76 pieces of art submitted and showcased online by participants in preschool through 12th grade who reside or attend a school in Cypress.
- In partnership with Friends of Cypress Culture Arts (FOCCA), local high school and Cypress College students showcased their performing and visual arts talents. Thirteen students were awarded scholarships to further their art skills.
- The annual Spring Egg Hunt included new activities this year like an inflatable obstacle course, food truck, and additional decorative elements. 600 children ages 3-11 years old enjoyed a fun run on the baseball fields for a traditional egg hunt to collect toy-filled eggs and classic candies.
- The Summer Concerts on the Green were back on Friday evenings, bringing a fabulous lineup of seven concerts that everyone can enjoy! By collaborating with FOCCA, the city offered a fun-filled lineup of tribute bands, 80s greatest hits, rhythm and blues, and classic rock; there's something for every music lover. Plus, the event features delicious food trucks, exciting giveaways, and fun activities for guests of all ages.
- The Recreation Department, in collaboration with the Cypress Police Department, hosted the National Night Out Block Party on August 2nd. The event emphasized school safety and education, featuring 21 exhibitors offering giveaways and information. Attendees received crime prevention tips from the police, and other city departments showcased Public Works and emergency vehicles. The event included music, children's activities, a magic show, and more.
- A total of 725 racers participated in the refreshed 2024 Cypress Run. This event featured the annual 5K Run and Walk and the 1K Community Dash. Additionally, the event hosted a Health & Fun Expo, showcasing eight health-focused vendors promoting their local businesses. In 2024, the number of run sponsors increased to 6 Gold sponsors, 3 Silver sponsors, 2 Bronze sponsors, and 3 product sponsors. The Run was supported by 59 volunteers who contributed 135 hours over two days.
- Hosted "Celebrate Cypress" events with non-profit partners in October, encompassing five community events: Cypress Run, Cypress Community Festival, State of the City, Mayor's Prayer Breakfast, and the Women's Conference.
- The Women's Conference returned as the final event of Celebrate Cypress Month. The event was attended by over 150 women including local business owners, high school and college students, 22 local vendors, and featured Elaine Talamaivao, Assistant Director of First Year Admissions for the University of Redlands and Creative Director of Tala Mai Moana, who delivered a sensational keynote address.
- Enhanced and expanded Contract Classes with new classes, camps, instructors, and additional City partnerships to provide the community with safe, fun, and active leisure programs. New contracted programs include gymnastics, cheer, spring educational camps, and hula for active older adults.
- The Holiday Sing & Tree Lighting event welcomed over 1,500 community members and families. The Recreation Department collaborated with Cypress ACUAF groups, Cypress Library, Cypress Teachers Association, Red Robin, Girl Scouts of Orange County, and Carbon Health Cypress to offer holiday crafts and giveaways for attendees to enjoy.

Objectives for Fiscal Year 2025-26

- Collaborate with the City's contracted marketing firm to increase community engagement with contract classes and specialty camps.
- Introduce a new sponsorship program to potential partners.
- Continue to partner with non-profit organizations to offer various art and/or cultural programs.
- Utilize the newly purchased 21ft holiday tree at the 2025 Holiday Sing & Tree Lighting event.

Community Events & Enrichment Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Recreation & Comm Services Manager	0.04	0.04	0.04	0.06	0.02
Recreation Coordinator	1.20	1.36	1.42	1.37	(0.05)
Recreation Supervisor	0.78	0.78	0.82	0.82	0.00
Subtotal - Full-Time	**2.02**	**2.18**	**2.28**	**2.25**	**(0.03)**
Part-Time					
Recreation Leader I	0.00	0.00	0.03	0.03	0.00
Recreation Leader II	0.15	0.18	0.18	0.18	0.00
Recreation Leader III	0.31	0.29	0.29	0.29	0.00
Recreation Leader IV	0.12	0.12	0.13	0.13	0.00
Recreation Specialist	0.14	0.18	0.13	0.14	0.01
Recreation Specialist (Benefitted)	0.04	0.04	0.00	0.00	0.00
Subtotal - Part-Time	**0.76**	**0.81**	**0.76**	**0.77**	**0.01**
Total Positions	**2.78**	**2.99**	**3.04**	**3.02**	**(0.02)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 262,826	$ 356,343	$ 321,958	$ 363,112	1.9%
Service and Supplies	337,626	492,722	472,808	487,595	(1.0%)
Internal Service Fund Charges	11,980	9,410	9,410	26,700	183.7%
Total Division Cost	**$ 612,432**	**$ 858,475**	**$ 804,176**	**$ 877,407**	**2.2%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 612,432	$ 858,475	$ 804,176	$ 877,407
Total Resources	**$ 612,432**	**$ 858,475**	**$ 804,176**	**$ 877,407**

Youth and Teen Programs Division

Department Overview

This division includes Teen Programs, Youth Activities, Summer Parks, and the Camp Cypress program.

The Teen Division operates year-round and provides opportunities for teens, 12-18 years of age, to participate in a variety of activities, including volunteer opportunities. Those activities are:

- The Teen Night Out event, which provides teens in 7th and 8th grade with a fun, safe, and engaging environment to meet other teens in the community. These themed events are hosted five times throughout the year and are rapidly growing in popularity.
- The Youth Action Committee (YAC), provides opportunities for high school teens to gain volunteer experience through assistance in citywide special events, formal monthly meetings, attending City Council and Commission meetings, and researching various items in order to contribute to the Recreation and Community Services strategic plan. Additionally, they partner with the Boys & Girls Club of Central Orange Coast to offer a craft and science experiment activities to elementary school students.
- The Counselors-in-Training (C.I.T.) program allows teens, 14-16 years of age, to experience volunteer opportunities. Participants are trained by staff to plan and implement activities for youths 5-12 years of age. C.I.T.s assist with operations in Summer Parks, Camp Cypress, Sports Camps, Pee Wee Sports, Challenger Basketball, Senior Center and day special events.

Youth Activities include a variety of offerings:

- A monthly Kids Night Out program offers children 5-12 years of age a supervised night including dinner, games, crafts and a movie to allow parents to enjoy a night for themselves.
- The Summer Parks program offers 8 weeks of supervised programming for children, 5-12 years of age, three days a week, at multiple park sites.
- The Camp Cypress program provides children 5-12 years of age with supervised recreational activities. Camp Cypress is scheduled over 8 weeks. Camp includes games, crafts, sports, cooking, special events and off-site excursions.

Accomplishments for Fiscal Year 2024-25

- A brand-new Teen Night Out event, The Amazing Teen Face Off, was developed and hosted by the Youth Action Committee, with much success. The teens in attendance competed in physical and mental obstacles inspired by the long-standing television show, The Amazing Race.
- The Youth Action Committee partnered with the Cypress Senior Center to offer holiday themed crafts and activities for attendees during the annual Thanksgiving lunch.
- Expanded volunteer opportunities for the Youth Action Committee to photograph the Recreation Department Youth Sports programs.
- Expanded the Counselors-In-Training program to 22 participants who volunteered over 1,100 hours.
- The Camp Cypress program took 342 participants on exciting excursions to new places like an LA Sparks basketball game and Medieval Times.
- The Camp Cypress program incorporated more STEM activities like lava lamp crafts, creating custom slime kits, and recreating archeological fossil digs.
- The Kids Night Out program served over 200 kids ages 5-12 years old. Participants enjoyed themed crafts, activities, and movies.
- 378 participants were served over eight weeks of the Summer Parks program. The program was held at Oak Knoll Park, Evergreen Park, and Veterans Park.

Objectives for Fiscal Year 2025-26

- Explore opportunities to expand partnerships with Anaheim Union High School District and Cypress School District to develop programs that are more easily accessible for participants.
- Expand partnership with the Youth Action Committee to enhance the Teen Night Out program.
- Incorporate more STEAM activities in Camp Cypress and Summer Parks programs.
- Expand activity offerings to Camp Cypress participants that focus on teaching skills like cooking and teamwork.
- Facilitate additional opportunities for guided enrichment during the Kids Night Out program.

Youth and Teen Programs Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Recreation Coordinator	0.91	0.90	0.89	1.78	0.89
Recreation Supervisor	0.36	0.36	0.34	0.33	(0.01)
Subtotal - Full-Time	**1.27**	**1.26**	**1.23**	**2.11**	**0.88**
Part-Time					
Recreation Leader I	0.71	0.63	0.63	0.63	0.00
Recreation Leader II	0.74	0.84	0.94	0.94	0.00
Recreation Leader III	0.83	0.80	0.80	0.80	0.00
Recreation Leader IV	0.25	0.35	0.61	0.61	0.00
Subtotal - Part-Time	**2.53**	**2.62**	**2.98**	**2.98**	**0.00**
Total Positions	**3.80**	**3.88**	**4.21**	**5.09**	**0.88**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 237,226	$ 274,715	$ 271,723	$ 276,624	0.7%
Service and Supplies	27,917	34,768	33,243	36,438	4.8%
Internal Service Fund Charges	680	520	520	480	(7.7%)
Total Division Cost	**$ 265,823**	**$ 310,003**	**$ 305,486**	**$ 313,542**	**1.1%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 265,823	$ 310,003	$ 305,486	$ 313,542
Total Resources	**$ 265,823**	**$ 310,003**	**$ 305,486**	**$ 313,542**

Senior Citizens Programs Division

Division Overview

This division includes operating the Cypress Senior Center, providing daily Senior Citizens programming, and managing the Senior Transportation program.

The Senior Center offers older adults the chance to engage in services and activities that promote personal growth, independence, and dignity. Services include a daily nutrition program, educational classes, volunteer opportunities, health and social services, recreational activities, and special events. In the past, more than 100,000 participants have been served annually.

The Senior Transportation program offers free transportation services to Cypress residents aged 60 and older. The transportation programs available are 1) the Nutrition Taxi and 2) the Taxi Voucher Program. The Nutrition Taxi provides rides to and from the Cypress Senior Center for seniors participating in the Congregate Lunch Program. The Taxi Voucher Program offers transportation for medical appointments, shopping, banking, and other outings.

Accomplishments for Fiscal Year 2024-25

- Resumed the popular Dining Center Celebrations, which brought over 100 seniors an event to enjoy a meal at the center, featuring activities, giveaways, entertainment, and dancing.
- Introduced new programs, services, and presentations such as Chair Volleyball, Tech Help, the Scraps & Sentimentals Collage Club, Notary Services, and Hands-Only CPR training provided by the American Red Cross.
- Volunteer lead, NOCE, and contract classes were attended over 32,000 times.
- Served over 18,000 meals through the Congregate and Home Delivered Meal programs.
- Provided 1,106 trips to and from the Senior Center for Cypress residents participating in the Congregate Meal program.
- Volunteers provided approximately 8,900 service hours in various areas, including nutrition programs, teaching classes, the reception desk, and the library.
- Collaborated with the Cypress Police Department to organize the S.A.I.L.S. program for the older adult community, teaching best practices to stay safe in your home, manage finances, and avoid scams safely.

Objectives for Fiscal Year 2025-26

- Continue to provide access to resources and opportunities, while also adapting to the changing demographics and needs of the older adult community
- Create opportunities for seniors to interact with younger generations, fostering mutual understanding and respect.
- Partner with Meals on Wheels Orange County and Second Harvest Food Bank to provide educational programs and resources on healthy eating habits and access to nutritious food meals.
- Conduct an annual review of the changes implemented to the Taxi Voucher Program, including the number of new participants and monthly voucher distribution.

Senior Citizens Programs Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Office Assistant II	1.00	1.00	1.00	1.00	0.00
Recreation & Comm Services Manager	0.00	0.00	0.00	0.01	0.01
Recreation Coordinator	0.65	1.31	1.42	1.38	(0.04)
Recreation Supervisor	0.55	0.55	0.58	0.49	(0.09)
Subtotal - Full-Time	**2.20**	**2.86**	**3.00**	**2.88**	**(0.12)**
Part-Time					
Recreation Leader II	0.23	0.23	0.00	0.00	0.00
Recreation Leader III	0.45	0.43	0.59	0.59	0.00
Recreation Leader IV	0.50	0.50	0.50	0.50	0.00
Recreation Specialist	0.90	0.88	0.94	0.94	0.00
Recreation Specialist (Benefitted)	0.86	0.86	0.00	0.00	0.00
Subtotal - Part-Time	**2.94**	**2.90**	**2.03**	**2.03**	**0.00**
Total Positions	**5.14**	**5.76**	**5.03**	**4.91**	**(0.12)**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 376,638	$ 468,260	$ 398,328	$ 475,122	1.5%
Service and Supplies	116,582	152,383	129,330	187,572	23.1%
Internal Service Fund Charges	22,510	21,750	21,750	22,570	3.8%
Total Division Cost	**$ 515,730**	**$ 642,393**	**$ 549,408**	**$ 685,264**	**6.7%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 515,730	$ 642,393	$ 549,408	$ 685,264
Total Resources	**$ 515,730**	**$ 642,393**	**$ 549,408**	**$ 685,264**

Sports Programs Division

Division Overview

This division includes Adult Sports, Youth Sports, permits for facilities, fields and park open space and Youth League improvements through the Advisory Committee on the Use of Athletic Facilities (ACUAF) program.

The Adult Sports program offers drop-in badminton, pickleball and volleyball programs to meet individual interests by providing weekly pick-up games to adults at least 18 years old.

The Youth Sports program includes recreational sports of basketball, volleyball, soccer, baseball and fitness classes for children, ages 3 – 7 years, emphasizing fundamentals and sportsmanship. Youth basketball and volleyball leagues are offered twice a year for children ages 7 – 14 years. The leagues are fully supported by volunteer coaches that undergo fingerprinting and background checks to qualify for the position. Educational camps for volleyball, basketball, soccer and all sorts of sports are offered to provide instructional opportunities during the summer. To expand on inclusionary programming, a Challenger basketball league is conducted for participants with special needs with volunteer "buddies" assisting players on a 2:1 ratio. More than 1,500 children participate in the youth sports programs annually.

The Facilities/Field Permits program was created in conjunction with the Joint-Use Agreements with the Anaheim Union High School District (AUHSD) and Cypress School District (CSD) for the permitting of school athletic facilities as well as City athletic fields, facilities and open space.

Youth League Improvements (ACUAF) program was created to provide for minor park improvements considered "above and beyond" normal maintenance as identified through policy. Proposed projects are funded by ACUAF surcharges of $3.00 per registered Youth League participant per season, and an annual contribution of $5,000 from the District.

Accomplishments for Fiscal Year 2024-25

- Pee Wee sports classes continue to be a popular option with over 300 participants, offering baseball, soccer, basketball, volleyball, and all sorts of sports.
- Youth Basketball and Volleyball Leagues continue to reach maximum capacity with over 500 participants during the year.
- Worked cooperatively with Anaheim Union High School District to reserve field space to house Cypress Girls Softball and AYSO during the construction of Arnold Cypress Park, and the Natural Field maintenance closure at Lexington Park.
- Collaborated with Lexington Jr. High School to successfully run 2 seasons of youth basketball and volleyball in their gymnasium over the year.
- Drop-in Badminton and Volleyball at Lexington Junior High School averages 30 players per week for a total of 1,100 participants over the year.
- Summer Sports Camps hosted nearly 200 youth, ages 7-14 to improve skills in soccer, basketball, volleyball, and all sorts of sports.
- Thanks to sponsorships from the community, the Recreation Department is able to offer a free Challenger Basketball program. This program is dedicated to participants with intellectual and/or physical challenges the game of basketball in a structured environment. This program hosts over 100 participants over the Summer.
- Permitted over 3,900 hours of athletic field usage at Lexington Park.
- Operated the 2nd annual, Dig Pink Day. This day was established to show support for those battling Metastatic Breast Cancer in the month of October. Recreation staff hand-crafted inspirational banners and décor for the gymnasium, and encouraged coaches, players, and families to wear pink during youth volleyball games.

Objectives for Fiscal Year 2025-26

- Implement Pickleball Tournaments at Arnold Cypress Park.
- Schedule Cypress sports programming (Pee Wees, Sports Camps, Youth League Practices) at Arnold Cypress Park.
- Permit field usage to ACUAF groups, community members, and organizations on the athletic fields at Arnold Cypress Park.
- Coordinate 4 on 4 volleyball tournaments during adult drop-in days at Lexington Jr. High gym.
- Collaborate with ACUAF groups to attend and hold booths at Cypress special events throughout the year.
- Continue providing training for all youth sports volunteer coaches (180 on average) to include Youth Concussion protocols, sportsmanship awareness and updates to sport rules.
- Maintain sponsorship for the Challenger Basketball program and increase the number of younger aged participants.

- Maintain Joint Use Agreements with Anaheim Union High School District and Cypress School District.
- Schedule field use permits for new community members and organization groups on the athletic fields at Lexington Park.
- Continue to enhance Cypress youth sports leagues by incorporating themed days (Dig Pink Day), implementing an end of season awards ceremony, and recruiting additional coaches to increase number of participants.

Sports Programs Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Recreation Coordinator	0.84	0.84	0.81	0.00	(0.81)
Recreation Supervisor	0.82	0.82	0.75	0.83	0.08
Subtotal - Full-Time	**1.66**	**1.66**	**1.56**	**0.83**	**(0.73)**
Part-Time					
Recreation Leader I	0.10	0.10	0.10	0.10	0.00
Recreation Leader II	1.84	2.05	2.05	3.22	1.17
Recreation Leader III	2.27	2.27	2.27	3.35	1.08
Recreation Leader IV	0.17	0.17	0.17	0.17	0.00
Recreation Specialist	0.84	0.84	0.90	0.90	0.00
Subtotal - Part-Time	**5.22**	**5.43**	**5.49**	**7.74**	**2.25**
Total Positions	**6.88**	**7.09**	**7.05**	**8.57**	**1.52**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 337,817	$ 433,214	$ 380,910	$ 512,164	18.2%
Service and Supplies	23,957	39,471	28,121	41,576	5.3%
Internal Service Fund Charges	1,660	1,260	1,260	1,180	(6.3%)
Total Division Cost	**$ 363,434**	**$ 473,945**	**$ 410,291**	**$ 554,920**	**17.1%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 363,434	$ 473,945	$ 410,291	$ 554,920
Total Resources	**$ 363,434**	**$ 473,945**	**$ 410,291**	**$ 554,920**

Maintenance & Facility Support Division

Division Overview

This Division includes several programs to maintain the District's infrastructure. The Community Center Maintenance program provides contracted maintenance services for the 22,000 square foot Community Center including classrooms, kitchen, ballroom, restrooms and the District's administrative offices. The Senior Center Maintenance program provides contracted maintenance services for the 17,000 square foot building including classrooms, kitchen, multi-purpose room, restrooms and staff offices. Maintenance support is also provided for the setup and breakdown of various City events such as Community Center Holiday Décor, Community Festival, Salute to America, Women's Conference, State of the City, Holiday Sing and Tree Lighting, Cypress Run, and seven Summer Concerts.

The Park Landscaping program covers all landscape maintenance services related to District-owned parks and open turf areas other than athletic facilities. Routine irrigation and turf maintenance is performed by a contracted service. Major irrigation work and emergency repairs where skilled work is required will be performed by City staff. All tree maintenance is also performed under a single City-wide contract.

Year-round grounds maintenance is provided at all District-owned athletic facilities. In addition, City staff repair, upgrade, and mitigate potential safety hazards of playground equipment, playing fields, all pickleball and tennis courts, a pond, picnic tables, drinking fountains, barbeques, fencing, athletic field lighting and park lighting. Tennis court lamps and athletic field lamps are replaced as needed throughout the year.

The Park Buildings program covers non-mechanical maintenance services for the Showmobile, park restrooms, picnic shelters, and snack bars. This includes repairs, upgrades and mitigation of safety hazards. Expenditures associated with the Showmobile setup and breakdown for in-house programs are also accounted for in this program.

The Facility Operations & Facility Attendant program provides part-time staff to facilitate program set-up and light custodial needs at the Cypress Senior Center, Community Center, and at special events (Arts receptions, Salute to America, Community Festival, Concerts, Holiday Sing & Tree Lighting, Egg Hunt, and Women's Conference and State of the City), as well as providing supervision for evening and weekend facility classes and rentals.

This entire Division also provides support and supplies to community groups and businesses that desire to conduct service projects to address clean-up and general repair to park facilities. Examples include Eagle Scout projects, Corporate Earth-Day Volunteer projects, and church volunteer programs.

The division also provides support for the City's Art in Public Places program in handling the installation and maintenance of public art. Six pieces currently enrich various locations in the City.

Accomplishments for Fiscal Year 2024-25

- Completed the construction and grand opening of Arnold Cypress Park in May, 2025. The newly reimagined park includes four softball fields, batting cages, bullpens, eight lighted pickleball courts, children's play area with fabric shade sails, restrooms, a concession building, lighted basketball and volleyball courts, a half-mile walking path, 294 parking spaces with 12 EV charging stations, exercise equipment, storage building, covered bleachers and over 225 trees.
- Converted athletic field lighting at Oak Knoll Park to LED, providing a cost savings measure and additional light coverage.
- Reconstruction of the picnic pavilion at Veterans Park and upgraded amenities.
- Installation of new carpet within the administration offices at the Community Center.
- Completed playground rubberized surfacing maintenance at Cedar Glen Park, Eucalyptus Park, Evergreen Park, Maple Grove South Park, Veterans Park and Damron Park.

Objectives for Fiscal Year 2025-26

- Continue to partner with Public Works Maintenance Division to maintain the District's facilities, parks, programs, and special events.
- Evaluate all irrigation systems at parks and recommend future improvements.
- Resurface parking lots at the Senior Center and Oak Knoll (North).
- Replace existing interior and exterior light fixtures at various park facilities, including but not limited to the Community Center and Senior Center with LED fixtures.
- Continue with the city-wide park enhancement project to provide current and updated amenities at various parks and facilities.

Maintenance & Facility Support Division

Summary of Positions	2022-23	2023-24	2024-25	2025-26	24/25 Budget vs. 25/26 Budget
Full-Time					
Recreation Coordinator	0.37	0.56	0.44	0.45	0.01
Recreation Supervisor	0.21	0.21	0.24	0.24	0.00
Subtotal - Full-Time	**0.58**	**0.77**	**0.68**	**0.69**	**0.01**
Part-Time					
Recreation Facilities Attendant	1.35	1.35	1.35	1.35	0.00
Recreation Leader II	0.78	0.78	0.78	0.78	0.00
Recreation Leader III	1.55	1.55	1.55	1.55	0.00
Recreation Leader IV	1.00	1.00	1.00	1.00	0.00
Subtotal - Part-Time	**4.68**	**4.68**	**4.68**	**4.68**	**0.00**
Total Positions	**5.26**	**5.45**	**5.36**	**5.37**	**0.01**

Summary of Expenditures	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed	24/25 Budget vs. 25/26 Budget
Salaries and Benefits	$ 191,237	$ 271,758	$ 208,129	$ 272,340	0.2%
Service and Supplies	2,160,066	2,464,803	2,425,885	2,855,069	15.8%
Total Division Cost	**$ 2,351,303**	**$ 2,736,561**	**$ 2,634,014**	**$ 3,127,409**	**14.3%**

Summary of Resources	2023-24 Actual	2024-25 Budget	2024-25 Estimate	2025-26 Proposed
General Fund - District	$ 2,351,303	$ 2,736,561	$ 2,634,014	$ 3,127,409
Total Resources	**$ 2,351,303**	**$ 2,736,561**	**$ 2,634,014**	**$ 3,127,409**

Capital Projects

Fiscal Year 2025-26

Parks Projects (80700_8071)	Budgeted Cost	
Park Interior/Exterior LED Design	$	750,000
Parking Lot Seal Coat		300,000
Baroldi Sycamore Park Expansion - Design		200,000
Picnic Shade Structure Repairs/Replacement		125,000
Park Playground Surfacing Sealing and Repairs		95,000
Park Irrigation Master Plan and Improvements		75,000
Senior Center Building Improvements		75,000
Civic Center Green Tree Replacement		22,500
Total New Capital Projects	**$**	**1,642,500**

Parks Interior/Exterior LED Lighting

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will replace the existing interior and exterior light fixtures at various Park facilities, including but not limited to the Community Center, Senior Center, and Civic Center tennis courts, with energy-efficient light-emitting diodes (LEDs) fixtures.

Justification

California no longer allows the sale of compact fluorescent lamps and tubes. LED light fixtures are more energy efficent and require less costly maintenance.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Fall 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 750,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 750,000
Totals (1 group)	**$ 750,000**	$ -	$ -	$ -	$ -	$ -	$ -	$ 750,000

Parking Lot Seal Coat

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

The resurfacing/seal-coating of various parking lots is scheduled based on the age of the parking lot, the level of deterioration, park usage, and date of last improvements (approximate seven year cycle). This seal-coat will provide a new surface to protect the existing subgrade from the elements.

Justification

These parking lots exhibit signs of weathering, longitudinal and transverse cracks, and normal wear and tear.

FY 25/26 - Senior Center and Oak Knoll Park (north lot)

FY 26/27 - Mackay Park

FY 27/28 - Evergreen Park

FY 28/29 - Lexington Park

FY 29/30 - Oak Knoll South

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Winter 25/26
Construction	Spring 2026

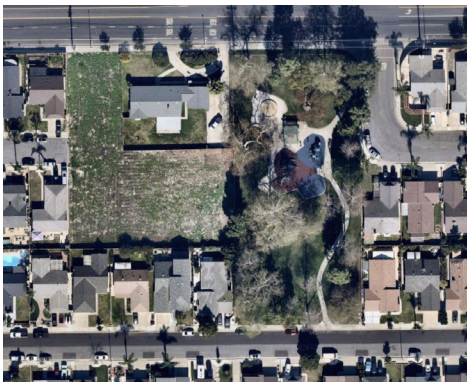
Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 300,000**	$ 20,000	$ 35,000	$ 340,000	$ 35,000	$ -	$ -	$ 730,000
Totals (1 group)	**$ 300,000**	$ 20,000	$ 35,000	$ 340,000	$ 35,000	$ -	$ -	$ 730,000

Baroldi Sycamore Park Expansion

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☐ Preventative / Proactive	☐ Replacement/Refurbishment	☑ New Facility	N/A



Description

Design and construction of the Baroldi Sycamore Park expansion.

Justification

In 2023, the City purchased the undeveloped land adjacent to Baroldi Sycamore Park in order to expand the existing park.

Environmental Assessment

Status	N/A
CEQA Reference	N/A
Reason for Exemption	N/A

Project Timeline

Design	Summer 2025
Construction	tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 200,000**	$ 1,750,000	$ -	$ -	$ -	$ -	$ -	$ 1,950,000
Totals (1 group)	**$ 200,000**	$ 1,750,000	$ -	$ -	$ -	$ -	$ -	$ 1,950,000

Picnic Shade Structure Repairs/Replacement

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will replace the deteriorating wood shade structures with fabric shade sailsat various parks.

FY 25/26 Willow Park

FY 26/27 Peppertree Park

FY 27/28 Maple Grove North Park

Future:Shade Sail Repairs/ Replacement at various parks

Justification

The wood structures require costly bi-annual maintenance, including wood replacement, staining, patching, hardware replacement, termite/pest control, and other condition defects due to exposure to the elements. Bi-annual maintenance of the wood structures is approximately $3,000. The fabric shade sails with steel posts are more durable and resilient to the elements, with the fabric shades requiring replacement every 10-15 years. Cost to replace the shade sails is approximately $5,000.

Environmental Assessment

Status	Exempt
CEQA Reference	15303
Reason for Exemption	New Construction or Conversion of Small Structures

Project Timeline

Design	Spring 2026
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 125,000**	$ 125,000	$ 125,000	$ -	$ 25,000	$ 25,000	$ 25,000	$ 450,000
Totals (1 group)	**$ 125,000**	$ 125,000	$ 125,000	$ -	$ 25,000	$ 25,000	$ 25,000	$ 450,000

Park Playground Surfacing Sealing & Repairs

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☑ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

Public Works installed rubberized play surfacing at all parks between 2018-2020 to maintain compliance with the Americans with Disabilities Act (ADA). In order to preserve the surfacing, the areas must be resealed and/or patched every five to seven years due to wear/tear and high-impact areas (slide exits, swings, etc.).

FY 25/26: Oak Knoll, Peppertree, Pinewood; FY 26/27: Baroldi/ Sycamore, Essex; FY 27/28: Vessels, Manzanita, Maple Grove North, Rosen/ Acacia; FY 28/29: Lexington

Justification

The playground surfacing manufacturer recommends replacing and/or resealing the surfaces every five to seven years due to wear/tear and high-impact areas (slide exits, swings, etc.).

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Fall 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 95,000**	$ 65,000	$ 65,000	$ 35,000	$ 75,000	$ 50,000	$ 50,000	$ 435,000
Totals (1 group)	**$ 95,000**	$ 65,000	$ 65,000	$ 35,000	$ 75,000	$ 50,000	$ 50,000	$ 435,000

Park Irrigation Master Plan and Improvements

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☑ Preventative / Proactive	☐ Replacement/Refurbishment	☐ New Facility	N/A



Description

This project will evaluate all irrigation systems at parks throughout the city and recommend future improvements.

Justification

A majority of the City's irrigation systems use aging controllers and technology that will no longer be supported and eventually become obsolete. Upgrading and replacing the existing system will ensure ongoing support in the future and improved control/flexibility in creating more water-efficient irrigation schedules, resulting in up to 25% reduction in water use.

Environmental Assessment

Status	Exempt
CEQA Reference	15306
Reason for Exemption	Information Collection

Project Timeline

Design	Summer 2025
Construction	tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 75,000**	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,275,000
Totals (1 group)	**$ 75,000**	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 1,275,000

Senior Center Building Improvements

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

These capital projects will rehabilitate and/or replace certain interior and exterior elements at the Senior Center, such as paint, lighting, flooring, plumbing, and doors. Project in FY 25/26 will include replacement of the grease interceptor that is required for any facility that cooks and prepares foods.

Justification

As identified in the Park and Recreation Facilities Inventory and Condition Assessment Report, various components of the heavily used Senior Center are in need of repairs and/or ongoing maintenance.

Environmental Assessment

Status	Exempt
CEQA Reference	15301(d)
Reason for Exemption	Repair of Existing Facilities

Project Timeline

Design	Summer 2025
Construction	Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 75,000**	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 125,000
Totals (1 group)	**$ 75,000**	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ 125,000

Civic Center Green Tree Replacement

Category	Fund	Program	Sub-Program
80700 PARK PROJECTS	212	80700	8071

Priority			New Operating Costs
☐ Preventative / Proactive	☑ Replacement/Refurbishment	☐ New Facility	N/A



Description

Staff will continue to monitor and will budget funds to replace up to two trees each year.

Justification

There are a number of trees on the Civic Center Green that are diseased and/or in various stages of decline.

Environmental Assessment

Status	Exempt
CEQA Reference	15304
Reason for Exemption	Minor Alterations to Land

Project Timeline

Design	Summer 2025
Construction	Fall 2025

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$ 22,500**	$ 25,000	$ 25,000	$ 27,500	$ 27,500	$ 27,500	$ 30,000	$ 185,000
Totals (1 group)	**$ 22,500**	$ 25,000	$ 25,000	$ 27,500	$ 27,500	$ 27,500	$ 30,000	$ 185,000

Capital Outlay

Fiscal Year 2025-26

Any items with a useful life of greater than one year and a cost in excess of $1,000 are considered Capital Outlay items. The purchase of new or replacement Capital Outlay items require Recreation and Park District Board of Directors approval through the annual budget process. The proposed Capital Outlay items for the current budget year total $238,000 and are detailed below. They include both items funded with set-aside replacement monies and monies included in the Recreation and Park District's operating budget. A total of $116,683 is being paid for by operating funds in FY 2025-26 with $121,317 being funded by monies previously set-aside in the Recreation and Park District's Capital Replacement Fund.

Capital Outlay Additions			
EQUIPMENT (725-95300.xxxx_xxx)			
4310_200	Utility Vehicle - Arnold Cypress Park	$	14,000
	Total Capital Outlay Additions	**$**	**14,000**
Capital Outlay Replacements			
COMPUTER HARDWARE/SOFTWARE (725-95200.xxxx.xxx)			
4310_300	Community Center Audio Video Enhancements	$	30,000
4310_300	Senior Center Audio Video Enhancements		25,000
		$	**55,000**
EQUIPMENT (725-95300.xxxx_xxx)			
4310_200	Volleyball Standards	$	7,000
4310_200	Portable Bar		3,000
		$	**10,000**
FURNITURE/FIXTURES (725-95400.xxxx.xxx)			
4310_900	Senior Center Office Furniture	$	30,000
4310_900	Community Center Lobby Enhancements		1,500
		$	**31,500**
VEHICLES (725-95500.xxxx.xxx)			
4310_400	Electric/Hybrid Vehicles (3)	$	127,500
		$	**127,500**
	Total Capital Outlay Replacements	**$**	**224,000**
Total Capital Outlay		**$**	**238,000**

Fund Summaries

Fiscal Year 2025-26

CRPD General Fund - Fund 212

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 15,233,095**	**$ 11,477,276**	**$ 11,477,276**	**$ 11,477,276**	**$ 11,088,637**
Revenues					
Property Taxes					
3001 Secured	6,562,421	6,590,000	6,590,000	6,960,000	7,100,000
3002 Unsecured	199,228	310,000	310,000	220,000	224,000
3004 Prior Years	58,392	50,000	50,000	60,000	60,000
3005 Supplemental Roll	174,785	112,000	112,000	140,000	143,000
3006 Public Utility	80,161	82,000	82,000	80,000	88,000
3011 Residual Tax Increment	251,759	232,000	232,000	150,000	-
Total	**$ 7,326,746**	**$ 7,376,000**	**$ 7,376,000**	**$ 7,610,000**	**$ 7,615,000**
Interest & Rent					
3400 Investment Earnings	705,849	550,000	550,000	625,000	550,000
3412 Bldg Rents - Community Center	81,440	140,000	140,000	165,000	165,000
3413 Bldg Rents - Arnold/Cypress Park	-	-	-	-	16,000
3414 Bldg Rents - Senior Center	20,999	26,250	26,250	38,000	35,000
3415 Bldg Rents - Parks	37,253	35,000	35,000	41,000	42,000
3417 Bldg Rents - Sport Park	172,778	175,000	175,000	248,662	250,000
Total	**$ 1,018,319**	**$ 926,250**	**$ 926,250**	**$ 1,117,662**	**$ 1,058,000**
Revenue from Other Agencies					
3502 Homeowners Tax Relief	26,926	28,000	28,000	27,000	28,000
3525 Grants - Miscellaneous	86,693	520,852	520,852	506,450	138,600
Total	**$ 113,619**	**$ 548,852**	**$ 548,852**	**$ 533,450**	**$ 166,600**
Service Charges					
3609 Electric Vehicle Charging Fees	5,344	5,064	5,064	7,400	7,848
3650 Concerts on the Green	1,062	2,500	2,500	2,000	3,000
3651 Recreation Registration Fee	13,256	14,400	14,400	13,743	14,230
3652 Adult Sports Fees	6,475	6,500	6,500	5,816	6,500
3653 Youth Sports Fees	82,927	81,987	81,987	89,566	92,000
3657 ACUAF - Player Usage Fee	8,856	7,000	7,000	11,157	10,000
3658 Facility Replacement Fee	33,372	35,000	35,000	34,524	35,000
3659 Contract Classes	388,462	364,000	364,000	385,138	385,138
3661 Teen Excursions Fee	894	888	888	492	651
3665 Senior Citizens Activity Fees	40,205	33,705	33,705	27,000	21,000
3668 Playground Events & Excursions	18,132	21,960	21,960	17,924	18,571
3669 Day Camp Fees	87,745	90,000	90,000	82,871	86,879

Fund Summaries

Fiscal Year 2025-26

CRPD General Fund - Fund 212 (continued)

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
3673 Special Event Fees	2,991	2,978	2,978	2,920	2,900
3674 Independence Day Revenue	1,792	1,600	1,600	1,542	1,600
3677 5k/10k Run Revenues	32,428	36,000	36,000	45,245	66,440
3680 ACUAF - Lighting Fee	20,495	20,000	20,000	19,413	20,000
3683 ACUAF - Non-Resident Fee	12,725	9,000	9,000	18,542	15,000
Total	**$ 757,161**	**$ 732,582**	**$ 732,582**	**$ 765,293**	**$ 786,757**
Other Revenue					
3711 Expenditure Reimbursement	36,197	-	-	-	-
3713 Donations/Contributions	1,571	-	-	626	-
3738 Miscellaneous Revenue	250	-	-	195	-
Total	**$ 38,018**	**$ -**	**$ -**	**$ 821**	**$ -**
Total Current Operating Revenue	**$ 9,253,863**	**$ 9,583,684**	**$ 9,583,684**	**$ 10,027,226**	**$ 9,626,357**
Operating Transfers-In					
3901 Park Development Fund 213	454,795	-	616,580	624,577	-
Total Operating Transfers-In	**454,795**	**-**	**616,580**	**624,577**	**-**
Other Sources					
Loans from City Infrastructure Fund	10,767,906	-	22,888,282	22,888,282	-
Total Revenues and Sources	**$ 20,476,564**	**$ 9,583,684**	**$ 33,088,546**	**$ 33,540,085**	**$ 9,626,357**
Total Available	**$ 35,709,659**	**$ 21,060,960**	**$ 44,565,822**	**$ 45,017,361**	**$ 20,714,994**
Expenditures					
Operating Expenditures:					
Recreation and Community Services	5,530,814	6,574,293	6,586,293	6,109,664	7,180,013
Capital Expenditures:					
80700 Park Projects	16,950,867	1,572,500	25,266,903	24,993,243	1,642,500
Operating Transfers-Out:					
4501 CRPD Equipment Replc Fund 725	5,543	36,240	51,240	51,240	116,683
4501 CRPD Employee Benefits Fund 755	150,000	150,000	150,000	150,000	150,000
Total Operating Transfers-Out	**$ 155,543**	**$ 186,240**	**$ 201,240**	**$ 201,240**	**$ 266,683**
Changes in Spendable Fund Balance					
Interest	224,922	-	-	-	-
Loan Repayment to City - Lexington Park	454,795	-	616,580	624,577	-
Loan Repayment to City - AC Park	915,442	2,000,000	2,000,000	2,000,000	2,000,000
Total Changes in Spendable Fund Balance	**$ 1,370,237**	**$ 2,000,000**	**$ 2,616,580**	**$ 2,624,577**	**$ 2,000,000**
Total Expenditures, Transfers Out and Changes	**$ 24,232,383**	**$ 10,333,033**	**$ 34,671,016**	**$ 33,928,724**	**$ 11,089,196**
Fund Balance, June 30	**$ 11,477,276**	**$ 10,727,927**	**$ 9,894,806**	**$ 11,088,637**	**$ 9,625,798**

CRPD Park Development - Fund 213

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
Fund Balance, July 1	**$ 4,152**	**$ 3,631**	**$ 3,631**	**$ 3,631**	**-**
Revenues					
Interest & Rent					
3400 Investment Earnings	9,275	-	-	12,000	-
Service Charges					
3630 Park Facility Development Fees	444,999	-	-	608,946	-
Total Current Operating Revenue	**$ 454,274**	**$ -**	**$ -**	**$ 620,946**	**$ -**
Total Available	**$ 458,426**	**$ 3,631**	**$ 3,631**	**$ 624,577**	**$ -**
Expenditures					
Operating Transfers-Out					
4501 Parks District General Fund 212	454,795	-	616,580	624,577	-
Total Expenditures	**$ 454,795**	**$ -**	**$ 616,580**	**$ 624,577**	**$ -**
Fund Balance, June 30	**$ 3,631**	**$ 3,631**	**$ (612,949)**	**$ -**	**$ -**

CRPD Central Services - Fund 715

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
FUND BALANCE, JULY 1	**$67,831**	**$80,402**	**$80,402**	**$80,402**	**$82,852**
Revenues					
Service Charges					
3804 Vehicle Rental	15,700	18,675	18,675	4,500	18,465
3805 Equipment Rental	3,850	2,450	2,450	2,450	2,450
Total	**$19,550**	**$21,125**	**$21,125**	**$6,950**	**$20,915**
Total Current Operating Revenue	**$19,550**	**$21,125**	**$21,125**	**$6,950**	**$20,915**
Total Available	**$87,381**	**$101,527**	**$101,527**	**$87,352**	**$103,767**
Expenditures					
Operating Expenditures					
Recreation and Community Services	6,979	21,125	21,125	4,500	20,915
Total Expenditures/Uses	**$6,979**	**$21,125**	**$21,125**	**$4,500**	**$20,915**
Fund Balance, June 30	**$80,402**	**$80,402**	**$80,402**	**$82,852**	**$82,852**

CRPD Capital Replacement - Fund 725

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
FUND BALANCE, JULY 1	**$618,329**	**$657,344**	**$657,344**	**$657,344**	**$690,605**
Revenues					
Revenue from Other Agencies					
Service Charges					
3804 Vehicle Rental	750	750	750	750	18,570
3805 Equipment Rental	50,830	51,790	51,790	51,790	53,050
3806 Office Equipment Rental	3,260	3,260	3,260	3,260	2,370
Total	**$54,840**	**$55,800**	**$55,800**	**$55,800**	**$73,990**
Total Current Operating Revenue	**$54,840**	**$55,800**	**$55,800**	**$55,800**	**$73,990**
Operating Transfers-In					
3901 Parks General Fund 212	5,543	36,240	51,240	51,240	116,683
Total	**$5,543**	**$36,240**	**$51,240**	**$51,240**	**$116,683**
Total Revenue and Transfers-In	**$60,383**	**$92,040**	**$107,040**	**$107,040**	**$190,673**
Total Available	**$678,712**	**$749,384**	**$764,384**	**$764,384**	**$881,278**
Expenditures					
Operating Expenditures					
Capital Outlay/Other Expenditures	21,368	39,200	73,779	73,779	238,000
Total Expenditures/Uses	**$21,368**	**$39,200**	**$73,779**	**$73,779**	**$238,000**
Fund Balance, June 30	**$657,344**	**$710,184**	**$690,605**	**$690,605**	**$643,278**

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Fund Summaries



General Fund 111

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 33,072,035**	**$ 30,289,696**	**$ 30,289,696**	**$ 30,289,696**	**$ 31,398,042**
Revenues					
Property Taxes					
3001 Secured	6,968,884	6,995,000	6,995,000	7,430,000	7,700,000
3002 Unsecured	211,565	333,000	333,000	200,000	255,000
3004 Prior Years	62,035	80,000	80,000	68,000	50,000
3005 Supplemental Roll	185,624	131,000	131,000	126,000	129,000
3006 Public Utility	112,412	113,000	113,000	118,000	110,000
3007 Pass Thru Taxes	26,994	22,000	22,000	-	-
3010 ERAF VLF Backfill	6,024,570	6,200,000	6,200,000	6,412,580	6,550,000
3011 Residual Tax Increment	143,952	110,000	110,000	83,348	-
Total	**$ 13,736,036**	**$ 13,984,000**	**$ 13,984,000**	**$ 14,437,928**	**$ 14,794,000**
Other Taxes					
3100 Sales and Use Tax	13,410,533	13,436,000	13,436,000	13,200,000	13,100,000
3101 Franchise Tax - Water	251,844	210,000	210,000	207,621	210,000
3102 Franchise Tax - Gas	143,829	125,000	125,000	90,268	100,000
3103 Franchise Tax - Electric	657,774	625,000	625,000	688,767	650,000
3104 Franchise Tax - Refuse	721,069	725,000	725,000	757,000	775,000
3106 Franchise Tax - Cable TV	337,878	365,000	365,000	345,000	345,000
3107 Business License Tax	1,319,198	1,275,000	1,275,000	1,295,000	1,275,000
3108 Transient Occupancy Tax	2,892,555	3,125,000	3,125,000	3,300,000	3,325,000
3109 Real Property Transfer Tax	255,157	225,000	225,000	200,000	175,000
3110 Parimutuel Tax	59,971	60,000	60,000	60,000	55,000
3111 Satellite Wagering Tax	131,962	132,000	132,000	120,000	110,000
3112 PSAF Sales Tax	458,073	496,400	496,400	460,000	455,000
3115 Sales Tax - Audit Pass Through	(479,541)	(495,000)	(495,000)	(495,000)	(495,000)
Total	**$ 20,160,302**	**$ 20,304,400**	**$ 20,304,400**	**$ 20,228,656**	**$ 20,080,000**
Licenses and Permits					
3200 Building Permits	555,999	500,000	500,000	500,000	500,000
3201 Plumbing/Heating Permits	54,888	80,000	80,000	80,000	80,500
3202 Electrical Permits	156,201	140,000	140,000	156,000	156,000
3204 Street and Curb Permits	163,104	125,000	125,000	125,000	125,000
3205 Other Licenses and Permits	12,405	12,000	12,000	11,100	11,400
3206 Parking Permits	218	330	330	385	385
3209 Alarm System Permits	86,427	95,000	95,000	92,150	94,900
Total	**$ 1,029,242**	**$ 952,330**	**$ 952,330**	**$ 964,635**	**$ 968,185**
Fines					
3300 Ordinance Violation Fines	198,473	199,000	199,000	210,280	213,000
3303 Alarm Ordinance Fines	53,338	45,000	45,000	36,850	40,000
Total	**$ 251,811**	**$ 244,000**	**$ 244,000**	**$ 247,130**	**$ 253,000**

General Fund 111 (continued)

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
Interest and Rent					
3400 Investment Earnings	2,752,332	2,200,000	2,200,000	3,000,000	2,200,000
3401 Investment Earnings Mrkt Val Adj	540,079	-	-	-	-
3410 Rental - Cell Tower	16,028	15,739	15,739	15,739	15,739
3425 Rents - Bus Shelter Advertising	9,967	11,000	11,000	10,000	10,000
Total	**$ 3,318,406**	**$ 2,226,739**	**$ 2,226,739**	**$ 3,025,739**	**$ 2,225,739**
Revenue from Other Agencies					
3502 Homeowners Tax Relief	28,595	29,000	29,000	28,900	29,000
3508 Motor Vehicle License Fee	62,242	56,000	56,000	79,396	60,000
3518 State Mandated Reimbursement	52,584	50,000	50,000	64,250	50,000
3525 Grants - Miscellaneous	218,859	255,800	436,276	362,092	230,853
3530 POST Reimbursement	3,971	11,200	11,200	14,182	3,900
3580 Waste Revenue Sharing	82,423	50,000	50,000	75,000	75,000
Total	**$ 448,674**	**$ 452,000**	**$ 632,476**	**$ 623,820**	**$ 448,753**
Service Charges					
3600 Zoning Fees	52,621	40,000	40,000	50,000	45,000
3603 Sale of Maps and Publications	26	50	50	50	50
3605 Special Services - Police	14,093	23,300	23,300	15,000	15,500
3606 Special Services - Public Works	2,103	2,650	2,650	2,185	2,293
3607 Business License Admin Fee	94,625	108,000	108,000	120,000	120,000
3608 Blood Draw Recovery Fee	778	800	800	450	400
3610 Admin Tow Fees	33,242	40,950	40,950	30,000	30,000
3620 Plan Check Fees - Building	313,249	250,000	250,000	402,000	310,000
3621 Engineering and Inspection Fees	22,966	22,000	22,000	25,000	25,000
3632 City Services Charges	624,254	542,680	542,680	505,500	530,000
3635 Construction and Demolition Administrative Fee	108,400	80,000	80,000	110,000	85,000
3801 Park District Reimbursement	2,152,800	2,508,353	2,508,353	2,489,090	2,888,489
3809 Park District Reimbursement - Marketing	-	60,000	60,000	60,000	60,000
Total	**$ 3,419,157**	**$ 3,678,783**	**$ 3,678,783**	**$ 3,809,275**	**$ 4,111,732**
Other Revenue					
3701 Admin Fee - Sewer Connections	13,410	10,000	10,000	10,000	10,000
3711 Expenditure Reimbursement	123,875	87,000	87,000	88,041	88,000
3713 Donations/Contributions	-	-	49,700	50,000	-
3738 Miscellaneous Revenue	116,599	500	500	45,500	15,500
Total	**$ 253,884**	**$ 97,500**	**$ 147,200**	**$ 193,541**	**$ 113,500**
Total Operating Revenue	**$ 42,617,512**	**$ 41,939,752**	**$ 42,169,928**	**$ 43,530,724**	**$ 42,994,909**

General Fund 111 (continued)

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimate	2025-26 Proposed
Sources					
Operating Transfers-In					
3901 Pandemic Response Fund 115	-	-	6,277	-	-
3901 Traffic Safety Fund 221	59,107	68,600	68,600	64,000	60,200
3901 Gas Tax 2105 Fund 231	286,841	312,833	618,522	623,754	320,551
3901 Gas Tax 2107/2107.5 Fund 233	398,416	435,029	856,306	862,762	444,981
3901 Lighting District #2 Fund 251	184,457	186,413	186,413	155,651	191,376
3901 Corp Center Maint Distr Fund 271	11,416	16,238	16,238	11,748	15,396
Total Transfers-In	**$ 940,237**	**$ 1,019,113**	**$ 1,752,356**	**$ 1,717,915**	**$ 1,032,504**
Total Revenue/Sources/Use of Reserves	**$ 43,557,749**	**$ 42,958,865**	**$ 43,922,284**	**$ 45,248,639**	**$ 44,027,413**
Total Available	**$ 76,629,784**	**$ 73,248,561**	**$ 74,211,980**	**$ 75,538,335**	**$ 75,425,455**
Expenditures					
Operating Expenditures					
Legislative	2,033,962	959,372	984,669	992,261	976,446
City Administration	2,766,303	2,939,452	3,375,242	2,843,303	2,903,110
Finance and Administrative Services	2,114,136	2,547,189	2,763,189	2,290,778	2,867,682
Police	20,610,530	23,441,293	23,508,493	21,450,064	24,144,693
Planning/Development	1,783,231	1,525,147	2,456,428	2,309,012	1,748,630
Public Works-Engineering	1,862,096	2,406,224	2,350,084	2,216,573	2,168,972
Public Works-Maintenance	4,690,362	5,485,675	5,593,841	5,092,028	5,755,021
Public Works-Building	640,883	629,020	629,020	670,371	752,387
Total Expenditures	**$ 36,501,503**	**$ 39,933,372**	**$ 41,660,966**	**$ 37,864,390**	**$ 41,316,941**
Uses					
Operating Transfers-Out					
4501 General Fund Grants 114	4,518	6,980	9,232	2,319	5,220
4501 Road Maintenance and Rehab Fund 239	-	-	-	-	1,400,000
4501 Storm Drainage Fund 261	250,000	250,000	250,000	250,000	250,000
4501 CIP Fund 415	1,606,912	2,700,000	2,709,860	2,709,860	1,100,000
4501 Infrastructure Set-Aside Fund 416	2,670,000	-	1,500,000	1,500,000	-
4501 City Equipment Replacement Fund 721	257,155	145,678	313,724	313,724	292,416
4501 City Employee Benefits Fund 751	5,050,000	-	1,500,000	1,500,000	-
Total Transfers-Out	**$ 9,838,585**	**$ 3,102,658**	**$ 6,282,816**	**$ 6,275,903**	**$ 3,047,636**
Changes in Nonspendable Fund Balance					
Total Expenditures/Uses/Changes	**$ 46,340,088**	**$ 43,036,030**	**$ 47,943,782**	**$ 44,140,293**	**$ 44,364,577**
FUND BALANCE, JUNE 30	**$ 30,289,696**	**$ 30,212,531**	**$ 26,268,198**	**$ 31,398,042**	**$ 31,060,878**

General Fund - Grants 114

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ (15,363)**	**$ (33,325)**	**$ (33,325)**	**$ (33,325)**	**$ -**
Revenues					
Revenue from Other Agencies					
3525 Grants - Miscellaneous	146,535	81,436	280,415	198,700	82,665
3531 Loan Payoff - CDBG	-	10,000	10,000	13,816	-
3572 Grants - CDBG	-	160,000	160,000	-	-
Total	**$ 146,535**	**$ 251,436**	**$ 450,415**	**$ 212,516**	**$ 82,665**
Total Operating Revenue	**$ 146,535**	**$ 251,436**	**$ 450,415**	**$ 212,516**	**$ 82,665**
Sources					
Operating Transfers-In					
3901 General Fund 111	4,518	6,980	9,232	2,319	5,220
Total Transfers-In	**$ 4,518**	**$ 6,980**	**$ 9,232**	**$ 2,319**	**$ 5,220**
Total Revenue/Sources/Use of Reserves	**$ 151,053**	**$ 258,416**	**$ 459,647**	**$ 214,835**	**$ 87,885**
Total Available	**$ 135,690**	**$ 225,091**	**$ 426,322**	**$ 181,510**	**$ 87,885**
Expenditures					
Operating Expenditures					
Police	128,419	73,732	234,164	145,947	73,201
Community Development	-	170,000	170,000	13,816	-
Public Works-Engineering	15,353	14,684	14,684	14,684	14,684
Total Expenditures	**$ 143,772**	**$ 258,416**	**$ 418,848**	**$ 174,447**	**$ 87,885**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	25,243	-	9,000	7,063	-
Total Transfers-Out	**$ 25,243**	**$ -**	**$ 9,000**	**$ 7,063**	**$ -**
Total Expenditures/Uses	**$ 169,015**	**$ 258,416**	**$ 427,848**	**$ 181,510**	**$ 87,885**
FUND BALANCE, JUNE 30	**$ (33,325)**	**$ (33,325)**	**$ (1,526)**	**$ -**	**$ -**

Traffic Safety Fund 221

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	$ -	$ -	$ -	$ -	$ -
Revenues					
Fines					
3301 Traffic Fines	59,107	68,600	68,600	64,000	60,200
Total	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
Total Operating Revenue	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
Total Revenue/Sources/Use of Reserves	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
Total Available	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
Uses					
Operating Transfers-Out					
4501 General Fund 111	59,107	68,600	68,600	64,000	60,200
Total Transfers-Out	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
Total Expenditures/Uses	**$ 59,107**	**$ 68,600**	**$ 68,600**	**$ 64,000**	**$ 60,200**
FUND BALANCE, JUNE 30	$ -	$ -	$ -	$ -	$ -

Gas Tax 2105 Fund 231

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 286,841**	**$ 305,689**	**$ 305,689**	**$ 305,689**	**$ -**
Revenues					
Revenue from Other Agencies					
3516 State Gas Tax - 2105	305,689	312,833	312,833	318,065	320,551
Total	**$ 305,689**	**$ 312,833**	**$ 312,833**	**$ 318,065**	**$ 320,551**
Total Operating Revenue	**$ 305,689**	**$ 312,833**	**$ 312,833**	**$ 318,065**	**$ 320,551**
Total Revenue/Sources/Use of Reserves	**$ 305,689**	**$ 312,833**	**$ 312,833**	**$ 318,065**	**$ 320,551**
Total Available	**$ 592,530**	**$ 618,522**	**$ 618,522**	**$ 623,754**	**$ 320,551**
Uses					
Operating Transfers-Out					
4501 General Fund 111	286,841	312,833	618,522	623,754	320,551
Total Transfers-Out	**$ 286,841**	**$ 312,833**	**$ 618,522**	**$ 623,754**	**$ 320,551**
Total Expenditures/Uses	**$ 286,841**	**$ 312,833**	**$ 618,522**	**$ 623,754**	**$ 320,551**
FUND BALANCE, JUNE 30	**$ 305,689**	**$ 305,689**	**$ -**	**$ -**	**$ -**

Gas Tax 2106 Fund 232

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 1,153,734**	**$ 1,156,569**	**$ 1,156,569**	**$ 1,156,569**	**$ 1,087,063**
Revenues					
Interest and Rent					
3400 Investment Earnings	58,440	40,000	40,000	45,000	25,000
Total	**$ 58,440**	**$ 40,000**	**$ 40,000**	**$ 45,000**	**$ 25,000**
Revenue from Other Agencies					
3512 State Gas Tax - 2106	199,506	202,158	202,158	206,400	208,006
Total	**$ 199,506**	**$ 202,158**	**$ 202,158**	**$ 206,400**	**$ 208,006**
Total Operating Revenue	**$ 257,946**	**$ 242,158**	**$ 242,158**	**$ 251,400**	**$ 233,006**
Total Revenue/Sources/Use of Reserves	**$ 257,946**	**$ 242,158**	**$ 242,158**	**$ 251,400**	**$ 233,006**
Total Available	**$ 1,411,680**	**$ 1,398,727**	**$ 1,398,727**	**$ 1,407,969**	**$ 1,320,069**
Uses					
Operating Transfers-Out					
4501 CIP Fund 415	255,111	300,000	320,906	320,906	650,000
Total Transfers-Out	**$ 255,111**	**$ 300,000**	**$ 320,906**	**$ 320,906**	**$ 650,000**
Total Expenditures/Uses	**$ 255,111**	**$ 300,000**	**$ 320,906**	**$ 320,906**	**$ 650,000**
FUND BALANCE, JUNE 30	**$ 1,156,569**	**$ 1,098,727**	**$ 1,077,821**	**$ 1,087,063**	**$ 670,069**

Gas Tax 2107/2107.5 Fund 233

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 398,417**	**$ 421,277**	**$ 421,277**	**$ 421,277**	**$ -**
Revenues					
Revenue from Other Agencies					
3513 State Gas Tax - 2107	413,776	427,529	427,529	433,985	437,481
3514 State Gas Tax - 2107.5	7,500	7,500	7,500	7,500	7,500
Total	**$ 421,276**	**$ 435,029**	**$ 435,029**	**$ 441,485**	**$ 444,981**
Total Operating Revenue	**$ 421,276**	**$ 435,029**	**$ 435,029**	**$ 441,485**	**$ 444,981**
Total Revenue/Sources/Use of Reserves	**$ 421,276**	**$ 435,029**	**$ 435,029**	**$ 441,485**	**$ 444,981**
Total Available	**$ 819,693**	**$ 856,306**	**$ 856,306**	**$ 862,762**	**$ 444,981**
Uses					
Operating Transfers-Out					
4501 General Fund 111	398,416	435,029	856,306	862,762	444,981
Total Transfers-Out	**$ 398,416**	**$ 435,029**	**$ 856,306**	**$ 862,762**	**$ 444,981**
Total Expenditures/Uses	**$ 398,416**	**$ 435,029**	**$ 856,306**	**$ 862,762**	**$ 444,981**
FUND BALANCE, JUNE 30	**$ 421,277**	**$ 421,277**	**$ -**	**$ -**	**$ -**

Traffic Mitigation Assmnt Fund 234

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 620,081**	**$ 1,164,470**	**$ 1,164,470**	**$ 1,164,470**	**$ 1,247,256**
Revenues					
Interest and Rent					
3400 Investment Earnings	40,848	45,000	45,000	45,000	45,000
Total	**$ 40,848**	**$ 45,000**	**$ 45,000**	**$ 45,000**	**$ 45,000**
Service Charges					
3628 Traffic Mitigation Fee	345,670	-	-	37,786	-
Total	**$ 345,670**	**$ -**	**$ -**	**$ 37,786**	**$ -**
Other Revenue					
3711 Expenditure Reimbursement	157,871	-	-	-	-
Total	**$ 157,871**	**$ -**	**$ -**	**$ -**	**$ -**
Total Operating Revenue	**$ 544,389**	**$ 45,000**	**$ 45,000**	**$ 82,786**	**$ 45,000**
Sources					
Operating Transfers-In					
3901 Measure M Gas Tax Fund 236	125,297	-	-	-	-
Total Transfers-In	**$ 125,297**	**$ -**	**$ -**	**$ -**	**$ -**
Total Revenue/Sources/Use of Reserves	**$ 669,686**	**$ 45,000**	**$ 45,000**	**$ 82,786**	**$ 45,000**
Total Available	**$ 1,289,767**	**$ 1,209,470**	**$ 1,209,470**	**$ 1,247,256**	**$ 1,292,256**
Expenditures					
Capital Expenditures					
Traffic Signal Projects	125,297	-	-	-	-
Total Expenditures	**$ 125,297**	**$ -**	**$ -**	**$ -**	**$ -**
Total Expenditures/Uses	**$ 125,297**	**$ -**	**$ -**	**$ -**	**$ -**
FUND BALANCE, JUNE 30	**$ 1,164,470**	**$ 1,209,470**	**$ 1,209,470**	**$ 1,247,256**	**$ 1,292,256**

Regional Traffic Fee Fund 235

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 418,624**	**$ 453,327**	**$ 453,327**	**$ 453,327**	**$ 456,599**
Revenues					
Service Charges					
3629 Regional Traffic Impact Fees	34,703	500	500	3,272	500
Total	**$ 34,703**	**$ 500**	**$ 500**	**$ 3,272**	**$ 500**
Total Operating Revenue	**34,703**	**500**	**500**	**3,272**	**500**
Total Revenue/Sources/Use of Reserves	**$ 34,703**	**$ 500**	**$ 500**	**$ 3,272**	**$ 500**
Total Available	**$ 453,327**	**$ 453,827**	**$ 453,827**	**$ 456,599**	**$ 457,099**
FUND BALANCE, JUNE 30	**$ 453,327**	**$ 453,827**	**$ 453,827**	**$ 456,599**	**$ 457,099**

Measure M Fund 236

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 2,354,613**	**$ 1,976,917**	**$ 1,976,917**	**$ 1,976,917**	**$ 783,297**
Revenues					
Interest and Rent					
3400 Investment Earnings	114,103	100,000	100,000	85,000	50,000
Total	**$ 114,103**	**$ 100,000**	**$ 100,000**	**$ 85,000**	**$ 50,000**
Revenue from Other Agencies					
3517 Measure M2	1,376,361	1,235,000	1,235,000	1,248,000	1,367,000
3525 Grants - Miscellaneous	-	200,000	200,000	200,000	-
Total	**$ 1,376,361**	**$ 1,435,000**	**$ 1,435,000**	**$ 1,448,000**	**$ 1,367,000**
Total Operating Revenue	**$ 1,490,464**	**$ 1,535,000**	**$ 1,535,000**	**$ 1,533,000**	**$ 1,417,000**
Sources					
Operating Transfers-In					
3901 Lighting District #2 Fund 251	-	-	-	-	35,000
Total Transfers-In	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,000**
Total Revenue/Sources/Use of Reserves	**$ 1,490,464**	**$ 1,535,000**	**$ 1,535,000**	**$ 1,533,000**	**$ 1,452,000**
Total Available	**$ 3,845,077**	**$ 3,511,917**	**$ 3,511,917**	**$ 3,509,917**	**$ 2,235,297**
Expenditures					
Capital Expenditures					
Street Projects	30,263	900,000	913,000	865,900	-
Traffic Signal Projects	78,298	125,000	338,815	281,850	110,000
Total Expenditures	**$ 108,561**	**$ 1,025,000**	**$ 1,251,815**	**$ 1,147,750**	**$ 110,000**
Uses					
Operating Transfers-Out					
4501 Traffic Mitigation Assmnt Fund 234	125,297	-	-	-	-
4501 Road Maintenance and Rehab Fund 239	1,610,000	1,450,000	1,450,000	1,450,000	-
4501 CIP Fund 415	24,302	100,000	128,870	128,870	1,000,000
Total Transfers-Out	**$ 1,759,599**	**$ 1,550,000**	**$ 1,578,870**	**$ 1,578,870**	**$ 1,000,000**
Total Expenditures/Uses	**$ 1,868,160**	**$ 2,575,000**	**$ 2,830,685**	**$ 2,726,620**	**$ 1,110,000**
FUND BALANCE, JUNE 30	**$ 1,976,917**	**$ 936,917**	**$ 681,232**	**$ 783,297**	**$ 1,125,297**

Gas Tax 2103 Fund 238

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 2,100,014**	**$ 2,514,944**	**$ 2,514,944**	**$ 2,514,944**	**$ 2,435,914**
Revenues					
Interest and Rent					
3400 Investment Earnings	108,960	50,000	50,000	105,000	85,000
Total	**$ 108,960**	**$ 50,000**	**$ 50,000**	**$ 105,000**	**$ 85,000**
Revenue from Other Agencies					
3523 Special Gas Tax - 2103	458,379	447,463	447,463	465,970	458,247
Total	**$ 458,379**	**$ 447,463**	**$ 447,463**	**$ 465,970**	**$ 458,247**
Total Operating Revenue	**$ 567,339**	**$ 497,463**	**$ 497,463**	**$ 570,970**	**$ 543,247**
Total Revenue/Sources/Use of Reserves	**$ 567,339**	**$ 497,463**	**$ 497,463**	**$ 570,970**	**$ 543,247**
Total Available	**$ 2,667,353**	**$ 3,012,407**	**$ 3,012,407**	**$ 3,085,914**	**$ 2,979,161**
Uses					
Operating Transfers-Out					
4501 CIP Fund 415	152,409	650,000	650,000	650,000	600,000
Total Transfers-Out	**$ 152,409**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 600,000**
Total Expenditures/Uses	**$ 152,409**	**$ 650,000**	**$ 650,000**	**$ 650,000**	**$ 600,000**
FUND BALANCE, JUNE 30	**$ 2,514,944**	**$ 2,362,407**	**$ 2,362,407**	**$ 2,435,914**	**$ 2,379,161**

Road Maintenance And Rehab Fund 239

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 1,785,455**	**$ 1,311,480**	**$ 1,311,480**	**$ 1,311,480**	**$ 221,437**
Revenues					
Interest and Rent					
3400 Investment Earnings	63,936	25,000	25,000	60,000	15,000
Total	**$ 63,936**	**$ 25,000**	**$ 25,000**	**$ 60,000**	**$ 15,000**
Revenue from Other Agencies					
3515 State Gas Tax - SB1	1,300,367	1,289,599	1,289,599	1,271,426	1,321,153
Total	**$ 1,300,367**	**$ 1,289,599**	**$ 1,289,599**	**$ 1,271,426**	**$ 1,321,153**
Other Revenue					
3711 Expenditure Reimbursement	-	-	155,000	168,031	-
Total	**$ -**	**$ -**	**$ 155,000**	**$ 168,031**	**$ -**
Total Operating Revenue	**$ 1,364,303**	**$ 1,314,599**	**$ 1,469,599**	**$ 1,499,457**	**$ 1,336,153**
Sources					
Operating Transfers-In					
3901 General Fund 111	-	-	-	-	1,400,000
3901 Measure M Gas Tax Fund 236	1,610,000	1,450,000	1,450,000	1,450,000	-
Total Transfers-In	**$ 1,610,000**	**$ 1,450,000**	**$ 1,450,000**	**$ 1,450,000**	**$ 1,400,000**
Total Revenue/Sources/Use of Reserves	**$ 2,974,303**	**$ 2,764,599**	**$ 2,919,599**	**$ 2,949,457**	**$ 2,736,153**
Total Available	**$ 4,759,758**	**$ 4,076,079**	**$ 4,231,079**	**$ 4,260,937**	**$ 2,957,590**
Expenditures					
Capital Expenditures					
Street Projects	2,698,278	3,100,000	3,523,640	3,389,500	2,400,000
Total Expenditures	**$ 2,698,278**	**$ 3,100,000**	**$ 3,523,640**	**$ 3,389,500**	**$ 2,400,000**
Uses					
Operating Transfers-Out					
4501 CIP Fund 415	750,000	-	650,000	650,000	-
Total Transfers-Out	**$ 750,000**	**$ -**	**$ 650,000**	**$ 650,000**	**$ -**
Total Expenditures/Uses	**$ 3,448,278**	**$ 3,100,000**	**$ 4,173,640**	**$ 4,039,500**	**$ 2,400,000**
FUND BALANCE, JUNE 30	**$ 1,311,480**	**$ 976,079**	**$ 57,439**	**$ 221,437**	**$ 557,590**

Lighting District #2 Fund 251

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 5,836,860**	**$ 6,006,257**	**$ 6,006,257**	**$ 6,006,257**	**$ 3,197,201**
Revenues					
Property Taxes					
3001 Secured	1,488,036	1,520,000	1,520,000	1,570,000	1,600,000
3002 Unsecured	45,172	47,000	47,000	50,000	51,000
3004 Prior Years	13,251	10,000	10,000	12,000	12,000
3005 Supplemental Roll	39,637	41,000	41,000	30,000	30,000
3006 Public Utility	20,071	20,500	20,500	20,000	20,000
3007 Pass Thru Taxes	10,920	11,100	11,100	-	-
3011 Residual Tax Increment	58,232	40,000	40,000	33,716	-
Total	**$ 1,675,319**	**$ 1,689,600**	**$ 1,689,600**	**$ 1,715,716**	**$ 1,713,000**
Interest and Rent					
3400 Investment Earnings	280,155	200,000	200,000	245,000	180,000
Total	**$ 280,155**	**$ 200,000**	**$ 200,000**	**$ 245,000**	**$ 180,000**
Revenue from Other Agencies					
3502 Homeowners Tax Relief	6,106	6,300	6,300	6,100	6,200
Total	**$ 6,106**	**$ 6,300**	**$ 6,300**	**$ 6,100**	**$ 6,200**
Other Revenue					
3711 Expenditure Reimbursement	29,310	10,000	10,000	45,000	10,000
Total	**$ 29,310**	**$ 10,000**	**$ 10,000**	**$ 45,000**	**$ 10,000**
Total Operating Revenue	**$ 1,990,890**	**$ 1,905,900**	**$ 1,905,900**	**$ 2,011,816**	**$ 1,909,200**
Total Revenue/Sources/Use of Reserves	**$ 1,990,890**	**$ 1,905,900**	**$ 1,905,900**	**$ 2,011,816**	**$ 1,909,200**
Total Available	**$ 7,827,750**	**$ 7,912,157**	**$ 7,912,157**	**$ 8,018,073**	**$ 5,106,401**
Expenditures					
Operating Expenditures					
Public Works-Maintenance	1,229,713	1,242,750	1,242,750	1,037,671	1,275,837
Capital Expenditures					
Traffic Signal Projects	407,323	2,025,000	3,868,070	3,340,500	500,000
Street Lighting Projects	-	350,000	350,000	287,050	-
Total Expenditures	**$ 1,637,036**	**$ 3,617,750**	**$ 5,460,820**	**$ 4,665,221**	**$ 1,775,837**
Uses					
Operating Transfers-Out					
4501 General Fund 111	184,457	186,413	186,413	155,651	191,376
4501 To Measure M Fund 236	-	-	-	-	35,000
Total Transfers-Out	**$ 184,457**	**$ 186,413**	**$ 186,413**	**$ 155,651**	**$ 226,376**
Total Expenditures/Uses	**$ 1,821,493**	**$ 3,804,163**	**$ 5,647,233**	**$ 4,820,872**	**$ 2,002,213**
FUND BALANCE, JUNE 30	**$ 6,006,257**	**$ 4,107,994**	**$ 2,264,924**	**$ 3,197,201**	**$ 3,104,188**

Storm Drainage Fund 261

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 1,935,336**	**$ 2,098,477**	**$ 2,098,477**	**$ 2,098,477**	**$ 2,090,687**
Revenues					
Interest and Rent					
3400 Investment Earnings	95,953	80,000	80,000	85,000	75,000
Total	**$ 95,953**	**$ 80,000**	**$ 80,000**	**$ 85,000**	**$ 75,000**
Service Charges					
3621 Engineering and Inspection Fees	28,015	30,000	30,000	30,000	30,000
3632 City Services Charges	338,422	340,000	340,000	340,000	350,000
Total	**$ 366,437**	**$ 370,000**	**$ 370,000**	**$ 370,000**	**$ 380,000**
Other Revenue					
3711 Expenditure Reimbursement	-	-	-	11,698	-
Total	**$ -**	**$ -**	**$ -**	**$ 11,698**	**$ -**
Total Operating Revenue	**$ 462,390**	**$ 450,000**	**$ 450,000**	**$ 466,698**	**$ 455,000**
Sources					
Operating Transfers-In					
3901 General Fund 111	250,000	250,000	250,000	250,000	250,000
Total Transfers-In	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**	**$ 250,000**
Total Revenue/Sources/Use of Reserves	**$ 712,390**	**$ 700,000**	**$ 700,000**	**$ 716,698**	**$ 705,000**
Total Available	**$ 2,647,726**	**$ 2,798,477**	**$ 2,798,477**	**$ 2,815,175**	**$ 2,795,687**
Expenditures					
Operating Expenditures					
Public Works-Maintenance	549,249	845,991	863,839	724,488	864,566
Total Expenditures	**$ 549,249**	**$ 845,991**	**$ 863,839**	**$ 724,488**	**$ 864,566**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	-	-	-	-	8,700
Total Transfers-Out	**$ -**	**$ -**	**$ -**	**$ -**	**$ 8,700**
Total Expenditures/Uses	**$ 549,249**	**$ 845,991**	**$ 863,839**	**$ 724,488**	**$ 873,266**
FUND BALANCE, JUNE 30	**$ 2,098,477**	**$ 1,952,486**	**$ 1,934,638**	**$ 2,090,687**	**$ 1,922,421**

Planned Local Drainage Fac Fund 262

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 1,075,755**	**$ 1,125,356**	**$ 1,125,356**	**$ 1,125,356**	**$ 1,170,356**
Revenues					
Interest and Rent					
3400 Investment Earnings	49,601	45,000	45,000	45,000	45,000
Total	**$ 49,601**	**$ 45,000**	**$ 45,000**	**$ 45,000**	**$ 45,000**
Total Operating Revenue	**$ 49,601**	**$ 45,000**	**$ 45,000**	**$ 45,000**	**$ 45,000**
Total Revenue/Sources/Use of Reserves	**$ 49,601**	**$ 45,000**	**$ 45,000**	**$ 45,000**	**$ 45,000**
Total Available	**$ 1,125,356**	**$ 1,170,356**	**$ 1,170,356**	**$ 1,170,356**	**$ 1,215,356**
FUND BALANCE, JUNE 30	**$ 1,125,356**	**$ 1,170,356**	**$ 1,170,356**	**$ 1,170,356**	**$ 1,215,356**

Corp Cntr Maint Dist#1 Fund 271

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 181,137**	**$ 192,401**	**$ 192,401**	**$ 192,401**	**$ 205,104**
Revenues					
Service Charges					
3627 Assessment - Maintenance Dist	98,789	101,285	101,285	102,766	105,850
Total	**$ 98,789**	**$ 101,285**	**$ 101,285**	**$ 102,766**	**$ 105,850**
Total Operating Revenue	**$ 98,789**	**$ 101,285**	**$ 101,285**	**$ 102,766**	**$ 105,850**
Total Revenue/Sources/Use of Reserves	**$ 98,789**	**$ 101,285**	**$ 101,285**	**$ 102,766**	**$ 105,850**
Total Available	**$ 279,926**	**$ 293,686**	**$ 293,686**	**$ 295,167**	**$ 310,954**
Expenditures					
Operating Expenditures					
Public Works-Maintenance	76,109	108,251	108,251	78,315	102,638
Total Expenditures	**$ 76,109**	**$ 108,251**	**$ 108,251**	**$ 78,315**	**$ 102,638**
Uses					
Operating Transfers-Out					
4501 General Fund 111	11,416	16,238	16,238	11,748	15,396
Total Transfers-Out	**$ 11,416**	**$ 16,238**	**$ 16,238**	**$ 11,748**	**$ 15,396**
Total Expenditures/Uses	**$ 87,525**	**$ 124,489**	**$ 124,489**	**$ 90,063**	**$ 118,034**
FUND BALANCE, JUNE 30	**$ 192,401**	**$ 169,197**	**$ 169,197**	**$ 205,104**	**$ 192,920**

Narcotics Asset Seizure - Fund 281/282/283

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 1,328,622**	**$ 1,368,339**	**$ 1,368,339**	**$ 1,368,339**	**$ 434,572**
Revenues					
Interest and Rent					
3400 Investment Earnings	59,152	21,000	21,000	37,000	20,000
Total	**$ 59,152**	**$ 21,000**	**$ 21,000**	**$ 37,000**	**$ 20,000**
Other Revenue					
3711 Expenditure Reimbursement	36,590	20,000	20,000	10,000	10,000
3731 Asset Seizure - US DOJ	26,779	-	-	5,587	-
3732 Asset Seizure - US Treasury	24,626	-	-	78,500	-
Total	**$ 87,995**	**$ 20,000**	**$ 20,000**	**$ 94,087**	**$ 10,000**
Total Operating Revenue	**$ 147,147**	**$ 41,000**	**$ 41,000**	**$ 131,087**	**$ 30,000**
Total Revenue/Sources/Use of Reserves	**$ 147,147**	**$ 41,000**	**$ 41,000**	**$ 131,087**	**$ 30,000**
Total Available	**$ 1,475,769**	**$ 1,409,339**	**$ 1,409,339**	**$ 1,499,426**	**$ 464,572**
Expenditures					
Operating Expenditures					
Police	79,759	334,052	342,318	308,681	251,239
Total Expenditures	**$ 79,759**	**$ 334,052**	**$ 342,318**	**$ 308,681**	**$ 251,239**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	27,671	268,930	756,173	756,173	210,250
Total Transfers-Out	**$ 27,671**	**$ 268,930**	**$ 756,173**	**$ 756,173**	**$ 210,250**
Total Expenditures/Uses	**$ 107,430**	**$ 602,982**	**$ 1,098,491**	**$ 1,064,854**	**$ 461,489**
FUND BALANCE, JUNE 30	**$ 1,368,339**	**$ 806,357**	**$ 310,848**	**$ 434,572**	**$ 3,083**

Cable Tv Franchise Agrmnt Fund 291

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 778,396**	**$ 846,354**	**$ 846,354**	**$ 846,354**	**$ 875,354**
Revenues					
Other Taxes					
3106 Franchise Tax - Cable TV	67,958	72,000	72,000	64,000	64,000
Total	**$ 67,958**	**$ 72,000**	**$ 72,000**	**$ 64,000**	**$ 64,000**
Total Operating Revenue	**$ 67,958**	**$ 72,000**	**$ 72,000**	**$ 64,000**	**$ 64,000**
Total Revenue/Sources/Use of Reserves	**$ 67,958**	**$ 72,000**	**$ 72,000**	**$ 64,000**	**$ 64,000**
Total Available	**$ 846,354**	**$ 918,354**	**$ 918,354**	**$ 910,354**	**$ 939,354**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	-	-	35,000	35,000	-
Total Transfers-Out	**$ -**	**$ -**	**$ 35,000**	**$ 35,000**	**$ -**
Total Expenditures/Uses	**$ -**	**$ -**	**$ 35,000**	**$ 35,000**	**$ -**
FUND BALANCE, JUNE 30	**$ 846,354**	**$ 918,354**	**$ 883,354**	**$ 875,354**	**$ 939,354**

Supplemental Law Enf Fund 301

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
Revenues					
Interest and Rent					
3400 Investment Earnings	3,170	500	500	1,800	1,500
Total	**$ 3,170**	**$ 500**	**$ 500**	**$ 1,800**	**$ 1,500**
Revenue from Other Agencies					
3525 Grants - Miscellaneous	186,159	188,000	188,000	170,000	170,000
Total	**$ 186,159**	**$ 188,000**	**$ 188,000**	**$ 170,000**	**$ 170,000**
Total Operating Revenue	**$ 189,329**	**$ 188,500**	**$ 188,500**	**$ 171,800**	**$ 171,500**
Total Revenue/Sources/Use of Reserves	**$ 189,329**	**$ 188,500**	**$ 188,500**	**$ 171,800**	**$ 171,500**
Total Available	**$ 189,329**	**$ 188,500**	**$ 188,500**	**$ 171,800**	**$ 171,500**
Expenditures					
Operating Expenditures					
Police	189,329	188,500	188,500	171,800	171,500
Total Expenditures	**$ 189,329**	**$ 188,500**	**$ 188,500**	**$ 171,800**	**$ 171,500**
Total Expenditures/Uses	**$ 189,329**	**$ 188,500**	**$ 188,500**	**$ 171,800**	**$ 171,500**
FUND BALANCE, JUNE 30	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Ab 2766 Trip Reduction Fund 311

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ (98,133)**	**$ (31,122)**	**$ (31,122)**	**$ (31,122)**	**$ 1,778**
Revenues					
Other Revenue					
3734 Trip Reduction Revenue - AB2766	67,011	66,500	66,500	65,000	65,000
Total	**$ 67,011**	**$ 66,500**	**$ 66,500**	**$ 65,000**	**$ 65,000**
Total Operating Revenue	**$ 67,011**	**$ 66,500**	**$ 66,500**	**$ 65,000**	**$ 65,000**
Total Revenue/Sources/Use of Reserves	**$ 67,011**	**$ 66,500**	**$ 66,500**	**$ 65,000**	**$ 65,000**
Total Available	**(31,122.00)**	**$ 35,378**	**$ 35,378**	**$ 33,878**	**$ 66,778**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	-	32,100	32,100	32,100	-
Total Transfers-Out	**$ -**	**$ 32,100**	**$ 32,100**	**$ 32,100**	**$ -**
Total Expenditures/Uses	**$ -**	**$ 32,100**	**$ 32,100**	**$ 32,100**	**$ -**
FUND BALANCE, JUNE 30	**$ (31,122)**	**$ 3,278**	**$ 3,278**	**$ 1,778**	**$ 66,778**

Sewer Fund 321

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 7,599,978**	**$ 9,090,669**	**$ 9,090,669**	**$ 9,090,669**	**$ 10,088,414**
Revenues					
Property Taxes					
3001 Secured	14,507	12,650	12,650	9,400	9,600
3002 Unsecured	289	255	255	300	300
3004 Prior Years	77	50	50	78	80
3005 Supplemental Roll	249	100	100	200	200
3006 Public Utility	498	520	520	520	530
3011 Residual Tax Increment	27,256	-	-	15,782	-
Total	**$ 42,876**	**$ 13,575**	**$ 13,575**	**$ 26,280**	**$ 10,710**
Interest and Rent					
3400 Investment Earnings	381,847	300,000	300,000	375,000	350,000
Total	**$ 381,847**	**$ 300,000**	**$ 300,000**	**$ 375,000**	**$ 350,000**
Revenue from Other Agencies					
3502 Homeowners Tax Relief	39	-	-	36	37
Total	**$ 39**	**$ -**	**$ -**	**$ 36**	**$ 37**
Service Charges					
3624 Plan Check Fees - FOG	165	-	-	-	-
3631 Sewer Service Charges	1,548,171	1,625,000	1,625,000	1,625,000	1,625,000
3638 FOG Fees	45,051	55,000	55,000	45,000	40,000
Total	**$ 1,593,387**	**$ 1,680,000**	**$ 1,680,000**	**$ 1,670,000**	**$ 1,665,000**
Other Revenue					
3711 Expenditure Reimbursement	-	-	-	2,004	2,100
Total	**$ -**	**$ -**	**$ -**	**$ 2,004**	**$ 2,100**
Total Operating Revenue	**$ 2,018,149**	**$ 1,993,575**	**$ 1,993,575**	**$ 2,073,320**	**$ 2,027,847**
Total Revenue/Sources/Use of Reserves	**$ 2,018,149**	**$ 1,993,575**	**$ 1,993,575**	**$ 2,073,320**	**$ 2,027,847**
Total Available	**$ 9,618,127**	**$ 11,084,244**	**$ 11,084,244**	**$ 11,163,989**	**$ 12,116,261**
Expenditures					
Operating Expenditures					
Public Works-Engineering	105,107	97,821	97,821	87,355	98,888
Public Works-Maintenance	217,978	454,534	484,188	373,307	382,353
Capital Expenditures					
Sanitary Sewer Projects	204,373	950,000	1,338,639	614,913	900,000
Total Expenditures	**$ 527,458**	**$ 1,502,355**	**$ 1,920,648**	**$ 1,075,575**	**$ 1,381,241**

Sewer Fund 321 (continued)

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	-	-	-	-	213,612
Total Transfers-Out	**$ -**	**$ -**	**$ -**	**$ -**	**$ 213,612**
Total Expenditures/Uses	**$ 527,458**	**$ 1,502,355**	**$ 1,920,648**	**$ 1,075,575**	**$ 1,594,853**
FUND BALANCE, JUNE 30	**$ 9,090,669**	**$ 9,581,889**	**$ 9,163,596**	**$ 10,088,414**	**$ 10,521,408**

City Capital Projects Fund 415

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 15,758,663**	**$ 15,969,120**	**$ 15,969,120**	**$ 15,969,120**	**$ 14,436,710**
Revenues					
Other Revenue					
3711 Expenditure Reimbursement	-	-	20,000	20,000	-
Total	**$ -**	**$ -**	**$ 20,000**	**$ 20,000**	**$ -**
Total Operating Revenue	**$ -**	**$ -**	**$ 20,000**	**$ 20,000**	**$ -**
Sources					
Operating Transfers-In					
3901 General Fund 111	1,606,912	2,700,000	2,709,860	2,709,860	1,100,000
3901 Gas Tax 2106 Fund 232	255,111	300,000	320,906	320,906	650,000
3901 Measure M Gas Tax Fund 236	24,302	100,000	128,870	128,870	1,000,000
3901 Gas Tax 2103 Fund 238	152,409	650,000	650,000	650,000	600,000
3901 Road Maintenance and Rehab Fun 239	750,000	-	650,000	650,000	-
3901 Infrastructure Set-Aside Fund 416	792,441	1,820,000	2,886,932	2,561,932	28,075,000
Total Transfers-In	**$ 3,581,175**	**$ 5,570,000**	**$ 7,346,568**	**$ 7,021,568**	**$ 31,425,000**
Total Revenue/Sources/Use of Reserves	**$ 3,581,175**	**$ 5,570,000**	**$ 7,366,568**	**$ 7,041,568**	**$ 31,425,000**
Total Available	**$ 19,339,838**	**$ 21,539,120**	**$ 23,335,688**	**$ 23,010,688**	**$ 45,861,710**
Expenditures					
Capital Expenditures					
Street Projects	2,337,805	2,050,000	2,332,216	2,322,046	1,900,000
Storm Drainage Projects	65,220	250,000	1,917,240	1,917,240	27,250,000
Parkway Projects	406,776	770,000	1,542,249	1,429,365	750,000
Public Facility Projects	560,917	2,500,000	3,675,547	2,905,327	1,525,000
Total Expenditures	**$ 3,370,718**	**$ 5,570,000**	**$ 9,467,252**	**$ 8,573,978**	**$ 31,425,000**
Total Expenditures/Uses	**$ 3,370,718**	**$ 5,570,000**	**$ 9,467,252**	**$ 8,573,978**	**$ 31,425,000**
FUND BALANCE, JUNE 30	**$ 15,969,120**	**$ 15,969,120**	**$ 13,868,436**	**$ 14,436,710**	**$ 14,436,710**

Infrastructure Reserve Fund 416

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 72,467,656**	**$ 67,163,307**	**$ 67,163,307**	**$ 67,163,307**	**$ 48,829,673**
Revenues					
Interest and Rent					
3400 Investment Earnings	4,219,295	2,000,000	2,000,000	3,000,000	2,000,000
Total	**$ 4,219,295**	**$ 2,000,000**	**$ 2,000,000**	**$ 3,000,000**	**$ 2,000,000**
Total Operating Revenue	**$ 4,219,295**	**$ 2,000,000**	**$ 2,000,000**	**$ 3,000,000**	**$ 2,000,000**
Sources					
Operating Transfers-In					
3901 General Fund 111	2,670,000	-	1,500,000	1,500,000	-
Total Transfers-In	**$ 2,670,000**	**$ -**	**$ 1,500,000**	**$ 1,500,000**	**$ -**
Other Sources					
Loan Repayments - Lexington Park	490,897	-	616,580	616,580	-
Loan Repayments - Arnold Cypress Park	874,206	2,000,000	2,000,000	2,000,000	2,000,000
Total Other Sources	**$ 1,365,103**	**$ 2,000,000**	**$ 2,616,580**	**$ 2,616,580**	**$ 2,000,000**
Total Revenue/Sources/Use of Reserves	**$ 8,254,398**	**$ 4,000,000**	**$ 6,116,580**	**$ 7,116,580**	**$ 4,000,000**
Total Available	**$ 80,722,054**	**$ 71,163,307**	**$ 73,279,887**	**$ 74,279,887**	**$ 52,829,673**
Uses					
Operating Transfers-Out					
4501 CIP Fund 415	792,441	1,820,000	2,886,932	2,561,932	28,075,000
4501 City Employee Benefits Fund 751	2,000,000	-	-	-	-
Total Transfers-Out	**$ 2,792,441**	**$ 1,820,000**	**$ 2,886,932**	**$ 2,561,932**	**$ 28,075,000**
Changes in Nonspendable Fund Balance					
Loan to CRPD - Lexington Park	(15,976)	-	-	-	-
Loan to CRPD - Arnold Cypress Park	(10,750,330)	(22,888,282)	(22,888,282)	(22,888,282)	-
Total Changes					**$ -**
Total Expenditures/Uses	**$ 13,558,747**	**$ 24,708,282**	**$ 25,775,214**	**$ 25,450,214**	**$ 28,075,000**
FUND BALANCE, JUNE 30	**$ 67,163,307**	**$ 46,455,025**	**$ 47,504,673**	**$ 48,829,673**	**$ 24,754,673**

Low And Moderate Hsg Asset Fund 471

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 21,063**	**$ 15,267**	**$ 15,267**	**$ 15,267**	**$ 7,715**
Revenues					
Interest and Rent					
3400 Investment Earnings	923	-	-	448	30,000
Total	**$ 923**	**$ -**	**$ -**	**$ 448**	**$ 30,000**
Revenue from Other Agencies					
3576 Rehab Loans	-	-	-	-	94,765
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 94,765**
Other Revenue					
3738 Miscellaneous Revenue	6,252	1,000	1,000	2,000	400
Total	**$ 6,252**	**$ 1,000**	**$ 1,000**	**$ 2,000**	**$ 400**
Total Operating Revenue	**$ 7,175**	**$ 1,000**	**$ 1,000**	**$ 2,448**	**$ 125,165**
Total Revenue/Sources/Use of Reserves	**$ 7,175**	**$ 1,000**	**$ 1,000**	**$ 2,448**	**$ 125,165**
Total Available	**$ 28,238**	**$ 16,267**	**$ 16,267**	**$ 17,715**	**$ 132,880**
Expenditures					
Operating Expenditures					
Community Development	12,971	40,596	40,596	10,000	12,733
Total Expenditures	**$ 12,971**	**$ 40,596**	**$ 40,596**	**$ 10,000**	**$ 12,733**
Total Expenditures/Uses	**$ 12,971**	**$ 40,596**	**$ 40,596**	**$ 10,000**	**$ 12,733**
FUND BALANCE, JUNE 30	**$ 15,267**	**$ (24,329)**	**$ (24,329)**	**$ 7,715**	**$ 120,147**

City Central Services Fund 711

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 2,994,637**	**$ 3,102,608**	**$ 3,102,608**	**$ 3,102,608**	**$ 3,251,902**
Revenues					
Service Charges					
3801 Park District Reimbursement	6,979	21,125	21,125	4,500	20,915
3803 Office Rental	1,037,300	1,082,000	1,082,000	1,082,000	1,004,000
3804 Vehicle Rental	667,300	687,800	687,800	687,800	769,800
3805 Equipment Rental	49,730	51,400	51,400	51,400	51,350
3806 Office Equipment Rental	2,500	2,500	2,500	2,500	2,500
Total	**1,763,809**	**1,844,825**	**1,844,825**	**1,828,200**	**1,848,565**
Total Operating Revenue	**1,763,809**	**1,844,825**	**1,844,825**	**1,828,200**	**1,848,565**
Total Revenue/Sources/Use of Reserves	**1,763,809**	**1,844,825**	**1,844,825**	**1,828,200**	**1,848,565**
Total Available	**4,758,446**	**4,947,433**	**4,947,433**	**4,930,808**	**5,100,467**
Expenditures					
Operating Expenditures					
Public Works-Maintenance	1,655,838	1,882,872	1,942,699	1,678,906	1,828,444
Total Expenditures	**1,655,838**	**1,882,872**	**1,942,699**	**1,678,906**	**1,828,444**
Total Expenditures/Uses	**1,655,838**	**1,882,872**	**1,942,699**	**1,678,906**	**1,828,444**
FUND BALANCE, JUNE 30	**$ 3,102,608**	**$ 3,064,561**	**$ 3,004,734**	**$ 3,251,902**	**$ 3,272,023**

Print Shop/Warehouse Fund 712

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 139,307**	**$ 156,658**	**$ 156,658**	**$ 156,658**	**$ 199,101**
Revenues					
Service Charges					
3802 Print Shop Charges	230,000	184,500	184,500	184,500	173,000
3807 Telephone Rental	70,000	44,000	44,000	44,000	43,500
Total	**$ 300,000**	**$ 228,500**	**$ 228,500**	**$ 228,500**	**$ 216,500**
Other Revenue					
3711 Expenditure Reimbursement	197	-	-	27	-
Total	**$ 197**	**$ -**	**$ -**	**$ 27**	**$ -**
Total Operating Revenue	**$ 300,197**	**$ 228,500**	**$ 228,500**	**$ 228,527**	**$ 216,500**
Total Revenue/Sources/Use of Reserves	**$ 300,197**	**$ 228,500**	**$ 228,500**	**$ 228,527**	**$ 216,500**
Total Available	**$ 439,504**	**$ 385,158**	**$ 385,158**	**$ 385,185**	**$ 415,601**
Expenditures					
Operating Expenditures					
City Administration	282,846	228,136	228,136	186,084	214,820
Total Expenditures	**$ 282,846**	**$ 228,136**	**$ 228,136**	**$ 186,084**	**$ 214,820**
Total Expenditures/Uses	**$ 282,846**	**$ 228,136**	**$ 228,136**	**$ 186,084**	**$ 214,820**
FUND BALANCE, JUNE 30	**$ 156,658**	**$ 157,022**	**$ 157,022**	**$ 199,101**	**$ 200,781**

Information Systems Fund 713

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 633,639**	**$ 714,332**	**$ 714,332**	**$ 714,332**	**$ 793,252**
Revenues					
Service Charges					
3808 Info Systems/Website Maintenance	1,162,400	1,274,200	1,274,200	1,274,200	1,292,700
Total	**$ 1,162,400**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,292,700**
Total Operating Revenue	**$ 1,162,400**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,292,700**
Total Revenue/Sources/Use of Reserves	**$ 1,162,400**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,274,200**	**$ 1,292,700**
Total Available	**$ 1,796,039**	**$ 1,988,532**	**$ 1,988,532**	**$ 1,988,532**	**$ 2,085,952**
Expenditures					
Operating Expenditures					
Finance and Administrative Services	1,081,707	1,276,594	1,288,439	1,195,280	1,294,711
Total Expenditures	**$ 1,081,707**	**$ 1,276,594**	**$ 1,288,439**	**$ 1,195,280**	**$ 1,294,711**
Total Expenditures/Uses	**$ 1,081,707**	**$ 1,276,594**	**$ 1,288,439**	**$ 1,195,280**	**$ 1,294,711**
FUND BALANCE, JUNE 30	**$ 714,332**	**$ 711,938**	**$ 700,093**	**$ 793,252**	**$ 791,241**

City Capital Replacement Fund 721

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 15,080,653**	**$ 15,287,316**	**$ 15,287,316**	**$ 15,287,316**	**$ 15,069,917**
Revenues					
Revenue from Other Agencies					
3525 Grants - Miscellaneous	-	-	-	-	85,000
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 85,000**
Service Charges					
3804 Vehicle Rental	203,560	204,060	204,060	204,060	429,600
3805 Equipment Rental	310,760	250,540	250,540	250,540	270,950
3806 Office Equipment Rental	182,230	85,560	85,560	183,100	189,000
Total	**$ 696,550**	**$ 540,160**	**$ 540,160**	**$ 637,700**	**$ 889,550**
Other Revenue					
3700 Sale of Real/Personal Property	19,336	-	-	41,566	-
3738 Miscellaneous Revenue	86,000	-	-	-	-
Total	**$ 105,336**	**$ -**	**$ -**	**$ 41,566**	**$ -**
Total Operating Revenue	**$ 801,886**	**$ 540,160**	**$ 540,160**	**$ 679,266**	**$ 974,550**
Sources					
Operating Transfers-In					
3901 General Fund 111	257,155	145,678	313,724	313,724	292,416
3901 General Grants Fund 114	25,243	-	9,000	7,063	-
3901 Storm Drainage Fund 261	-	-	-	-	8,700
3901 Asset Seizure Fund - Justice 282	-	268,930	268,930	268,930	88,000
3901 Asset Seizure Fund - Treasury 283	27,671	-	487,243	487,243	122,250
3901 Cable Television Franchise Agm 291	-	-	35,000	35,000	-
3901 AB 2766 Trip Reduction Fund 311	-	32,100	32,100	32,100	-
3901 Sewer Fund 321	-	-	-	-	213,612
3901 Technology Investment Fund 731	-	-	112,269	112,269	40,250
3901 Liability Insurance Fund 760	71,744	-	-	-	-
Total Transfers-In	**$ 381,813**	**$ 446,708**	**$ 1,258,266**	**$ 1,256,329**	**$ 765,228**
Total Revenue/Sources/Use of Reserves	**$ 1,183,699**	**$ 986,868**	**$ 1,798,426**	**$ 1,935,595**	**$ 1,739,778**
Total Available	**$ 16,264,352**	**$ 16,274,184**	**$ 17,085,742**	**$ 17,222,911**	**$ 16,809,695**
Expenditures					
Capital Outlay/Other Expenditures	977,036	665,680	2,152,994	2,152,994	1,266,500
Total Expenditures	**$ 977,036**	**$ 665,680**	**$ 2,152,994**	**$ 2,152,994**	**$ 1,266,500**
Total Expenditures/Uses	**$ 977,036**	**$ 665,680**	**$ 2,152,994**	**$ 2,152,994**	**$ 1,266,500**
FUND BALANCE, JUNE 30	**$ 15,287,316**	**$ 15,608,504**	**$ 14,932,748**	**$ 15,069,917**	**$ 15,543,195**

Technology Master Plan Fund 731

	2023-24 Actual	2024-25 Adopted Budget	2024-25 Amended Budget	2024-25 Estimates	2025-26 Proposed
FUND BALANCE, JULY 1	**$ 2,273,110**	**$ 2,273,110**	**$ 2,273,110**	**$ 2,273,110**	**$ 2,160,841**
Total Available	**$ 2,273,110**	**$ 2,273,110**	**$ 2,273,110**	**$ 2,273,110**	**$ 2,160,841**
Uses					
Operating Transfers-Out					
4501 City Equipment Replacement Fund 721	-	-	112,269	112,269	40,250
Total Transfers-Out	**$ -**	**$ -**	**$ 112,269**	**$ 112,269**	**$ 40,250**
Total Expenditures/Uses	**$ -**	**$ -**	**$ 112,269**	**$ 112,269**	**$ 40,250**
FUND BALANCE, JUNE 30	**$ 2,273,110**	**$ 2,273,110**	**$ 2,160,841**	**$ 2,160,841**	**$ 2,120,591**



Glossary



Glossary of Budget Terms

ADOPTED BUDGET: The official budget as approved by the City Council at the start of each fiscal year.

AMENDED BUDGET: The official budget as adopted and as amended by the City Council through the course of a fiscal year.

APPROPRIATION: A legal authorization by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and to the time when it may be expended.

BUDGET: A plan of financial operation comprised of estimated expenditures for a given period (a single fiscal year for the City) and the proposed means of financing the expenditures (through revenues).

BUDGET MESSAGE: A written discussion of the proposed budget presented by the City Manager to the City Council.

CAPITAL PROJECTS FUND: In governmental accounting, a fund that accounts for financial resources to be used for the acquisition or construction of capital facilities. The total cost of a capital project is accumulated in a single expenditure program which accumulates until the project is completed, at which time the program ceases to exist and the asset is capitalized for financial accounting purposes.

CAPITAL IMPROVEMENT PROGRAM: A plan for capital improvements to be implemented each year over a fixed period of years to meet capital needs arising from the assessment of long-term needs. It sets forth each project in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

CAPITAL IMPROVEMENT PROJECT: The budget unit to group all activities and costs necessary to implement a specific capital improvement and/or acquisition. A project can include the construction, acquisition, expansion, replacement, or rehabilitation of a physical facility or infrastructure improvement. Projects often include planning and design, land acquisition, and project management costs related to such facilities and improvements.

CAPITAL OUTLAY: Expenditures which result in the acquisition of or additions to fixed assets. Examples include machinery, equipment and vehicles.

CDBG (COMMUNITY DEVELOPMENT BLOCK GRANT): Federal grant funds distributed from the U.S. Department of Housing and Urban Development that are passed through to the City from the County of Orange. The City primarily uses these funds for housing rehabilitation and eligible capital improvements.

CONTRACTED SERVICES: Services rendered in support of City operations and activities by external parties. These may be based upon either formal contracts or ad hoc charges.

DEBT SERVICE FUND: A fund established for the payment of interest and principal on all debt other than payable exclusively from special assessments.

DEPARTMENT: A major organizational group of the City with overall management responsibility for an operation or a group of related operations within a functional area.

DIVISION: An organizational subgroup of a department.

EXPENDITURES: Decreases in net financial resources. Expenditures include current operating expenses which require the current or future use of net current assets, debt service and capital outlays (projects and assets).

EXPENSES: Decreases in net total assets. Expenses represent the total cost of operations during a period regardless of the timing of related expenditures.

FISCAL YEAR: A 12-month period to which the annual operating budget applies and at the end of which a government determines its financial position, the results of the operations, and adopts a budget for the coming year. The City of Cypress' fiscal year is from July 1 to June 30.

FIXED ASSETS: Equipment costing $1,000 or more, including tax, that has a life of over one year and does not qualify as a capital improvement project.

FRINGE BENEFITS: These include retirement/pension, health, life and disability insurance, worker's compensation, vacation, administrative, medical, and other leave of absence time.

FUND: A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities of attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE: A term used to express the equity (assets minus liabilities) of governmental fund types. However, for budgeting purposes, a working capital definition of current assets minus current liabilities is used for the computation.

GENERAL FUND: The general fund is the general operating fund of the City. All general tax revenues and other receipts that are not allocated by law or contractual agreement to some other fund are accounted for in this fund. Expenditures of this fund include the general operating expenses and other costs which are not paid through other restricted funds.

INTERNAL SERVICE FUND CHARGES: Charges paid to other City funds for services rendered and/or materials supplied.

INTERNAL SERVICE FUND: The Internal Service Fund is used to finance and account for activities involved in rendering services to departments within the City. Costs of materials and services used are accumulated in these funds and charged to the user departments as such goods are delivered or services rendered.

LICENSES AND PERMITS: Revenue earned by the issuance of licenses or permits levied in accordance with the benefits conferred by the license or permit.

MEASURE M2: An initiative that continues the one-half percent sales tax through 2041 for transportation improvements throughout Orange County. Originally approved as Measure M in 1990, voters approved the extension in 2006.

OBJECTIVE: A simply stated, readily measurable statement of aim or expected accomplishment within the fiscal year. A good statement of objective should imply a specific standard of performance for a given program.

OBJECT CODE: The classification of expenditures in terms of what is bought and paid for grouped into major object codes by subject.

OPERATING TRANSFERS: Legally authorized transfers from a fund receiving revenue to the fund through which the resources are to be expended, such as transfers from the General Fund to the Capital Projects Fund.

PRELIMINARY BUDGET: A budget in its preliminary preparation stage prior to review and formal adoption by the City Council. In the preliminary stage, a budget attempts to forecast current costs into the future and establishes new or modified spending proposals for the future.

PROGRAM BUDGET: A budget organized by programs. A program used in this application is a grouping of related activities, projects and services which are similar in purpose. The expenditure focus of a program budget is related to the nature of work and services performed.

PROPOSED BUDGET: The budget as formulated and proposed by the City Manager. It is submitted to the City Council for review and approval.

RDA: Refers to the former Cypress Redevelopment Agency. All redevelopment agencies in California were dissolved on February 1, 2012 as a result of changes in state law.

REDEVELOPMENT: The planning, development, re-planning, redesign, clearance, reconstruction or rehabilitation, or any combination of these, of all or part of a survey area, and the provision of such residential, commercial, industrial, public, or other structures or spaces as may be appropriate or necessary in the interest of the general welfare, including recreational and other facilities incidental or appurtenant to them.

RESOLUTION: A special or temporary order of a legislative body requiring less formality than an ordinance.

RESOURCES: Total dollars available for appropriations including estimated revenues, fund transfers and beginning fund balances.

REVENUE: Money that the City receives as income such as tax payments, fees from specific services, receipts from other governments, fines, forfeitures, grants, shared revenues, and interest income.

SALARIES AND BENEFITS: Compensation paid to or on behalf of City employees for salaries and wages, including overtime. Benefits include retirement/pension, health, life and disability insurance, worker's compensation and vacation, administrative, medical and other leave of absence time.

SELF-INSURANCE: A term often used to describe the retention of liabilities, arising out of the ownership of property or from some other cause, instead of transferring that risk to an independent third party through the purchase of an insurance policy. The City currently provides self-insurance for a portion of its workers' compensation and general public liability coverage. The City has purchased outside insurance for excess coverage in these areas.

SERVICES AND SUPPLIES: Payments made to vendors for goods/services used for City operations.

SUCCESSOR AGENCY: This entity was created upon the dissolution of the Redevelopment Agency on February 1, 2012 to account for former agency activities.

TAXES: Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, user charges.

PROPOSED

ANNUAL BUDGET

FISCAL YEAR 2025-2026

CITY OF CYPRESS



City of Cypress

Public Works Department

Memorandum

May 12, 2025

TO: Peter Grant, City Manager

FROM: Nick Mangkalakiri, Director of Public Works

SUBJECT: FY 2025-26 Capital Improvement Program (CIP) Workshop

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Maintaining infrastructure and facilities is one of City Council's Strategic Plan Goals. The FY 2025-32 Capital Improvement Program (CIP) serves as a comprehensive plan for FY 2025-26 and the six years thereafter providing the roadmap for a well-maintained infrastructure. The CIP proposes investments of $37 million in capital improvements in FY 2025-26 and as much as $96 million through FY 2031-32. Information regarding the proposed projects are included in the individual project sheets with descriptions and funding sources.

Attachments:

Projects by Type (Year One)
Projects by Type (Seven-Years)
Project Sheets (Year One only)
CIP Project Map

Projects by Type (Year 1)

Fund Title	Project Title	FY 25/26 Year 1
80100 STREET PROJECTS		
239	Arterial Street Rehabilitation	**$2,400,000**
415	Residential Street Resurface	**$1,900,000**
	SUB TOTAL	**$4,300,000**
80200 TRAFFIC SIGNAL PROJECTS		
251	Accessible Pedestrian Signals	**$500,000**
234	Traffic Signal/Striping Improvements at Various Locations	**$110,000**
	SUB TOTAL	**$610,000**
80300 STORM DRAIN PROJECTS		
415	Myra Pump Station No. 1	**$27,250,000**
	SUB TOTAL	**$27,250,000**
80400 SEWER PROJECTS		
321	Sewer System Master Plan and Evaluations	$900,000
	SUB TOTAL	**$900,000**
80500 PARKWAY PROJECTS		
415	Concrete Rehabilitation (Citywide)	**$550,000**
415	Right-of-Way Landscaping	**$100,000**
415	Irrigation Upgrades / Water Conservation	**$100,000**
	SUB TOTAL	**$750,000**
80600 PUBLIC FACILITY PROJECTS		
415	HVAC Rehabilitation Program	**$700,000**
415	Maintenance Yard Vehicle Lift Replacement	**$500,000**
415	EV Charging Stations (One-time General Fund Reserve)	**$150,000**
415	Police Department Shooting Range Improvements	**$50,000**
415	Civic Center Security Improvements	**$125,000**
	SUB TOTAL	**$1,525,000**
90000 PARK PROJECTS		
212	Baroldi Sycamore Park Expansion	**$200,000**
212	Civic Center Green Tree Replacement	**$22,500**
212	Park Irrigation Master Plan and Improvements	**$75,000**
212	Park Playground Surfacing Sealing & Repairs	**$95,000**
212	Parking Lot Seal Coat	**$300,000**
415	Parks Interior/Exterior LED Lighting	**$750,000**
212	Picnic Shade Structure Repairs/Replacement	**$125,000**
212	Senior Center Building Improvements	**$75,000**
	SUB TOTAL	**$1,642,500**
	TOTAL	**$36,977,500**

Projects by Type (7-Year)

Fund Title	Project Title	FY 25/26 Year 1	FY 26/27 Year 2	FY 27/28 Year 3	FY 28/29 Year 4	FY 29/30 Year 5	FY 30/31 Year 6	FY 31/32 Year 7	Grand Total (7-Year)
80100 STREET PROJECTS									
239	Arterial Street Rehabilitation	**$2,400,000**	$2,600,000	$2,600,000	$2,900,000	$3,250,000	$2,950,000	$2,900,000	$19,600,000
415	Residential Street Resurface	**$1,900,000**	$2,300,000	$1,900,000	$1,900,000	$1,950,000	$2,150,000	$2,000,000	$14,100,000
	SUB TOTAL	**$4,300,000**	**$4,900,000**	**$4,500,000**	**$4,800,000**	**$5,200,000**	**$5,100,000**	**$4,900,000**	**$33,700,000**
80200 TRAFFIC SIGNAL PROJECTS									
251	Accessible Pedestrian Signals	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000
251	Traffic Signal Timing	**$0**	$0	$0	$0	$0	$0	$250,000	$250,000
234	Traffic Signal/Striping Improvements at Various Locations	**$110,000**	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$560,000
236	Upgrade Traffic Monitoring Camera Infrastructure	**$0**	$0	$0	$0	$0	$0	$50,000	$50,000
251	Vehicle Pre-Emption Device (One-time General Fund Reserv	**$0**	$200,000	$400,000	$0	$0	$0	$0	$600,000
	SUB TOTAL	**$610,000**	**$275,000**	**$475,000**	**$75,000**	**$75,000**	**$75,000**	**$375,000**	**$1,960,000**
80300 STORM DRAIN PROJECTS									
415	Myra Pump Station No. 1	**$27,250,000**	$0	$0	$0	$0	$0	$0	$27,250,000
415	Storm Drain System Improvements	**$0**	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$1,500,000
	SUB TOTAL	**$27,250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$28,750,000**
80400 SEWER PROJECTS									
321	Civic Center Sewer Lateral Repairs	**$0**	$0	$700,000	$0	$0	$0	$0	$700,000
321	Sewer System Improvements	**$0**	$150,000	$2,250,000	$100,000	$2,250,000	$2,800,000	$500,000	$8,050,000
321	Sewer System Master Plan and Evaluations	$900,000	$210,000	$210,000	$220,000	$220,000	$230,000	$230,000	$2,220,000
	SUB TOTAL	**$900,000**	**$360,000**	**$3,160,000**	**$320,000**	**$2,470,000**	**$3,030,000**	**$730,000**	**$10,970,000**
80500 PARKWAY PROJECTS									
415	Concrete Rehabilitation (Citywide)	**$550,000**	$550,000	$550,000	$575,000	$575,000	$575,000	$600,000	$3,975,000
415	Landscape Improvements Along Frontage Roads	**$0**	$50,000	$300,000	$50,000	$300,000	$0	$0	$700,000
415	Right-of-Way Landscaping	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000
415	Irrigation Upgrades / Water Conservation	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000
	SUB TOTAL	**$750,000**	**$800,000**	**$1,050,000**	**$825,000**	**$1,075,000**	**$775,000**	**$800,000**	**$6,075,000**
80600 PUBLIC FACILITY PROJECTS									
415	City Hall Facility Assessment and LED Retrofit	**$0**	$125,000	$300,000	$0	$0	$0	$0	$425,000
415	HVAC Rehabilitation Program	**$700,000**	$50,000	$50,000	$0	$450,000	$450,000	$0	$1,700,000
415	Maintenance Yard Vehicle Lift Replacement	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000
415	EV Charging Stations (One-time General Fund Reserve)	**$150,000**	$0	$0	$0	$0	$0	$0	$150,000
415	Police Department Shooting Range Improvements	**$50,000**	$0	$0	$0	$0	$0	$0	$50,000

Projects by Type (7-Year)

Fund Title	Project Title	FY 25/26 Year 1	FY 26/27 Year 2	FY 27/28 Year 3	FY 28/29 Year 4	FY 29/30 Year 5	FY 30/31 Year 6	FY 31/32 Year 7	Grand Total (7-Year)
415	City Hall West Wing Workstations	**$0**	$0	$300,000	$0	$0	$0	$0	$300,000
415	City Hall East Wing Workstations and Flooring	**$0**	$0	$350,000	$0	$0	$0	$0	$350,000
415	Civic Center Security Improvements	**$125,000**	$125,000	$0	$0	$0	$0	$0	$250,000
415	Building Improvements	**$0**	$0	$0	$300,000	$0	$0	$300,000	$600,000
	SUB TOTAL	**$1,525,000**	**$300,000**	**$1,000,000**	**$300,000**	**$450,000**	**$450,000**	**$300,000**	**$4,325,000**
90000 PARK PROJECTS									
212	Baroldi Sycamore Park Expansion	**$200,000**	$1,750,000	$0	$0	$0	$0	$0	$1,950,000
212	Civic Center Green Tree Replacement	**$22,500**	$25,000	$25,000	$27,500	$27,500	$27,500	$30,000	$185,000
212	Community Center Facility Improvements	**$0**	$0	$0	$500,000	$0	$0	$0	$500,000
212	Facility Exterior Door Replacements	**$0**	$0	$150,000	$0	$0	$0	$0	$150,000
212	Park Amenity Enhancements (City-wide)	**$0**	$0	$0	$0	$0	$0	$300,000	$300,000
212	Park and Facility Security Improvements	**$0**	$75,000	$75,000	$75,000	$75,000	$0	$0	$300,000
212	Park Irrigation Master Plan and Improvements	**$75,000**	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,275,000
212	Park Playground Equipment Replacement	**$0**	$0	$450,000	$450,000	$500,000	$500,000	$550,000	$2,450,000
212	Park Playground Surfacing Sealing & Repairs	**$95,000**	$65,000	$65,000	$35,000	$75,000	$50,000	$50,000	$435,000
212	Park Restrooms Rehabilitation	**$0**	$0	$0	$75,000	$75,000	$75,000	$125,000	$350,000
212	Parking Lot Seal Coat	**$300,000**	$20,000	$35,000	$340,000	$35,000	$0	$0	$730,000
415	Parks Interior/Exterior LED Lighting	**$750,000**	$0	$0	$0	$0	$0	$0	$750,000
212	Picnic Shade Structure Repairs/Replacement	**$125,000**	$125,000	$125,000	$0	$25,000	$25,000	$25,000	$450,000
212	Rosen Acacia Park Concrete and ADA Improvements	**$0**	$0	$0	$0	$0	$0	$400,000	$400,000
212	Sports Court Resurfacing	**$0**	$0	$100,000	$0	$50,000	$0	$0	$150,000
212	Sports Field Improvements	**$0**	$50,000	$0	$50,000	$0	$50,000	$0	$150,000
212	Senior Center Building Improvements	**$75,000**	$0	$0	$0	$0	$0	$50,000	$125,000
	SUB TOTAL	**$1,642,500**	**$2,310,000**	**$1,225,000**	**$1,752,500**	**$1,062,500**	**$927,500**	**$1,730,000**	**$10,650,000**
	TOTAL	**$36,977,500**	**$9,195,000**	**$11,660,000**	**$8,322,500**	**$10,582,500**	**$10,607,500**	**$9,085,000**	**$96,430,000**

Project Information

Title Arterial Street Rehabilitation

Category 80100 STREET PROJECTS

Project Description Asphalt and/or concrete rehabilitation for various major streets, alleys, bridges, and trails to maintain their condition.

Project Justification This is regular maintenance scheduled as part of the Pavement Management Program, submitted to OCTA every two years for Measure M2 funding eligibility, and a key component in meeting state and local Maintenance of Effort requirements. The program ranks and prioritizes streets and projects based on existing conditions and available budget.

Priority

☑ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Fall 2025

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
SB1 RMRA	**$1,000,000**	$1,600,000	$1,350,000	$1,450,000	$1,650,000	$1,550,000	$1,500,000	$10,100,000
Measure M	**$0**	$0	$0	$200,000	$250,000	$0	$0	$450,000
Infrastructure Reserve	**$0**	$0	$250,000	$250,000	$350,000	$400,000	$400,000	$1,650,000
General Fund	**$1,400,000**	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$7,400,000
Totals (4 groups)	**$2,400,000**	$2,600,000	$2,600,000	$2,900,000	$3,250,000	$2,950,000	$2,900,000	$19,600,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(c) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Residential Street Resurface

Category 80100 STREET PROJECTS

Project Description Pave and slurry seal various streets, alleys, and trails to maintain their condition.

Project Justification This is regular maintenance scheduled as part of the Pavement Management Program, submitted to OCTA every two years for Measure M2 funding eligibility, and a key component in meeting state and local Maintenance of Effort requirements. The program ranks and prioritizes streets and projects based on existing conditions and available budget.

Priority

☑ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Winter 25/26 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2106	**$450,000**	$550,000	$100,000	$0	$0	$0	$0	$1,100,000
Gas Tax 2103	**$450,000**	$550,000	$600,000	$800,000	$150,000	$150,000	$150,000	$2,850,000
Measure M	**$1,000,000**	$1,200,000	$1,200,000	$1,100,000	$1,800,000	$2,000,000	$1,850,000	$10,150,000
Totals (3 groups)	**$1,900,000**	$2,300,000	$1,900,000	$1,900,000	$1,950,000	$2,150,000	$2,000,000	$14,100,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(c) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Accessible Pedestrian Signals

Category 80200 TRAFFIC SIGNAL/LIGHTING PROJECTS

Project Description This project will replace existing pedestrian push buttons with accessible pedestrian signals (APS) that provide audible and vibrotactile features.

Project Justification The United States Access Board's Public Rights of Way Accessibility Guidelines (PROWAG) now requires all new or altered pedestrian signals to include accessible pedestrian signals.

Priority

☐ Preventative / Proactive ☑ Replacement / Refurbishment ☐ New Facility

Project Timeline

Design Fall 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Street Lighting	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000
Totals (1 groups)	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(c) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Traffic Signal/Striping Improvements at Various Locations

Category 80200 TRAFFIC SIGNAL/LIGHTING PROJECTS

Project Description This project will address various minor traffic enhancements at various locations, including but not limited to: signage and/or striping modifications, traffic signal equipment modifications, utility relocations, pedestrian crosswalk modifications, and other general traffic improvements.

Project Justification Projects will be identified by the Traffic Engineer and brought forward to the Traffic Commission for approval.

Priority

✔ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design tbd **Construction** tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Street Lighting	**$35,000**	$0	$0	$0	$0	$0	$0	$35,000
Measure M	**$75,000**	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$525,000
Totals (2 groups)	**$110,000**	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$560,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(c) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Myra Pump Station No. 1

Category 80300 STORM DRAIN PROJECTS

Project Description Project will replace the aging pump station and install additional tributary storm drains to alleviate localized flooding. City may pre-purchase hardware and equipment due to procurement times and to reduce costly contractor mark-ups. Construction will likely take place in during the non-rainy season (April through October).

Project Justification Existing pump station is over 60 years old and does not meet current design standards.

Priority

✔ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve - Myra PS1	**$27,000,000**	$0	$0	$0	$0	$0	$0	$27,000,000
General Fund	**$250,000**	$0	$0	$0	$0	$0	$0	$250,000
Totals (2 groups)	**$27,250,000**	$0	$0	$0	$0	$0	$0	$27,250,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15302 **Reason for Exemption** Replacement or Reconstruction of Existing Structures and Facilities



Project Information

Title Sewer System Master Plan and Evaluations

Category 80400 SEWER PROJECTS

Project Description Video inspections of City's sewer network every five years for compliance with State Water Board. Project will also include an update to the Sanitary Sewer Master Plan that is over 15 years old. The update will review existing video inspections, evaluate the existing sewer system, analyze existing and ultimate land use, and provide recommendations for future improvements to the sewer pipes and pump station.

Project Justification The State Water Board requires local agencies maintain and update a Sewer System Management Plan (SSMP), part of which includes a comprehensive video inventory of the City's existing sewer network with recommended projects as identified in a Sanitary Sewer Master Plan.

Priority

☑ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

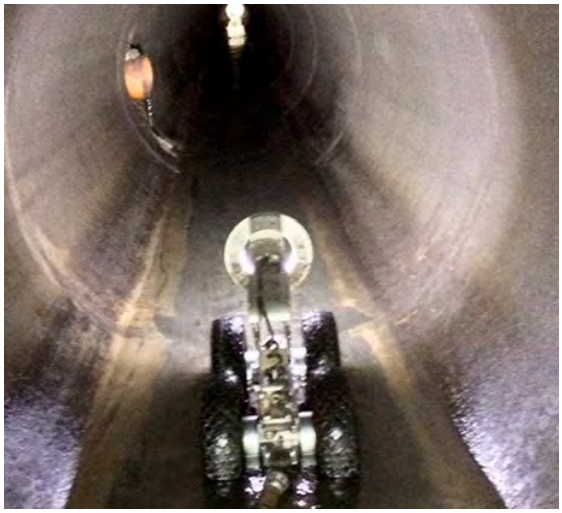
Design Summer 2025 **Construction** N/A

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Sewer Fund	**$900,000**	$210,000	$210,000	$220,000	$220,000	$230,000	$230,000	$2,220,000
Totals (1 groups)	**$900,000**	$210,000	$210,000	$220,000	$220,000	$230,000	$230,000	$2,220,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15306 **Reason for Exemption** Information Collection



Project Information

Title Concrete Rehabilitation (Citywide)

Category 80500 PARKWAY PROJECTS

Project Description Replace sidewalk, curb and gutter, access ramps, bridges, driveways, and other concrete improvements within the street right-of-way.

Project Justification This program replaces sidewalk and concrete improvements to maintain regulatory compliance with the Americans with Disabilities Act (ADA) and avoid potential liability and harm to residents.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2103	**$150,000**	$300,000	$300,000	$325,000	$325,000	$325,000	$350,000	$2,075,000
General Fund	**$400,000**	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$1,900,000
Totals (2 groups)	**$550,000**	$550,000	$550,000	$575,000	$575,000	$575,000	$600,000	$3,975,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(c) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Right-of-Way Landscaping

Category 80500 PARKWAY PROJECTS

Project Description This project will plant trees in vacant tree wells, replace trees/shrubs/landscaping that have declined due to previous drought conditions, replace trees that have caused recurring damage to the City's sidewalks and curb and gutter, and replace and/or upgrade aging irrigation equipment.

Project Justification This project is an effort to maintain the City's urban forest.

Priority

☐ **Preventative / Proactive** ☑ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Winter 25/26 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2106	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000
Totals (1 groups)	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15304 **Reason for Exemption** Minor Alterations to Land



Project Information

Title Irrigation Upgrades / Water Conservation

Category 80500 PARKWAY PROJECTS

Project Description This project will replace/upgrade existing irrigation systems, controllers, backflows, and components within the landscaped parkways and medians.

Project Justification The existing irrigation system is nearing the end of its useful life and in need of replacement. Projects are identified as part of the Irrigation System Assessment and Evaluation.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Gas Tax 2106	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000
Totals (1 groups)	**$100,000**	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$700,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title HVAC Rehabilitation Program

Category 80600 PUBLIC FACILITY PROJECTS

Project Description Various heating and cooling system components are nearing the end of their useful life. Tentative schedule of upcoming repair/replacement of various heating and cooling system components at various City facilities:

- FY 25/26 City Hall (East Wing) and Controls
- FY 26/27 Maintenance Yard
- FY 27/28 City Hall (East Wing Conference Room)
- FY 29/30 City Hall (Human Resources and Telephone Room)
- FY 30/31 City Hall (West Wing)

Project Justification General maintenance to replace/repair heating and cooling system components as they reach the end of their useful life

Priority

☐ **Preventative / Proactive** ☑ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$400,000**	$0	$50,000	$0	$150,000	$150,000	$0	$750,000
General Fund	**$300,000**	$50,000	$0	$0	$300,000	$300,000	$0	$950,000
Totals (2 groups)	**$700,000**	$50,000	$50,000	$0	$450,000	$450,000	$0	$1,700,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Maintenance Yard Vehicle Lift Replacement

Category 80600 PUBLIC FACILITY PROJECTS

Project Description This project will replace two light-duty and one heavy-duty vehicle lifts at the Maintenance Yard. These lifts are used to service and maintain the over 60 vehicles in the City's fleet (includes Police Department, civilian vehicles, maintenance trucks, street sweepers, vactor truck, etc.).

Project Justification The existing vehicle lifts are 50 years old and beyond their useful life. The lifts are not reliable and frequently break down, resulting in costly repairs.

Priority

☐ **Preventative / Proactive** ☑ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Fall 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000
Totals (1 groups)	**$500,000**	$0	$0	$0	$0	$0	$0	$500,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Electric Vehicle Charging Stations (One-time General Fund Reserve)

Category 80600 PUBLIC FACILITY PROJECTS

Project Description This project will install new electric vehicle charging stations at Maintenance Yard for the City's fleet. The project will include all necessary electrical work, charging station equipment and hardware, parking lot signage and striping, and stub-outs for potential expansion of the electric vehicle charging stations.

Project Justification Charging stations will support the City's sustainability goals as it transitions its fleet to electric vehicles.

Priority

☐ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ✔ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
General Fund	**$150,000**	$0	$0	$0	$0	$0	$0	$150,000
Totals (1 groups)	**$150,000**	$0	$0	$0	$0	$0	$0	$150,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15303 **Reason for Exemption** New Construction or Conversion of Small Structures



Project Information

Title Police Department Shooting Range Improvements

Category 80600 PUBLIC FACILITY PROJECTS

Project Description This project will replace the existing rubber bullet-trap at the shooting range located within the Police Department. This granulated rubber bullet-trap is designed to safely capture bullets intact, eliminate bullet fragmentation, minimize ricochet hazards, and reduce lead dust and impact noise.

Project Justification The existing rubber bullet-trap is from the original installation over 20 years ago and is in need of replacement.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ✔ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Winter 25/26

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$50,000**	$0	$0	$0	$0	$0	$0	$50,000
Totals (1 groups)	**$50,000**	$0	$0	$0	$0	$0	$0	$50,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Civic Center Security Improvements (CCTV, Access Control, Doors, etc.)

Category 80600 PUBLIC FACILITY PROJECTS

Project Description This project will provide necessary security system upgrades. This includes installation and upgrades of necessary security components, surveillance cameras, motion detectors, key card readers, and other improvements throughout the Civic Center and City facilities.

Project Justification Routine security upgrades at various City facilities as identified in the City Facilities Security System Assessment and Evaluation.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ✔ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Infrastructure Reserve	**$125,000**	$0	$0	$0	$0	$0	$0	$125,000
General Fund	**$0**	$125,000	$0	$0	$0	$0	$0	$125,000
Totals (2 groups)	**$125,000**	$125,000	$0	$0	$0	$0	$0	$250,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Baroldi Sycamore Park Expansion

Category 90000 PARK PROJECTS

Project Description Design and construction of the Baroldi Sycamore Park expansion.

Project Justification In 2023, the City purchased the undeveloped land adjacent to Baroldi Sycamore Park in order to expand the existing park.

Priority

☐ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ✔ **New Facility**

Project Timeline

Design Summer 2025 **Construction** tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$200,000**	$1,750,000	$0	$0	$0	$0	$0	$1,950,000
Totals (1 groups)	**$200,000**	$1,750,000	$0	$0	$0	$0	$0	$1,950,000

CEQA Exemptions

Status N/A **CEQA Reference** N/A **Reason for Exemption** N/A



Project Information

Title Civic Center Green Tree Replacement

Category 90000 PARK PROJECTS

Project Description Staff will continue to monitor and will budget funds to replace up to two trees each year.

Project Justification There are a number of trees on the Civic Center Green that are diseased and/or in various stages of decline.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Fall 2025

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$22,500**	$25,000	$25,000	$27,500	$27,500	$27,500	$30,000	$185,000
Totals (1 groups)	**$22,500**	$25,000	$25,000	$27,500	$27,500	$27,500	$30,000	$185,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15304 **Reason for Exemption** Minor Alterations to Land



Project Information

Title Park Irrigation Master Plan and Improvements

Category 90000 PARK PROJECTS

Project Description This project will evaluate all irrigation systems at parks throughout the city and recommend future improvements.

Project Justification A majority of the City's irrigation systems use aging controllers and technology that will no longer be supported and eventually become obsolete. Upgrading and replacing the existing system will ensure ongoing support in the future and improved control/flexibility in creating more water-efficient irrigation schedules, resulting in up to 25% reduction in water use.

Priority

✔ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** tbd

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$75,000**	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,275,000
Totals (1 groups)	**$75,000**	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,275,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15306 **Reason for Exemption** Information Collection



Project Information

Title Park Playground Surfacing Sealing & Repairs

Category 90000 PARK PROJECTS

Project Description Public Works installed rubberized play surfacing at all parks between 2018-2020 to maintain compliance with the Americans with Disabilities Act (ADA). In order to preserve the surfacing, the areas must be resealed and/or patched every five to seven years due to wear/tear and high-impact areas (slide exits, swings, etc.).

FY 25/26: Oak Knoll, Peppertree, Pinewood; FY 26/27: Baroldi/Sycamore, Essex; FY 27/28: Vessels, Manzanita, Maple Grove North, Rosen/Acacia; FY 28/29: Lexington

Project Justification The playground surfacing manufacturer recommends replacing and/or resealing the surfaces every five to seven years due to wear/tear and high-impact areas (slide exits, swings, etc.).

Priority

✔ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Fall 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$95,000**	$65,000	$65,000	$35,000	$75,000	$50,000	$50,000	$435,000
Totals (1 groups)	**$95,000**	$65,000	$65,000	$35,000	$75,000	$50,000	$50,000	$435,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Parking Lot Seal Coat

Category 90000 PARK PROJECTS

Project Description The resurfacing/seal-coating of various parking lots is scheduled based on the age of the parking lot, the level of deterioration, park usage, and date of last improvements (approximate seven year cycle). This seal-coat will provide a new surface to protect the existing subgrade from the elements.

- FY 25/26 - Senior Center and Oak Knoll Park (north lot)
- FY 26/27 - Mackay Park
- FY 27/28 - Evergreen Park
- FY 28/29 - Lexington Park
- FY 29/30 - Oak Knoll South

Project Justification These parking lots exhibit signs of weathering, longitudinal and transverse cracks, and normal wear and tear.

Priority

☑ **Preventative / Proactive** ☐ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Winter 25/26 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$300,000**	$20,000	$35,000	$340,000	$35,000	$0	$0	$730,000
Totals (1 groups)	**$300,000**	$20,000	$35,000	$340,000	$35,000	$0	$0	$730,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Parks Interior/Exterior LED Lighting

Category 90000 PARK PROJECTS

Project Description This project will replace the existing interior and exterior light fixtures at various Park facilities, including but not limited to the Community Center, Senior Center, and Civic Center tennis courts, with energy-efficient light-emitting diodes (LEDs) fixtures.

Project Justification California no longer allows the sale of compact fluorescent lamps and tubes. LED light fixtures are more energy efficent and require less costly maintenance.

Priority

☐ **Preventative / Proactive** ☑ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Fall 2025 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$750,000**	$0	$0	$0	$0	$0	$0	$750,000
Totals (1 groups)	**$750,000**	$0	$0	$0	$0	$0	$0	$750,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



Project Information

Title Picnic Shade Structure Repairs/Replacement

Category 90000 PARK PROJECTS

Project Description This project will replace the deteriorating wood shade structures with fabric shade sails at various parks.

- FY 25/26 Willow Park
- FY 26/27 Peppertree Park
- FY 27/28 Maple Grove North Park
- Future: Shade Sail Repairs/Replacement at various parks

Project Justification The wood structures require costly bi-annual maintenance, including wood replacement, staining, patching, hardware replacement, termite/pest control, and other condition defects due to exposure to the elements. Bi-annual maintenance of the wood structures is approximately $3,000. The fabric shade sails with steel posts are more durable and resilient to the elements, with the fabric shades requiring replacement every 10-15 years. Cost to replace the shade sails is approximately $5,000.

Priority

☐ Preventative / Proactive ☑ Replacement / Refurbishment ☐ New Facility

Project Timeline

Design Spring 2026 **Construction** Spring 2026

Funding Detail

Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$125,000**	$125,000	$125,000	$0	$25,000	$25,000	$25,000	$450,000
Totals (1 groups)	**$125,000**	$125,000	$125,000	$0	$25,000	$25,000	$25,000	$450,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15303 **Reason for Exemption** New Construction or Conversion of Small Structures



Project Information

Title Senior Center Building Improvements

Category 90000 PARK PROJECTS

Project Description These capital projects will rehabilitate and/or replace certain interior and exterior elements at the Senior Center, such as paint, lighting, flooring, plumbing, and doors. Project in FY 25/26 will include replacement of the grease interceptor that is required for any facility that cooks and prepares foods.

Project Justification As identified in the Park and Recreation Facilities Inventory and Condition Assessment Report, various components of the heavily used Senior Center are in need of repairs and/or ongoing maintenance.

Priority

☐ **Preventative / Proactive** ✔ **Replacement / Refurbishment** ☐ **New Facility**

Project Timeline

Design Summer 2025 **Construction** Spring 2026

Funding Detail

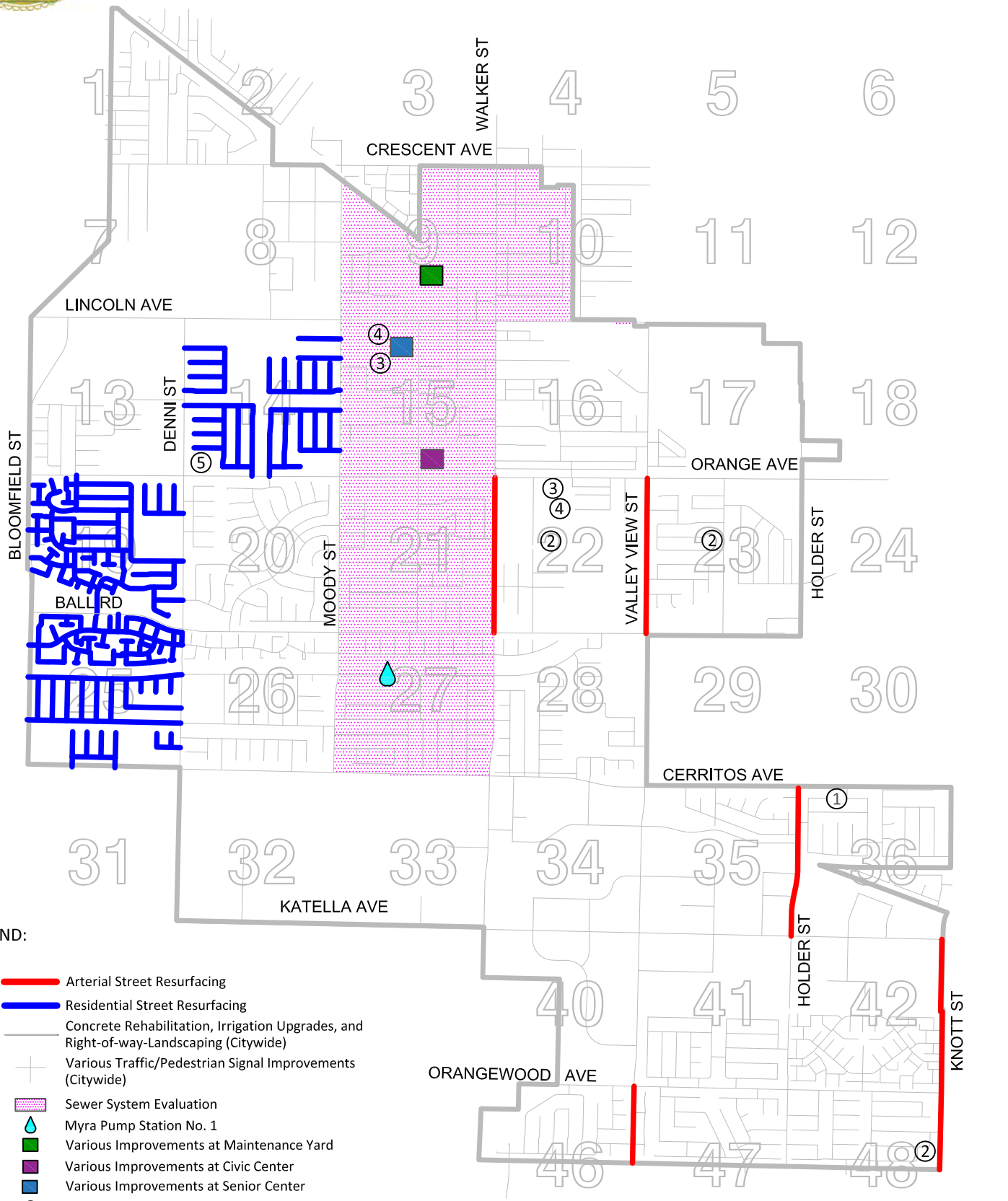
Funding Source	FY25/26 Budget - Year 1 (tot)	FY26/27 Year 2 (tot)	FY27/28 Year 3 (tot)	FY28/29 Year 4 (tot)	FY29/30 Year 5 (tot)	FY30/31 Year 6 (tot)	FY31/32 Year 7 (tot)	TOTAL 7-Year (tot)
Park District Funds	**$75,000**	$0	$0	$0	$0	$0	$50,000	$125,000
Totals (1 groups)	**$75,000**	$0	$0	$0	$0	$0	$50,000	$125,000

CEQA Exemptions

Status Exempt **CEQA Reference** 15301(d) **Reason for Exemption** Repair of Existing Facilities



FY 2025-26
CAPITAL IMPROVEMENT PROGRAM



LEGEND:

- Arterial Street Resurfacing
- Residential Street Resurfacing
- Concrete Rehabilitation, Irrigation Upgrades, and Right-of-way-Landscaping (Citywide)
- Various Traffic/Pedestrian Signal Improvements (Citywide)
- Sewer System Evaluation
- Myra Pump Station No. 1
- Various Improvements at Maintenance Yard
- Various Improvements at Civic Center
- Various Improvements at Senior Center
- ① Baroldi Sycamore Park Expansion
- ② Park Playground Surfacing Sealing & Repairs
- ③ Parking Lot Seal Coat
- ④ Interior/Exterior LED Lighting at various Park facilities
- ⑤ Picnic Shade Structure Repairs/Replacements

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CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **7.**

FROM: Alicia Velasco, Planning Director

DATE: 05/12/2025

SUBJECT: **Second Reading of Ordinances Implementing the Business Park Modernization and Integration Project**

RECOMMENDATION

Approve the second reading and adopt the following by title only and waive further reading:

1. An Ordinance adopting the Cypress Business Park Specific Plan, repealing five specific plans, and approving an Initial Study/Negative Declaration; and

2. An Ordinance amending off-street parking requirements and definitions in the Cypress Zoning Ordinance.

DISCUSSION

On April 28, the City Council conducted a public hearing and first reading of ordinances adopting the Cypress Business Park Specific Plan, repealing five existing Business Park Specific Plans, and amending off-street parking requirements and definitions in the Cypress Zoning Ordinance. Ordinances which amend the Municipal Code and the City's Specific Plans require a second reading.

It is recommended that the City Council approve the second reading and adopt the attached ordinances. Once approved, they will become effective in 30 days.

BUDGET IMPACT

None.

LEGAL REVIEW

None requried.

APPROVED BY: Peter Grant, City Manager

Attachments

Ordinance Adopting the Cypress Business Park Specific Plan, Repealing the Five Existing Specific Plans, and Adopting the ISND

Cypress Business Park Specific Plan

Final Initial Study/Negative Declaration

Ordinance Amending Off-Street Parking Standards and Definitions in the Cypress Zoning Ordinance

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



Cypress Business Park Specific Plan (CBPSP)

A Comprehensive Specific Plan Amendment
and Modernization Effort

Draft

CONSULTANT TEAM

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Frank Coyle, Director of Planning
Lauren Thompson, Senior Planner

The Natelson Dale Group, Inc. (TNDG)

Roger Dale, Principal

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Linda Forde, Principal



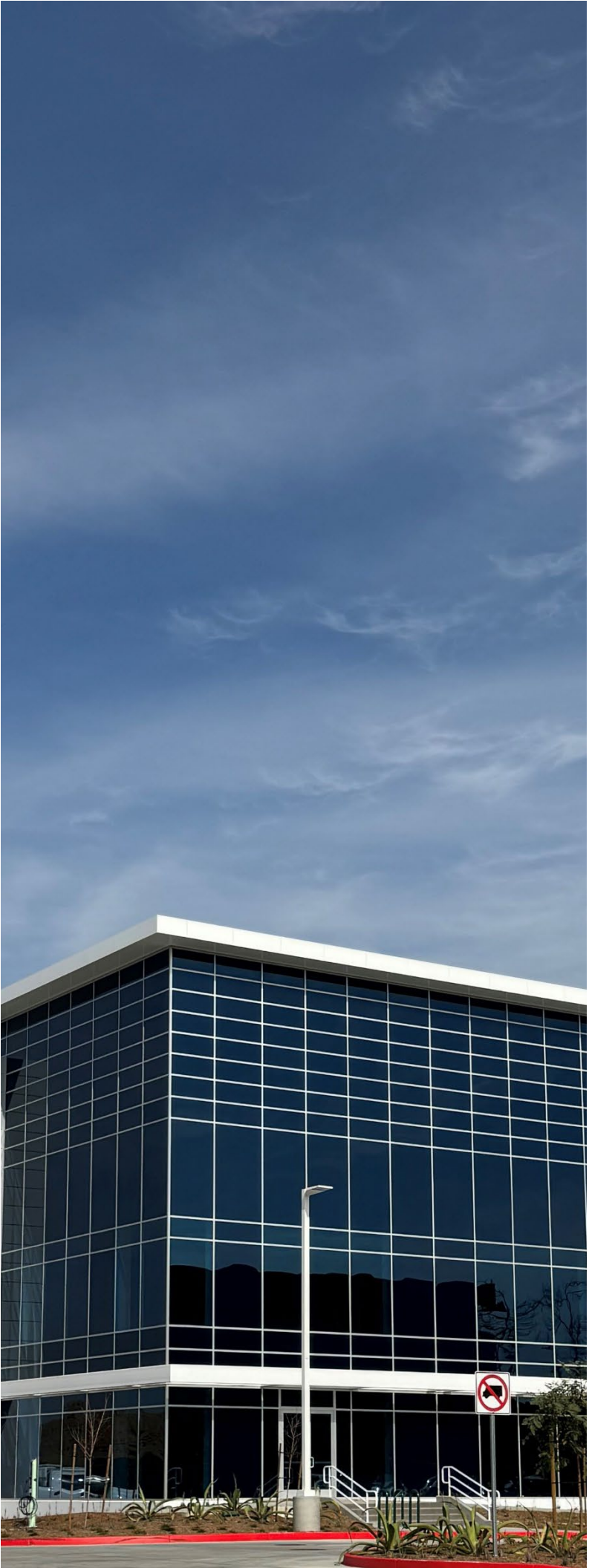


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CHAPTER 1. INTRODUCTION

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.

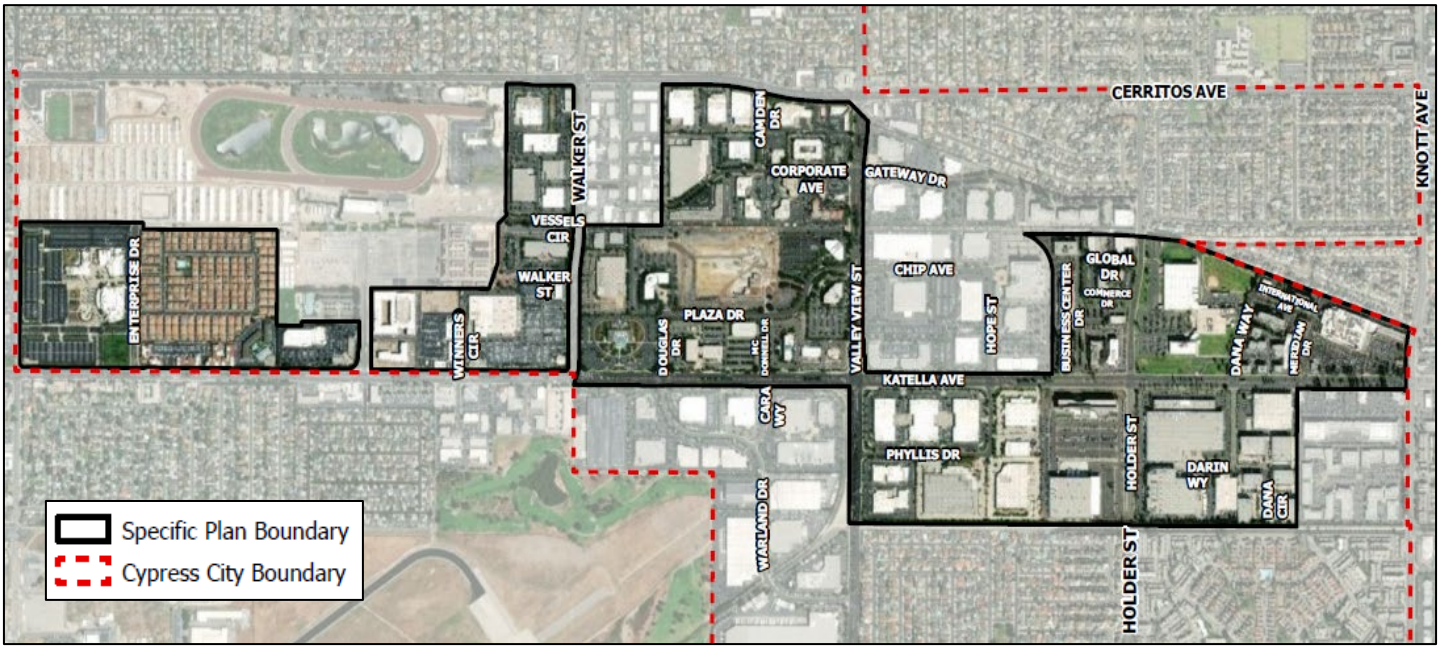


Figure 1-1 Specific Plan Boundary

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)

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:

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

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.

CHAPTER 2. EXISTING CONDITIONS

Existing Conditions within the CBPSP area

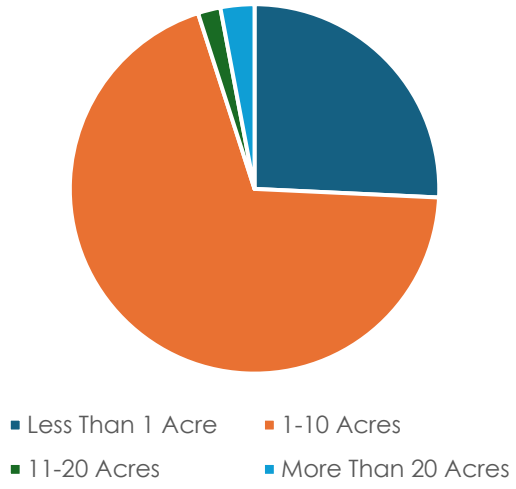
The following sections provide an overview of the existing conditions prior to the adoption of this Specific Plan, including surrounding land uses, parcel sizes, circulation, and economic conditions.

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

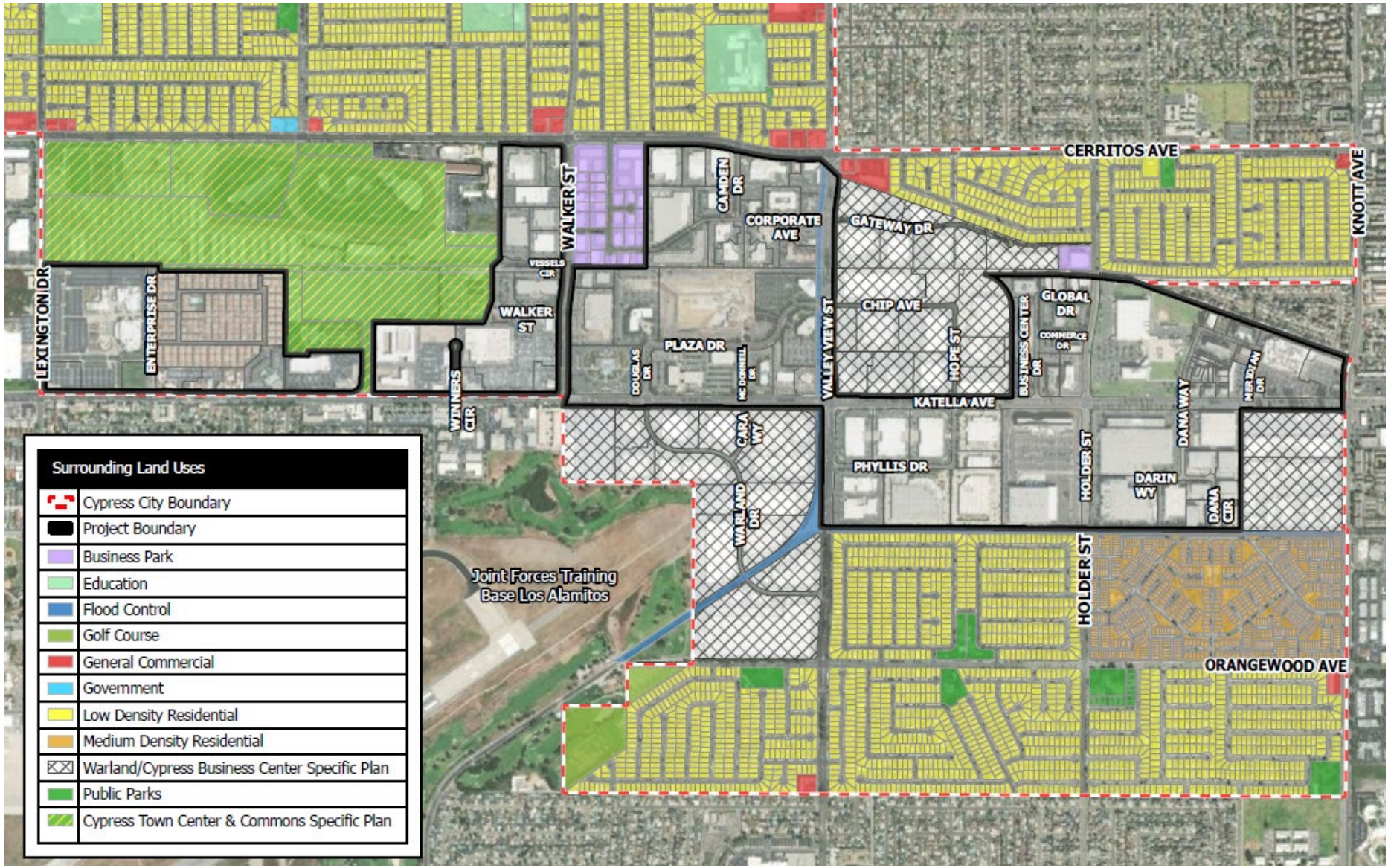
The CBPSP area contained individual parcels ranging in size from less than half an acre to approximately 25 acres. There were over 100 parcels within the CBPSP, but only a few were less than one acre in size.



2.3 Circulation and Site Accessibility

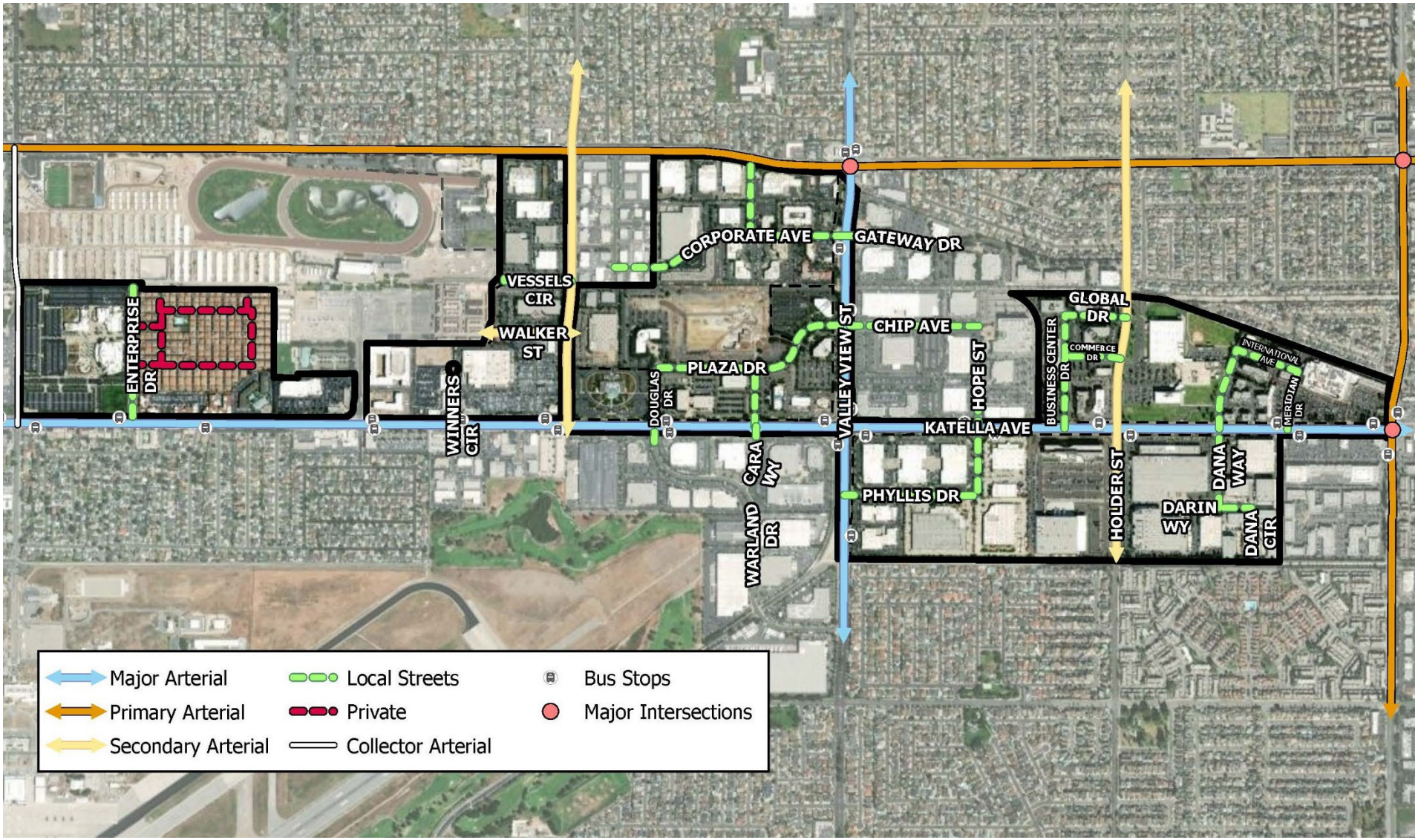
Figure 2-2, Existing Street Classifications, illustrates the street network within and around the Plan Area prior to the adoption of the CBPSP, along with the functional classifications of each street. The circulation network is based on a grid system oriented north–south and east–west. Major roadways 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).



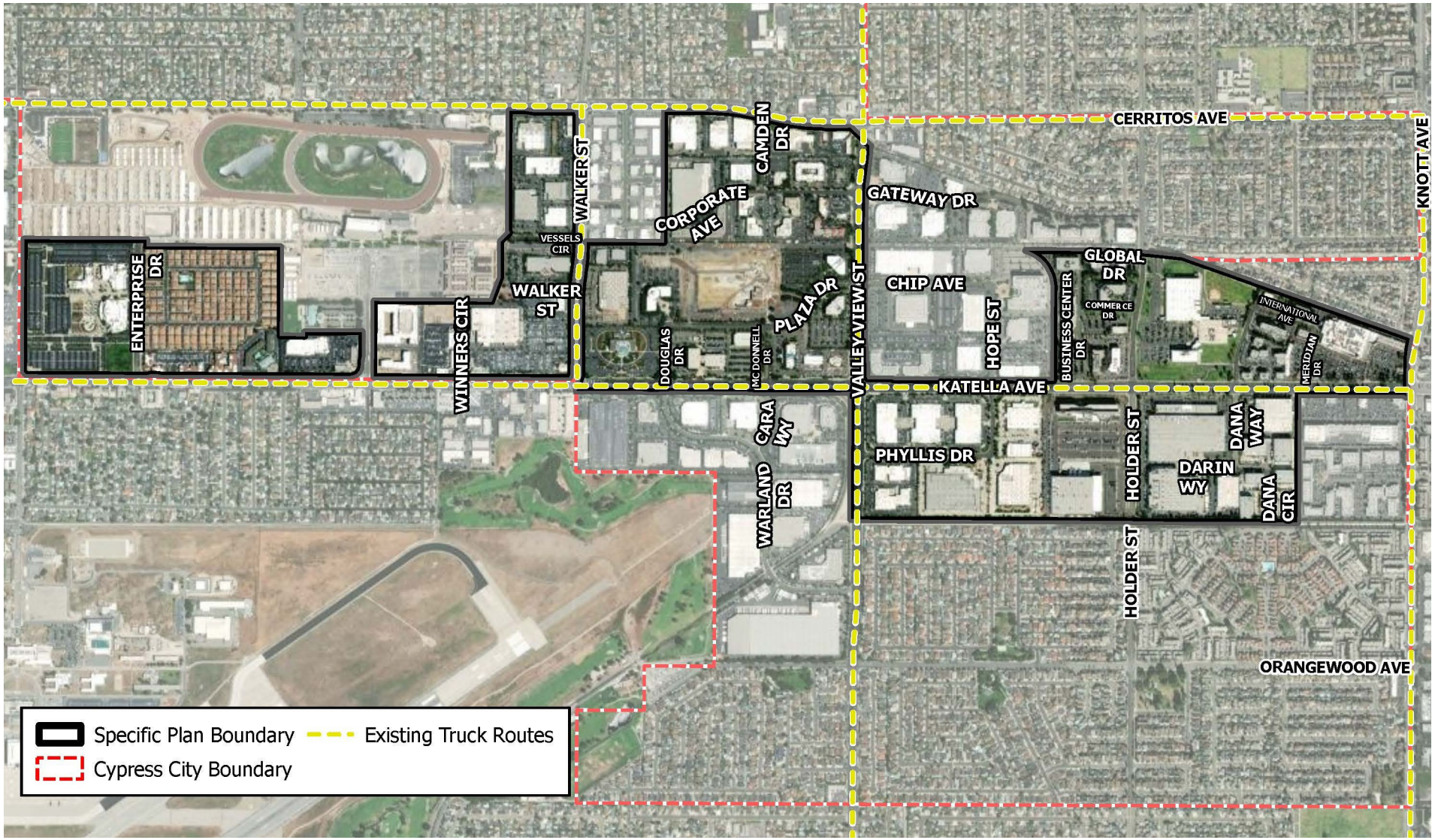
2-1 SURROUNDING LAND USES

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.





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.

- 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.

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.

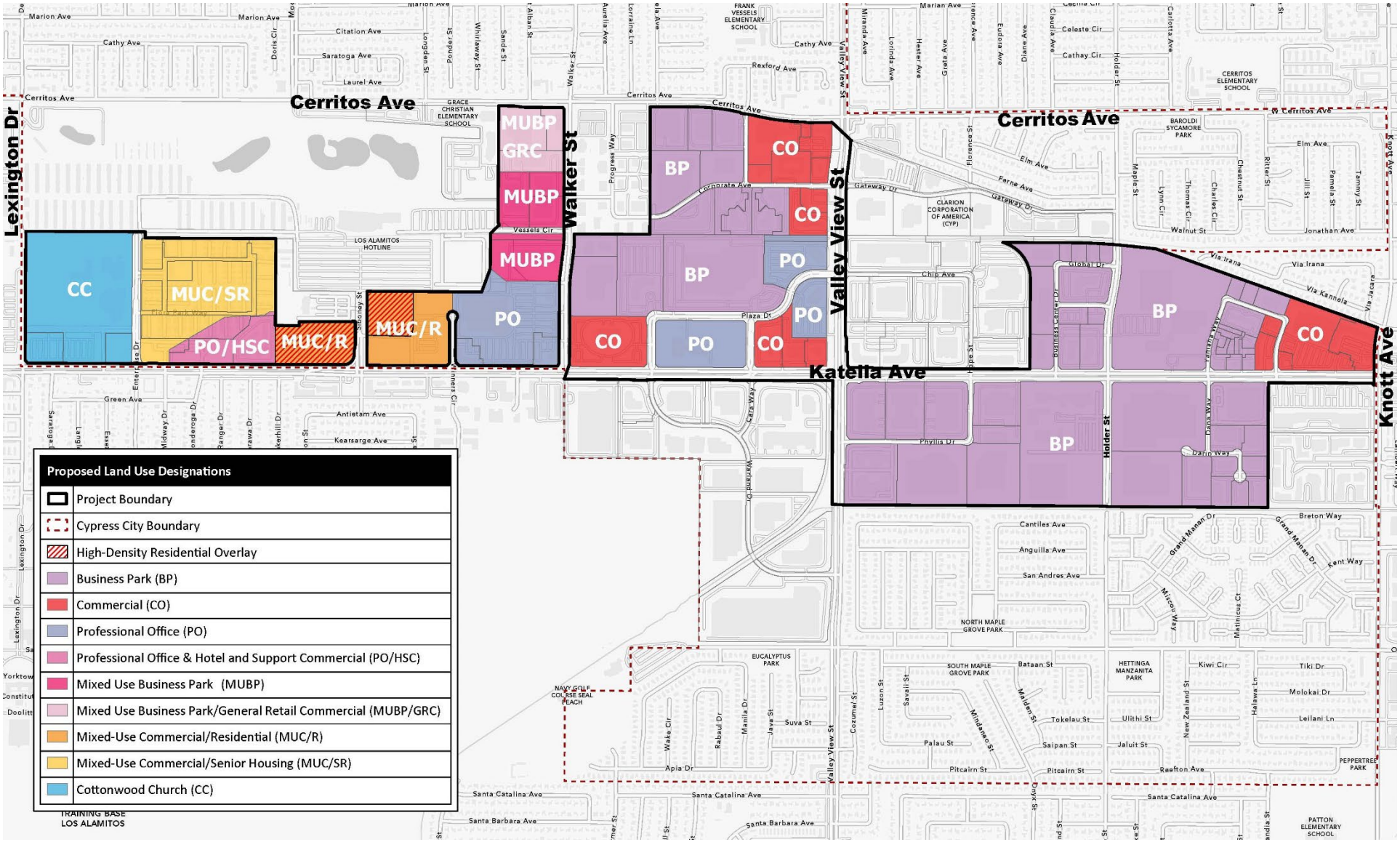
Mixed-Use Business Park/General Retail Commercial (MUBP/GRC)
The MUBP/GRC land use designation is intended to facilitate a combination of research, development, and business activities, with integrated retail spaces, fostering a dynamic and cohesive urban environment. It allows for research facilities, 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.



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	–

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.

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.

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.**

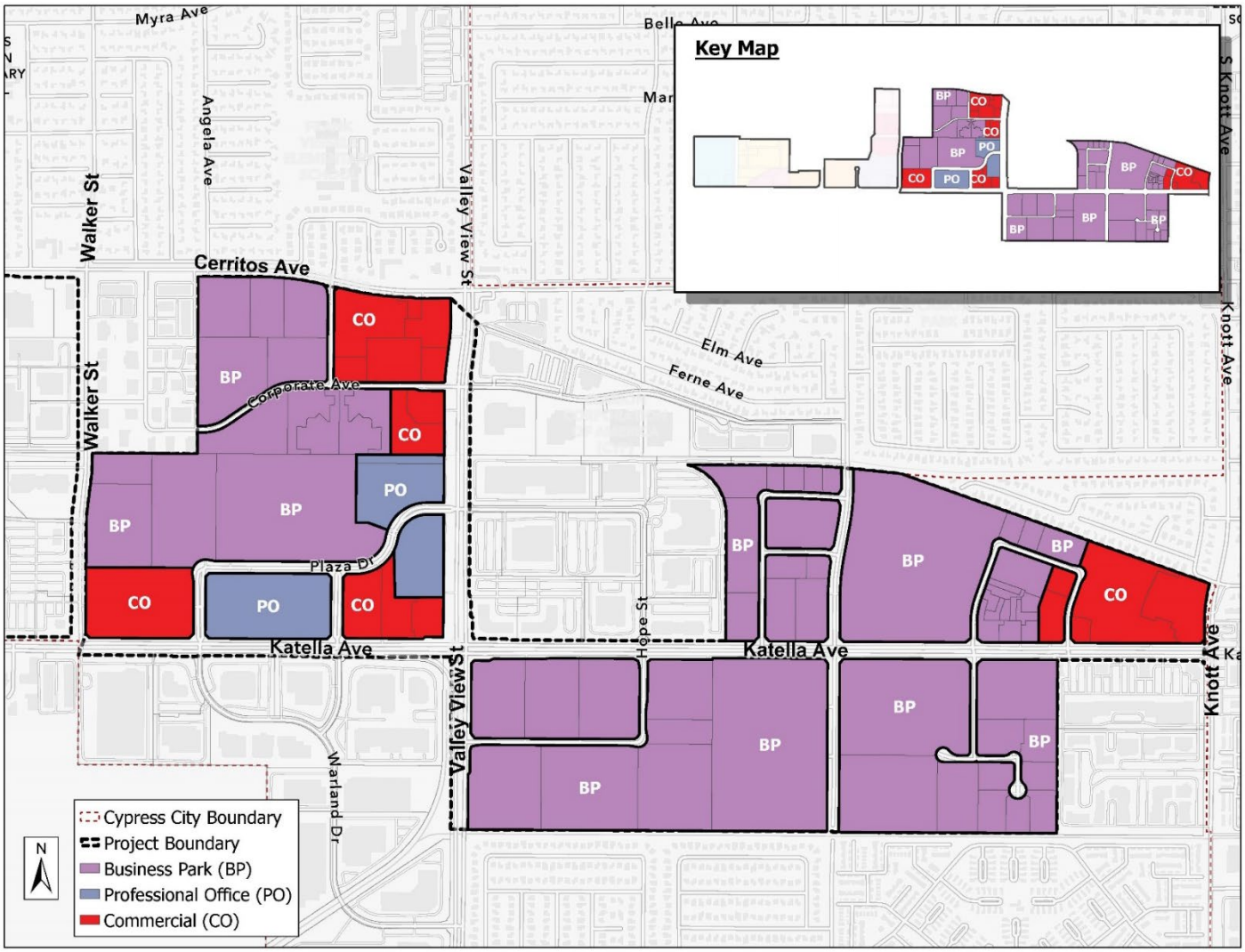


Figure 4-2 Property Located East of Walker Street

Table 4.3.1 – General Development Standards (East of Walker Street)

	Development Standard	
Development Feature	**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.

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.**

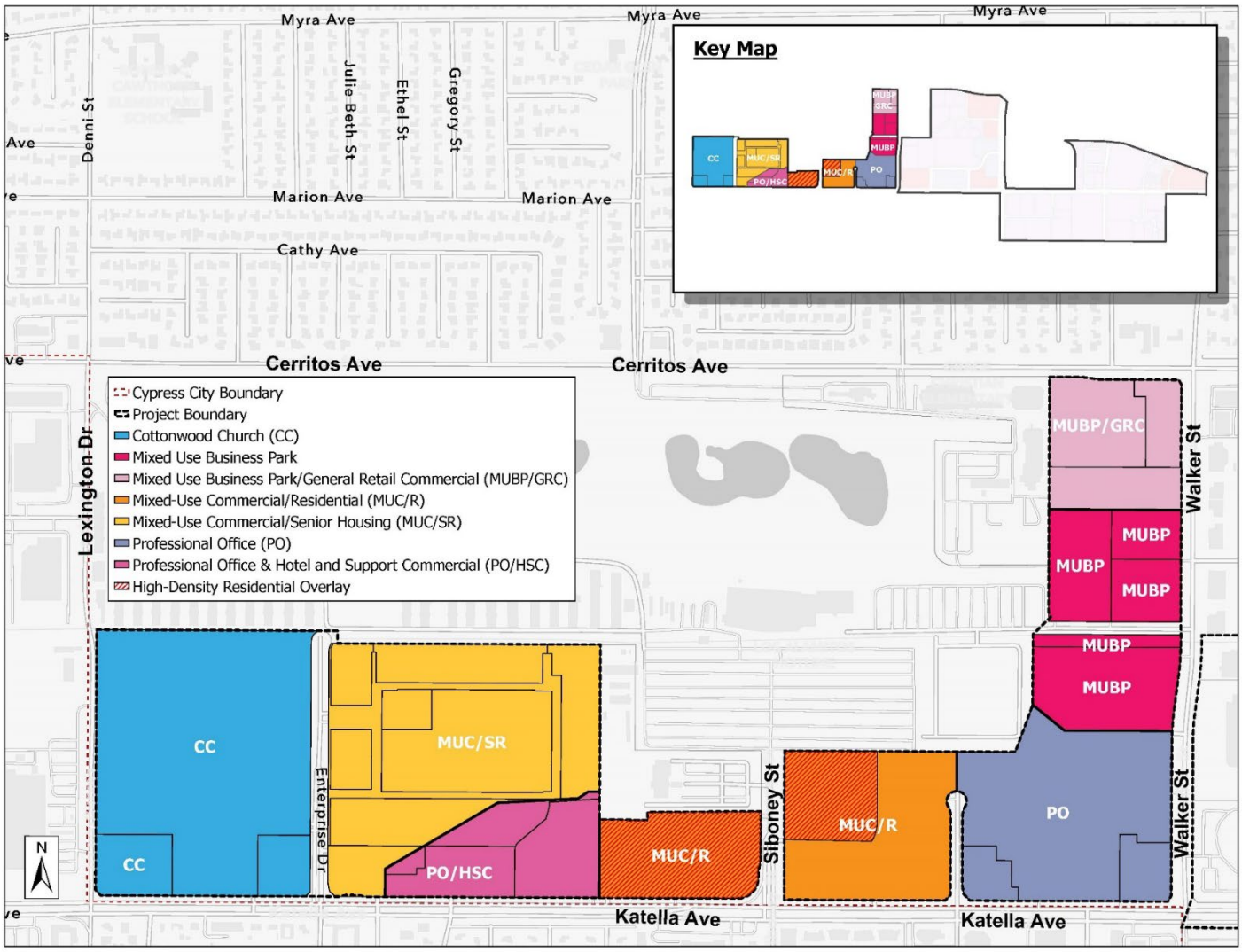


Figure 4-3 Property Located West of Walker Street

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

(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.

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.

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.

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

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.

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.

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.

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.

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	

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.**

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.

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.

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.

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.

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.

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.

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.

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

#	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.

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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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

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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

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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

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[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

Allyssa J. Holcomb
Direct Dial No.
(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

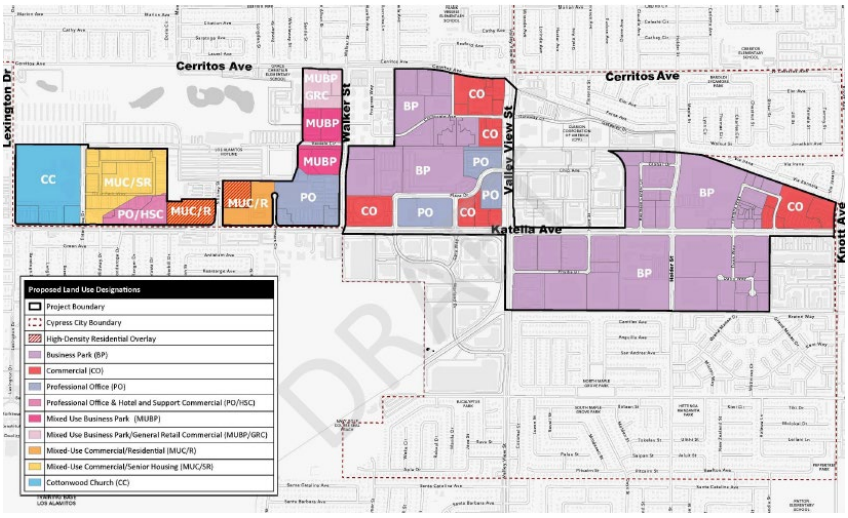
The Specific Plan does not appear to include a floor area ratio (FAR) or lot coverage limits for properties designated as "Business Park", which is the land use designation with the heaviest permitted industrial use in the Cypress Business Park. Pages 4-4 and 4-5 of the ND prepared in connection with 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)*
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)*

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

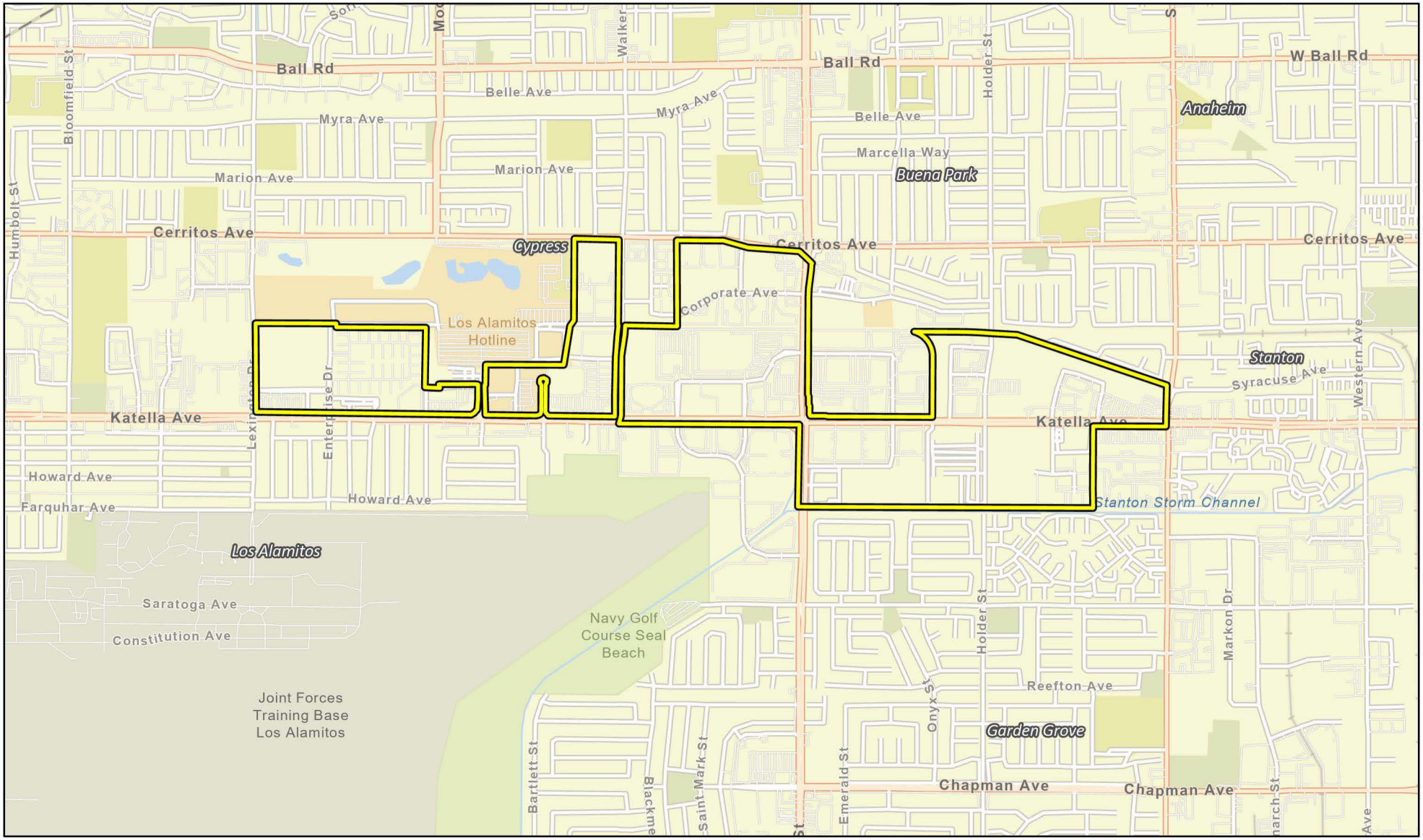
2.2.1 Regional Location

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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LSA

Specfic Plan Area

FIGURE 2-1

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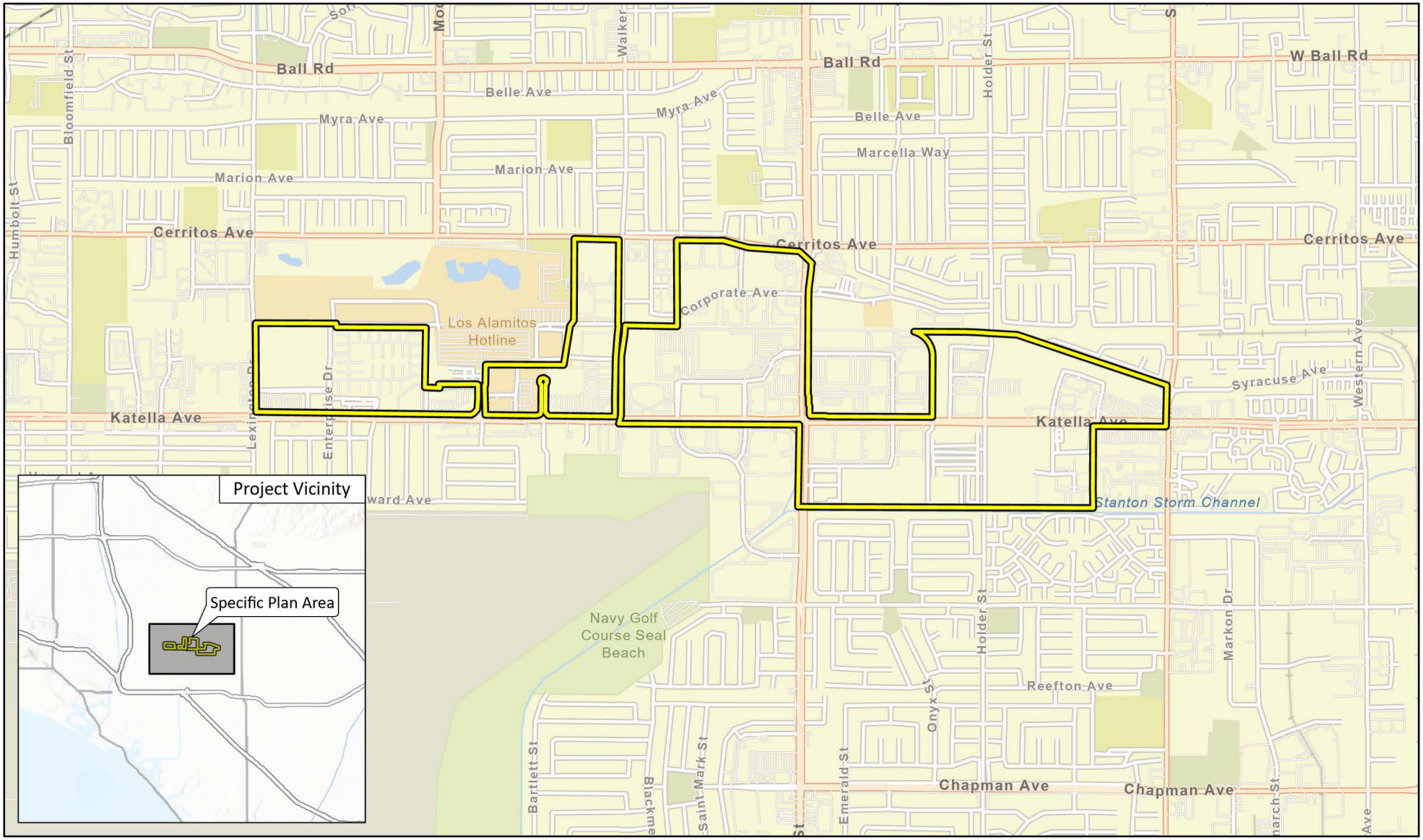
SOURCE: Esri (2025)

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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

0 1000 2000
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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.

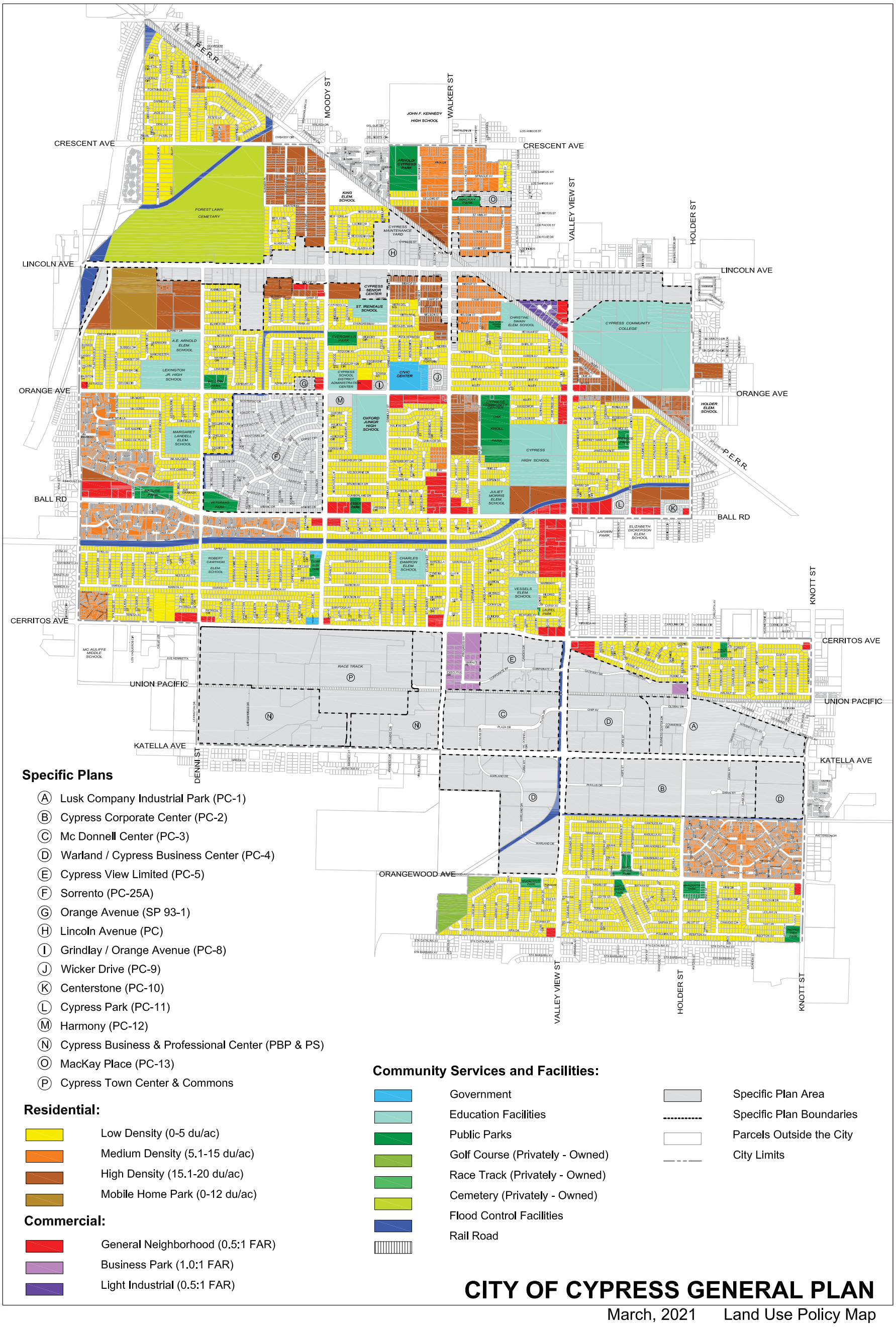
Cypress Business and Professional Center Specific Plan (2012)

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

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Cypress Business Parks Modernization and Integration Project

Existing Land Use Map

SOURCE: The City of Cypress 2021

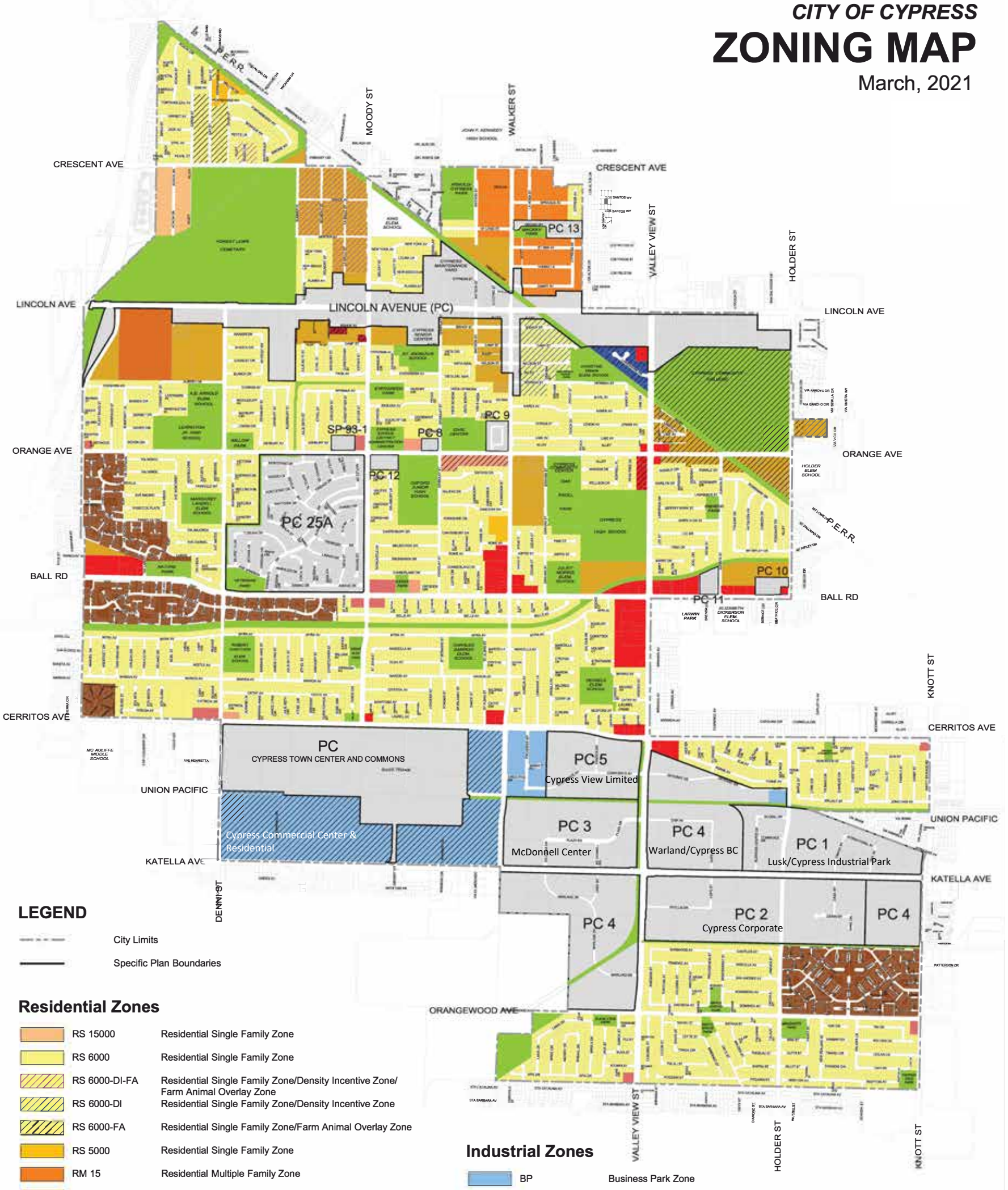
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CITY OF CYPRESS

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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LSA

LEGEND

Proposed Residential Zoning (60 units/ac)

FIGURE 2-5

N

0 250 500

FEET

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.

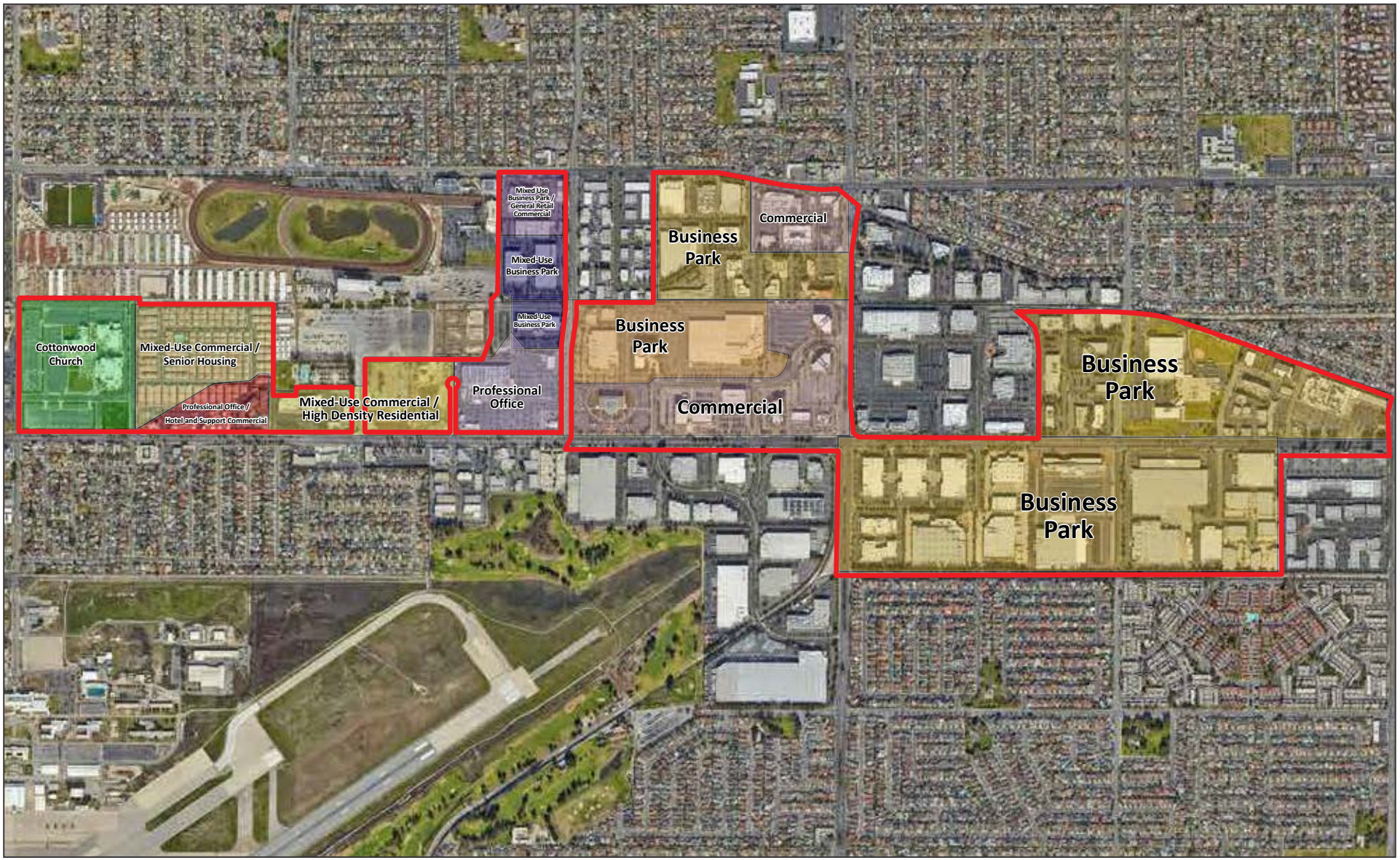
The proposed specific plan amendments would amend land use designations, update terminology, establish new districts, implement performance standards, and streamline approval processes to integrate multiple existing plans into one comprehensive plan for the Cypress Business Park planning area.

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.

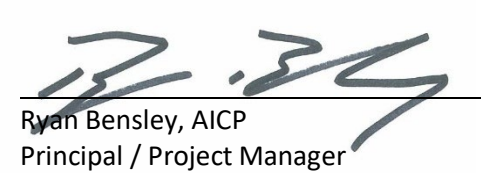
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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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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.

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**~~ sauna**s**, **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 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. 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.

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~~ing, 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. These buildings focus on inventory retention rather than frequent dispatch and receipt of goods. While they may include ancillary office spaces and limited activities like sorting or packaging, the primary function is storage over shipping and receiving. This definition excludes mini-storage facilities that are rented or leased to the public, which fall under "Indoor Storage Facilities."

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

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **8.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 05/12/2025

SUBJECT: Award a Contract for the Replacement of the Picnic Area Shade Structure at Maple Grove Park South, Project 399

RECOMMENDATION

1. Approve Plans and Specifications for the replacement of the picnic area shade structure at Maple Grove Park South, Project 399; and

2. Award a contract to Landmark Associated Builders, Inc. for $79,950, and authorize a contingency of $11,050.

DISCUSSION

The shade structure at Maple Grove South was removed due to damage and deterioration and this project will replace it with fabric shade sails and steel posts that are more durable and resilient to the elements than the previous wooden structure. Similar the shade sails have been installed at Eucalyptus Park and Manzanita Park.

On April 9, the City advertised the project and 18 bid packets were distributed to contractors. On April 23, the City received five bids for the project with Landmark Associated Builders, Inc. as the low bidder. A summary of project award information is attached.

BUDGET IMPACT

Estimated construction costs are $91,000 and sufficient funding is available in the Recreation and Park District's General Fund.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Project Award Information

Project Award Information Checklist

Description of Project:
This project will replace the shade structure at Maple Grove Park South.

Contract Working Days: Ten (10) working days

Advertisement Date: April 9, 2025

Notice Inviting Bids Sent to: CIPList.com

Bid Opening Date: April 23, 2025

No. of Bid Packets Distributed: Eighteen (18)

	Bidders	Base Bid Amount
1.	Landmark Associated Builders, Inc., Downey, CA	$ 79,950.00
2.	Western State Builders, Inc., Escondido, CA	$ 84,921.00
3.	Genesis Builders, Inc., Buena Park, CA	$ 88,157.00
4.	R.E. Schultz Construction, Inc., Orange, CA	$ 103,870.00
5.	Golden Coast Construction, La Habra, CA	$ 105,520.68

Apparent Low Bidder: Landmark Associated Builders, Inc., Downey, CA - $79,950

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

Contractor's License:
Valid at Time of Award: Yes
Valid at Time of Bid: Yes

Registration with DIR:
Contractor: Yes
Sub-Contractor: Yes

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

Kevin Chin

BID RESULTS

for

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

PROJECT 399

Bid Opening: Wednesday, April 23 at 11:00 AM

PRELIMINARY BID RESULTS - FOR INFORMATIONAL PURPOSES ONLY

	CONTRACTOR	TOTAL BID
1	**Landmark Associated Builders, Inc.**	**$ 79,950.00**
2	**Western State Builders, Inc.**	**$ 84,921.00**
3	**Genesis Builders, Inc.**	**$ 88,157.00**
4	**R.E. Schultz Construction, Inc.**	**$ 103,870.00**
5	**Golden Coast Construction**	**$ 105,520.68**
6		
7		
8		
9		
10		

PROPOSAL BID SHEET
CITY OF CYPRESS PROJECT 399
SCHEDULE OF WORK ITEMS

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

Contractor: Landmark Associated Builders, Inc.

Address: 8741 Byers Street, Downey, CA. 90242

Contact: Danielle Bogdanovich Contractor's License No.: 1135724

Phone: (562) 607-1208 DIR Number: 2000010112

BID DUE DATE: Wednesday, April 23, 2025 at 11 AM

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Public Works Project 399, hereby proposes and agrees to furnish all labor, materials, equipment, 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 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	EA	Install 20' x 20' Shade Structure per manufacturer's plan (includes removal of existing abandoned concrete foundations, engineering*, structure, dewatering**, new foundations, installation, freight and taxes) PER EA	$ 76,450	$ 76,450
2.	100	SF	Remove and Replace 4" Thick Concrete Pad PER SF	$ 3,500	$ 3,500

NOTE:
Per Public Contracts Code Section 20103.8(a), the lowest bid shall be the lowest bid price on the base contract without consideration of the optional additive bid item.

TOTAL AMOUNT OF BASE BID: $ 79,950

TOTAL AMOUNT OF BID IN WORDS:

Seventy-Nine Thousand Nine Hundred Fifty Dollars Dollars

(Please Print Total Amount of Bid in WORDS)

PROPOSAL BID SHEET
CITY OF CYPRESS PROJECT 399
SCHEDULE OF WORK ITEMS

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

Contractor: Western State Builders, Inc.

Address: 2141 Orange Ave. Escondido, CA 92029

Contact: Julian Moen Contractor's License No.: 1069677

Phone: 760-546-2405 DIR Number: 1000706410

BID DUE DATE: Wednesday, April 23, 2025 at 11 AM

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Public Works Project 399, hereby proposes and agrees to furnish all labor, materials, equipment, 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 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	EA	Install 20' x 20' Shade Structure per manufacturer's plan (includes removal of existing abandoned concrete foundations, engineering*, structure, dewatering**, new foundations, installation, freight and taxes) Eighty two thousand four hundred seventy seven dollars PER EA	$82,477.00	$82,477.00
2.	100	SF	Remove and Replace 4" Thick Concrete Pad twenty four dollars forty four cents PER SF	$24.44	$2,444.00

NOTE:
Per Public Contracts Code Section 20103.8(a), the lowest bid shall be the lowest bid price on the base contract without consideration of the optional additive bid item.

TOTAL AMOUNT OF BASE BID: $ 84,921.00

TOTAL AMOUNT OF BID IN WORDS: Eighty four thousand nine hundred twenty one dollars zero cents Dollars

(Please Print Total Amount of Bid in WORDS)

PROPOSAL BID SHEET
CITY OF CYPRESS PROJECT 399
SCHEDULE OF WORK ITEMS

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

Contractor: Genesis Builders, Inc. dba K2 Painting

Address: 2007 Raymer Ave Ste S Fullerton, CA 92833

Contact: Rick Chung Contractor's License No.: 1004198

Phone: 714)749-4558 DIR Number: 1000411359

BID DUE DATE: Wednesday, April 23, 2025 at 11 AM

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Public Works Project 399, hereby proposes and agrees to furnish all labor, materials, equipment, 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 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	EA	Install 20' x 20' Shade Structure per manufacturer's plan (includes removal of existing abandoned concrete foundations, engineering*, structure, dewatering**, new foundations, installation, freight and taxes) PER EA	$ 82,957.00	$82,957.00
2.	100	SF	Remove and Replace 4" Thick Concrete Pad PER SF	$ 52.00	$ 5,200.00

NOTE:
Per Public Contracts Code Section 20103.8(a), the lowest bid shall be the lowest bid price on the base contract without consideration of the optional additive bid item.

TOTAL AMOUNT OF BASE BID: $ 88,157.00

TOTAL AMOUNT OF BID IN WORDS:

Eighty-eight thousand one hundred fifty-seven Dollars

(Please Print Total Amount of Bid in WORDS)

PROPOSAL BID SHEET
CITY OF CYPRESS PROJECT 399
SCHEDULE OF WORK ITEMS

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

Contractor: R.E. Schultz Construction, Inc.

Address: 1767 North Batavia Street, Orange, CA 92865

Contact: Richard Schultz Contractor's License No.: 1007195

Phone: 714-649-2627 DIR Number: 1000033385

BID DUE DATE: Wednesday, April 23, 2025 at 11 AM

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Public Works Project 399, hereby proposes and agrees to furnish all labor, materials, equipment, 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 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	EA	Install 20' x 20' Shade Structure per manufacturer's plan (includes removal of existing abandoned concrete foundations, engineering*, structure, dewatering**, new foundations, installation, freight and taxes) Ninety Eight Thousand Two Hundred and Twenty Dollars PER EA	$ 98,220.00	$98,220.00
2.	100	SF	Remove and Replace 4" Thick Concrete Pad Fifty Six Dollars and Fifty Cents PER SF	$ 56.50	$5,650.00

NOTE:
Per Public Contracts Code Section 20103.8(a), the lowest bid shall be the lowest bid price on the base contract without consideration of the optional additive bid item.

TOTAL AMOUNT OF BASE BID: $ 103,870.00

TOTAL AMOUNT OF BID IN WORDS: One Hundred and Three Thousand Eight Hundred and Seventy Dollars

(Please Print Total Amount of Bid in WORDS)

PROPOSAL BID SHEET
CITY OF CYPRESS PROJECT 399
SCHEDULE OF WORK ITEMS

SHADE STRUCTURE AT MAPLE GROVE PARK SOUTH

Contractor: Golden Coast Construction

Address: 1040 S Cypress St, Ste J, La Habra, CA 90631

Contact: Stephen Nolin Contractor's License No.: 1074709

Phone: (562) 201-6137 DIR Number: 1001069298

BID DUE DATE: Wednesday, April 23, 2025 at 11 AM

The undersigned principal, after having carefully examined the plans, Specifications and General Provisions for the City of Cypress Public Works Project 399, hereby proposes and agrees to furnish all labor, materials, equipment, 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 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	EA	Install 20' x 20' Shade Structure per manufacturer's plan (includes removal of existing abandoned concrete foundations, engineering*, structure, dewatering**, new foundations, installation, freight and taxes) PER EA	$94,968.61	$94,968.61
2.	100	SF	Remove and Replace 4" Thick Concrete Pad PER SF	$10,552.07	$10,552.07

NOTE:
Per Public Contracts Code Section 20103.8(a), the lowest bid shall be the lowest bid price on the base contract without consideration of the optional additive bid item.

TOTAL AMOUNT OF BASE BID: $ 105,520.68

TOTAL AMOUNT OF BID IN WORDS: One hundred five thousand five hundred twenty dollars and sixty-eight cents.

Dollars

(Please Print Total Amount of Bid in WORDS)

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **9.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 05/12/2025

SUBJECT: **Approve the City Engineer's Report and Adopt a Resolution Declaring the City Council's Intent to Renew Cypress Corporate Center Landscape Maintenance District No. 1 following a June 23, 2025 Public Hearing**

RECOMMENDATION

1. Approve the City Engineer's Report for the Cypress Corporate Center Landscape Maintenance District No. 1 for Fiscal Year 2025-26; and

2. Adopt the attached Resolution declaring the City Council's intention to order the renewal of Cypress Corporate Center Landscape Maintenance District No. 1 for maintenance of the landscape and irrigation system and setting the public hearing for June 23, 2025.

DISCUSSION

The City formed a Maintenance District in 1985 covering all properties bounded by Katella Avenue, Knott Street, Valley View Street, and the Stanton Storm Channel. The Maintenance District provides for maintenance of the landscape berm adjacent to the Channel. The City maintains the berm primarily through a contract, which includes trimming plants four times a year and irrigation repairs.

Nineteen parcels owned by four property owners are assessed annually on a per-acre basis (Attachment E and F of the City Engineer's Report). The assessment funds the maintenance and irrigation of the landscape berm. The annual assessment is a routine process established 40 years ago.

Pursuant to the Landscaping and Lighting Act, the City Engineer prepares an annual report to file with the City Clerk outlining the Maintenance District renewal. The recommended Resolution approves the City Engineer's Report and declares the City Council's intention to renew Cypress Corporate Center Landscape Maintenance District No. 1 for FY 2025-26 and sets the public hearing for June 23, 2025.

BUDGET IMPACT

Renewal includes a maximum assessment of $105,867 for the parcels adjacent to the berm. The assessment is distributed based on each parcel's square footage. The assessment reflects a 3.02% CPI increase from FY 2024-25. Estimated FY 2025-26 maintenance costs and indirect support from the City are $118,034, which exceeds the assessment by $12,167. The Maintenance District No. 1 Fund has sufficient accumulated balances available from prior year assessments to pay for costs above the recommended FY 2025-26 assessment.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

City Engineer's Report

Resolution

CITY ENGINEER'S REPORT

for

CYPRESS CORPORATE CENTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 FISCAL YEAR 2025-26

Nick Mangkalakiri, P.E.
Director of Public Works / City Engineer
City of Cypress

May 2025

CITY ENGINEER'S REPORT

MAINTENANCE ASSESSMENT DISTRICT FOR BERM

This document consists of the following documents:

Attachment A.....Landscape Maintenance Specifications
Specifications for the improvements are filed with the City Engineer and are available for review at the Public Works counter. Although separately bound, the specifications are a part of this report and are included in it by reference.

Attachment B..... Landscape Plan and Section
Plans showing existing and proposed landscape maintenance improvements.

Attachment C ..... Master Irrigation Plan
Plans showing existing and proposed irrigation improvements

Attachment D ..... Maintenance Cost Estimate
An estimate of the cost of improvements, including direct and indirect costs.

Attachment E..... Diagram of Proposed Assessment District
A diagram showing all the parcels of real property within this assessment district.

Attachment F..... Assessment Distribution Cost Estimate
An assessment of the estimated cost of the improvements on each benefited parcel of land within the assessment district as shown in Attachment E.

CITY ENGINEER'S REPORT

for

CYPRESS CORPORATE CENTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 FISCAL YEAR 2025-26

ATTACHMENT A
LANDSCAPE MAINTENANCE SPECIFICATIONS



Nick Mangkalakiri, P.E.
Director of Public Works / City Engineer
City of Cypress

May 2025

Attachment A

LANDSCAPE MAINTENANCE SPECIFICATIONS

A. SPECIAL PROVISIONS

1. Scope of Work

Contractor shall furnish all labor, equipment, materials and supervision to perform landscape maintenance as described herein including, but not limited to, the following:

a. Weeding and cultivating
b. Fertilizing
c. Trimming, pruning, training
d. Watering
e. Insect, varmint and pest control
f. Plant replacement
g. Clean-up
h. Tree tying and restaking
i. Reports
j. Irrigation repair
k. Other duties related to maintenance of landscape and irrigation system

2. Working Hours

a. Maintenance work shall occur between the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday.

b. Special maintenance, if required, shall be by written authorization from the Director of Public Works or his designated representative.

3. Workmanship

The Contractor shall ensure that:

a. Work shall be performed by competent persons, supervised by a competent supervisor, with experience and technical training in landscape maintenance work.

b. Pesticide operations, where required, shall be by a state licensed pest control operator.

4. Quality of Work and Material

All material and equipment furnished by the Contractor shall be new, high grade, and free from defects and imperfections, unless otherwise hereinafter specified. Workmanship shall be in accordance with the best standard practices. Both materials and workmanship shall be subject to inspection by the City. All materials used shall be approved in advance by the Director of Public Works or his designated representative.

5. Damages

The Contractor will report, without delay, any damage to equipment or property and shall be held responsible for the replacement of any such damage caused by his act hereunder. Repairs to the landscape and irrigation system resulting from damage by other than the Contractor's operations shall be reported promptly to the City. The Contractor shall make repairs immediately and shall be liable for secondary damage caused to landscaped areas. This includes dead plant material caused by lack of water. Replacement of all plant materials, shrubs, ground cover, mulch and/or other plants, shall be the responsibility of the Contractor. The Contractor shall not be liable for damages caused by vandalism. Any repair for vandalism will be included in the section under Extra Work, except as follows: It is estimated that seventy five (75) sprinkler heads per year will have to be repaired or replaced due to vandalism. The cost of repairing or replacing of up to 75 heads, including comparable parts, labor and equipment, will be included in the normal scope of the work. Damaged sprinkler heads, in part or whole, shall be returned to the City representative.

6. Cleaning

The Contractor shall maintain the premises clean of debris and litter at all times. Upon completion of any work project, the Contractor shall remove remaining excess materials, waste, rubbish, debris and his construction and installation equipment from the premises.

7. Statement of Contractor's Work Responsibilities

a. Ground Cover Areas

1. All weeds shall be removed as they appear. A broad spectrum pre-emergent weed control shall be applied per manufacturer's specifications to shrub beds and ground cover beds in the spring and fall, and additional weed control shall be initiated as necessary to maintain a weed-free condition.

2. Morning Glory and grass infestations shall be treated immediately when observed by spot treating. Product shall be reviewed and approved by the Director of Public Works or his

designated representative prior to application.

3. Herbicides: Use of Roundup, Kleenup, Accord, Imitator, Eraser, Pronto, Rodeo, or other herbicides containing Glyphosate is not permitted.

4. Fertilize twice yearly with a rate of application of 2.5 pounds actual Nitrogen per 1,000 square feet with an appropriate fertilizer 5-10-5, or an approved equal, in March and September.

5. Trim and edge as necessary to restrict growth from encroaching into adjacent areas. Trim around sprinkler heads to maintain an unobstructed and uniform application of water. Growth retardants, if properly applied, may be used. Permission to be obtained from Director of Public Works or his designated representative before applying.

6. Irrigate as required to maintain vigorous growth and healthy appearance.

7. Control pests, including rodents, snails and diseases continuously, to provide a healthy environment for plants.

b. Shrubs and Trees

1. Trim, shape and prune to maintain a neat and healthy appearance. Prior to trimming, shaping or pruning, contact the City's representative for the proper shaping of specific varieties.

2. Annually, thin out, shape and head back all trees and shrubs as needed. Contact City's representative before commencing work.

3. Control pests and diseases as needed to provide healthy environment for trees and shrubs.

4. Remove all dead, diseased or damaged branches back to a side branch.

5. Stake, retie and support trees when necessary.

6. All ties shall be checked frequently to avoid girdling.

7. Ground cover shall be cut back from trees and shrubs a minimum of six (6) inches.

8. Application of an iron chelate fertilizer shall be used as needed throughout the year, to maintain healthy, vigorous growth and foliage.

c. General Landscape Conditions

1. All operations conducted by the Contractor shall be done with concern for maximum safety to the public.

2. Leaves, paper, weeds and other debris shall be removed weekly from landscaped areas and disposed off-site.

3. Contractor shall clean any areas littered or soiled by his maintenance operations to a standard acceptable to the Director of Public Works or his representative.

4. Notification of all "specialty types" maintenance operations shall be given to the City 48-hours prior to each of these operations by the Contractor. "Specialty Type" maintenance operations are defined as: fertilization, pre-emergence weed control, all pesticide applications except spot treatment, and other types of plant replacements.

5. Contractor is required, as part of this agreement, to furnish all materials to accomplish maintenance in accordance with these specifications. Contractor is further required to adequately stock items that are frequently used.

6. Contractor shall maintain an office with phone service during normal hours. If a telephone answering service is utilized, the answering service shall be capable of contacting Contractor by radio or pager. Contractor is further required to provide City with a 24-hour emergency number for contact outside normal working hours. The response time to an emergency call-out by the Contractor shall not be more than one (1) hour and shall be considered part of the normal contract work.

7. Contractor shall apply herbicides per State and County Codes and only when approved by the Director of Public Works or his designated representative.

8. Contractor shall replace or replant any ground cover shrubs or trees damaged by any pesticide used in the course of the job. This shall be at no extra charge to the City.

d. Reports

1. Sprinkler Irrigation Reports

The Contractor shall furnish monthly sprinkler irrigation reports. Controllers shall be checked weekly to insure their proper operation and any malfunctions reported to the City's representative. Non-working heads, broken risers, stations failing to turn on or off as dictated, leaking valves, main line leaks, controllers failing to keep time are all examples of irrigation failures. These failures shall be included in the above reports.

2. Periodic Maintenance Schedules

The Contractor shall furnish monthly maintenance schedules that include planned activities for all persons performing any function of the contract.

e. Maintenance of Fence and Orange County Flood Control District Maintenance Road

1. If it is found that the Orange County Flood Control District (OCFCD) fence south of the berm is damaged or vandalized to permit trespass, or if weed abatement is needed on the OCFCD Maintenance Road, the Contractor shall notify the City representative promptly and the City will notify the appropriate OCFCD Authorities to correct the deficiency.

B. SPECIFIC METHODS OF PERFORMING IRRIGATION WORK

1. Irrigation shall be done by the use of automatic or manual sprinkler systems where available and operable; however, failure of the existing irrigation system to provide full and proper coverage shall not relieve the Contractor of the responsibility to provide adequate irrigation with full and proper coverage to all areas in the work site.

2. Any damages to public or private property resulting from excessive irrigation water or irrigation water runoff shall be charged against the contract payment unless immediate repairs are made by the Contractor to the satisfaction of the Director of Public Works.

3. The Contractor shall regularly inspect the operation of the system for any malfunction. The Contractor shall maintain all sprinkler systems, at no additional cost to the City, in such a way as to guarantee proper coverage and full working capabilities and make whatever adjustments may be necessary

to prevent excessive runoff into adjacent areas.

4. Care shall be exercised to prevent a waste of water and erosion of slopes.

5. The Contractor shall be responsible for the maintenance and repair of all valves, heads, wire, automatic controllers, backflow devices, quick couplers and any other irrigation equipment in the project area.

6. The Contractor is not responsible for the payment of water bills unless negligent or excessive in his use. A heavy increase of water usage indicates negligence on the Contractor's part, in which case, the additional cost will be charged against him.

7. Landscaped slopes shall be irrigated, as required, to maintain horticulturally accepted growth and color and to promote deep rooting.

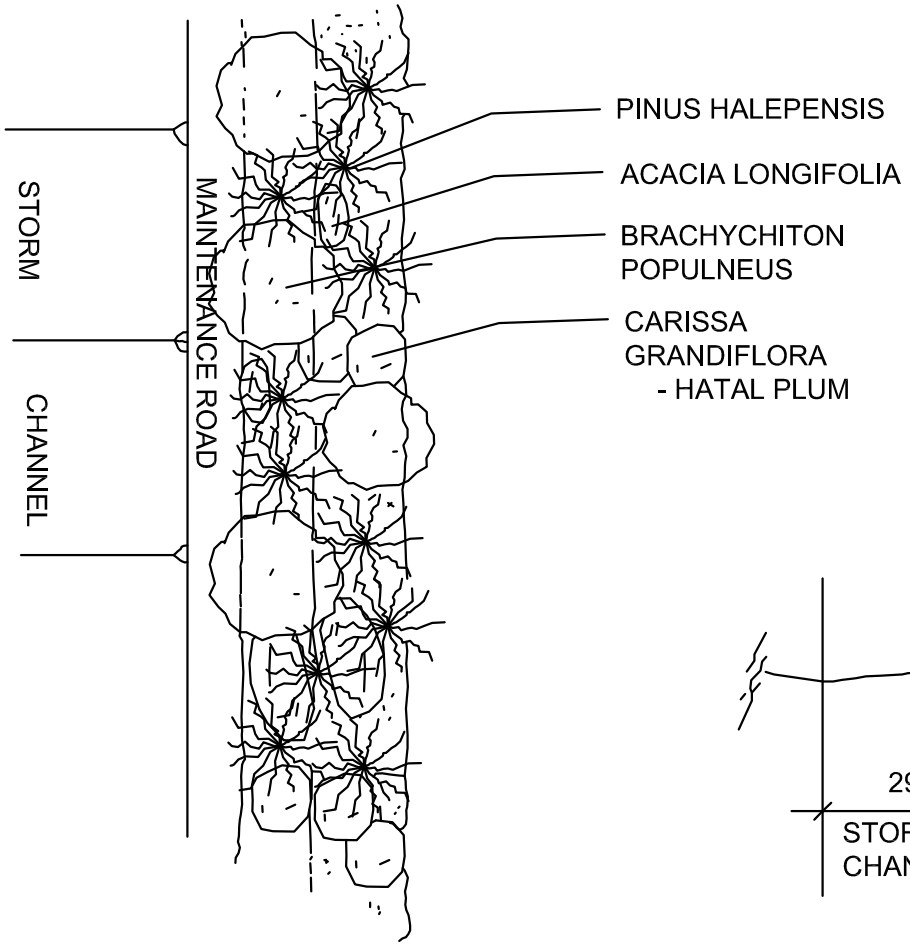
8. It is the responsibility of the Contractor to make annual Backflow Device reports to be submitted to the County of Orange and Golden State Water Company. Newly planted trees, shrubs, ground cover and turf shall receive special attention until these plants are established. Adequate water shall be applied to promote normal, healthy growth. Collection basins shall be maintained during the establishment period.

C. LANDSCAPE MAINTENANCE ACTIVITIES

1. Contractor shall perform clearance and trimming on both sides of the berm four (4) times per year.

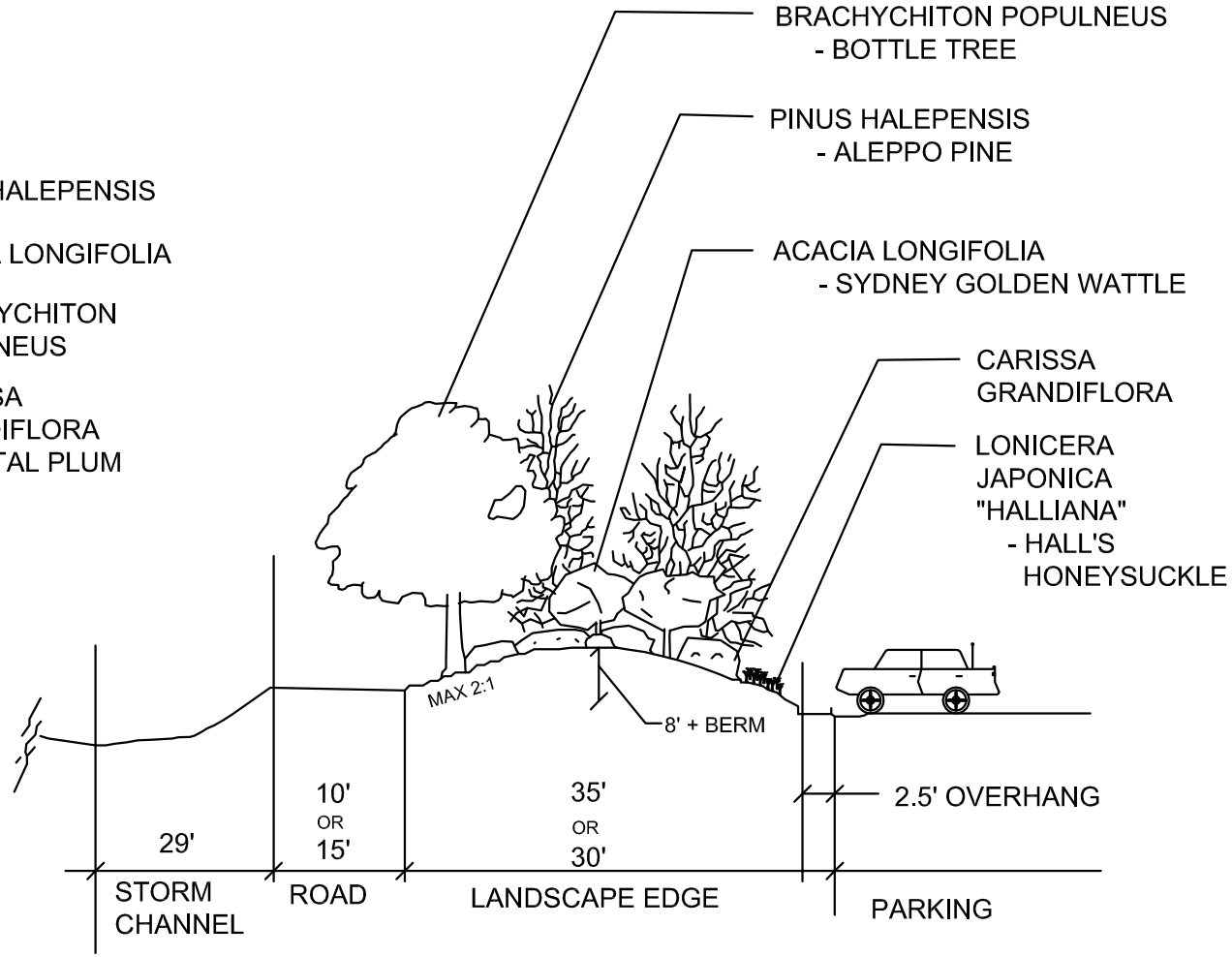
2. An allowance for irrigation repair and planting on a time and materials basis has been provided to the Contractor.

3. Contractor shall provide for maintenance of backflow devices at least one time per year.



PLAN

NOT TO SCALE



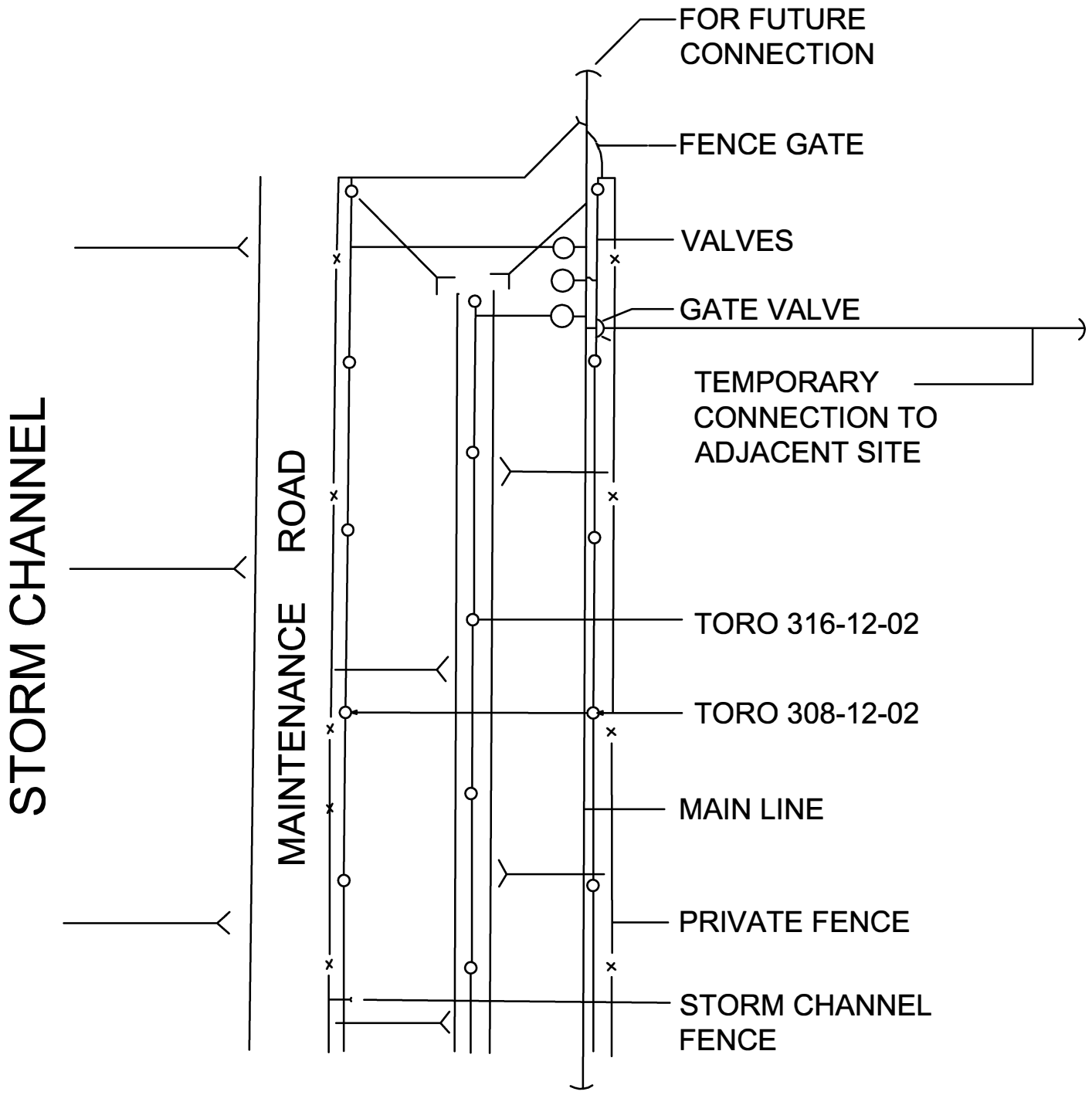
STANTON CHANNEL BERM

NOT TO SCALE

(Note: Berm section is 17'-6" wide
from Knott Street to 1000' west)

Attachment B

(NOTE: Berm section is 17' - 6"
wide from Knott Street
to 1000' west.)



MASTER IRRIGATION PLAN

SCALE: NOT TO SCALE

Attachment C

Attachment D

MAINTENANCE COST ESTIMATE

DESCRIPTION	AMOUNT
Maintenance (from 7/1/25-6/30/26)	$ 102,638
City's Indirect Support Costs	$ 15,396
Total Maintenance Costs	$ 118,034
Assessment *	**$ 105,867**

***3.02% CPI adjustment (All Urban Consumers – March 2024 to March 2025)

②	1.646 AC	1.21%
⑨	1.843 AC	1.35%
⑩	1.100 AC	0.81%
⑪	1.106 AC	0.81%
⑫	1.380 AC	1.01%
⑬	0.966 AC	0.71%
⑭	1.322 AC	0.97%

NOTE:

BOUNDARIES OF THE ASSESSMENT DISTRICT ARE THE EASTERLY R/W LINE OF VALLEY VIEW ST.; THE SOUTHERLY R/W LINE OF KATELLA AVE.; THE NORTHERLY R/W LINE OF THE STANTON CHANNEL/ AND THE WESTERLY R/W LINE OF KNOTT AVE.

E:\PW\Hal Nguyen\2011 Logos\Cypress logo.jpg

E-1

LANDSCAPED EARTH BERM ADJACENT TO STANTON CHANNEL

MAINTENANCE ASSESSMENT DISTRICT

SCALE: N.T.S	CITY OF CYPRESS	ATTACHMENT: E

I:\community development\public works\hal nguyen\for kamran\stanton channel berm\stanton channel berm2.dwg

Attachment F

Landscape Maintenance District No.1 2025-26 Assessment Distribution Based on Max Assessment of $105,867					
ASSESSMENT NUMBER	NAME	DESCRIPTION	Acreage	%	AMOUNT OF ASSESSMENT 2025-26
1	Cypress Corporate Center LLC; P.O. Box 240011, Los Angeles, CA 90024	**Par 1, PM 134-4 A.P. #224-271-05**	5.378	3.95%	$4,178.98
2	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 1, PM 207-35 A.P. #224-271-11**	1.646	1.21%	$1,279.03
3	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 2, PM 207-35 A.P. #224-271-07**	3.238	2.38%	$2,516.09
4A	Katella Holder Street LLC; PO Box 847, Carlsbad, CA 92018	**Par 1, PM 155-23 A.P. #224-271-23**	13.966	10.25%	$10,852.30
4B	Katella Holder Street LLC; PO Box 847, Carlsbad, CA 92018	**Par 2, PM 155-23 A.P. #224-271-24**	8.324	6.11%	$6,468.17
5	Duke Realty Limited Partnership - Prologis L.P.; 1800 Wazee Street, Suite 500, Denver CO 80202	**Par 1, PM 167-34 A.P. #224-261-04**	22.304	16.37%	$17,331.35
6	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 4, PM 247-21 A.P. #224-261-07**	6.301	4.62%	$4,896.20
7	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 3, PM 247-21 A.P. #224-262-01**	15.235	11.18%	$11,838.37
8	Warland Investments, Ltd. 1301 Montana Avenue, Suite A, Santa Monica, CA 90403	**Par 1, PM 214-13 A.P. #224-271-21**	11.314	8.30%	$8,791.56
9	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 2, PM 207-35 A.P. #224-271-12**	1.843	1.35%	$1,432.11
10	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 3, PM 207-35 A.P. #224-271-13**	1.100	0.81%	$854.76
11	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 4, PM 207-35 A.P. #224-271-14**	1.106	0.81%	$859.42
12	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Lot 5, PM 207-35 A.P. #224-271-17**	1.380	1.01%	$1,072.33
13	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 6, PM 207-35 A.P. #224-271-16**	0.996	0.73%	$773.94
14	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 7, PM 207-35 A.P. #224-271-15**	1.322	0.97%	$1,027.26
15	Warland Investments, Ltd. 1301 Montana Avenue, Suite A, Santa Monica, CA 90403	**Par 2, PM 214-13 A.P. #224-271-22**	17.504	12.85%	$13,601.50
16	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 1, PM 238-16 A.P. #224-261-08**	7.177	5.27%	$5,576.90
17	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 2, PM 247-21 A.P. #224-261-10**	9.211	6.76%	$7,157.42
18	Cypress Corporate Center LLC; P.O. Box 240011 Los Angeles, CA 90024	**Par 2, PM 247-21 A.P. #224-261-11**	6.897	5.06%	$5,359.32
		Total	**136.24**	**100%**	**$105,867.00**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DECLARING ITS INTENTION TO ORDER THE RENEWAL OF CYPRESS CORPORATE CENTER LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972, AND FIXING A TIME AND PLACE FOR HEARING OBJECTIONS THERETO

WHEREAS, the City Council has heretofore proposed the renewal of Cypress Corporate Center Landscape Maintenance District No. 1 (the "District") for Fiscal Year 2025-26 pursuant to the provisions of the Landscaping and Lighting Act of 1972 (Streets and Highways Code, Sections 22500 et seq.) for the purpose of maintaining a landscaped berm constructed in connection with the development of the Cypress Business Park; and

WHEREAS, the City Engineer's report entitled "City Engineer's Report-Maintenance Assessment District for Berm," dated May 2025, (the "City Engineer") was ordered, prepared and presented to the City Council pursuant to Streets and Highways Code, Sections 22565 et seq.; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS HEREBY DOES FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City of Cypress does hereby declare its intention to order the renewal of Cypress Corporate Center Landscape Maintenance District No. 1 for Fiscal Year 2025-26, and to collect assessments pursuant to the Landscaping and Lighting Act of 1972.

SECTION 2. The District consists of that certain portion of the City of Cypress bounded on the north by Katella Avenue, on the east by Knott Street, on the south by Stanton Storm Channel, and on the west by Valley View Street.

SECTION 3. The landscaped improvements to be installed and maintained within the boundaries of the District are more particularly described in the City Engineer's Report. Said improvements have been modified since formation of said District by being extended from Knott Street westerly to 40' east of Valley View Street.

SECTION 4. A full and detailed description of the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District are contained in the City Engineer's Report.

SECTION 5. NOTICE IS HEREBY GIVEN that on the 23rd day of June, 2025, at the hour of 6:00 p.m. in the Council Chamber located at City Hall, 5275 Orange Avenue, in the City of Cypress, California, any and all persons having objections to the work or extent of the District, may appear and show cause why said work should not be done or carried out or why the District should not be renewed in accordance with the Resolution of Intention. Although the City Council will consider all oral objections at the hearing, in order for an objection to constitute a protest under Streets and Highways Code, Section 22628, such protest must be in writing and must contain a description of the property in which each signer thereof is interested, sufficient to identify the same and must be delivered to the City Clerk

of said City prior to the time set for the hearing and no other protests or objections will be considered for this purpose. If the signer of any protest is not shown upon the last equalized assessment roll of Orange County as the owner of the property described in the protests, then such protest must contain or be accompanied by written evidence that such signer is the owner of the property so described.

SECTION 6. The City Clerk shall cause this Resolution of Intention to be published at least ten days prior to the date set for the hearing, at least once in a newspaper of general circulation serving the City of Cypress, California, all as provided for in Government Code, Section 6061.

SECTION 7. The City Clerk is hereby ordered and directed to mail this Resolution of Intention to all property owners, whether resident or nonresident, within the District, at least ten days prior to the date set for the hearing, pursuant to Streets and Highways Code, Section 22627.

PASSED AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 12th day of May, 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 12th day of May, 2025 by the following roll call vote:

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

_____
CITY CLERK OF THE CITY OF CYPRESS

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **10.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 05/12/2025

SUBJECT: **Approve the Second Amendment to Waste Disposal Agreement with the County of Orange**

RECOMMENDATION

1. Approve the Second Amendment to Waste Disposal Agreement; and

2. Authorize the City Manager to execute the agreement and make minor modifications, as necessary.

DISCUSSION

The City disposes of its solid waste at landfills owned and operated by the County of Orange through Orange County Waste and Recycling (OCWR), under a countywide agreement known as the Waste Disposal Agreement (WDA). In January 2022, OCWR notified cities of its intent to revise the WDA to align with evolving legislative requirements, including Senate Bill 1383, which mandates the diversion of organic waste, such as food scraps and landscaping debris, away from landfills.

On November 7, 2024, OCWR introduced a proposed successor to the WDA, called the Waste Infrastructure System Enhancement (WISE) agreement. The WISE agreement initially proposed raising the landfill disposal rate from $42.65 to $82 per ton - a 92.3% increase effective July 1, 2025 - to account for rising operational costs and compliance with new regulations. It also included a capital expenditure allocation for county landfill infrastructure improvements.

In response, Orange County cities formed a committee to negotiate a revised successor agreement and requested an extension of the current WDA to allow time for further review and discussions. OCWR agreed and the terms of the recommended amendment include a 12-month extension through June 30, 2026 with a 2.6% disposal fee increase based on the WDA's Consumer Price Index (CPI) escalation formula. The extension allows additional time to complete due diligence on the successor agreement, evaluate long-term costs and infrastructure planning, and conduct Proposition 218 hearings in advance of the implementation of a significantly higher rate effective July 1, 2026.

The Second Amendment is recommended to ensure rate stability and promote regional collaboration among cities and sanitary districts.

BUDGET IMPACT

None. The increased county disposal fee will be factored into refuse rates under the terms of the solid waste franchise.

LEGAL REVIEW

The amendment was approved as to form by the City Attorney.

APPROVED BY: Peter Grant, City Manager

Attachments

Proposed Second Amendment WDA

SECOND AMENDMENT TO WASTE DISPOSAL AGREEMENT

Between

THE COUNTY OF ORANGE, CALIFORNIA

and the

CITY OF CYPRESS

June 30, 2025

County Amendment Authorization Date	City Amendment Authorization Date
_____, 2025	May 12, 2025
County Notice Address:	City Notice Address:
Director, OC Waste & Recycling 601 N. Ross Street 5th Floor Santa Ana, CA 92701	City Manager, City of Cypress 5275 Orange Ave. Cypress, CA 90630

SECOND AMENDMENT TO WASTE DISPOSAL AGREEMENT

THIS **SECOND AMENDMENT** TO THE WASTE DISPOSAL AGREEMENT ("Second Amendment") is made and dated as of the date indicated on the cover page hereof between the County of Orange, a political subdivision of the State of California (the "County"), and the City (general law, charter or other), Special District or Sanitary District designated on the cover page of this Agreement and party to this Agreement (the "City").

RECITALS

The County owns, manages, and operates a Waste Infrastructure System to manage municipal and solid waste generated within Orange County, California or imported from outside Orange County, California pursuant to contractual agreements (hereafter used referred to as "Disposal System" or "Waste Infrastructure System"). The Waste Infrastructure System collectively includes active Class III sanitary landfills ("County Landfills"), resource recovery, recycling and organics programs, infrastructure and operations, and regional household hazardous waste collection centers and other waste management related systems as may be deemed necessary by the County.

The County is also responsible for the long-term management of 20 closed landfills as required under Applicable Law.

County Landfills are used for the management of municipal solid waste pursuant to legislation including, but not limited to, the California Integrated Waste Management Act of 1989 (Division 30 of the California Public Resources Code) (the "Act") and the Short-lived Climate Pollutants Reduction Act ("SB 1383"). County Landfills are also subject to other state and federal regulations designed to ensure that landfill operations minimize the impacts to public health and safety and the environment.

The City, in the exercise of its police power, its powers under the Act, and other Applicable Law, has entered into a franchise or other agreement with or issued permits or licenses to one or more private haulers for the collection, recycling, diversion, and disposal of municipal solid waste generated within the City.

The City and the County have historically provided for the management of municipal solid waste through Waste Disposal Agreements ("WDAs"), wherein the County agreed to provide disposal capacity for waste generated in the City, and the City agreed to deliver or cause the delivery of waste generated in the City to the Disposal System, as more specifically set forth in, and subject to the terms and conditions of the WDAs. In 2009, the Parties entered into a new WDA (referred to as the "Original WDA"). In 2016, the Original WDA was amended by the Parties ("First Amendment"), whereby the Parties updated certain terms and extended the term through June 30, 2025. (The Original WDA and its corresponding First Amendment are referred to in this Second Amendment as the "Current WDA".)

In response to passage of several pieces of legislation that require significant reductions in the disposal of organic waste, and in light of the approaching expiration of the Current WDA, the County held two City Manager Summits in November 2024 proposing terms of a new WDA.

The Orange County City Manager Association ("OCCMA") has established a Committee ("OCCMA Committee") including representatives of cities and sanitary districts to review the terms of the proposed new WDA. The OCCMA Committee requested a 12-month extension of the Current WDA to allow for additional time to negotiate mutually agreeable terms for a new WDA, and obtain approval from the respective

governing bodies. The County is agreeable to OCCMA's requested extension to the Current WDA on terms as provided in this Second Amendment.

The City has determined that the execution of this Second Amendment by the City is in the best interest of the City and will serve the public health, safety, and welfare by continuing the waste disposal services historically provided under the Current WDA while the Parties: (1) engage in due diligence related to a new WDA, in order for the City to evaluate the cost/benefit of a new WDA, which is expected to include the City and OCCMA obtaining more comprehensive and detailed information on the County's plans for infrastructure expansion and improvements, the financial and operational conditions of the existing Waste Infrastructure System, and the components, timing, and procedures for future contract fee increases; and, (2) negotiate the terms and conditions of a new WDA.

The County has determined that the execution by the County of this Second Amendment will serve the public health, safety, and welfare by continuing to provide a stable, predictable, and reliable supply of municipal solid waste and the resulting service payment revenue to the Disposal System, while the Parties exchange information and conduct negotiations with the County goal of ensuring that any negotiated Contract Rate in the new WDA covers the full cost of operations and infrastructure O&M and development needed to ensure indemnification and regulatory compliance..

Official action approving this Second Amendment and determining it to be in the public interest and authorizing its execution and delivery was duly taken by the City on the City authorization date indicated on the cover page hereof.

Official action approving this Second Amendment and determining it to be in the public interest and authorizing its execution and delivery was duly taken by the County on the County authorization date indicated on the cover page hereof.

It is, therefore, agreed as follows:

1. Extended Term.

(a) Section 6.1 (A) of the Current WDA is deleted in its entirety and replaced with the following:

"Extended Term. This Agreement shall continue in full force and effect until 11:59 p.m. on June 30, 2026 (the "Extended Term"), unless earlier terminated in accordance with its terms, in which event the Extended Term shall be deemed to have expired as of the date of such termination."

(b) Section 6.1 (B) is deleted in its entirety.

(c) Section 6.1 (C) of the Current WDA is deleted in its entirety and replaced with the following:

"Contract Rate Negotiations During Extended Term. If the Orange County City Manager Association's committee tasked with negotiating the terms of a successor to this Agreement with the County and recommending approval of the same to the Parties (the "Committee") and the County have not reached mutually agreeable terms of a successor to this Agreement including, but not limited to, proposed revisions to the Contract Rate, by September 30, 2025, the County shall, and it is expected that the Committee will provide, updates to all Participating Cities, and their respective governing bodies as may be deemed necessary, regarding the status of negotiations on a monthly basis until mutually agreeable terms are reached or the Extended Term expires."

In recommending any revisions to the Contract Rate, in addition to the circumstances described in Section 4.2(A), the Committee and County may take into consideration factors including, but not limited to, the following:

(i) actual cost of operations;

(ii) population growth;

(iii) increase or decrease in available tonnage;

(iv) economic and disposal market conditions in the Southern California region;

(v) changes in transportation and technology;

(vi) changes in transportation costs;

(vii) closure and expansion of nearby landfills;

(viii) capacity of the Disposal System;

(ix) long-term infrastructure needs; and

(x) available reserves which are in excess of the amount reasonably required as reserves.

(d) Appendix 2 of the Current WDA is deleted in its entirety and replaced with the following:

APPENDIX 2
Cumulative County Acceptable Waste Tonnage Target to be Used for Purposes of Section 4.2(B)

Fiscal Year	*County Acceptable Waste Tonnage*	*Cumulative County Acceptable Waste Tonnage*
FY 2025-26	3,166,659	3,166,659

2. Contract Rate.

(a) The first paragraph of Section 4.2(A) of the Current WDA is deleted in its entirety and replaced with the following:

"(A) Establishment of Contract Rate. During the Extended Term, the Contract Rate payable by each Franchise Hauler shall be $43.76 per ton, contingent on the delivery to the Disposal System of an amount of Acceptable Waste at least equal to the Cumulative Tonnage Targets identified in Appendix 2, and subject to adjustment necessary to reflect the circumstances set forth in this Section 4.2, subjections (i) through (z)."

Note: Subsections (i) through (z) found in the Current WDA remain unchanged.

3. Effectiveness of Second Amendment.

The provisions of this Second Amendment shall not become effective unless and until this Second Amendment has been executed by the County and all of the Participating Cities, and shall become effective once that occurs.

4. Representations and Warranties of the Parties.

Each of the parties to this Second Amendment represent and warrant that it is a political subdivision of the State of California validly existing under the Constitution and laws of the State and that it has duly authorized the execution and delivery of this Second Amendment to each other party.

5. Remaining Terms.

All other terms and conditions of the Current WDA not specifically changed by this Second Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, COUNTY and CITY have caused this Second Amendment to be executed by their duly authorized officers or representatives as of the day and year first above written.

County of Orange	City of Cypress
By _____ Director, OC Waste & Recycling	By _____ David Burke, Mayor
Date _____	Date _____
Approved as to Form	Approved as to Form
By _____ County Counsel	By _____ City Attorney
Date _____	Date _____

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **11.**

FROM: Nick Mangkalakiri, Director of Public Works

DATE: 05/12/2025

SUBJECT: **Adopt a Resolution Establishing the Graham Street Underground Utility District No. 1**

RECOMMENDATION

1. Approve the City Engineer's Report for the Graham Street Underground Utility District No. 1; and

2. Adopt the attached Resolution establishing the Graham Street Underground Utility District No. 1.

DISCUSSION

The California Public Utilities Commission (CPUC) established Rule 20A to support communities seeking to improve aesthetics by undergrounding overhead utilities. Rule 20A allocates work credits to cities and counties that are funded from contributions by Southern California Edison (SCE) ratepayers. Cypress has $1.7 million in Rule 20A work credits set to expire in June 2025 if not allocated to a project. Once allocated, credits remain valid through December 31, 2033.

Public Works has been working with SCE to identify a Rule 20A-eligible project and recommends undergrounding seven utility poles and overhead wires along the east side of Graham Street, from Orange Avenue to approximately 1,200 feet south, adjacent to the Community Center and Oak Knoll Park. This is the only Rule 20A project Public Works and SCE identified and it qualifies because it removes a concentration of overhead utilities along a major collector street in a civic and recreational area.

The Municipal Code requires a City Engineer’s Report and notice to affected property owners to establish an underground utility district. The City Engineer’s Report confirms that the project qualifies for Rule 20A funding and SCE will be responsible for funding, designing and constructing the project. No contribution is required from the City nor adjacent property owners.

SCE provided a preliminary cost estimate of $1.6 million ($900 per linear foot), including

design, construction, cost escalation of 40%, and coordination with other utilities. A refined estimate will follow when SCE completes construction drawings. SCE's estimated project schedule is 18 months for design/pre-construction and 18 months for construction, with completion at the end of 2028.

BUDGET IMPACT

None. All project costs will be paid for by SCE using Rule 20A work credits allocated for eligible projects in Cypress.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

City Engineer's Report
Resolution

CITY ENGINEER'S REPORT

for

GRAHAM STREET UNDERGROUND UTILITY DISTRICT No. 1
FISCAL YEAR 2025-26

Nick Mangkalakiri, P.E.
Director of Public Works / City Engineer
City of Cypress

May 2025

I. Introduction

An underground utility district is proposed to be established for a portion of Graham Street, from Orange Avenue to 1,200' south of Orange Avenue, in the City of Cypress, for the purpose of removing all existing overhead utilities of, but not limited to, Southern California Edison (SCE) and AT&T, and placing them underground. The boundary of the proposed district is shown on the attached Exhibit "A." Chapter 27 of the Cypress Municipal Code sets forth provisions for establishing such an underground utility district. This Engineer's Report is required in order to establish an underground utility district.

The project proposes to place all existing overhead utilities underground along the portion of Graham Street within the district as a qualifying California Public Utilities Commission (CPUC) Rule 20A project. The district will include a majority of overhead utilities paralleling the easterly side of Graham Street, south of Orange Avenue. All facilities are located within the public right-of-way and no work on private property is required as part of this project. The existing facilities consist of SCE power poles, with AT&T overhead cables co-located on those poles. According to both SCE and AT&T, all overhead poles and lines will be removed and placed underground within the public right-of-way.

II. Phases of the Work

The proposed underground utility district will be completed through the following phases of work:

DESIGN

Upon approval by the City Council of a resolution to establish the underground utility district, construction drawings will be developed by the utility companies. The drawings will establish the proposed locations for below-ground conduits, handholes, above- or below-ground transformers, streetlights, and any other equipment. The design process involves SCE preparing a civil land survey and developing the construction drawings. These drawings are then distributed to AT&T so they may commence with their designs, typically utilizing a joint trench design with the SCE facilities. If easements are required, the affected property owners will be contacted to coordinate the recording of such easements.

CONSTRUCTION

The construction phase will consist of: (a) construction of underground utilities for, but not limited to, SCE and AT&T.

REMOVALS

The last phase of the project consists of the removal of all existing utility equipment, overhead wires, and utility poles within the district boundaries as shown in Exhibit "A." The utility companies are responsible for the removal of their respective wires, equipment, and poles, and for restoration of any existing concrete improvements (sidewalk, curb and gutter, etc.).

III. Cost of the Work

Once the district has been established by resolution of the City Council, SCE shall use underground conversion allocations following the requirements of CPUC Rule 20A for the design and construction of the underground facilities. As a qualifying CPUC Rule 20A project, all utilities contribute their proportional share of the cost of constructing the underground conduits. Then each utility is responsible for converting their own facilities to the new underground system. SCE has prepared a rough order of magnitude cost of the project in the amount of $1.6 million, which includes the costs for design, construction, removals, and contingencies for the SCE system which will be funded by the City's Rule 20A credit balance. Typically, utilities share the same trench for placing their conduits and enjoy a cost savings through their proportional share of these costs. A preliminary cost estimate for the installation of approximately 1,200 feet of conduit is $1.6 million to be funded by the City's Rule 20A credits. A more refined cost estimate will be prepared by SCE for their facilities, after the construction drawings are developed.

The proposed utility undergrounding project along Graham Street will be performed at **no cost** to any adjacent property owner(s).

IV. Rule 20A Funding Requirements

The funding for the work will be from CPUC Rule 20A credits for underground conversion. For a project to qualify as a Rule 20A project, it must be determined, after consultation with the electric utility, that such undergrounding is in the general public interest for one or more of the following reasons: (a) Such undergrounding will avoid or eliminate an unusually heavy concentration of overhead electric facilities; (b) The street or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic; (c) The street, road, or right-of-way adjoins or passes through a civic area, public recreation area, or an area of unusual scenic interest to the general public; or (d) The street or right-of-way is considered an arterial street or major collector road, as defined in the Governor's Office of Planning and Research General Plan Guidelines. This project will remove overhead utilities along Graham Street which has been determined to meet all requirements necessary to qualify as a Rule 20A project.

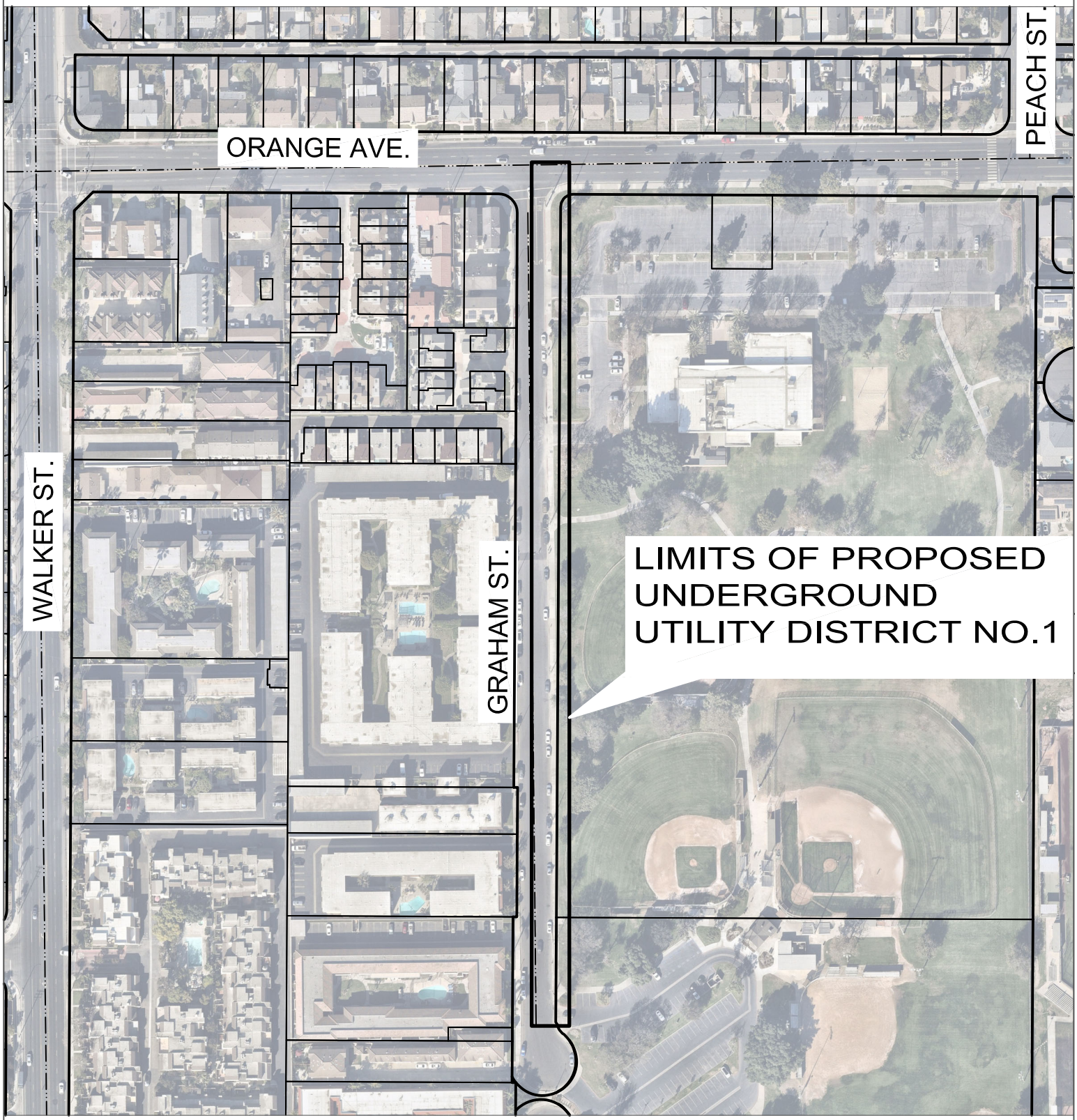
V. Schedule of the Work

The estimated project schedule is:

- Design: 18 months
- Construction: 18 months
- Overhead Facilities Removal: 6 months
- TOTAL: 42 months

With a total project duration of approximately 42 months, it is expected that the proposed undergrounding and removal of overhead utilities and poles will be completed by the end of 2028.

EXHIBIT "A"
GRAHAM STREET
UNDERGROUND UTILITY NO.1



CITY OF CYPRESS

0 200 400 Feet

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS APPROVING THE FORMATION OF UNDERGROUND UTILITY DISTRICT No. 1 and ORDERING THE REMOVAL AND UNDERGROUNDING OF EXISTING OVERHEAD UTILITY LINES, WIRES, POLES AND RELATED STRUCTURES ON PORTIONS OF GRAHAM STREET (FROM ORANGE AVENUE TO 1,200' SOUTH OF ORANGE AVENUE) USING CALIFORNIA PUBLIC UTILITIES COMMISSION RULE 20A AND FINDING OF EXEMPTION FROM CEQA

WHEREAS, Chapter 27 of the Cypress Municipal Code provides for the creation of underground utility districts related to the undergrounding of utilities and therefore helps address public safety concerns with utility lines and poles, as well as improves the appearance of development in the City; and

WHEREAS, the California Public Utilities Commission ("CPUC") has authorized electric and telecommunication utilities to convert overhead utility lines and facilities; and

WHEREAS, the CPUC Rules allow participating cities and counties to create underground utility districts within which existing overhead electric distribution and telecommunication distribution and service facilities will be relocated underground; and

WHEREAS, on May 12, 2025, the City Council conducted a public hearing to consider whether the public necessity, health, safety, or welfare requires the formation of Underground Utility District No. 1 (the "UUD") for the removal of poles, overhead wires, and associated overhead structures and equipment for supplying electric, communications, community antenna television, and similar associated services within the easterly portion of the road right-of-way on Graham Street, from Orange Avenue to 1,200' south of Orange Avenue, as depicted in Exhibit "A" to this resolution; and

WHEREAS**,** City staff recommends the undergrounding project to be undertaken within the UUD using the City's Rule 20A funds for the removal of existing poles, overhead wires, and facilities for supplying electric, telephone, cable communication, and associated services, and the undergrounding of approximately 1,200 linear feet of overhead utility lines (the "Undergrounding Project"); and

WHEREAS, City staff has consulted with Southern California Edison ("SCE") on its Rule 20A program and determined that the establishment of the UUD and the Undergrounding Project meets the criteria established by the rules of the CPUC, to wit: [That the road or street right-of-way adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public, and that the roads or streets, right-of-way is considered a major collector as defined in the Governor's Office of Planning and Research General Plan Guidelines;] and

WHEREAS, prior to holding the public hearing, as provided by Municipal Code Section 27-2, the City Engineer consulted with all affected utilities and submitted a report at the hearing identifying the extent of such utilities' participation and estimates of the total costs to the City and affected property owners, and estimating the time required to complete

the Undergrounding Project; and

WHEREAS, SCE has determined that the establishment of the proposed UUD and the Undergrounding Project would meet their Rule 20A program qualifications; and

WHEREAS**,** in accordance with Municipal Code Chapter 27-2, the City Clerk has caused to be published in a newspaper of general circulation serving the City of Cypress, California, a notice of a public hearing on the UUD creation and Undergrounding Project to be held at Cypress City Hall on May 12, 2025 at 6:00 p.m. at the meeting of the City Council; and

WHEREAS, in accordance with Municipal Code Chapter 27, all affected property owners were provided notice of the public hearing on the UUD creation and the Undergrounding Project at least 10 days prior to the date thereof and evidence was heard and presented from all persons interested in said proposal, from all persons protesting the same and from members of the City staff, and the City Council has reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS HEREBY DOES FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds and determines that the recitals above are true and correct and are incorporated herein by reference.

SECTION 2. The City Council further finds and determines the following:

A. That the establishment of Underground Utility District No. 1 and the Undergrounding Project are consistent with the City of Cypress Municipal Code and General Plan.

B. That the public necessity, health, safety or welfare require formation of an underground utility district for the removal of poles, overhead wires, and associated overhead structures within the designated area shown on Exhibit “A”.

C. That the underground of utilities with the territory described in Exhibit “A” is in the general public interest.

SECTION 3. The City Council hereby approves the creation of Underground Utility District No. 1 in the area depicted in Exhibit “A.” and by this reference incorporated herein.

SECTION 4. The City Council hereby orders the removal of those poles, overhead wire and associated overhead structures (including poles) and the underground installation of wires and facilities for supplying electric, communication, or similar or associated services within Underground Utility District No. 1 designated for immediate undergrounding (“Project”) in Exhibit “A”. The City Council authorizes the City Manager, or his designee, to revise the boundaries of the Underground Utility District if requested by SCE. Each property currently served from electric overhead facilities in the Underground Utility District which will

be moved underground shall have installed, in accordance with SCE's rules for underground services, all electrical facility changes on the premises necessary to receive service from the underground facilities of SCE as soon as available.

SECTION 5. The City Council hereby orders that each utility which undertakes underground installation of its facilities shall use the underground conversion allocation, computed pursuant to decisions of the Public Utilities Commission of the State of California, for the purpose of providing to each property premises in the District currently receiving services from Graham Street, no more than one hundred (100) feet of each customer's underground electric service lateral required by the undergrounding and the conversion of a customer's meter panel to accept underground service required by the undergrounding. After installation, each property owner in the District shall be responsible for the maintenance of the conduit and termination box located on, under, or within any structure on the premises served.

SECTION 6. The City Council hereby directs the City Clerk to give notice of the adoption of this resolution to all affected utilities and all persons owning real property within Underground Utility District No. 1 within 10 days of the date hereof. Such notice shall include that if the affected property owner or any person occupying such property desire to continue to receive electric, communication, or similar associated service, they or the occupant shall provide all necessary facility changes to their premises so as to receive such service from lines of the supplying utilities on file with the Public Utility Commission. Notification by the City Clerk shall be made by mailing a copy of the resolution adopted pursuant to section 27-4, together with a copy of Chapter 27, to affected property owners as such are shown on the last equalized assessment roll and to the affected utilities.

SECTION 7. Property owners within Underground Utility District No. 1 shall grant each utility the necessary easements or land rights when it is necessary by the utilities to place their facilities on private property to complete the undergrounding.

SECTION 8. The City Council hereby further finds and determine that the proposed Underground Utility District designation and the Undergrounding Project are exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment and under Section 15302 if the CEQA Guidelines which provides a categorical exemption for the replacement or reconstruction of existing facilities. It can be seen with certainty that there is no possibility the activity in question would have a significant effect on the environment, and accordingly, the activity is not subject to CEQA review.

PASSED AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 12th day of May, 2025.

MAYOR OF THE CITY OF CYPRESS

ATTEST:

CITY CLERK OF THE CITY OF CYPRESS

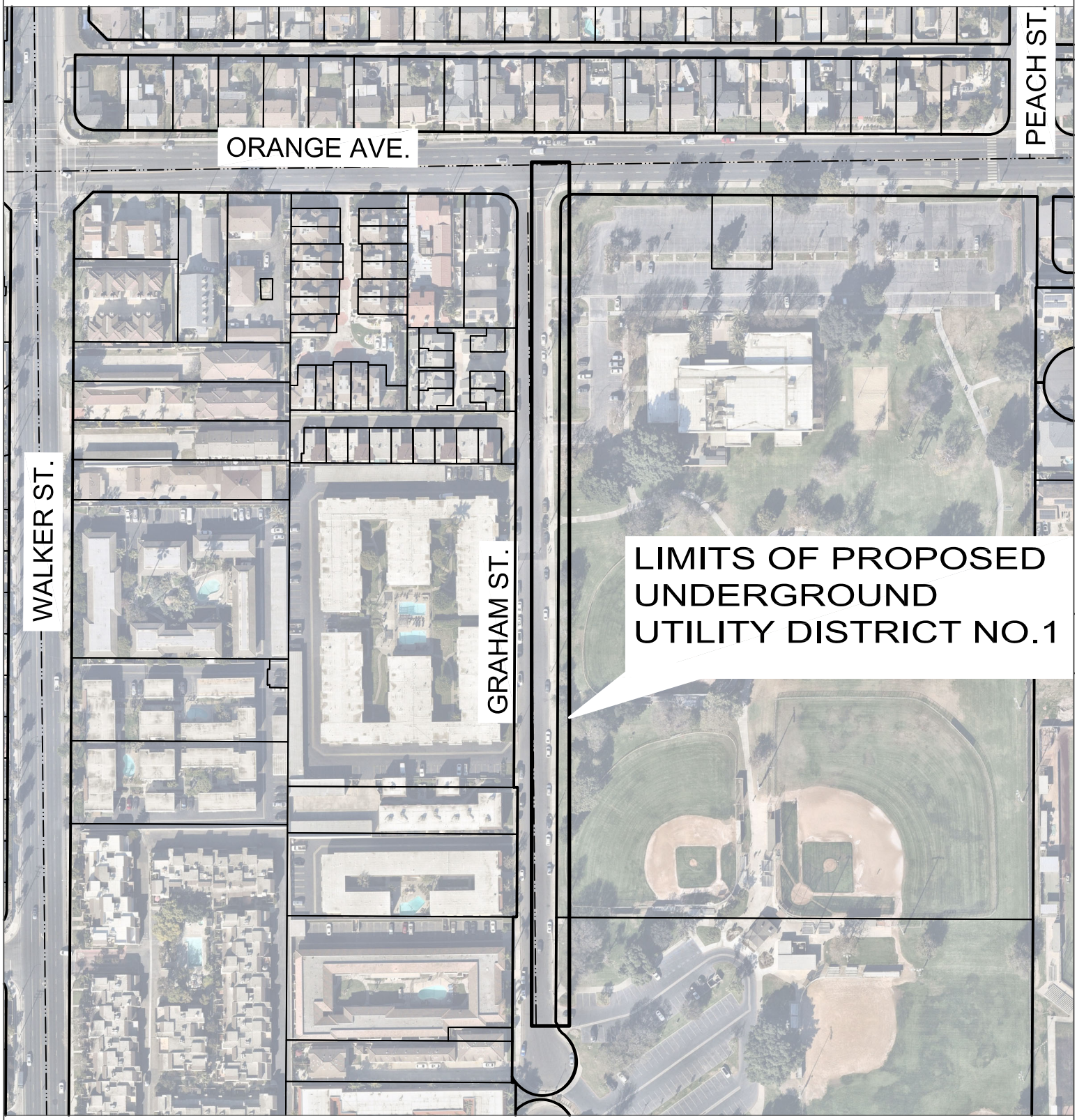
STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

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 12th day of May, 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"
GRAHAM STREET
UNDERGROUND UTILITY NO.1



CITY OF CYPRESS

0 200 400 Feet

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **12.**

FROM: Alicia Velasco, Planning Director

DATE: 05/12/2025

SUBJECT: **Approve the Expansion of Cypress University's Next Up! Business Growth Program**

RECOMMENDATION

Appropriate $80,000 from General Fund reserves set-aside for economic development for Cypress University's Next Up! Business Growth Program.

SUMMARY

Interest in Cypress University's Next Up! Business Growth Program is higher than projected. The recommended $80,000 appropriation will enable all interested, eligible businesses to participate.

DISCUSSION

The City Council created Cypress University in April 2024 as part of its economic development efforts. $325,000 was appropriated to support two business growth programs: Level Up! digital marketing training was funded with $64,000, and Next Up!, which focuses on growing a business, was funded with $240,000. The remaining appropriation funds administrative costs at the Small Business Development Center (SBDC) which delivers the training and support to the participating businesses.

Level Up! paired four weeks of digital marketing training with a $2,000 grant, concluded in late 2024 and exceeded expectations. All 32 participating businesses completed the training and received grants. A post-program survey showed that 100% of participants recommended the program and most reported increased customer engagement, greater visibility, and improved social media performance. Many businesses benefited from measurable growth in online traffic and sales. These outcomes demonstrate the program’s value and its role in strengthening the local business community.

Next Up! is a six-session training covering finance, workforce management, advertising, and the development of a tailored business plan to support expansion. Businesses that complete Next Up! earn a $10,000 grant to assist with implementation. To be eligible for Next Up! a

business must have been operating for at least one year, have a physical commercial location and a defined plan for growth.

Reflecting the success of Level Up!, interest in Next Up! far exceeded projections. Initially planned for 24 businesses, 55 businesses applied to Next Up! and 32 met all eligibility criteria. Fortunately, the City Council has sufficient funding ($80,000) to grow the program and accommodate all eligible businesses as part of a $500,000 economic development set-aside that originated from federal pandemic stimulus programs, and SBDC has the capacity to train them.

It is recommended the City Council expand Next Up! to leverage Cypress University's momentum and ensure all qualified businesses benefit from this high-impact opportunity to grow and contribute to the local economy. If the program is not expanded, a lottery will be used to select the 24 businesses for which the City Council has approved funding.

BUDGET IMPACT

Funding for the expansion of the Next Up! business growth program is available from $500,000 of one-time General Fund monies set aside for economic development programs.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS FINDING THAT THE PUBLIC PURPOSE WOULD BE SERVED BY THE DONATION OF FUNDS TO ASSIST ELIGIBLE CITY OF CYPRESS BUSINESSES AND APPROVING THE DONATIONS THERETO

WHEREAS, on April 22, 2024, the City Council approved the Cypress University Program, including the Level Up! Digital Marketing Program and the Next Up! Business Growth Program, to support local business development and recovery efforts; and

WHEREAS, the Next Up! Business Growth Program provides training and individualized consulting to educate eligible Cypress businesses on how to proactively and strategically expand operations, manage finances, and pursue sustainable growth, and upon successful completion of all mandatory training and documentation, these businesses receive a $10,000 grant; and

WHEREAS, the City received 55 applications for the Next Up! Business Growth Program, of which 32 businesses met all eligibility requirements; and

WHEREAS, current program funding supports 24 businesses; and

WHEREAS, the City Council has identified additional economic development funds available in the General Fund reserves, and finds that expanding the program to include all 32 eligible businesses will strengthen the Cypress business community and further the City's strategic goal of supporting local economic growth; and

WHEREAS, allocating an additional $80,000 to fund the remaining eight eligible businesses will ensure access to a high-impact program and maximize the return on the City's investment in economic development; and

WHEREAS, the City Council finds that the proposed one-time donations to Cypress businesses serve an important public purpose by providing direct support to local businesses and their employees, which in turn contributes to economic activity and stability in the City of Cypress;

NOW, THEREFORE, the City Council of the City of Cypress, California, resolves, determines and orders as follows:

1. That the City Council finds the above recitals true and correct.

2. That the City Council hereby finds that one-time donations of funds under the expanded Next Up! Business Growth Program benefit the Cypress business

community and its employees, and therefore serve a public purpose as identified in the above recitals.

3. That the City Council hereby approves the aforementioned donation of an additional $80,000 to fund the participation of eight additional businesses in the Next Up! Business Growth Program, as further established by the City Manager or designee consistent with the program structure previously approved by the City Council.

4. That the City Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Cypress at a regular meeting held on the 12th day of May, 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 12th day of May, 2025, by the following roll call vote:

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

_____
CITY CLERK OF THE CITY OF CYPRESS

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **13.**

FROM: Alisha Farnell, City Clerk

DATE: 05/12/2025

SUBJECT: **Receive and File the Results of the 2025 Community Survey**

RECOMMENDATION

Receive and file the results of the 2025 Community Survey.

DISCUSSION

The City Council's Strategic Plan includes an objective to report the findings of the 2025 community survey to assess resident satisfaction with city services and public engagement. Earlier this year, the City Council formed an ad hoc subcommittee to work with True North Research, Inc. to develop the questionnaire to conduct a formal, statistically accurate community survey that provides resident feedback on city programs and services. Cypress last conducted this type of survey in 2022, and this update serves as an important performance measurement and benchmarking tool for future decision-making.

The 2025 community survey used a stratified random sampling methodology that produces valid and reliable measures of opinions/interests and data that is representative of all the estimated 38,003 adult residents in Cypress. A comprehensive database of Cypress households was utilized for this study, ensuring that all households in Cypress had an equal probability of being randomly selected for the survey. Once selected at random, residents were recruited to participate in the survey through a combination of email, text, and telephone calls. A unique passcode system was utilized to ensure that only Cypress residents who received an invitation could participate in the survey. A controlled random sample is necessary to reliably estimate the opinions of Cypress residents. Surveys that do not utilize a controlled random sample (e.g. surveys posted online or via social media) cannot provide reliable results representative of the city's population.

True North Research will provide a presentation of the survey results and a copy of the community survey summary report is attached. Highlights include:

- The survey was conducted from March18 through March 23 and utilized a mixed methodology to recruit participants (via email, text and phone); data collection was conducted in English, Spanish, and Korean.

- 675 randomly selected adult residents participated, resulting in a margin of error of 3.7%.
- 49% of participants are female; 31% are Caucasian, 37% Asian, 21% Hispanic; 65% own homes; 50% are employed full-time; 18% have lived in Cypress for < 5 years, 52% have lived in Cypress for 15+ years; 35% are seniors, 27% are under age 35.
- 90% rate Cypress as an excellent/good place to live.
- 87% rate Cypress as an excellent/good place to raise a family.
- 87% rate Cypress' quality of life as excellent/good.
- 79% are very/somewhat satisfied with the City's efforts to provide municipal services.
- Maintaining city streets and roads, providing safe routes to school and refurbishing and improving the amenities at existing community parks were identified as the most important priorities for residents.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

2025 Community Survey Report

Community Opinion Survey
2025 Summary Report

Prepared for the
City of Cypress







April 2025

TrueNorth Research
1592 N Coast Highway 101
Encinitas CA 92024
760.632.9900 www.tn-research.com

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INTRODUCTION

Encompassing 6.6 square miles in northwest Orange County, the City of Cypress was incorporated in 1956 and is known as the "City of Progress." Cypress is home to an estimated 49,531 residents[1] and the corporate home of several national and international companies, as well as the Los Alamitos Race Course.

To monitor its progress in meeting residents' needs, the City of Cypress engages residents on a daily basis and receives periodic *subjective* feedback regarding its performance. Although these informal feedback mechanisms are a valuable source of information for the City in that they provide timely and accurate information about the opinions of specific residents, it is important to recognize that they do not necessarily provide an accurate picture of the community as a whole. For the most part, informal feedback mechanisms rely on the resident to initiate feedback, which creates a self-selection bias—the City receives feedback only from those residents who are motivated enough to initiate the feedback process. Because these residents tend to be either very pleased or very displeased with the service they have received, their collective opinions are not necessarily representative of the City's resident population as a whole.

PURPOSE OF STUDY The motivation for the current study was to design and employ a methodology that would avoid the self-selection bias noted above and thereby provide the City with a *statistically reliable* understanding of its residents' satisfaction, priorities, and concerns as they relate to services, facilities, and policies provided by the City. Ultimately, the survey results and analyses presented in this report provide City Council and staff with information that can be used to make sound, strategic decisions in a variety of areas including service improvements and enhancements, measuring and tracking internal performance, budgeting, policy, planning, and community engagement.

To assist in this effort, the City selected True North Research to design the research plan and conduct the study. Broadly defined, the study was designed to:

- Identify key issues of importance for residents, as well as their perceptions of the quality of life in Cypress;
- Measure residents' overall satisfaction with the City's efforts to provide municipal services, and their satisfaction with a variety of specific services;
- Gather opinions on topics such as public safety, community events, and funding priorities;
- Determine satisfaction with (and perceived effectiveness of) the City's communication with residents; *and*
- Collect additional background and demographic data that are relevant to understanding residents' perceptions, needs, and interests.

OVERVIEW OF METHODOLOGY A full description of the methodology used for this study is included later in this report (see *Methodology* on page 40). In brief, the survey was administered to a random sample of 675 adults who reside within the City of Cypress. The survey followed a mixed-method design that employed multiple recruiting methods (email, text,

1. U.S. Census, American Community Survey (ACS) 2023 5-Year Estimate.

and telephone) and multiple data collection methods (telephone and online). Administered in English, Spanish, and Korean between March 18 and March 23, 2025, the average interview lasted 18 minutes.

STATISTICAL SIGNIFICANCE This is not the first statistically reliable community survey conducted for the City of Cypress. Similar studies were conducted by True North for the City in 2018 and 2022, and many of the questions included in the 2025 survey were purposely tracked from the prior surveys. Because there is a natural interest in tracking the City's performance in meeting the evolving needs of its residents, where appropriate the results of the current study are compared with the results of identical questions included in the 2022 survey. In such cases, True North conducted the appropriate tests of statistical significance to identify changes that likely reflect actual changes in public opinion between the prior survey (2022) and the current (2025), as opposed to being due to chance associated with selecting two samples independently and at random. Differences between the two studies are identified as *statistically significant* if we can be 95% confident that the differences reflect an actual change in public opinion between the two studies. Statistically significant differences within response categories over time are denoted by the † symbol which appears in the figure next to the appropriate response value for 2025.

ORGANIZATION OF REPORT This report is designed to meet the needs of readers who prefer a summary of the findings as well as those who are interested in the details of the results. For those who seek an overview of the findings, the section titled *Key Findings* is for you. It provides a summary of the most important factual findings of the survey in a Question & Answer format. For the interested reader, this section is followed by a more detailed question-by-question discussion of the results from the survey by topic area (see *Table of Contents*), as well as a description of the methodology employed for collecting and analyzing the data. And, for the truly ambitious reader, the questionnaire used for the interviews is contained at the back of this report (see *Questionnaire & Toplines* on page 43), and a complete set of crosstabulations for the survey results is contained in Appendix A.

ACKNOWLEDGEMENTS True North thanks the City of Cypress for the opportunity to conduct the study and for contributing valuable input during the design stage of this study. The collective experience, insight, and local knowledge provided by city representatives and staff improved the overall quality of the research presented here.

DISCLAIMER The statements and conclusions in this report are those of the authors (Dr. Timothy McLarney and Richard Sarles) at True North Research, Inc. and not necessarily those of the City of Cypress. Any errors and omissions are the responsibility of the authors.

ABOUT TRUE NORTH True North is a full-service survey research firm that is dedicated to providing public agencies with a clear understanding of the values, perceptions, priorities, and concerns of their residents and customers. Through designing and implementing scientific surveys, focus groups, and one-on-one interviews, as well as expert interpretation of the findings, True North helps its clients to move with confidence when making strategic decisions in a variety of areas—such as planning, policy evaluation, performance management, establishing fiscal priorities, passing revenue measures, and developing effective public information campaigns.

During their careers, Dr. McLarney (President) and Mr. Sarles (Principal Researcher) have designed and conducted over 1,500 survey research studies for public agencies—including more than 500 studies for California municipalities and special districts.

Key Findings

As noted in the *Introduction*, this study was designed to provide the City of Cypress with a statistically reliable understanding of the opinions, priorities, and concerns of its residents. Operating from the philosophy that you can't manage what you don't measure, the City has periodically used the survey as a community needs assessment and performance measurement tool. In short, the study presents an opportunity to profile residents' needs and priorities, measure how well the City is performing in meeting these needs through existing services and facilities, and gather data on a variety of quality-of-life, issue, and policy-related matters. More than just a profiling exercise, the City uses the information gained from the surveys to adjust and improve its services—all toward the goal of building and sustaining a high level of community satisfaction.

Whereas subsequent sections of this report are devoted to conveying the detailed results of the survey, in this section we attempt to 'see the forest through the trees' and note how the collective results of the survey answer the key questions that motivated the research.

How well is the City performing in meeting the needs of Cypress residents?

Cypress residents continue to be quite satisfied with the City's efforts to provide municipal services, as well as the quality of life in their city. Nearly eight-in-ten residents (79%) surveyed in 2025 indicated they were satisfied with the City's overall performance in providing municipal services. This sentiment was also widespread across resident subgroups, with satisfaction ranging between 74% to 92% for all but one identified subgroup (see *Overall Satisfaction* on page 11).

The high level of satisfaction expressed with the City's performance *in general* was also mirrored in residents' assessments of the City's performance in providing most specific services, with the highest satisfaction scores assigned to the City's efforts to provide fire protection and emergency medical services (97% very or somewhat satisfied), keep public buildings and facilities clean and attractive (94%), hold special community events like summer concerts in the park and holiday celebrations (92%), provide police and crime prevention services (91%), and maintain parks and recreation areas (90%). Residents also recognized the City's efforts to address homelessness, as satisfaction with the City's performance in this area increased significantly (+6%) over the past three years (see *Specific Services* on page 12 and *Community Events* on page 25).

For all but one of the 14 service areas tested, the City is meeting or exceeding the needs and expectations of at least three-quarters of its residents—and for the majority of services the City is meeting the needs of close to nine-in-ten residents (see *Performance Needs & Priorities* on page 17).

The City's performance in providing municipal services has also contributed to a high quality of life for residents. Nearly nine-in-ten residents surveyed (87%) rated the quality of life in Cypress as excellent or good, with similarly high ratings for Cypress as place to live (90%) and as a

place to raise a family (87%). Another indicator of a well-managed city is that when offered an open-ended opportunity to suggest *one* change the City could make to improve the quality of life in Cypress, more than one-third (35%) of respondents could not think of a change they desired or stated flatly that no changes are needed—everything is fine. These were the two most frequently mentioned responses to the question in 2025 (see *Quality of Life* on page 7).

Where should the City focus its efforts in the future?

In addition to measuring the City's current performance, a primary goal of this study is to look *forward* and identify opportunities to adjust services, improve facilities, and/or refine communications strategies to best meet the community's evolving needs and expectations. Although residents are generally satisfied with the City's performance, there is always room for improvement. Below we note some of the areas that present the best opportunities in this regard.

Considering respondents' verbatim answers regarding what they most want to preserve about Cypress in the future (see *What do you Like Most About Living in Cypress?* on page 8) and what city government could do to make Cypress a better place to live (see *What Should be Changed?* on page 9), the list of services and their respective priority status for future attention (see *Performance Needs & Priorities* on page 17), and the manner in which residents prioritize among potential funding areas (see *Funding Priorities* on page 22), the themes of addressing homelessness, managing growth and development, managing traffic in the city, street maintenance, providing safe routes to schools to encourage more kids to walk or bike to school, and refurbishing/improving the amenities at existing community parks stood out as key areas of opportunity and interest for Cypress residents.

With the recommendation that the City focus on these areas, it is equally important to stress that when it comes to improving satisfaction in service areas, the appropriate strategy is often a combination of better communication and actual service improvements. It may be, for example, that many residents are simply not aware of the City's ongoing infrastructure improvement efforts, or the limits of what a city can do to address homelessness. Choosing the appropriate balance of actual service improvements and efforts to raise awareness on these matters will be a key to maintaining and improving the community's overall satisfaction in the short- and long-term.

It is also important to keep in mind that although these areas represent opportunities to improve resident satisfaction, the City should not oversteer. Indeed, the main takeaway from this study is that the City does many things very well, and emphasis should be on continuing to perform at that high level. The vast majority of residents are pleased with the City's efforts to provide services and programs, and have a favorable

opinion of the City's performance in most areas. The *top priority* for the City should thus be to do what it takes to maintain the high quality of services that it currently provides.

How well is the City communicating with Cypress residents?

The importance of city communication with residents cannot be overstated. Much of a city's success is shaped by the quality of information that is exchanged in both directions, from the City to the community and from the community to the City. This study is just one example of Cypress's efforts to enhance the information flow *to* the City to better understand the community's concerns, perceptions, and needs. Some of Cypress's many efforts to communicate with its residents include its newsletters, timely press releases, website, various social media accounts, and its Cypress Central app.

Keeping up with the challenge of communicating with residents has been difficult for many public agencies in recent years. As the number of information sources and channels available to the public have dramatically increased, so too has the diversity in where residents regularly turn for their information. Not only have entirely new channels arisen to become mainstream and nearly ubiquitous (e.g., social media), within these channels there exists a proliferation of alternative services. To add to the challenge, residents' preferences for information sources are also dynamic, subject to change as new services are made available while others may fade in popularity, making thorough, effective communication a *moving* target for public agencies.

The present survey provides positive news with respect to city-resident communication in Cypress. City-sponsored sources are well-represented among the sources respondents mentioned when asked where they turn to find out about City of Cypress news, information, and programming. In fact, the City's Newsletter "The Progress", its website, street banners, and email notifications from the City were the top four sources—and the percentage indicating they rely on the City's newsletter and street banners increased significantly over the past three years (see *Sources of Information* on page 28).

In True North's experience, a high level of satisfaction with a city's communication efforts is generally associated with and likely caused by a greater reliance among residents on *city-sponsored* sources of information such as newsletters, websites, and related publications. This pattern holds true in Cypress, as with the greater reliance on city-sponsored information sources over the past three years has come an increase in satisfaction with the City's efforts to communicate with residents (73%), including a statistically significant increase (+6%) in the percentage indicating they were *very* satisfied with the City's performance in this respect.

Quality of Life

The opening series of questions in the survey was designed to assess residents' top of mind perceptions about the quality of life in Cypress, what they would most like to preserve about the City, as well as ways to improve the quality of life in Cypress.

OVERALL QUALITY OF LIFE At the outset of the interview, respondents were asked to rate the City of Cypress on a number of key dimensions—including overall quality of life, as a place to raise a family, and as a place to work—using a five-point scale of excellent, good, fair, poor, or very poor. As shown in Figure 1 below, residents generally shared favorable opinions of Cypress on each aspect tested, with the most positive ratings provided for Cypress as a place to live (90% excellent or good), Cypress as a place to raise a family (87%), and the overall quality of life in the City (87%). Although still positive, residents provided somewhat softer ratings for Cypress as a place to retire (67%) and as a place to work (48%), with these two items also having the highest percentage of unsure responses (12% and 33%, respectively).

Question 2 *How would you rate: _____? Would you say it is excellent, good, fair, poor or very poor?*

FIGURE 1 RATING CYPRESS

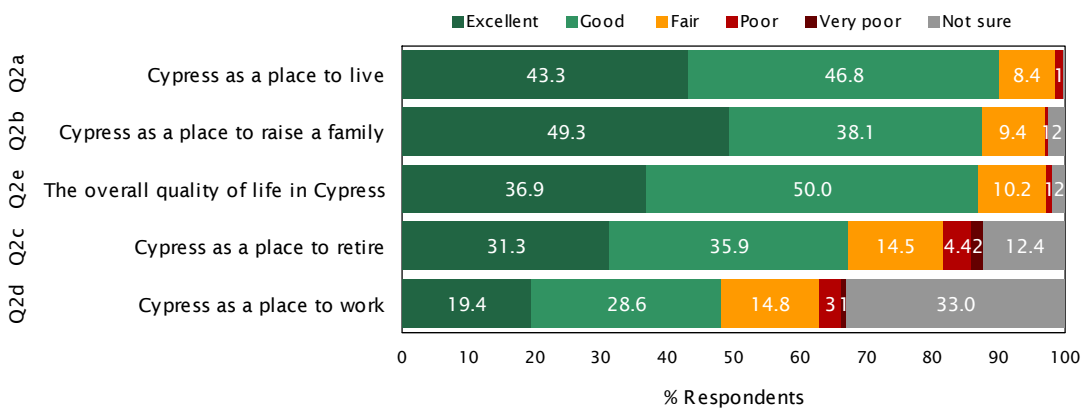


Table 1 displays the percentage of respondents who rated each dimension as excellent or good by study year. Between 2022 and 2025, there was one statistically significant change, with the percentage using excellent or good to describe Cypress as a place to raise a family declining 4%. For the interested reader, tables 2-4 on the next page show how the ratings for each dimension tested in Question 2 varied according to key demographic traits.

TABLE 1 RATING CYPRESS BY STUDY YEAR

	Study Year			Change in Excellent + Good 2022 to 2025
	2025	2022	2018	
Cypress as a place to retire	67.1	68.7	60.7	-1.6
Cypress as a place to live	90.1	92.6	89.6	-2.5
The overall quality of life in Cypress	86.9	89.6	88.7	-2.7
Cypress as a place to work	48.0	51.6	51.0	-3.6
Cypress as a place to raise a family	87.4	91.2	92.3	-3.8†

TABLE 2 RATING CYPRESS BY YEARS IN CYPRESS, SURVEY LANGUAGE & OVERALL SATISFACTION (SHOWING % EXCELLENT)

	Years in Cypress (Q1)				Survey Language			Overall Satisfaction (Q5)	
	Less than 5	5 to 9	10 to 14	15 or more	English	Spanish	Korean	Satisfied	Dissatisfied
Cypress as a place to raise a family	45.6	51.9	40.8	51.9	49.3	60.9	42.4	55.4	23.0
Cypress as a place to live	34.2	52.4	38.2	45.0	44.3	49.1	29.8	49.5	18.1
The overall quality of life in Cypress	30.3	44.1	31.3	38.1	37.4	39.0	30.1	42.9	9.8
Cypress as a place to retire	45.6	51.9	40.8	51.9	49.3	60.9	42.4	55.4	23.0
Cypress as a place to work	14.8	18.6	16.1	21.9	19.0	42.5	8.8	22.4	8.1

TABLE 3 RATING CYPRESS BY AGE & GENDER (SHOWING % EXCELLENT)

	Age (QD1)						Gender	
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older	Male	Female
Cypress as a place to raise a family	49.8	59.0	56.6	40.2	45.4	48.7	49.9	51.7
Cypress as a place to live	38.6	48.8	45.8	40.6	39.3	47.1	44.5	43.5
The overall quality of life in Cypress	30.1	38.6	36.0	37.7	35.2	42.1	36.7	39.7
Cypress as a place to retire	49.8	59.0	56.6	40.2	45.4	48.7	49.9	51.7
Cypress as a place to work	13.0	28.8	19.8	15.6	16.0	22.7	19.1	21.7

TABLE 4 RATING CYPRESS BY ETHNICITY & HOME OWNERSHIP STATUS (SHOWING % EXCELLENT)

	Ethnicity (QD7)					Home Ownership Status (QD2)	
	Af Amer /Black	Asian American	Caucasian /White	Latino/ Hispanic	Mixed or other	Own	Rent
Cypress as a place to raise a family	43.9	49.7	47.7	53.2	50.3	49.7	49.0
Cypress as a place to live	41.8	41.7	44.9	43.7	48.3	45.2	40.3
The overall quality of life in Cypress	44.1	32.3	40.2	36.9	40.2	38.1	34.5
Cypress as a place to retire	43.9	49.7	47.7	53.2	50.3	49.7	49.0
Cypress as a place to work	13.5	18.4	18.7	24.3	12.9	18.4	20.6

WHAT DO YOU LIKE MOST ABOUT LIVING IN CYPRESS?

The next question in this series asked residents to identify what they like most about living in the City of Cypress that the City government should make sure to preserve in the future. Question 3 was posed in an open-ended manner, thereby allowing residents to mention any aspect or attribute that came to mind without being prompted by—or restricted to—a particular list of options. True North later reviewed the verbatim responses and grouped them into the categories shown in Figure 2 on the next page.

Cypress residents were most apt to cite the safety/low crime rate (23%) as what they like most about living in the City of Cypress and would like to preserve, followed by parks/recreation areas (18%), the clean, well-maintained appearance of the city/landscaping/trees (14%), it being a quiet, friendly, family-oriented community (11%), and the good schools in the community (8%). Approximately 13% of residents could not think of anything specific when asked what they like most about Cypress that should be preserved in the future.

Table 5 on the next page provides the top five responses to Question 3 in the 2018, 2022, and 2025 surveys. Although the rank order has changed a bit, four of the top five categories have remained the same since 2018. In 2025, references to Cypress being a quiet, friendly, family-oriented community replaced mention of good schools among the top five responses.

Question 3 *What do you like most about Cypress that the city government should make sure to preserve in the future?*

FIGURE 2 LIKE MOST ABOUT CYPRESS

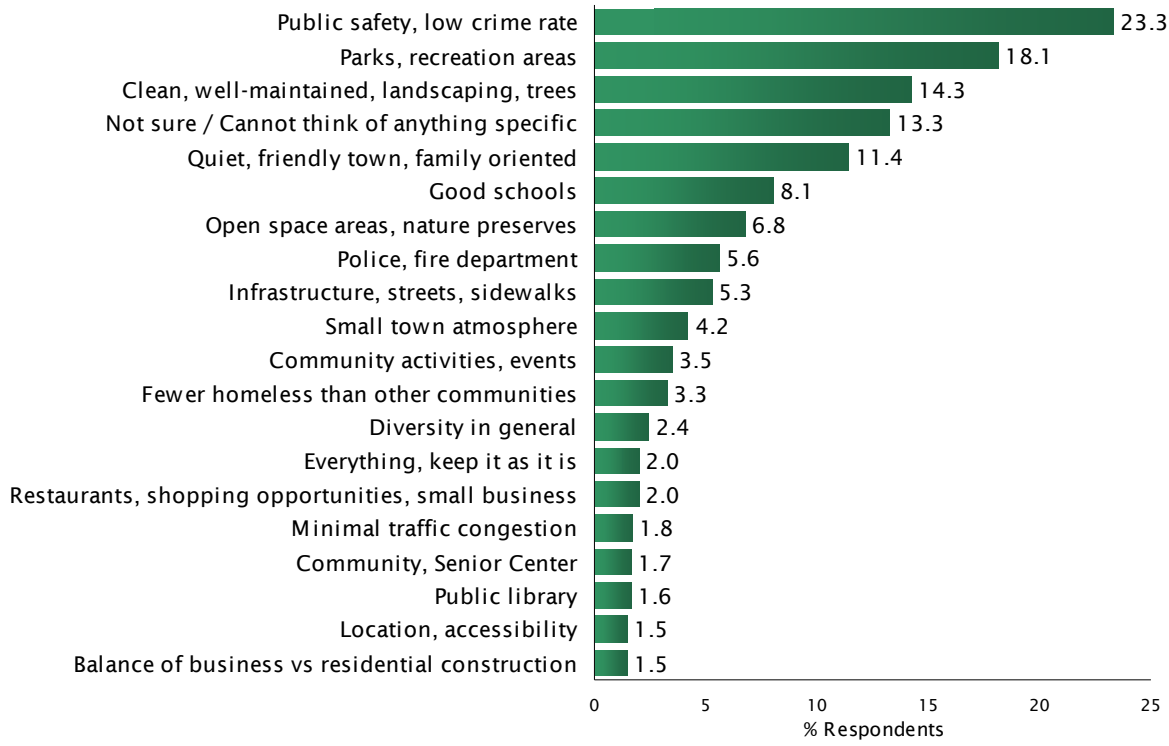


TABLE 5 LIKE MOST ABOUT CYPRESS BY STUDY YEAR

Study Year		
2025	2022	2018
Public safety, low crime rate	Public safety, low crime rate	Public safety, low crime rate
Parks, recreation areas	Parks, recreation areas	Parks, recreation areas
Clean, well-maintained, landscaping, trees	Not sure / Cannot think of anything specific	Not sure / Cannot think of anything specific
Not sure / Cannot think of anything specific	Clean, well-maintained, landscaping, trees	Open space areas, nature preserves
Quiet, friendly town, family oriented	Good schools	Clean, well-maintained, landscaping, trees

WHAT SHOULD BE CHANGED? In an open-ended manner similar to that described above for Question 3, all respondents were also asked to indicate the one thing that the City government could *change* to make Cypress a better place to live. True North reviewed the verbatim responses to Question 4 and grouped them into the categories shown in Figure 3 on the next page.

More than one-third (35%) of respondents could not think of a desired change (20%) or reported that no changes are needed (15%), both of which are indicative of a respondent who does not perceive any pressing issues or problems in the City. Among the specific changes desired, the most common were addressing homeless issues (7%), limiting growth and development (7%), improving public safety/addressing crime and drugs (6%), improving shopping and dining opportunities (5%), and maintaining/adding park and recreation facilities (5%). Table 6 shows how the top five responses to Question 4 have trended since 2018.

Question 4 *If the city government could change one thing to make Cypress a better place to live, what change would you like to see?*

FIGURE 3 CHANGES TO IMPROVE CYPRESS

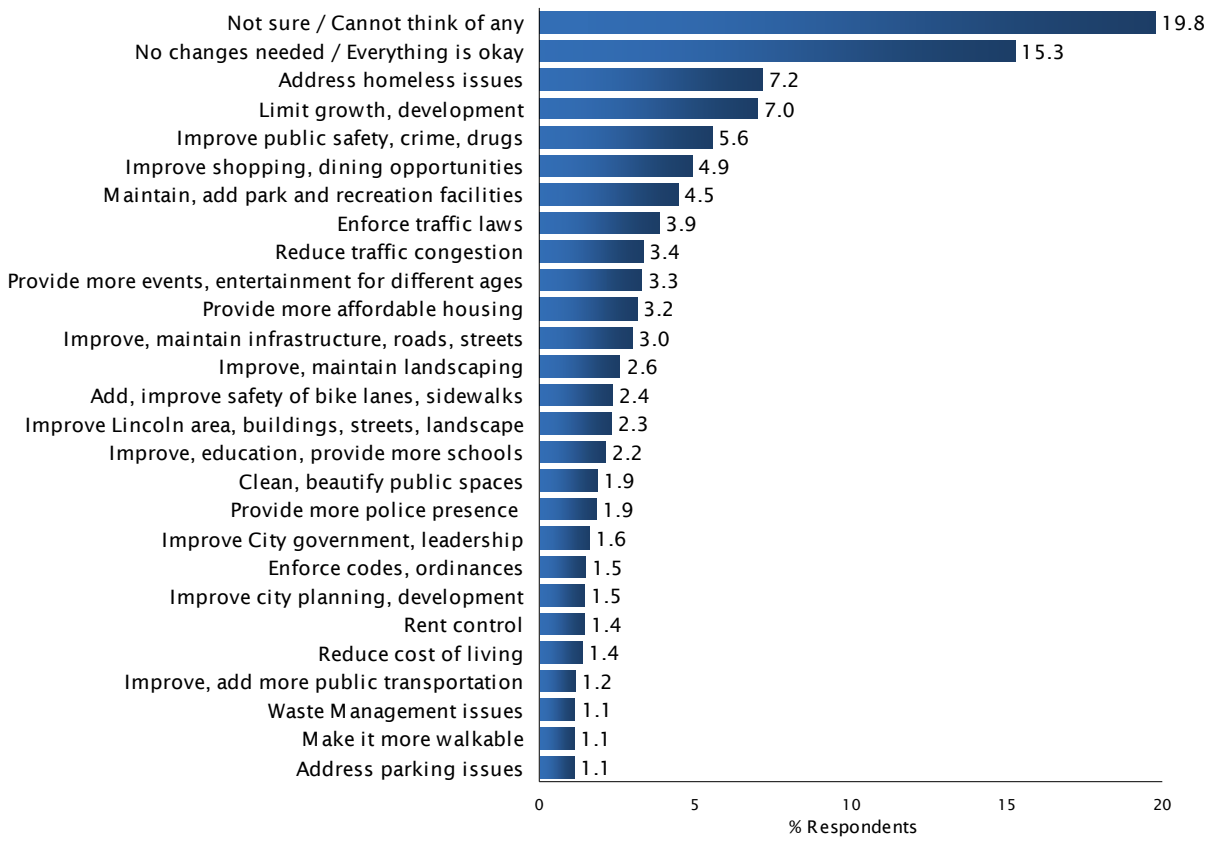


TABLE 6 CHANGES TO IMPROVE CYPRESS BY STUDY YEAR

Study Year		
2025	2022	2018
Not sure / Cannot think of anything	Not sure / Cannot think of anything	Not sure / Cannot think of anything
No changes needed / Everything is okay	No changes needed / Everything is okay	Limit growth, development
Address homeless issues	Limit growth, development	No changes needed / Everything is okay
Limit growth, development	Address homeless issues	Improve public safety, crime, drugs
Improve public safety, crime, drugs	Maintain, add park and recreation facilities	Maintain, add park and recreation facilities

City Services

After measuring respondents' perceptions of the quality of life in Cypress, the survey next turned to assessing their opinions about the City's performance in providing various municipal services.

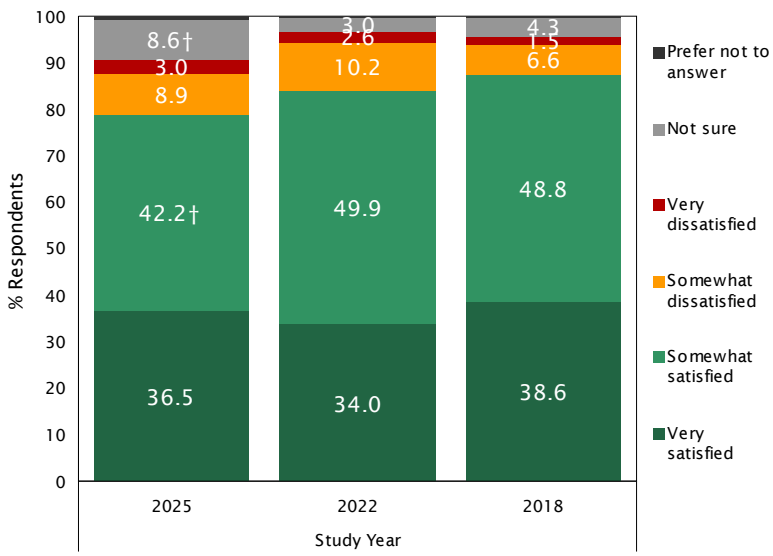
OVERALL SATISFACTION

The first question in this series asked respondents to indicate if, overall, they were satisfied or dissatisfied with the job the City of Cypress is doing to provide city services. Because this question does not reference a specific program, facility, or service and requested that the respondent consider the City's performance in general, the findings of this question may be regarded as an *overall performance rating* for the City.

As shown in Figure 4, nearly eight-in-ten Cypress residents (79%) indicated they were either very (37%) or somewhat (42%) satisfied with the City's efforts to provide municipal services. Approximately 12% were very or somewhat dissatisfied, whereas 9% were unsure or unwilling to share their opinion. When compared to 2022, there was a statistically significantly decline in the percentage indicating they were somewhat satisfied, coupled with a similarly sized increase in the percentage who reported they were unsure. The percentage who indicated they were dissatisfied also decreased by 1% during this period, although this difference is not statistically significant.

Question 5 *Next, I would like to ask a series of questions about services provided by the City of Cypress. Generally speaking, are you satisfied or dissatisfied with the job the City of Cypress is doing to provide city services?*

FIGURE 4 OVERALL SATISFACTION BY STUDY YEAR



The next two figures display how residents' opinions about the City's overall performance in providing municipal services varied by length of residence, age, ethnicity, home ownership status, gender, and survey language. The most striking pattern in the figures is that the high levels of satisfaction exhibited by respondents as a whole (see Figure 4 above) were generally echoed across resident subgroups, with satisfaction ranging between 74% to 92% for all but one identified subgroup.

FIGURE 5 OVERALL SATISFACTION BY YEARS IN CYPRESS & AGE

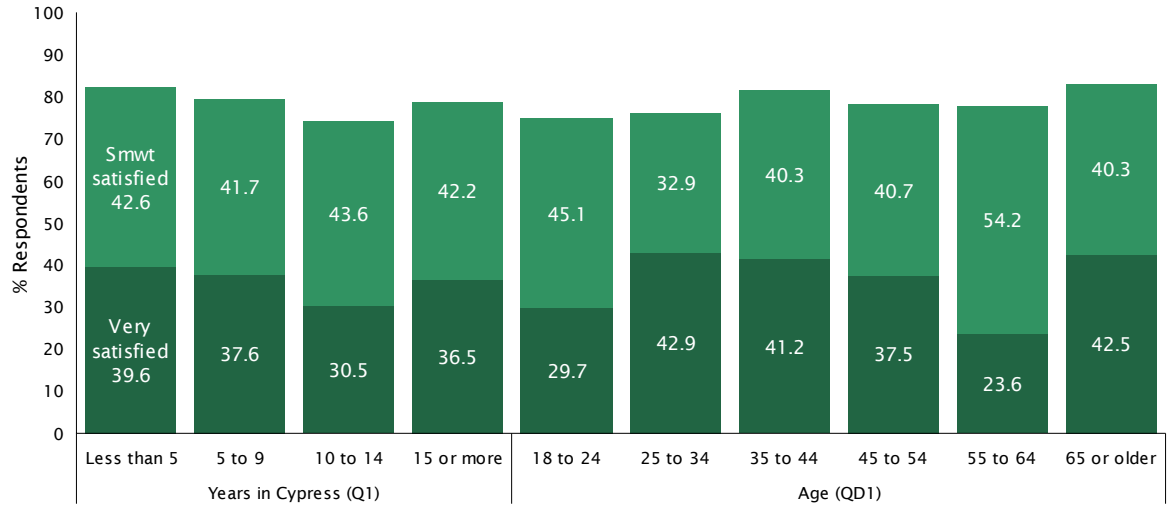
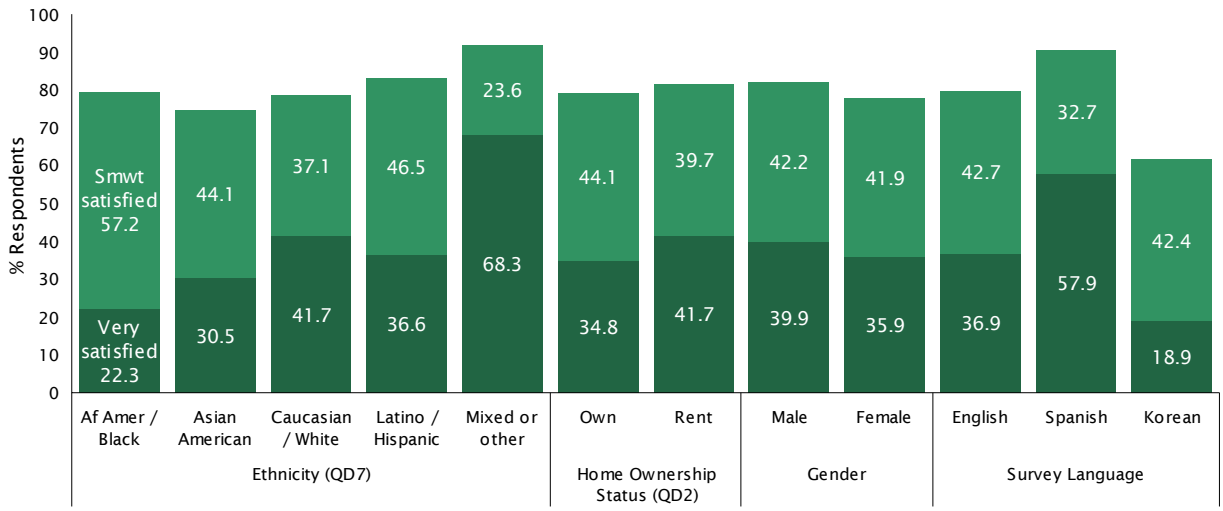


FIGURE 6 OVERALL SATISFACTION BY ETHNICITY, HOME OWNERSHIP STATUS, GENDER & SURVEY LANGUAGE



SPECIFIC SERVICES Whereas Question 5 addressed the City's *overall* performance, the next series of questions asked respondents to rate the importance of *specific* services offered by the City, as well as their level of satisfaction with efforts to provide these services. For each service, respondents were first asked whether they thought a service was extremely important, very important, somewhat important, or not at all important. Respondents were then asked about their level of satisfaction with these same services. The order of the items was randomized for each respondent to avoid a systematic position bias.

Figure 7 presents the services in rank order of importance according to the proportion of respondents who rated a service as *at least* very important. In general, Cypress residents rated public safety and public works as the most important service areas. More specifically, providing fire protection and emergency medical services (96% extremely or very important), maintaining city streets and roads (94%), maintaining parks and recreation areas (90%), maintaining the City's

financial stability (89%), and providing police and crime prevention services (88%) received the highest importance ratings from residents.

At the other end of the spectrum, providing cultural and performing arts (55%) and holding special community events like summer concerts in the park and holiday celebrations (58%) were viewed as less important.

Question 6 *For each of the services I read, please tell me whether the service is extremely important to you, very important, somewhat important, or not at all important.*

FIGURE 7 IMPORTANCE OF SERVICES

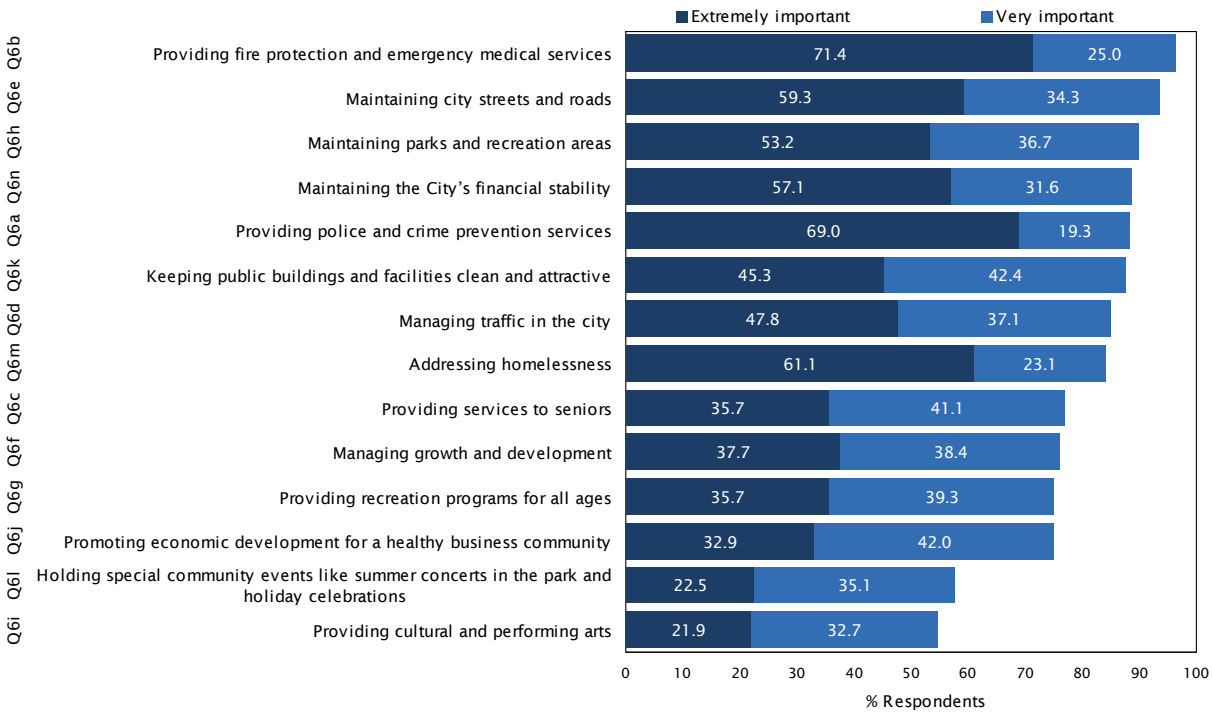


Table 7 on the next page displays the percentage of respondents who viewed each service as extremely or very important in 2018, 2022, and 2025, along with the difference between the two most recent studies. When compared with the prior survey, there was a statistically significant increase in the importance assigned to managing traffic congestion in the city (+6%) and a statistically significant decline in the importance assigned to providing police and crime prevention services (-4%) in 2025. All other service areas received importance scores in 2025 that were not significantly different than those recorded in 2022.

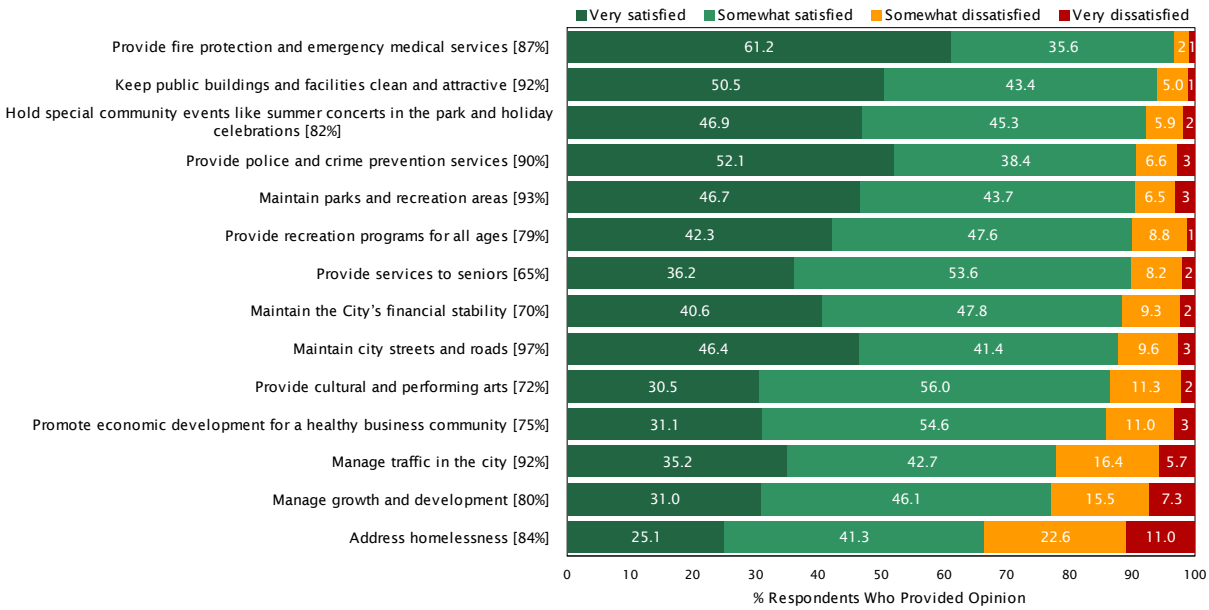
TABLE 7 IMPORTANCE OF SERVICES BY STUDY YEAR

	Study Year			Change in Extremely + Very Important 2022 to 2025
	2025	2022	2018	
Managing traffic congestion in the city	84.9	78.9	85.7	+6.0†
Providing recreation programs for all ages	75.0	70.9	73.4	+4.1
Keeping public buildings and facilities clean and attractive	87.7	84.3	86.7	+3.4
Holding special community events	57.7	55.3	59.6	+2.3
Maintaining city streets and roads	93.6	92.4	92.1	+1.3
Providing fire protection and emergency medical services	96.5	95.2	95.7	+1.3
Providing cultural and performing arts	54.6	53.5	51.5	+1.0
Promoting economic development for a healthy business community	74.9	75.6	76.0	-0.7
Providing services to seniors	76.8	77.5	71.0	-0.7
Maintaining the City's financial stability	88.7	89.5	N/A	-0.9
Maintaining parks and recreation areas	90.0	90.9	92.2	-1.0
Managing growth and development	76.1	78.3	79.5	-2.2
Addressing homelessness	84.2	86.6	82.4	-2.4
Providing police and crime prevention services	88.4	92.2	94.1	-3.8†

Turning to the satisfaction component, Figure 8 sorts the same list of services according to the percentage of respondents who indicated they were either very or somewhat satisfied with the City's efforts to provide the service. For comparison purposes between the services, only respondents who held an opinion (satisfied or dissatisfied) are included in the figure. Those who did not have an opinion were removed from this analysis. The percentage of respondents who provided an opinion (satisfied or dissatisfied) is presented in brackets beside the service label in the figure, while the bars represent the answers of those with an opinion.

Question 7 *For the same list of services I just read, I'd like you to tell me how satisfied you are with the job the City is doing to provide the service. Are you satisfied or dissatisfied with the City's efforts to: ____, or do you not have an opinion?*

FIGURE 8 SATISFACTION WITH SERVICES



At the top of the list, respondents were most satisfied with the City's efforts to provide fire protection and emergency medical services (97% very or somewhat satisfied), keep public buildings and facilities clean and attractive (94%), hold special community events like summer concerts in

the park and holiday celebrations (92%), provide police and crime prevention services (91%), and maintain parks and recreation areas (90%).

Although still positive, respondents were somewhat less satisfied with the City's efforts to address homelessness (66%), manage growth and development (77%), and manage traffic congestion in the city (78%).

Table 8 displays the percentage of respondents who were satisfied with each service in 2018, 2022, and 2025, as well as the difference between the two most recent studies. As shown in the far right column, there was a statistically significant increase in satisfaction for the City's efforts to address homelessness (+6%) between 2022 and 2025, along with a statistically significant decline in satisfaction (-5%) with respect to the City's efforts to manage traffic congestion. All other services received satisfaction scores in 2025 that were reasonably similar to those recorded in 2022.

TABLE 8 SATISFACTION WITH SERVICES BY STUDY YEAR

	Study Year			Change in Satisfaction
	2025	2022	2018	2022 to 2025
Address homelessness	66.4	60.6	61.0	+5.7†
Provide cultural and performing arts	86.5	83.7	88.2	2.8
Hold special community events	92.2	89.8	91.8	2.4
Keep public buildings and facilities clean and attractive	93.9	92.1	92.5	1.8
Provide recreation programs for all ages	90.0	88.8	89.8	1.2
Provide police and crime prevention services	90.6	89.9	91.5	0.7
Maintain the City's financial stability	88.4	88.6	N/A	-0.2
Maintain parks and recreation areas	90.3	91.2	90.1	-0.8
Promote economic development for a healthy business community	85.7	86.6	82.7	-0.9
Provide fire protection and emergency medical services	96.7	98.0	97.4	-1.2
Manage growth and development	77.1	79.4	73.1	-2.3
Provide services to seniors	89.7	92.1	91.2	-2.4
Maintain city streets and roads	87.8	90.2	92.8	-2.4
Manage traffic congestion in the city	77.9	82.6	77.8	-4.7†

DIFFERENTIATORS OF OPINION For the interested reader, Table 9 on the next page displays how the level of satisfaction with each specific service tested in Question 7 varied according to residents' overall performance ratings for the City (see *Overall Satisfaction* on page 11). The table divides residents who were satisfied with the City's *overall performance* into one group and those dissatisfied into a second group. Also displayed is the difference between the two groups in terms of the percentage who indicated they were satisfied with the City's efforts to provide each service tested in Question 7 (far right column). For convenience, the services are sorted by that difference, with the greatest differentiators of opinion near the top of the table.

When compared to their counterparts, those who were satisfied with the City's *overall* performance in providing city services were also more likely to express satisfaction with the City's efforts to provide each of the services tested in Question 7. That said, the greatest specific differentiators of opinion between satisfied and dissatisfied residents were found with respect to the City's efforts to maintain parks and recreation areas, manage growth and development, manage traffic congestion in the city, promote economic development for a healthy business community, and address homelessness. Four of the top five differentiators in 2025 were also among the top five differentiators in 2022.

At the other end of the spectrum, there was much less difference between the two resident groups regarding their satisfaction with the City's efforts to provide fire protection and emergency medical services, police and crime prevention services, and services to seniors.

TABLE 9 SATISFACTION WITH SERVICES BY OVERALL SATISFACTION WITH CITY

		Satisfaction With City's Overall Performance (Q5)		Difference Between Groups For Each Service
		Very or somewhat satisfied	Very or somewhat dissatisfied	
% Respondents Satisfied With Each Service	Maintain parks and recreation areas	95.9	52.2	43.6
	Manage growth and development	82.4	40.6	41.8
	Manage traffic congestion in the city	83.4	42.6	40.8
	Promote economic development for a healthy business community	90.7	50.9	39.8
	Address homelessness	71.9	33.3	38.6
	Maintain the City's financial stability	93.5	57.8	35.7
	Maintain city streets and roads	91.5	58.8	32.8
	Provide cultural and performing arts	90.6	60.9	29.7
	Keep public buildings and facilities clean and attractive	96.9	72.0	24.9
	Provide recreation programs for all ages	93.0	69.1	24.0
	Hold special community events	94.7	73.3	21.4
	Provide services to seniors	93.3	72.4	20.9
	Provide police and crime prevention services	92.4	80.5	11.8
	Provide fire protection and emergency medical services	97.1	93.8	3.3

Performance Needs & Priorities

With a measure of the importance of a service to residents as well as a measure of satisfaction with the City's efforts to provide the service, True North is able to examine the relationship between these two dimensions and identify areas where the City has the greatest opportunities to improve resident satisfaction—and identify for which services the City is meeting, and even exceeding, the majority of residents' needs.

Rather than rely on *averages* to conduct this analysis, True North has developed an *individualized* approach to identifying priorities. This approach is built on the recognition that opinions will vary from resident to resident and that understanding this variation is required for assessing how well the City is meeting residents' needs.[2] Table 10 on the next page presents a grid based on the importance and satisfaction scales. The horizontal axis corresponds to the four *importance* options, and the vertical scale corresponds to the four *satisfaction* options. The 16 cells within the grid are grouped into one of six categories based on how well the City is meeting, or not meeting, a resident's needs for a particular service. The six groups are as follows:

Exceeding Needs	The City is exceeding a respondent's needs if a respondent is satisfied and the level of expressed satisfaction is higher than the importance that the respondent assigned to the service.
Meeting Needs, Moderately	The City is moderately meeting a respondent's needs if the respondent is satisfied and the level of satisfaction is commensurate with the level of importance assigned to the service.
Meeting Needs, Marginally	The City is marginally meeting a respondent's needs if the respondent is satisfied with the City's efforts to provide the service, but their level of satisfaction is lower than the level of importance assigned to the service.
Not Meeting Needs, Marginally	The City is marginally *not* meeting a respondent's needs if the respondent is somewhat dissatisfied, but the service is also viewed as just somewhat or not at all important.
Not Meeting Needs, Moderately	The City is moderately *not* meeting a respondent's needs if A) a respondent is very dissatisfied with the City's efforts to provide the service, but the service is viewed somewhat or not at all important, or B) a respondent is somewhat dissatisfied and the service is very important.
Not Meeting Needs, Severely	The City is severely *not* meeting a respondent's needs if A) a respondent is dissatisfied and the service is viewed as extremely important, or B) a respondent is very dissatisfied and the service is viewed as very important.

2. Any tool that relies on the opinions of the average respondent will provide a limited and occasionally distorted picture of how well an agency is performing. The simple fact is that a city is not comprised of average residents—it is comprised of unique individuals who vary substantially in their opinions of the City's performance in different service areas. Thus, although the arithmetic average of these individuals' opinions is a useful statistic, it does not capture the variation in opinions that occurs among residents, and it is this variation that is critical for truly assessing how well the City is meeting the needs of its residents.

TABLE 10 RESIDENT SERVICE NEEDS & PRIORITIES MATRIX

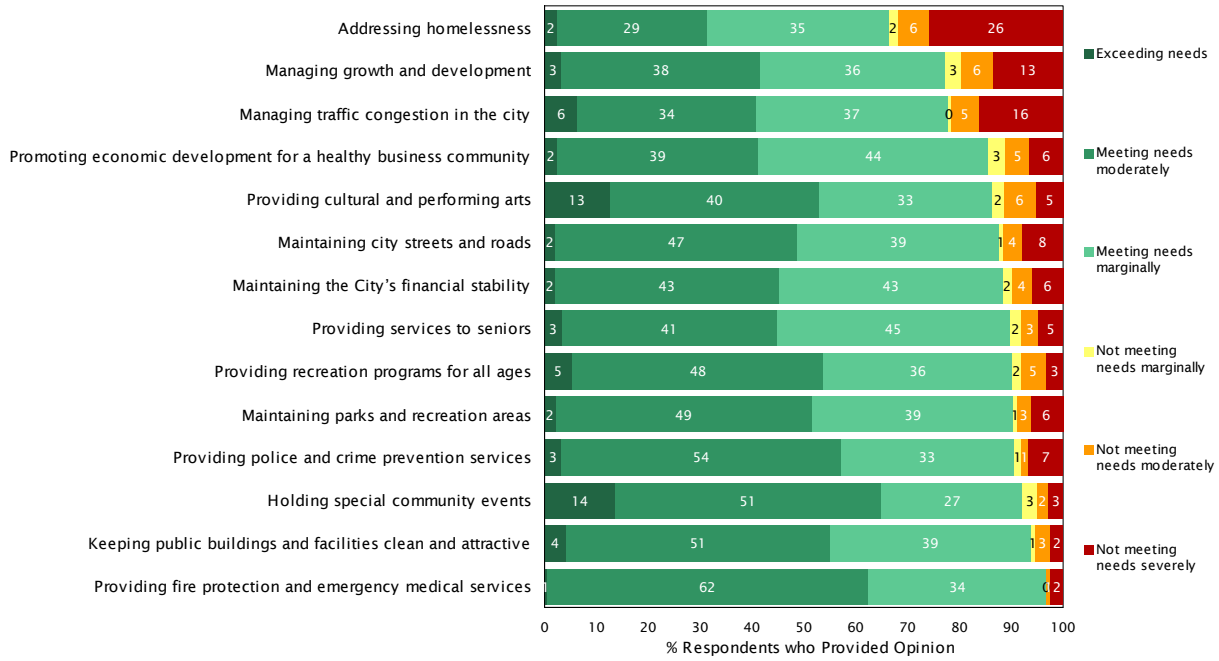
		Importance			
		Not at all important	Somewhat important	Very important	Extremely important
Satisfaction	Very satisfied	Exceeding needs	Exceeding needs	Meeting needs, moderately	Meeting needs, moderately
	Somewhat satisfied	Exceeding needs	Meeting needs, moderately	Meeting needs, marginally	Meeting needs, marginally
	Somewhat dissatisfied	Not meeting needs, marginally	Not meeting needs, marginally	Not meeting needs, moderately	Not meeting needs, severely
	Very dissatisfied	Not meeting needs, moderately	Not meeting needs, moderately	Not meeting needs, severely	Not meeting needs, severely

Using this framework, True North categorized respondents individually for each of the 14 services tested in the study. Thus, for example, a respondent who indicated that addressing homelessness was somewhat important and they were very satisfied with the City's efforts in this service area would be categorized in the *exceeding needs* group for this service. The same respondent may be grouped in the *marginally not meeting needs* group for another service (e.g., managing growth and development) if they were somewhat dissatisfied with the City's efforts to provide the service, but the service was viewed as only somewhat important.

Figure 9 on the next page presents the 14 services tested, along with the percentage of respondents who were grouped into each of the six possible categories. For ease of interpretation, the color-coding in Figure 9 is consistent with that presented in Table 10. Thus, for example, in the service area of addressing homelessness, the City is exceeding the needs of 2% of respondents, moderately meeting the needs of 29% of respondents, marginally meeting the needs of 35% of respondents, marginally not meeting the needs of 2% of respondents, moderately not meeting the needs of 6% of respondents, and severely not meeting the needs of 26% of respondents.

As shown in the figure, the City is meeting the needs of at least three-quarters of residents for 13 of the 14 services tested. Operating from the management philosophy that, all other things being equal, the City should focus on improving those services that have the highest percentage of residents for which the City is currently *not* meeting their needs, the services have been sorted by order of priority. Thus, addressing homelessness is the top priority, followed by managing growth and development, managing traffic congestion in the City, and promoting economic development for a healthy business community.

FIGURE 9 RESIDENT SERVICE NEEDS



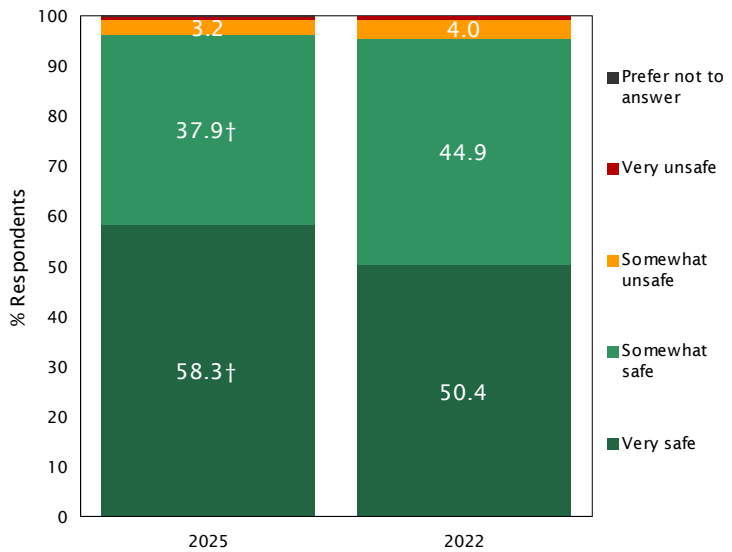
Public Safety

Ensuring the personal safety of residents is the most basic function of local government. It is important to keep in mind, of course, that public safety is as much a matter of perceptions as it is a matter of reality. Regardless of actual crime statistics, if residents don't *feel* safe then they will not enjoy the many cultural, recreational, and shopping opportunities available in the City of Cypress that will enhance their quality of life.

Overall, 96% of respondents indicated that they feel Cypress is a safe place to live, with 58% describing it as very safe. Conversely, just 4% of residents reported that the City is either a very or somewhat unsafe place to live. Over the past three years, the perceived safety of Cypress improved, with a statistically significant increase (+8%) in the percentage describing the City as *very* safe (see Figure 10).

Question 8 *Overall, how safe is the City of Cypress as a place to live? Would you say it is very safe, somewhat safe, somewhat unsafe, or very unsafe?*

Figure 10 Perceived City Safety by Study Year



Figures 11 and 12 display perceptions of safety by a host of demographic characteristics. Across nearly every subgroup, at least nine-in-ten residents perceived Cypress to be a safe place to live. The exceptions to this pattern occurred among those who were generally dissatisfied with the City's overall efforts to provide municipal services (84% within this subgroup rated the City as safe) and African-American/Black residents (83%).

FIGURE 11 PERCEIVED CITY SAFETY BY YEARS IN CYPRESS, OVERALL SATISFACTION & AGE

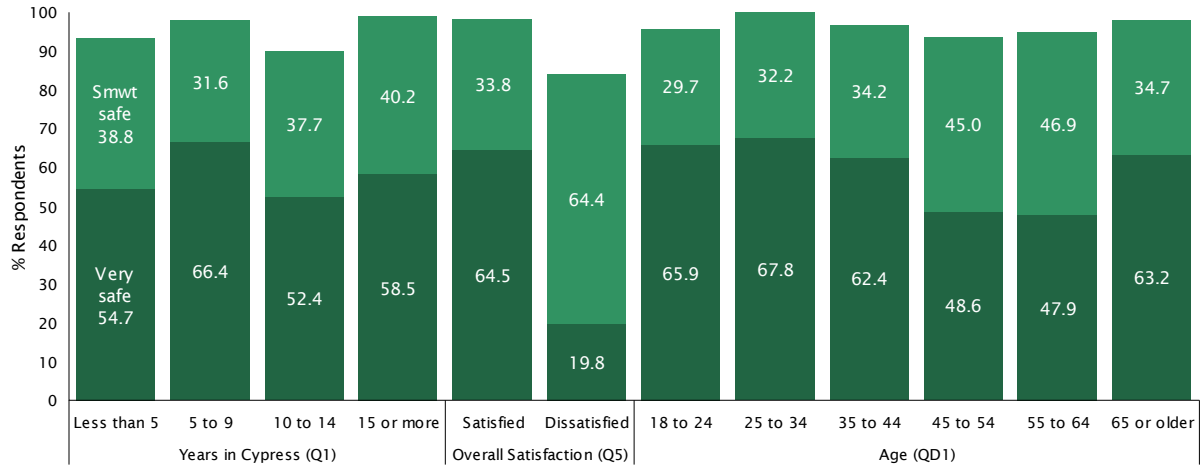
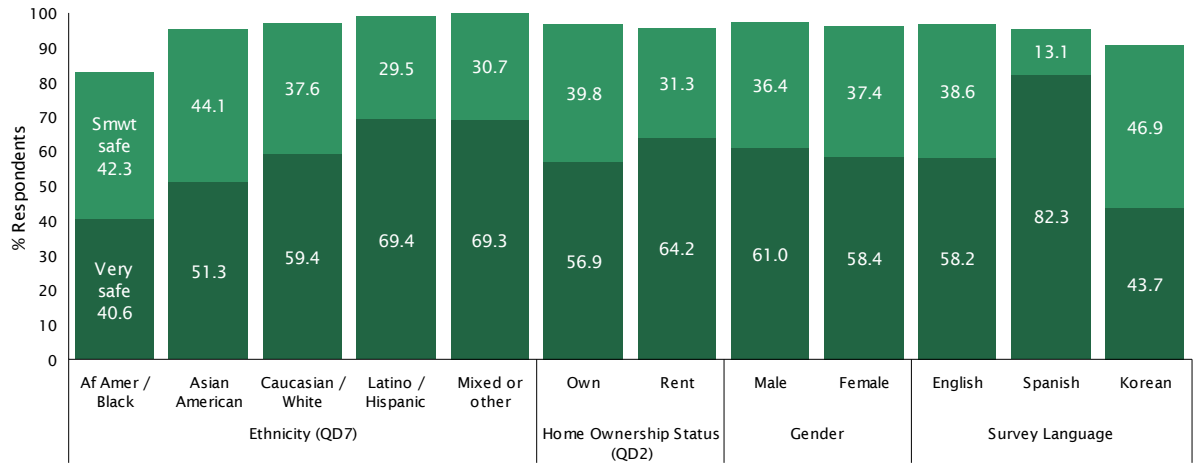


FIGURE 12 PERCEIVED CITY SAFETY BY ETHNICITY, HOME OWNERSHIP STATUS, GENDER & SURVEY LANGUAGE



Funding Priorities

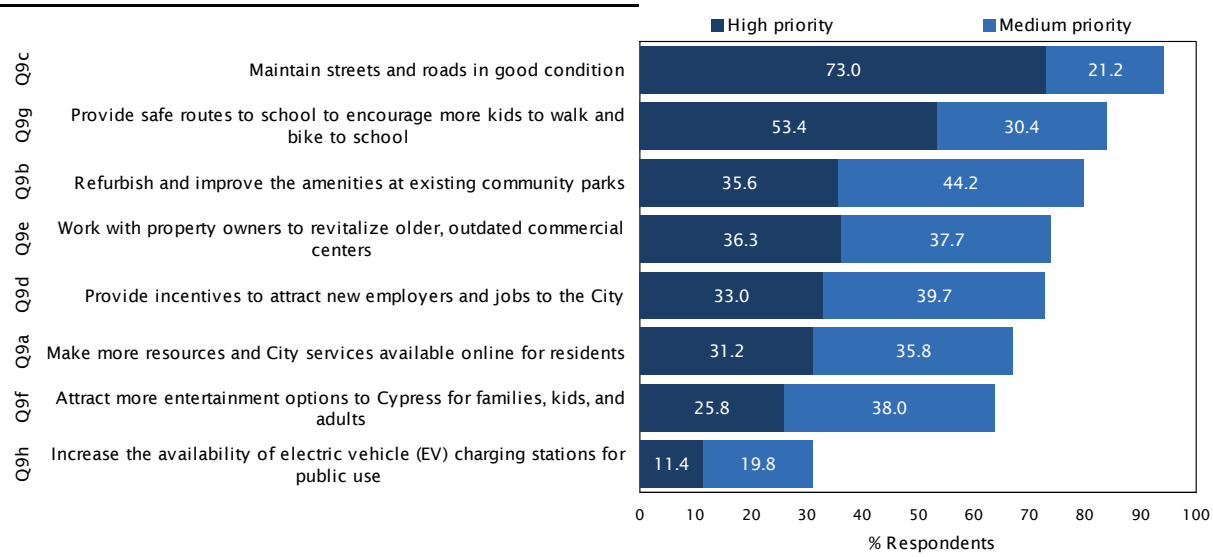
It is often the case that residents' desires for public facilities and programs exceed a city's financial resources. In such cases, a city must prioritize projects and programs based upon a variety of factors, including the preferences and needs of residents.

Question 9 was designed to provide Cypress with a reliable measure of how residents, as a whole, prioritize a variety of services and projects to which the City could allocate resources in the future. The format of the question was straightforward: after informing respondents that the City does not have the financial resources to fund *all* of the services and projects that may be desired by residents, respondents were asked whether each service or project shown in Figure 13 should be a high, medium, or low priority for future city spending—or if the City should not spend money on the project at all. To encourage a sense of competition, respondents were instructed that not all of the services and projects could be high priorities.

The eight services and projects are sorted in Figure 13 from high to low based on the percentage of respondents who indicated that an item was at least a medium priority for future city spending. Among the services and projects tested, maintaining streets and roads in good condition was assigned the highest priority (94% high or medium priority), followed by providing safe routes to school to encourage more kids to walk and bike to school (84%), refurbishing and improving the amenities at existing community parks (80%), and working with property owners to revitalize older, outdated commercial centers (74%). When compared to the other services tested, far fewer respondents considered increasing the availability of electric vehicle charging stations for public use (31%) to be a high or medium priority.

Question 9 *The City of Cypress has limited financial resources to provide local services and projects desired by residents. Because it can't fund every service and project, the City must set priorities. As I read each of the following items, please indicate whether you think the City should make the item a high priority, a medium priority, or a low priority for future city spending. If you feel the City should not spend any money on this item, just say so. Please keep in mind that not all of the items can be high priorities.*

Figure 13 Funding Priorities



When compared to 2022, there were no statistically significant changes in the priority assigned to the respective items in 2025 (see Table 11). For the interested reader, tables 12-14 show how the percentage who rated each item a *high* priority varied across Cypress subgroups.

TABLE 11 FUNDING PRIORITIES BY STUDY YEAR

	Study Year 2025	2022	2018	Change in High + Medium Priority 2022 to 2025
Attract more entertainment options to Cypress for families, kids, and adults	63.8	59.6	62.9	+4.3
Provide incentives to attract new employers and jobs to the City	72.7	71.7	76.8	+1.0
Refurbish and improve the amenities at existing community parks	79.8	79.7	81.8	+0.1
Maintain streets and roads in good condition	94.2	94.3	95.7	-0.1
Work with property owners to revitalize older, outdated commercial centers	74.0	75.5	72.3	-1.5
Make more resources and City services available online for residents	67.1	69.9	62.6	-2.9
Provide safe routes to school to encourage more kids to walk, bike to school	83.8	N/A	N/A	N/A
Increase availability of electric vehicle charging stations for public use	31.2	N/A	N/A	N/A

TABLE 12 FUNDING PRIORITIES BY YEARS IN CYPRESS, SURVEY LANGUAGE & OVERALL SATISFACTION (SHOWING % HIGH PRIORITY)

	Years in Cypress (Q1)				Survey Language			Overall Satisfaction (Q5)	
	Less than 5	5 to 9	10 to 14	15 or more	English	Spanish	Korean	Satisfied	Dissatisfied
Maintain streets and roads in good condition	65.5	71.5	83.2	73.7	74.3	72.3	60.0	77.2	59.8
Provide safe routes to school to encourage more kids to walk and bike to school	26.5	29.5	30.7	23.5	24.8	37.8	29.3	26.0	31.1
Work with property owners to revitalize older, outdated commercial centers	33.0	50.5	39.5	32.0	34.5	62.7	37.8	37.8	38.5
Refurbish and improve the amenities at existing community parks	43.4	33.2	46.5	30.7	35.3	41.4	35.2	38.1	29.7
Provide incentives to attract new employers and jobs to the City	36.6	31.4	38.2	31.4	32.9	46.1	25.8	35.1	32.9
Make more resources and City services available online for residents	41.6	34.1	33.1	26.4	28.9	46.0	45.5	32.7	25.2
Attract more entertainment options to Cypress for families, kids, and adults	26.5	29.5	30.7	23.5	24.8	37.8	29.3	26.0	31.1
Increase the availability of electric vehicle (EV) charging stations for public use	17.0	11.8	11.2	9.5	10.4	4.8	25.4	11.6	11.9

TABLE 13 FUNDING PRIORITIES BY AGE & GENDER (SHOWING % HIGH PRIORITY)

	Age (QD1)						Gender	
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older	Male	Female
Maintain streets and roads in good condition	64.4	70.4	72.4	78.1	72.8	78.5	73.2	72.9
Provide safe routes to school to encourage more kids to walk and bike to school	25.1	32.2	37.0	30.0	13.9	16.3	24.7	27.8
Work with property owners to revitalize older, outdated commercial centers	34.8	44.9	31.9	40.8	31.7	34.6	33.6	39.5
Refurbish and improve the amenities at existing community parks	21.2	46.9	46.8	42.8	22.5	29.1	32.8	39.8
Provide incentives to attract new employers and jobs to the City	25.0	35.2	32.5	34.7	33.7	35.1	39.7	28.5
Make more resources and City services available online for residents	38.2	42.1	39.4	26.5	20.7	24.6	30.7	32.3
Attract more entertainment options to Cypress for families, kids, and adults	25.1	32.2	37.0	30.0	13.9	16.3	24.7	27.8
Increase the availability of electric vehicle (EV) charging stations for public use	15.5	8.4	12.2	15.8	8.9	8.8	11.6	10.3

TABLE 14 FUNDING PRIORITIES BY ETHNICITY & HOME OWNERSHIP STATUS (SHOWING % HIGH PRIORITY)

	Ethnicity (QD7)					Home Ownership Status (QD2)	
	Af Amer /Black	Asian American	Caucasian /White	Latino/ Hispanic	Mixed or other	Own	Rent
Maintain streets and roads in good condition	65.0	72.4	73.4	75.7	66.1	74.7	70.7
Provide safe routes to school to encourage more kids to walk and bike to school	48.8	21.8	22.0	30.1	34.7	24.2	27.6
Work with property owners to revitalize older, outdated commercial centers	51.4	36.8	33.2	37.2	35.3	36.2	35.0
Refurbish and improve the amenities at existing community parks	71.4	32.8	34.5	35.2	33.3	35.0	35.8
Provide incentives to attract new employers and jobs to the City	26.8	37.2	28.5	31.9	44.8	34.3	29.0
Make more resources and City services available online for residents	49.1	38.5	18.3	32.2	43.4	27.9	38.1
Attract more entertainment options to Cypress for families, kids, and adults	48.8	21.8	22.0	30.1	34.7	24.2	27.6
Increase the availability of electric vehicle (EV) charging stations for public use	14.3	18.2	7.8	5.6	6.2	10.1	13.6

As a follow-up, residents who assigned a high priority rating to attracting more entertainment options to Cypress for families, kids, and adults were asked to detail specific entertainment options that they would like available in the City. True North reviewed the verbatim responses to Question 10 and grouped them into the categories shown in Figure 14 on the next page.

Nearly one-third of residents (31%) who rated attracting more entertainment options as a high priority were nevertheless unsure or could not provide specifics when asked to describe the types of entertainment in which they were interested. Among specific mentions, concerts/ events/plays (16%), multi-cultural events/festivals (15%), a large community park for all ages (9%), entertainment fun center (9%), and a downtown area with shops, cafes, and entertainment

(8%) were the most frequently cited. Table 10 shows the top five responses to Question 10 by study year.

Question 10 *You indicated that attracting more entertainment options to Cypress for families, kids, and adults should be a high priority. Do you have any specific entertainment options that you'd like available in the City of Cypress?*

FIGURE 14 ADDITIONAL ENTERTAINMENT OPTIONS DESIRED

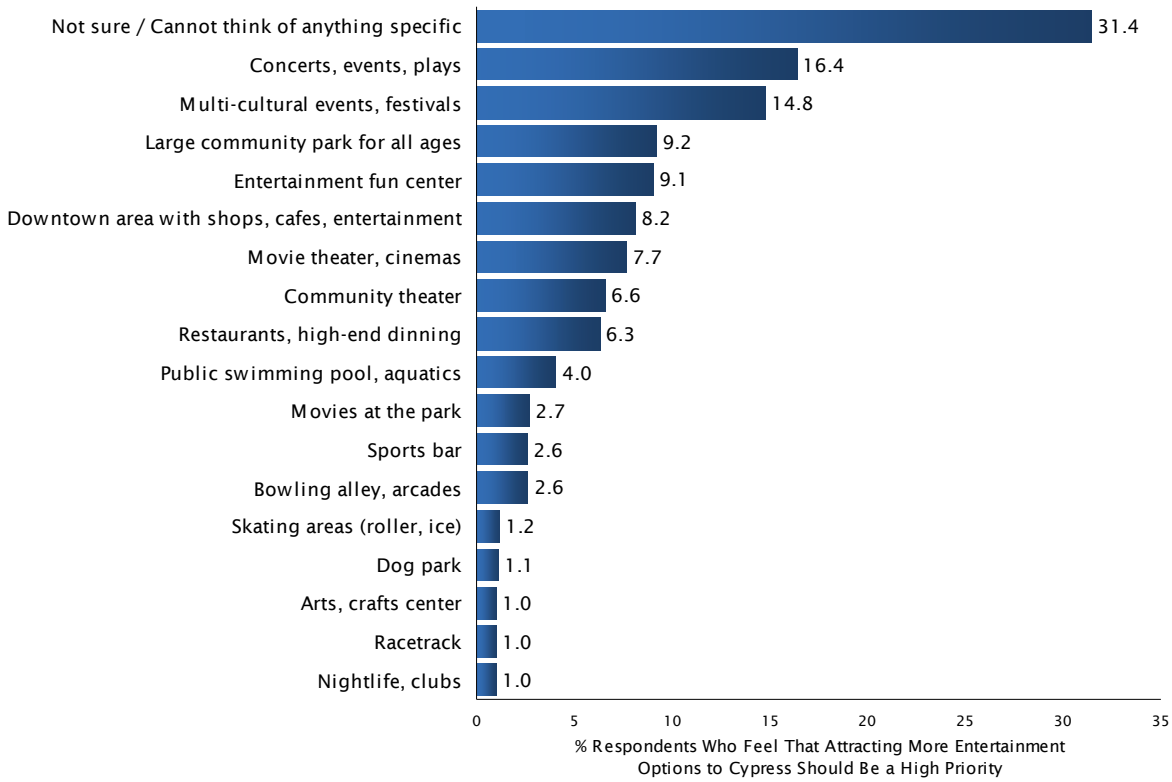


TABLE 15 ADDITIONAL ENTERTAINMENT OPTIONS DESIRED BY STUDY YEAR

Study Year		
2025	2022	2018
Not sure / Cannot think of anything specific	Not sure / Cannot think of anything specific	Movie theater, cinemas
Concerts, events, plays	Concerts, events, plays	Not sure / Cannot think of anything specific
Multi-cultural events, festivals	Movie theater, cinemas	Concerts, events, plays
Large community park for all ages	Downtown area with shops, cafes, entertainment	Downtown area with shops, cafes, entertainment
Entertainment fun center	Multi-cultural events, festivals	Bowling alley, arcades

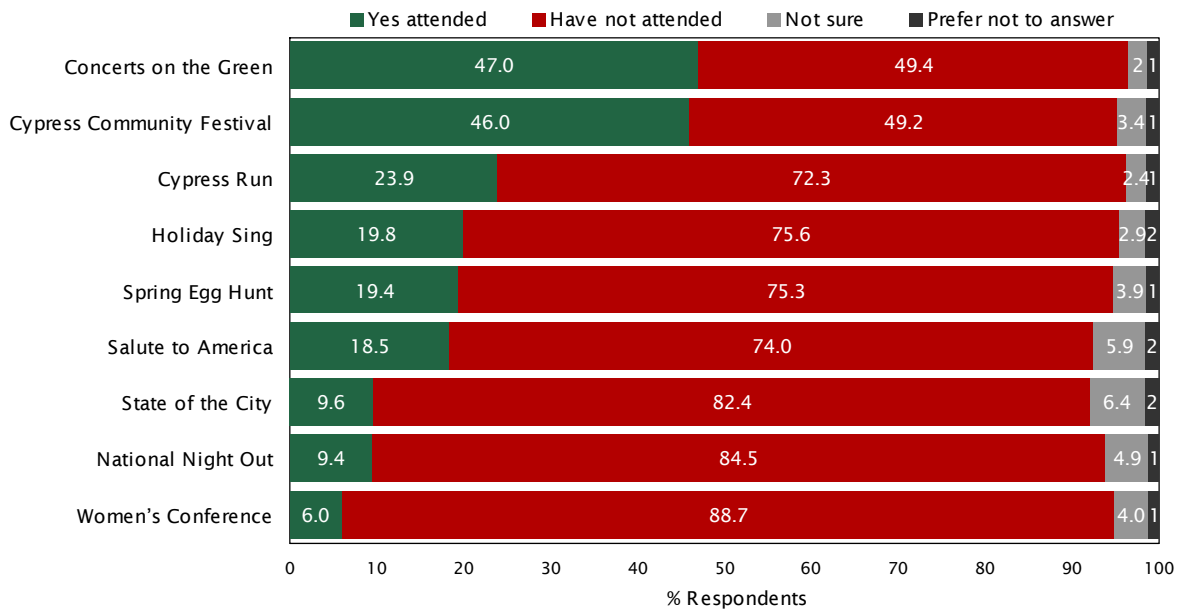
Community Events

Throughout the year, the City of Cypress hosts a number of special events designed to bring the community together, including summer concerts, informational events, and holiday celebrations. One of the objectives of the 2025 survey was to profile residents' participation and experiences as they relate to special community events in Cypress, as well as solicit their ideas for how community events may be improved.

ATTENDANCE The first question in this series presented respondents with each of the community events shown in Figure 15 and simply asked if they or other members of their household had attended the event during the two years preceding the interview. Nearly half of respondents indicated that one or more members of their household had attended Concerts on the Green (47%) and the Cypress Community Festival (46%) during this period, while one quarter (24%) attended the Cypress Run. Approximately one-in-five households reported attending the Holiday Sing (20%), Spring Egg Hunt (19%), and Salute to America (19%), respectively, while one-in-ten reported attending the State of the City (10%) and National Night Out (9%) event. Overall, 6% of respondents indicated that one or more members of their household attended the Women's Conference in Cypress during the prior two years.

Question 11 *Next, I'm going to read a short list of community events in Cypress. For each that I read, please indicate whether you or other members of your household have attended the event in the past two years.*

FIGURE 15 HSLD MEMBER ATTENDED EVENTS IN PAST TWO YEARS



For the interested reader, tables 16-18 on the next page show event attendance by length of residence, language, overall satisfaction with the City's performance in providing municipal services, age, gender, ethnicity, and homeownership.

TABLE 16 HSLD MEMBER ATTENDED EVENTS IN PAST TWO YEARS BY YEARS IN CYPRESS, SURVEY LANGUAGE & OVERALL SATISFACTION (SHOWING % YES ATTENDED)

	Years in Cypress (Q1)				Survey Language			Overall Satisfaction (Q5)	
	Less than 5	5 to 9	10 to 14	15 or more	English	Spanish	Korean	Satisfied	Dissatisfied
Concerts on the Green	29.3	43.1	48.3	54.8	48.7	67.5	17.1	50.1	48.7
Cypress Community Festival	32.2	39.7	41.1	54.7	45.5	79.2	29.5	49.7	43.4
Cypress Run	11.4	24.8	19.5	29.4	22.9	51.6	16.8	25.1	27.4
Holiday Sing	19.5	20.3	16.6	20.9	19.0	48.0	10.8	21.1	20.5
Spring Egg Hunt	16.5	24.5	21.4	17.8	18.4	42.7	14.8	20.4	20.4
Salute to America	12.6	18.6	15.3	21.3	18.0	27.1	18.1	19.9	19.6
State of the City	8.1	10.1	6.9	10.9	9.3	14.7	10.2	10.7	7.7
National Night Out	11.0	6.3	10.4	9.7	9.7	4.8	8.6	10.0	12.2
Women's Conference	5.6	1.2	6.5	7.7	5.5	11.9	7.5	6.3	6.1

TABLE 17 HSLD MEMBER ATTENDED EVENTS IN PAST TWO YEARS BY AGE & GENDER (SHOWING % YES ATTENDED)

	Age (QD1)						Gender	
	18 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 or older	Male	Female
Concerts on the Green	40.0	35.6	52.0	46.3	52.0	54.5	43.2	52.4
Cypress Community Festival	21.1	40.3	51.2	54.2	49.6	50.2	42.5	51.6
Cypress Run	29.2	29.1	16.6	26.6	27.0	17.9	24.8	24.6
Holiday Sing	14.0	22.0	27.4	21.9	16.3	15.7	13.4	27.7
Spring Egg Hunt	18.1	15.6	35.4	21.9	13.5	11.2	19.0	20.6
Salute to America	4.9	6.5	30.9	19.0	25.6	17.9	19.3	18.4
State of the City	1.6	5.2	14.3	6.4	11.5	16.2	9.9	9.8
National Night Out	5.9	5.5	13.3	12.3	8.3	8.8	10.0	8.9
Women's Conference	9.7	10.1	4.7	2.5	4.4	7.2	3.0	9.1

TABLE 18 HSLD MEMBER ATTENDED EVENTS IN PAST TWO YEARS BY ETHNICITY & HOME OWNERSHIP STATUS (SHOWING % YES ATTENDED)

	Ethnicity (QD7)					Home Ownership Status (QD2)	
	Af Amer /Black	Asian American	Caucasian /White	Latino/ Hispanic	Mixed or other	Own	Rent
Concerts on the Green	32.7	37.1	59.4	52.3	34.1	51.1	41.5
Cypress Community Festival	51.5	38.5	50.9	53.3	32.8	50.1	37.7
Cypress Run	34.5	21.4	23.7	30.5	7.7	26.1	18.6
Holiday Sing	9.0	16.1	20.2	26.3	25.3	18.5	23.1
Spring Egg Hunt	32.8	16.8	18.1	26.6	7.6	19.3	19.5
Salute to America	0.0	15.3	19.5	25.6	16.6	20.8	14.8
State of the City	0.0	9.7	11.1	9.9	9.9	11.2	6.6
National Night Out	9.0	11.9	7.1	6.9	19.1	8.4	11.5
Women's Conference	0.0	5.2	8.3	7.2	0.0	5.4	7.2

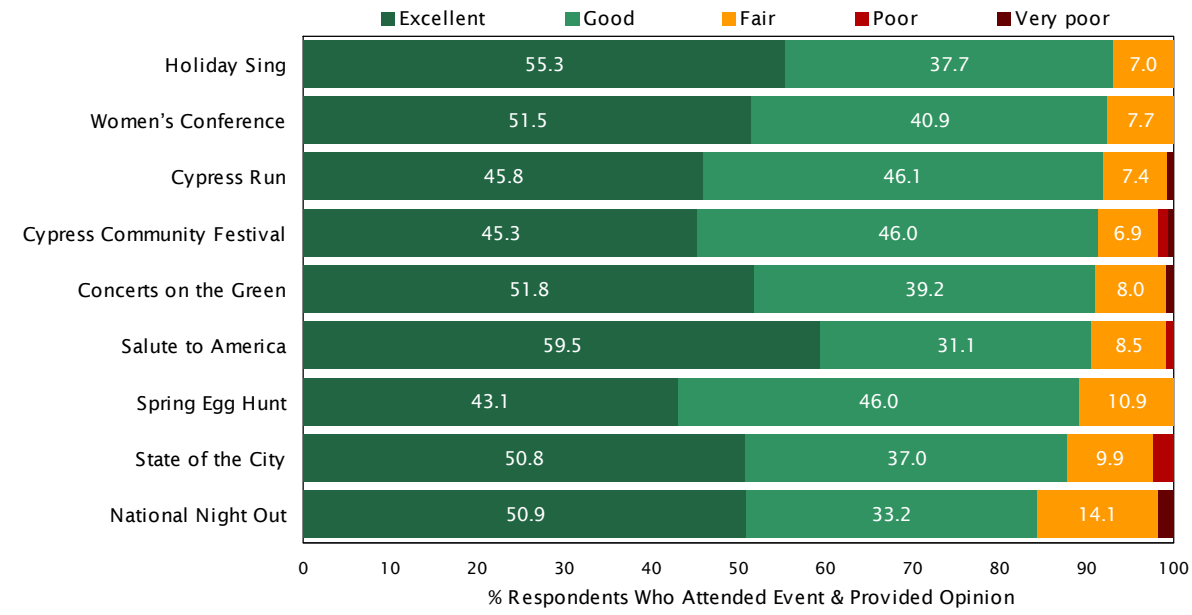
RATE EVENT EXPERIENCE For each community event that a respondent's household had attended in the prior two years, the survey followed-up by asking them to rate their experience on a scale of excellent, good, fair, poor, or very poor. The distribution of ratings among attendees for each event is shown in Figure 16 on the next page.

Regardless of the event, attendees were generally very positive about their experiences, with more than eight-in-ten attendees rating their experiences as excellent or good for every event tested. That said, Holiday Sing had the highest overall ratings (93% excellent or good), followed closely by the Women's Conference (92%), Cypress Run (92%), Cypress Community Festival (91%), Concerts on the Green (91%), and Salute to America (91%).

Consistent with the very positive ratings noted above, when asked to suggest ways to improve community events in Cypress (Question 13), most respondents stated flatly that they had no suggestions/the City is doing a good job (50%) or that none came to mind (21%). Approximately 8% suggested additional advertising and promotion of existing events, while 5% suggested a greater variety of events and/or performers (see Figure 17).

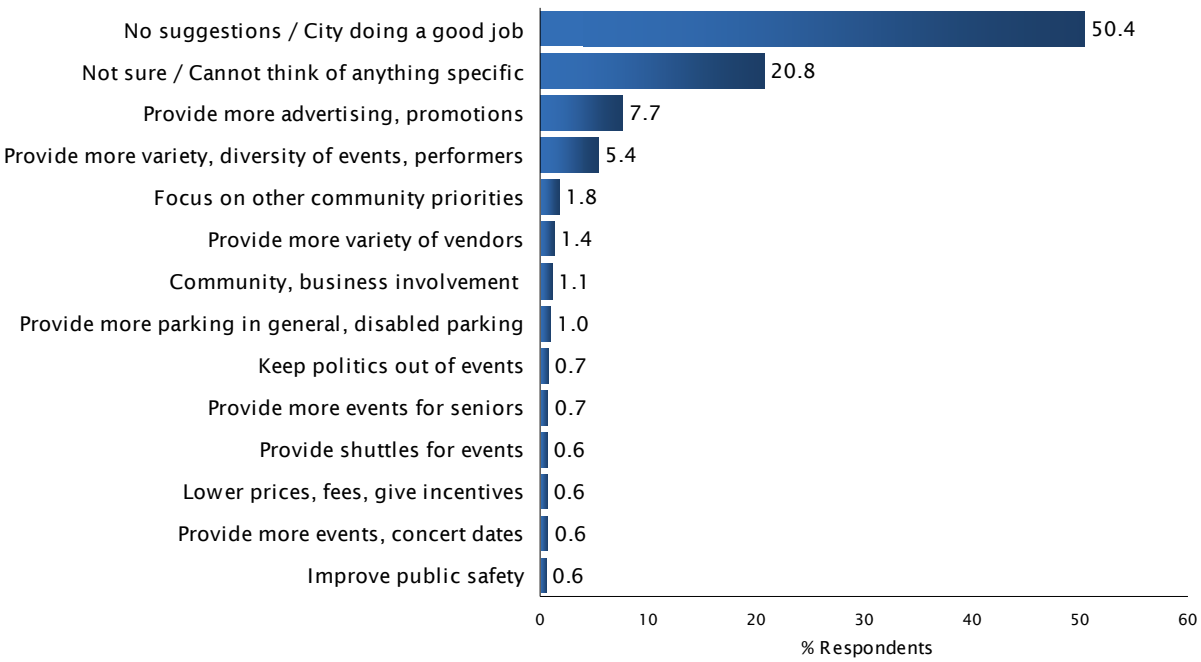
Question 12 *How would you rate your experience attending the _____? Would you say it was excellent, good, fair, poor, or very poor?*

FIGURE 16 OPINION OF ATTENDING EVENT



Question 13 *Do you have any suggestions for how to improve community events in Cypress?*

FIGURE 17 SUGGESTIONS TO IMPROVE COMMUNITY EVENTS



Communication

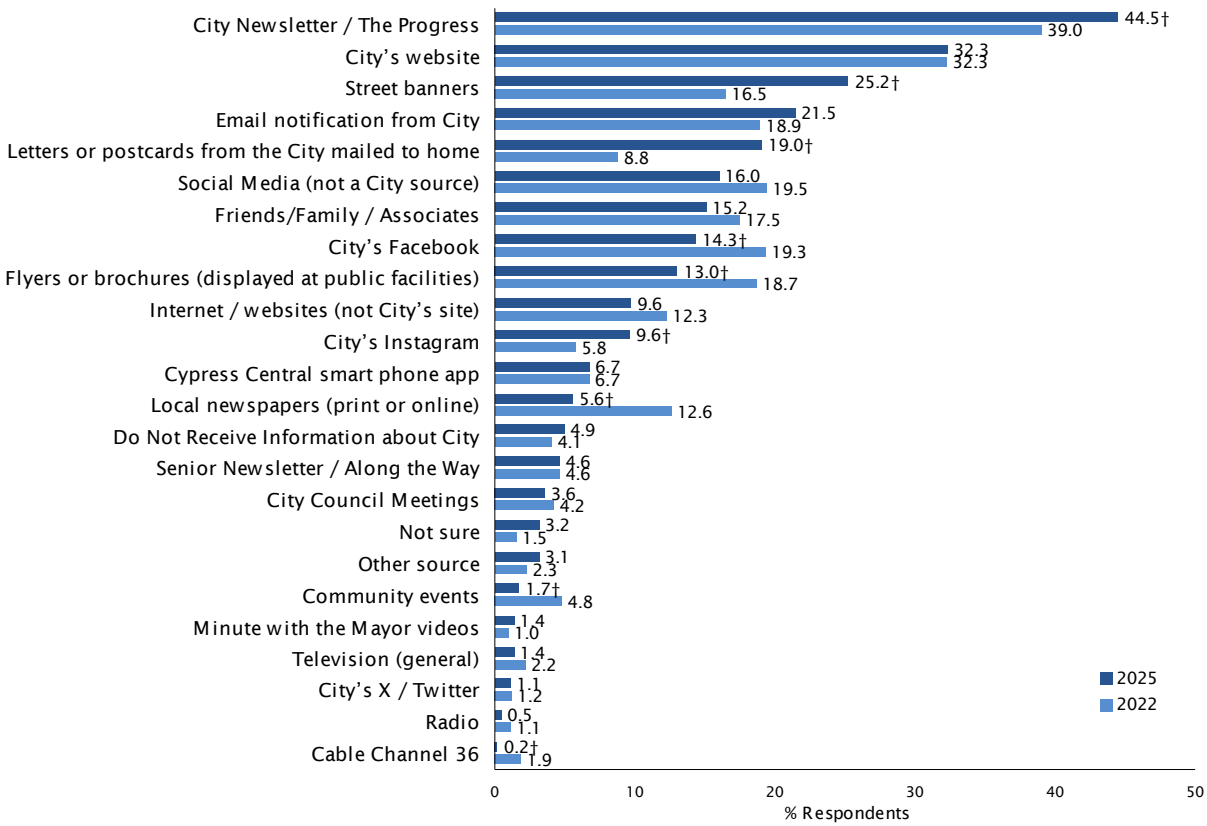
The importance of city communication with residents cannot be over-stated. Much of a city's success is shaped by the quality of information that is exchanged in both directions, from the City to the community and from the community to the City. This study is just one example of Cypress' efforts to enhance the information flow *to* the City to better understand the community's concerns, perceptions, and needs. Some of Cypress' many efforts to communicate with its residents include its newsletters, timely press releases, and its website. In this section, we present the results of several communication-related questions.

SOURCES OF INFORMATION

To help the City identify the most effective means of communicating with residents, it is helpful to understand what information sources they currently rely on for this type of information. Question 14 asked respondents to identify the information sources they primarily use to find out about City of Cypress news, information, and programming. Because respondents were allowed to provide up to four sources, the percentages shown in Figure 18 represent the percentage of residents who mentioned a particular source and thus sum to more than 100. The most frequently cited source for city information was the City's Newsletter "The Progress" (45%), followed by the City's website (32%), street banners (25%), and email notifications from the City (22%).

Question 14 *What information sources do you primarily use to find out about City of Cypress news, information and programming?*

FIGURE 18 INFORMATION SOURCES BY STUDY YEAR



When compared to 2022, the percentage identifying the City's newsletter (+6%), street banners (+9%), direct mail from the City (+10%), and the City's Instagram account (+4%) as a primary source of Cypress news and information increased significantly, whereas mentions of the City's Facebook account (-5%), flyers or brochures at public facilities (-6%), local newspapers(-7%), community events (-3%), and Cable Channel 36 (-2%) decreased significantly.

Figures 19 and 20 present the information source categories by a number of key demographic traits. For ease of interpretation, the bars representing city-sponsored sources are displayed in shades of green, and non-city sources in shades of orange.

FIGURE 19 INFORMATION SOURCES BY OVERALL, AGE & SATISFACTION WITH COMMUNICATION

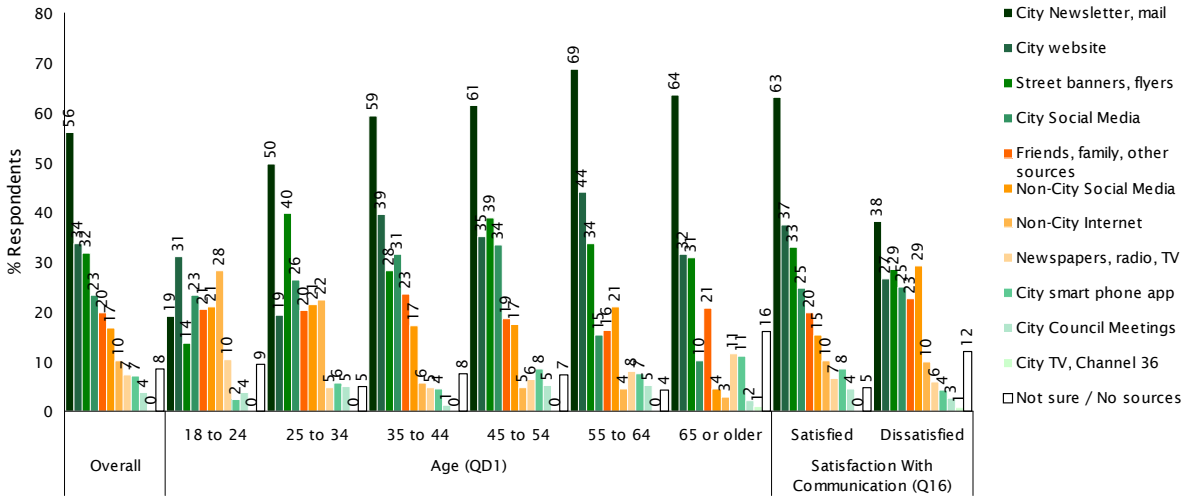
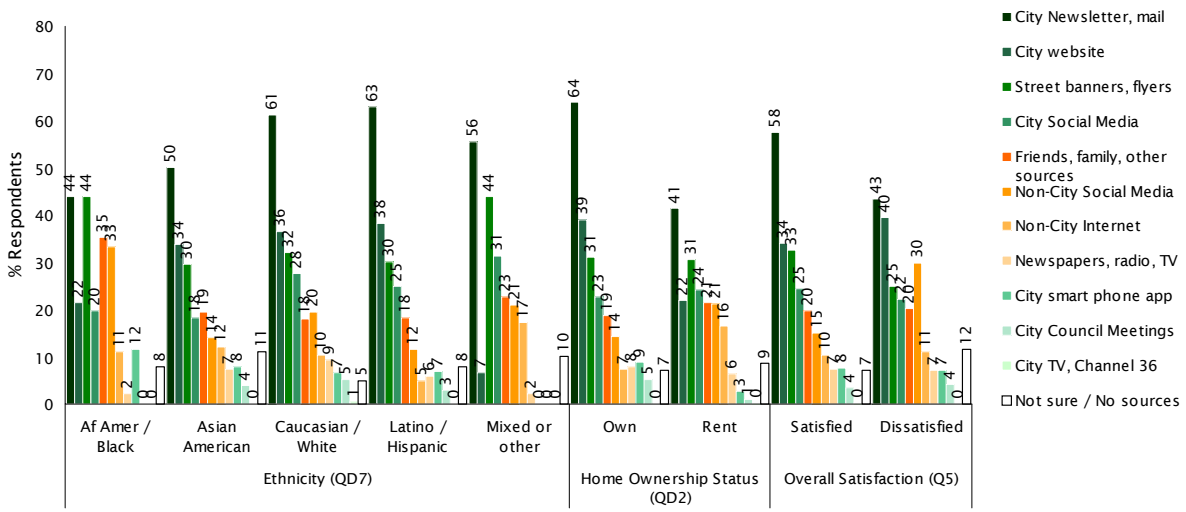


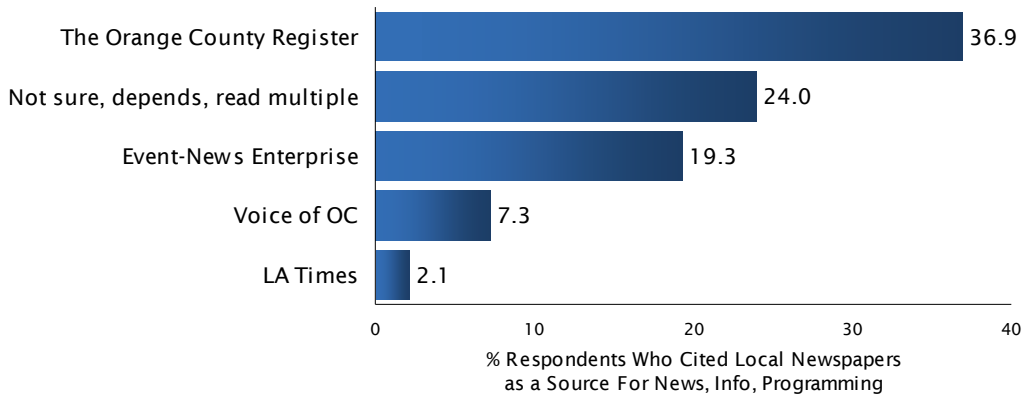
FIGURE 20 INFORMATION SOURCES BY ETHNICITY, HOME OWNERSHIP STATUS & OVERALL SATISFACTION



As a follow-up question, respondents who identified a local newspaper (print or online) as one of their primary information sources were asked which local newspaper they read most often. The *Orange County Register* (37%) was the most frequently cited among this subgroup, followed by the *Event-News Enterprise* (19%) and *Voice of OC* (7%). Twenty-four percent (24%) of respondents were unsure, indicated that it depends, or stated they read multiple papers (Figure 21).

Question 15 *Which local newspaper do you read most often?*

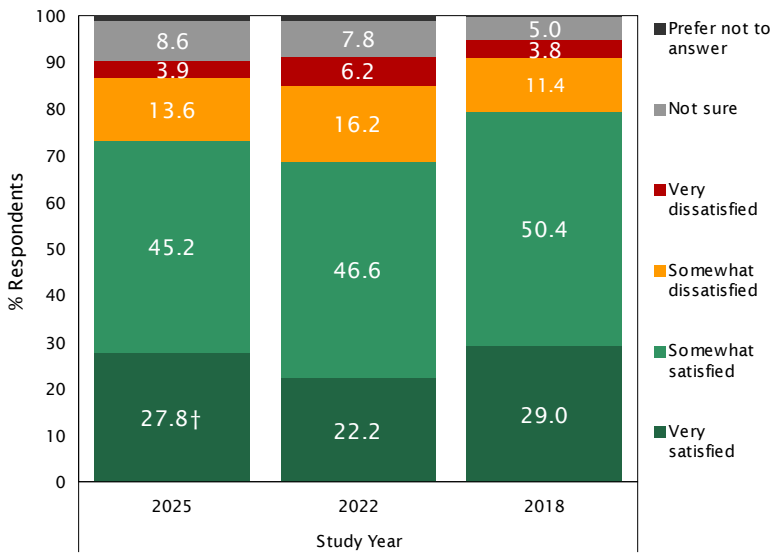
FIGURE 21 NEWSPAPER READ MOST OFTEN



SATISFACTION WITH COMMUNICATION Question 16 asked Cypress residents to report their satisfaction with city-resident communication. Overall, 73% of respondents in 2025 indicated they were satisfied with the City's efforts to communicate with residents through newsletters, the Internet, local media, and other means (see Figure 22), including a statistically significant increase (+6%) in the percentage reporting they were *very* satisfied with the City's performance in this respect. The remaining respondents were either dissatisfied with the City's communication efforts (18%), unsure of their opinion (9%), or unwilling to answer the question (1%).

Question 16 *Overall, are you satisfied or dissatisfied with the City's efforts to communicate with residents through newsletters, the Internet, local media, and other means?*

FIGURE 22 SATISFACTION WITH COMMUNICATION BY STUDY



The next three figures display how satisfaction with the City's efforts to communicate with residents varied by a number of demographics. In most subgroups, at least two-thirds of respondents reporting being satisfied with city-resident communication. Notable exceptions included young residents (under 25), those of mixed/other ethnicities, individuals who completed the survey in Korean, those who reported being dissatisfied with the City's overall performance in providing municipal services, and homemakers.

FIGURE 23 SATISFACTION WITH COMMUNICATION BY YEARS IN CYPRESS & AGE

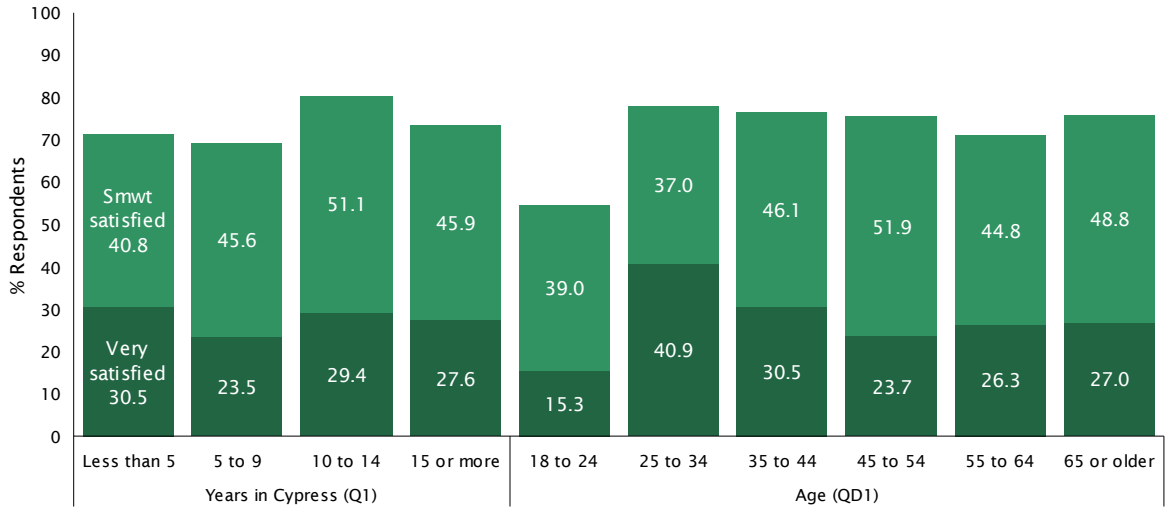


FIGURE 24 SATISFACTION WITH COMMUNICATION BY ETHNICITY, HOME OWNERSHIP STATUS & SURVEY LANGUAGE

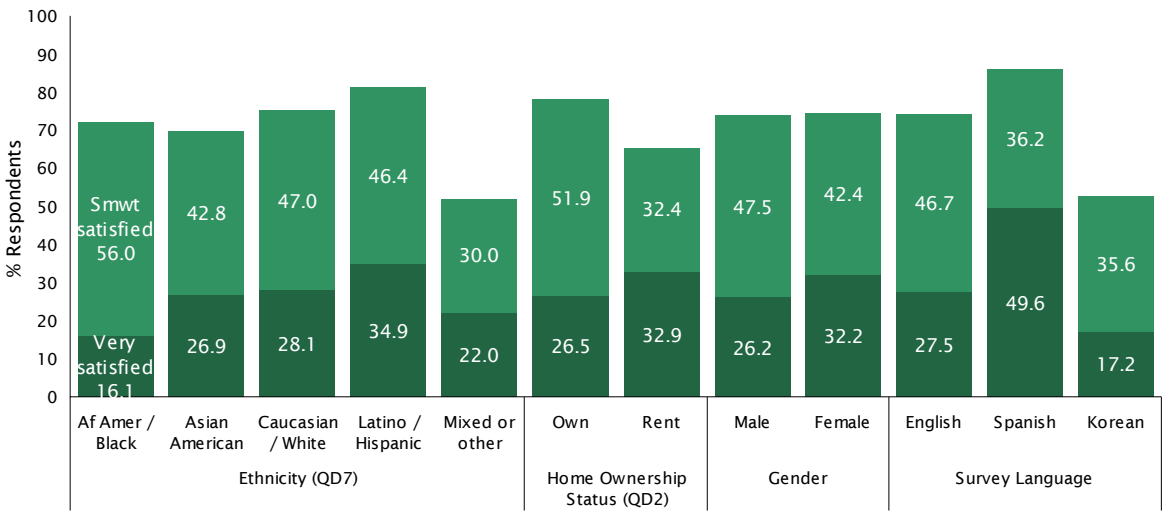
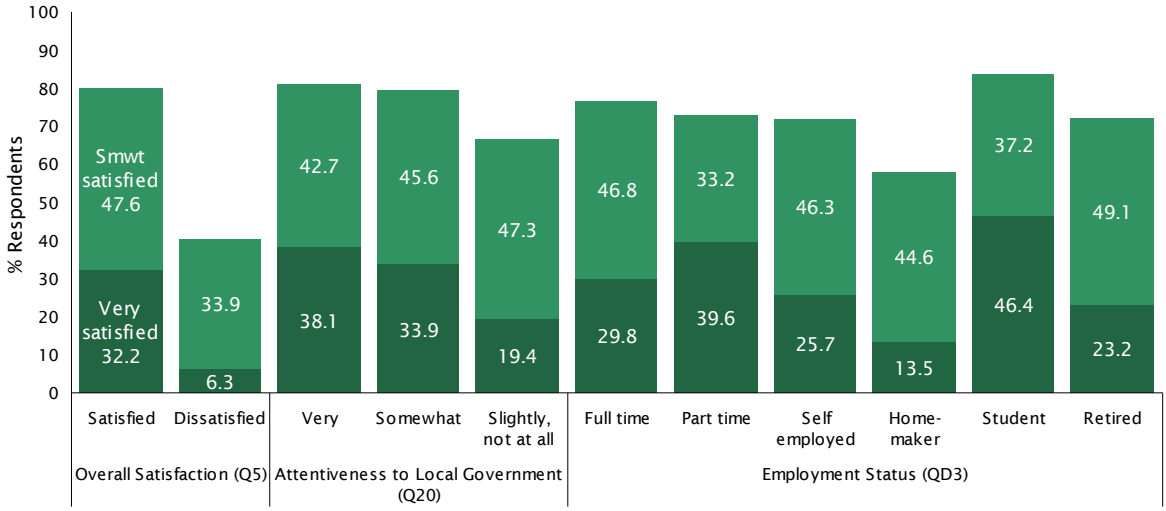


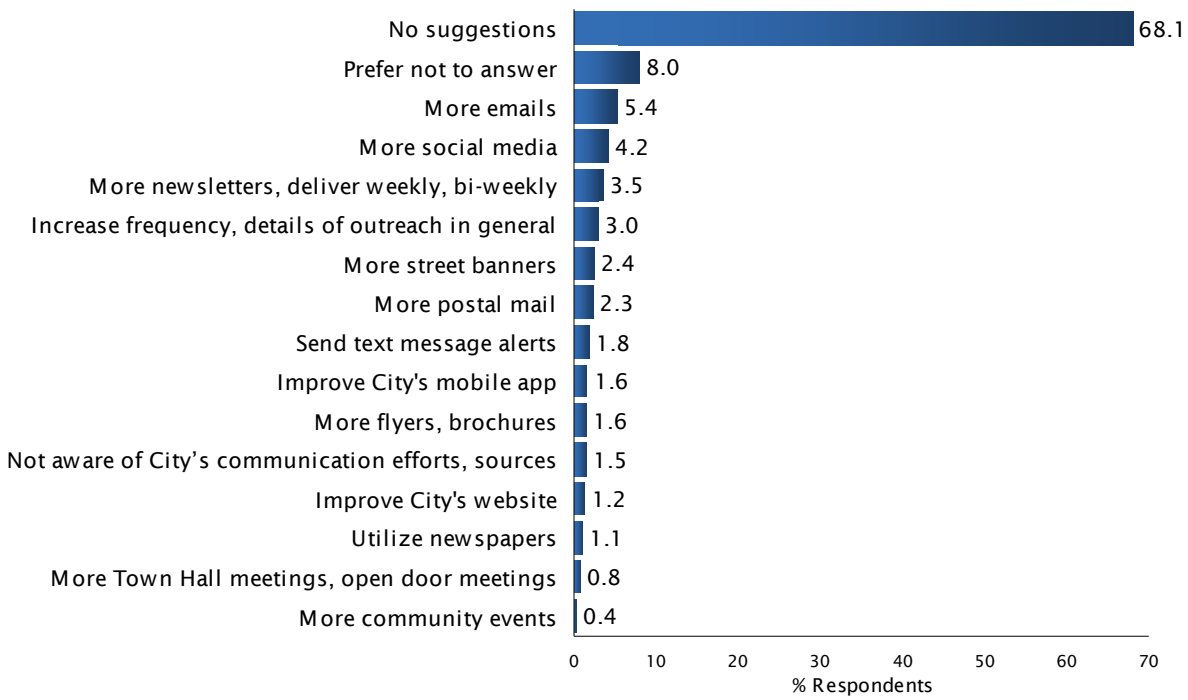
FIGURE 25 SATISFACTION WITH COMMUNICATION BY OVERALL SATISFACTION, ATTENTIVENESS TO LOCAL GOVERNMENT & EMPLOYMENT STATUS



Respondents were next asked, in an open-ended manner, if they had any suggestions for how the City could improve the way it communicated with them. Overall, more than three-quarters of residents did not have any suggestions (68%) or declined to state (8%). Among those who provided input, more emails from the City was cited most often (5%), followed by more social media posts (4%), and more frequent newsletters (4%).

Question 17 *Do you have any suggestions for how the City could improve the way it communicates with you?*

FIGURE 26 CITY COMMUNICATION IMPROVEMENTS



TOPICS OF INTEREST Respondents were next asked if there was a particular topic or issue that they would like to receive more information about from the City. Just over one-quarter of residents (26%) in 2025 answered Question 15 in the affirmative and would like more information (see Figure 27). For the interested reader, figures 28 through 30 display the percentage of residents who desired additional information from the City by a variety of demographics.

Question 18 *Is there a particular topic or issue that you'd like to receive more information about from the City?*

FIGURE 27 DESIRE ADDITIONAL INFORMATION BY STUDY YEAR

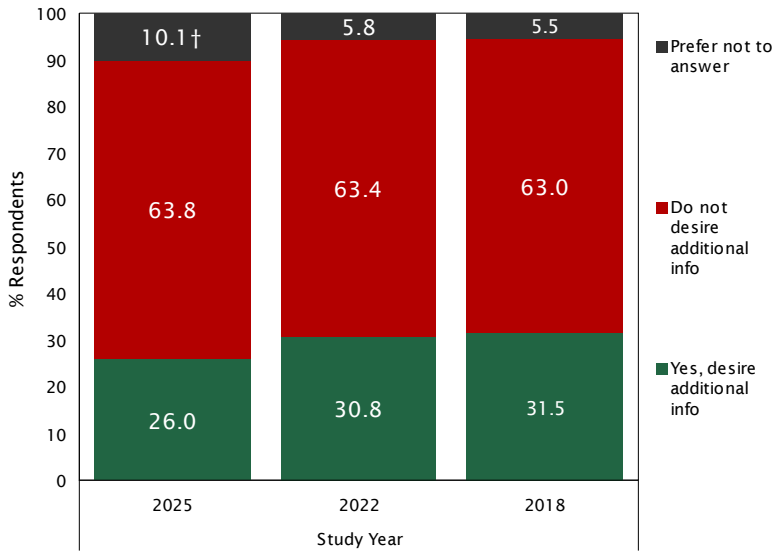


FIGURE 28 DESIRE ADDITIONAL INFORMATION BY YEARS IN CYPRESS, ATTENTIVENESS TO LOCAL GOVERNMENT & GENDER

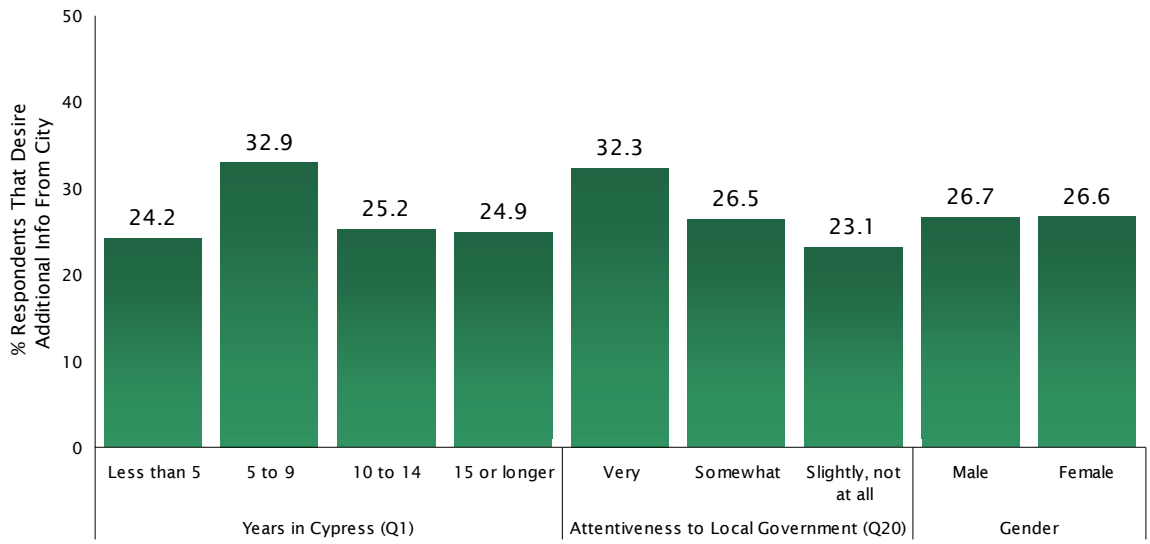


FIGURE 29 DESIRE ADDITIONAL INFORMATION BY AGE, HOME OWNERSHIP STATUS & SURVEY LANGUAGE

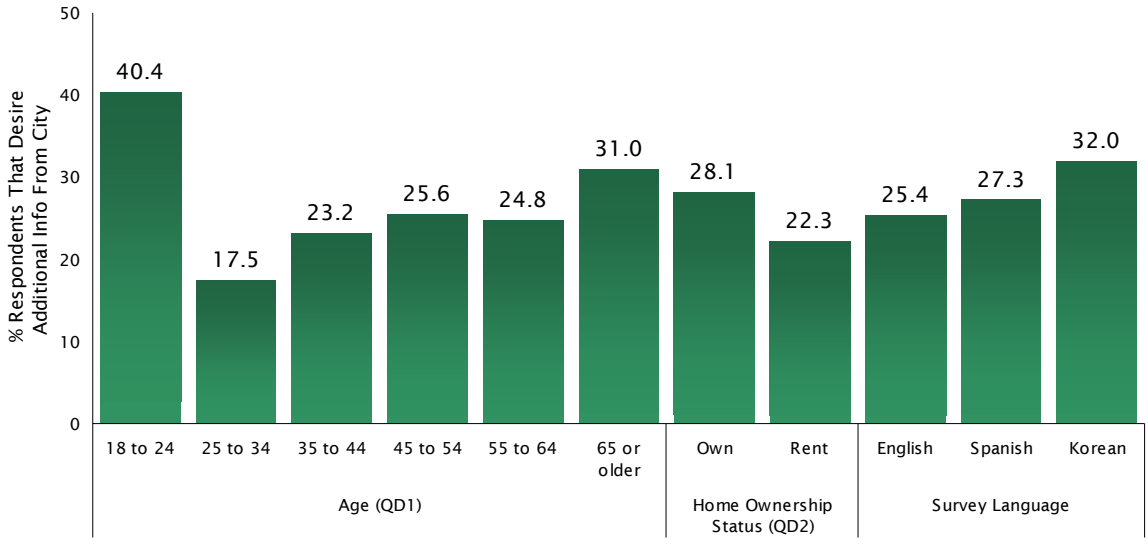
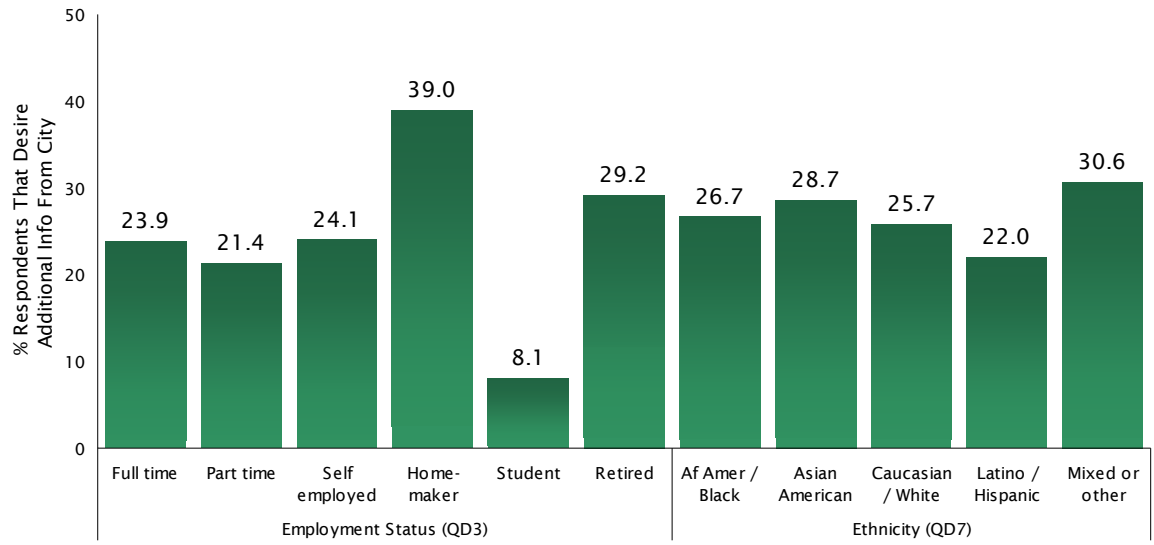


FIGURE 30 DESIRE ADDITIONAL INFORMATION BY EMPLOYMENT STATUS & ETHNICITY



Residents who expressed interest in receiving additional information from the City were subsequently asked to describe their topic of interest. Question 19 was posed in an open-ended manner, meaning that respondents were at liberty to mention any topic that came to mind without being prompted by or restricted to a particular list of topics. The verbatim responses were later reviewed by True North and grouped into the categories shown in Figure 31 on the next page. Respondents were allowed to mention more than one topic, so the percentage results shown in the figure indicate the percentage of respondents who mentioned each topic.

As shown in the figure, information about future plans, developments, and zoning (25%), safety/ crime activity, reports, and solutions (17%), roadwork, construction, and traffic control (14%), and community events and activities (8%) were the most commonly mentioned topics of interest.

Question 19 *Please briefly describe the topic.*

FIGURE 31 ADDITIONAL INFORMATION DESIRED FROM CITY

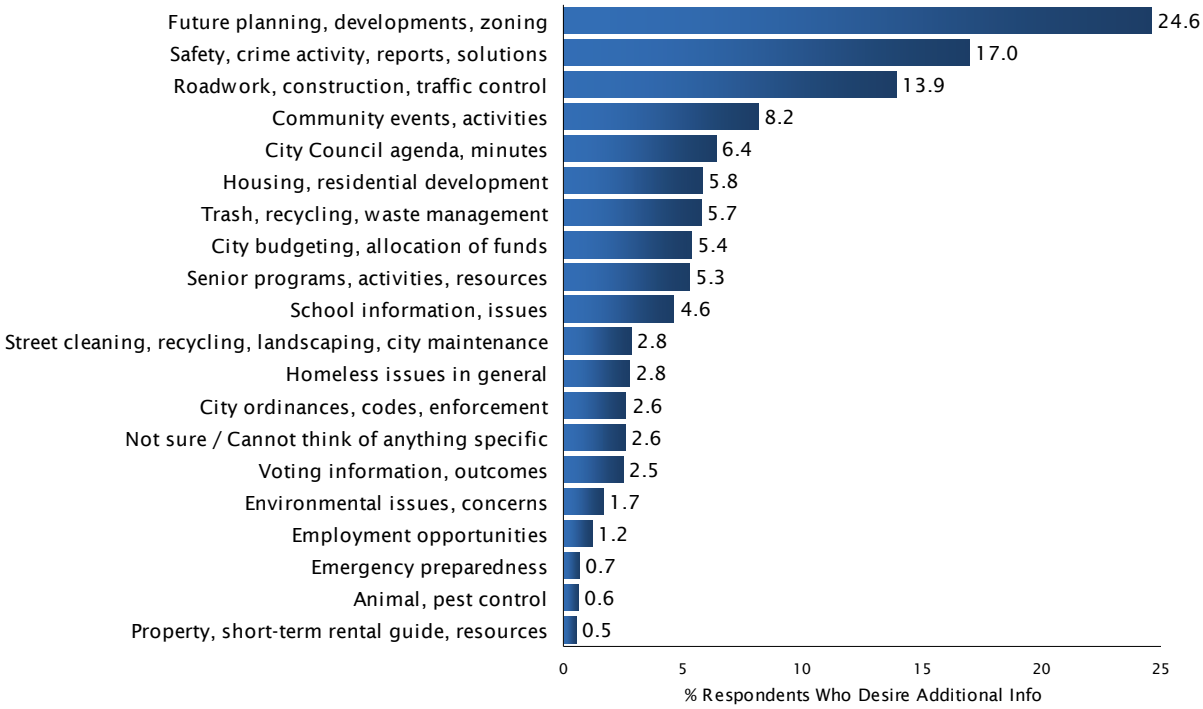


Table 19 compares the top five topics of interest in 2018, 2022, and 2025 and shows that three of the top five categories have remained consistent over time (among residents who expressed interest in receiving additional information from the City). New to the 2025 top five is information about roadwork, construction, and traffic control.

TABLE 19 ADDITIONAL INFORMATION DESIRED FROM CITY BY STUDY YEAR

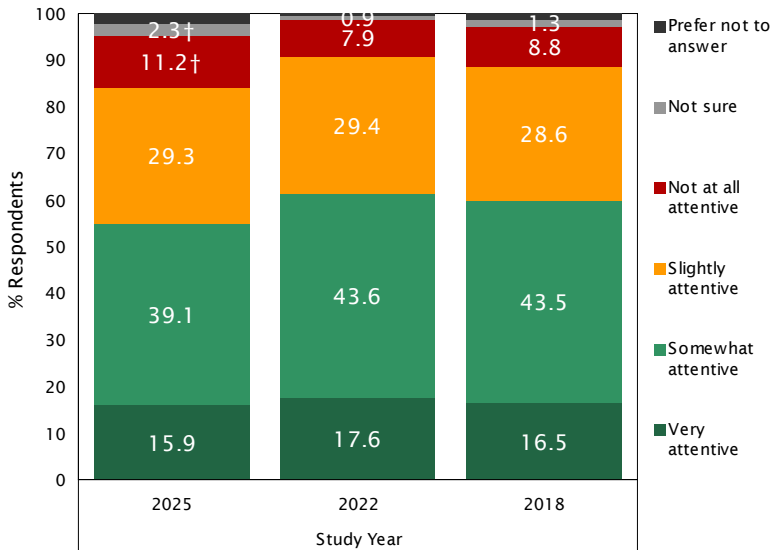
Study Year		
2025	2022	2018
Future planning, developments, zoning	Future planning, developments, zoning	Future planning, developments, zoning
Safety, crime activity, reports, solutions	Community events, activities	Safety, crime activity, reports, solutions
Roadwork, construction, traffic control	City Council agenda, minutes	Community events, activities
Community events, activities	Safety, crime activity, reports, solutions	Homeless issues in general
City Council agenda, minutes	Trash, recycling, waste management	Information about road work, traffic control

ATTENTION PAID TO CITY GOVERNMENT The final question in this section asked respondents to rate how attentive they are to the issues, decisions, and activities of city government using a scale of very attentive, somewhat attentive, slightly attentive, or not at all attentive. Overall, 16% of respondents claimed to be very attentive to matters of city government, 39% somewhat attentive, and 29% slightly attentive. Another 11% of respondents confided they do

not pay any attention to the activities of their city government and 5% were unsure or declined to state (Figure 32). When compared to 2022, the percentage of respondents who were unsure or indicated they are not at all attentive to the issues, decisions, and activities of city government exhibited statistically significant increases.

Question 20 *How much attention do you pay to the issues, decisions and activities of your city government? Would you say that you are very attentive, somewhat attentive, slightly attentive, or not at all attentive?*

FIGURE 32 ATTENTIVENESS TO CITY ISSUES BY STUDY YEAR



Figures 33-35 display how reported attentiveness to city government differed across subgroups of Cypress residents. Notably, attention paid to city government shared a positive relationship with length of residence and age, with those who have lived in the City at least 10 years and individuals 55 years of age or older being the most attentive. At the other end of the spectrum, young residents (under 25), those of mixed/other ethnicities, individuals who completed the survey in Korean, and homemakers were the least likely to describe themselves as being very or somewhat attentive to the issues, decisions, and activities of city government.

FIGURE 33 ATTENTIVENESS TO CITY ISSUES BY YEARS IN CYPRESS & AGE

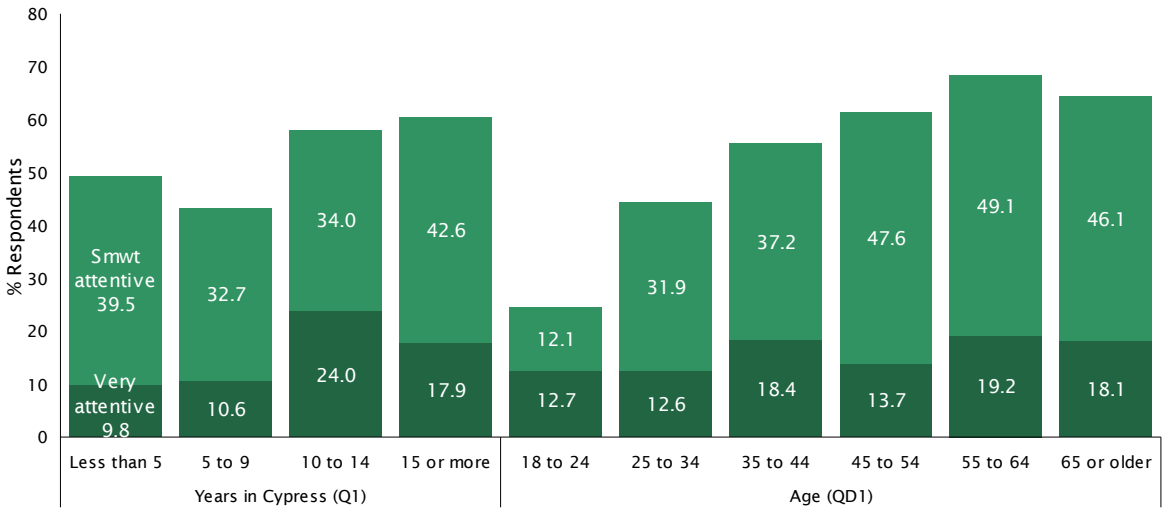


FIGURE 34 ATTENTIVENESS TO CITY ISSUES BY ETHNICITY, HOME OWNERSHIP STATUS & SURVEY LANGUAGE

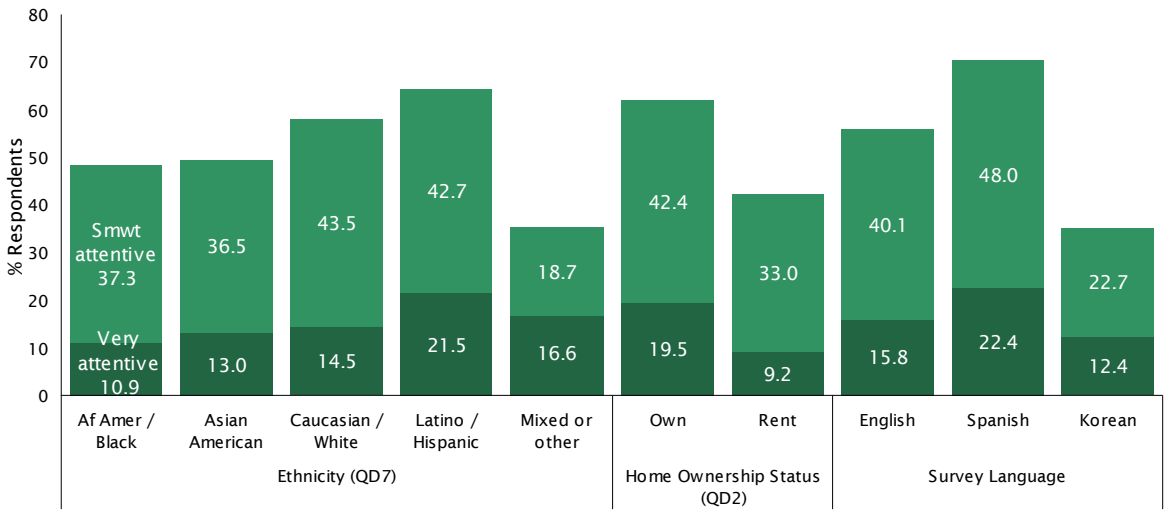
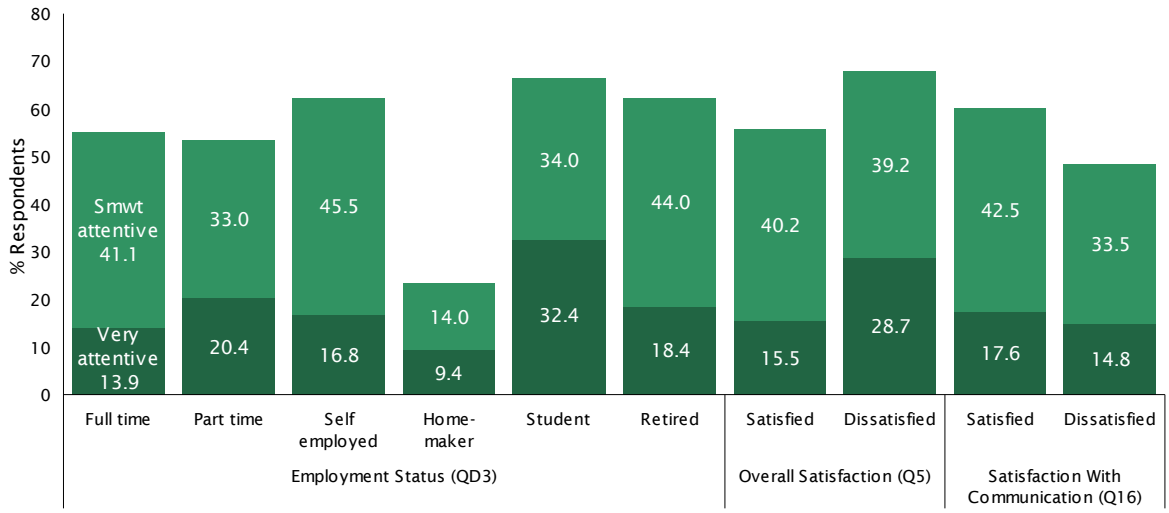


FIGURE 35 ATTENTIVENESS TO CITY ISSUES BY EMPLOYMENT STATUS, OVERALL SATISFACTION & SATISFACTION WITH COMMUNICATION



Background & Demographics

Table 20 Demographics of Sample

	Study Year		
	2025	2022	2018
Total Respondents	*675*	*707*	*748*
Years in Cypress (Q1)			
Less than 5	18.3	21.0	17.4
5 to 9	16.5	16.9	14.2
10 to 14	12.8	10.4	12.0
15 or more	51.6	51.3	56.0
Prefer not to answer	0.8	0.5	0.4
Age (QD1)			
18 to 24	10.9	10.1	12.9
25 to 34	16.5	13.9	14.0
35 to 44	17.8	18.6	16.9
45 to 54	19.4	19.3	21.9
55 to 64	17.3	16.2	16.5
65 or older	17.3	17.7	16.9
Prefer not to answer	0.7	4.1	0.9
Home Ownership Status (QD2)			
Own	64.9	65.3	66.2
Rent	31.6	29.1	28.5
Prefer not to answer	3.4	5.5	5.2
Employment Status (QD3)			
Full time	50.0	49.5	56.3
Part time	5.9	7.0	6.3
Self employed	9.0	8.8	0.0
Home- maker	7.6	5.9	2.9
Student	3.5	2.5	7.9
Retired	18.4	22.1	18.6
Between jobs	1.8	0.0	2.9
Prefer not to answer	3.9	4.2	5.1
Work Commute Status (QD4)			
Working from home	10.2	11.8	N/A
Commuting outside home	35.6	34.4	N/A
Mixture of both	16.9	18.4	N/A
Do not work / Prefer not to answer	37.3	35.4	N/A
Gender (QD6)			
Male	46.0	46.7	49.3
Female	48.5	51.3	47.2
Prefer not to answer	5.6	2.0	3.5
Ethnicity (QD7)			
Af Amer / Black	5.0	4.3	2.7
Asian American	36.5	33.9	26.4
Caucasian / White	31.0	38.3	37.6
Latino / Hispanic	21.5	18.5	18.6
Mixed or other	4.4	3.4	7.1
Prefer not to answer	1.7	1.6	7.6
Survey Language			
English	86.4	90.4	87.3
Spanish	5.3	3.6	7.2
Korean	8.3	5.9	5.6

Table 20 presents the key demographic information collected during the survey by study year. Because of the probability-based sampling methodology used in this study, the results shown in the table are representative of adult residents in the City of Cypress. The primary motivation for collecting the background and demographic information was to provide a better insight into how the results of the substantive questions of the survey vary by demographic characteristics, and ensure that the resulting sample matched the profile of Cypress' adult population on key characteristics (see Appendix A for more details).

METHODOLOGY

The following sections outline the methodology used in the study, as well as the motivation for using certain techniques.

QUESTIONNAIRE DEVELOPMENT Dr. McLarney of True North Research worked closely with the City of Cypress to develop a questionnaire that covered the topics of interest and avoided the many possible sources of systematic measurement error, including position-order effects, wording effects, response-category effects, scaling effects, and priming. Several questions included multiple individual items. Because asking items in a set order can lead to a systematic position bias in responses, the items were asked in a random order for each respondent.

Some questions asked in this study were presented only to a subset of respondents. For example, only respondents who indicated there is a topic or issue they'd like to receive more information about from the City (Question 18) were subsequently asked to describe their topic of interest (Question 19). The questionnaire included with this report (see *Questionnaire & Toplines* on page 43) identifies the skip patterns used during the interview to ensure that each respondent received the appropriate questions.

PROGRAMMING, PRE-TEST & TRANSLATION Prior to fielding the survey, the questionnaire was CATI (Computer Assisted Telephone Interviewing) programmed to assist interviewers when conducting the telephone interviews. The CATI program automatically navigates the skip patterns, randomizes the appropriate question items, and alerts interviewers to certain types of keypunching mistakes should they happen during the interview. The survey was also programmed into a passcode-protected online survey application to allow online participation for sampled residents. The integrity of the questionnaire was pre-tested internally by True North and by dialing into random homes in the City prior to formally beginning the survey. The final questionnaire was also professionally translated into Spanish and Korean to allow for data collection in English, Spanish, and Korean.

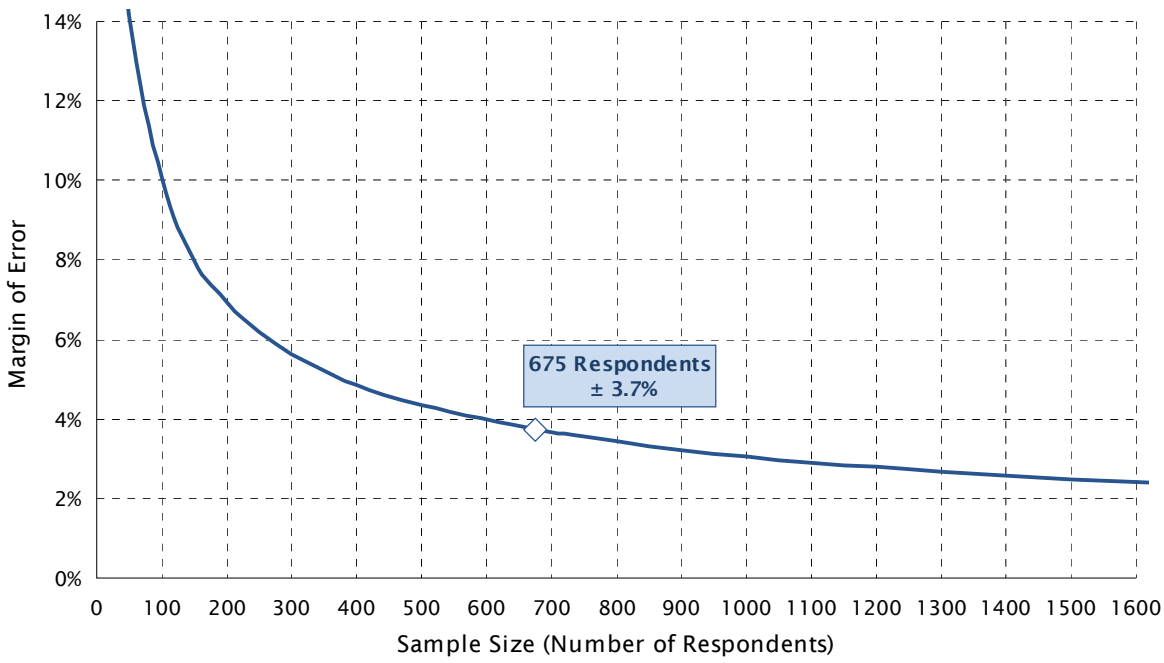
SAMPLE, RECRUITING & DATA COLLECTION A comprehensive database of Cypress households was utilized for this study, ensuring that all households in Cypress had the opportunity to be randomly selected for the survey. Once selected at random, contact information was appended to each record including email addresses and telephone numbers for adult residents. Individuals were subsequently recruited to participate in the survey through multiple recruiting methods. Using a combination of email and text invitations, sampled residents were initially invited to participate in the survey online at a secure, passcode-protected website designed and hosted by True North. Each individual was assigned a unique passcode to ensure that only Cypress residents who received an invitation could access the online survey site, and that the survey could be completed only one time per passcode. An email reminder notice was also sent to encourage participation among those who had yet to take the survey. Following a period of online data collection, True North began placing telephone calls to land lines and cell phone numbers of sampled residents that had yet to participate in the online survey or for whom only telephone contact information was available.

Telephone interviews averaged 18 minutes in length and were conducted during weekday evenings (5:30PM to 9PM) and on weekends (10AM to 5PM). It is standard practice not to call during the day on weekdays because most working adults are unavailable and thus calling during those hours would bias the sample. A total of 675 completed surveys (583 English, 36 Spanish, and 56 Korean) were gathered online and by telephone between March 18 and March 23, 2025.

MARGIN OF ERROR DUE TO SAMPLING The results of the survey can be used to estimate the opinions of all adult residents of the City. Because not every adult resident of the City participated in the survey, however, the results have what is known as a statistical margin of error due to sampling. The margin of error refers to the difference between what was found in the survey of 675 adult residents for a particular question and what would have been found if all of the estimated 38,003 adult residents[3] had been interviewed.

Figure 36 provides a plot of the *maximum* margin of error in this study. The maximum margin of error for a dichotomous percentage result occurs when the answers are evenly split such that 50% provide one response and 50% provide the alternative response. For this survey, the maximum margin of error is ± 3.7% for questions answered by all 675 respondents.

FIGURE 36 MAXIMUM MARGIN OF ERROR



Within this report, figures and tables show how responses to certain questions varied by demographic characteristics such as length of residence and age of the respondent. Figure 36 is thus useful for understanding how the maximum margin of error for a percentage estimate will grow as the number of individuals asked a question (or in a particular subgroup) shrinks. Because the margin of error grows exponentially as the sample size decreases, the reader should use caution when generalizing and interpreting the results for small subgroups.

3. Source: U.S. Census Bureau, American Community Survey (ACS) 2023 5-Year Estimate.

DATA PROCESSING & WEIGHTING Data processing consisted of checking the data for errors or inconsistencies, coding and recoding responses, categorizing verbatim responses, and preparing frequency analyses and cross-tabulations. The final data were weighted to balance the sample by age and ethnicity according to Census estimates.

ROUNDING Numbers that end in 0.5 or higher are rounded up to the nearest whole number, whereas numbers that end in 0.4 or lower are rounded down to the nearest whole number. These same rounding rules are also applied, when needed, to arrive at numbers that include a decimal place in constructing figures and tables. Occasionally, these rounding rules lead to small discrepancies in the first decimal place when comparing tables and charts for a given question.

Section 1: Introduction to Study
Hi, may I please speak to _____? Hi, my name is _____ and I'm calling from TNR on behalf of the City of Cypress. We're conducting a survey about important issues in Cypress and we would like to get your opinions.
If needed: This is a survey about important issues in your community. I'm NOT trying to sell anything and I won't ask for a donation. *If needed:* The survey should take about 14 minutes to complete. *If needed:* If now is not a convenient time, can you let me know a better time so I can call back? *If needed:* Your responses to the survey will be confidential.

Section 2: Quality of Life
To begin, I'd like to ask you a few questions about what it is like to live in Cypress.

Q1	How long have you lived in the City of Cypress?	
1	Less than 1 year	3%
2	1 to 4 years	15%
3	5 to 9 years	17%
4	10 to 14 years	13%
5	15 years or longer	52%
99	Prefer not to answer	1%

Q2 How would you rate: _____? Would you say it is excellent, good, fair, poor or very poor?

	Randomize A-D, always ask E last	Excellent	Good	Fair	Poor	Very poor	Not sure	Prefer not to answer
A	Cypress as a place to live	43%	47%	8%	1%	0%	0%	0%
B	Cypress as a place to raise a family	49%	38%	9%	1%	0%	2%	1%
C	Cypress as a place to retire	31%	36%	14%	4%	2%	12%	1%
D	Cypress as a place to work	19%	29%	15%	3%	1%	30%	3%
E	The overall quality of life in Cypress	37%	50%	10%	1%	0%	2%	0%

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Q3	What do you like most about Cypress that the city government should make sure to preserve in the future? Verbatim responses recorded and later grouped into categories shown below.	
	Public safety, low crime rate	23%
	Parks, recreation areas	18%
	Clean, well-maintained, landscaping, trees	14%
	Not sure / Cannot think of anything specific	13%
	Quiet, friendly town, family oriented	11%
	Good schools	8%
	Open space areas, nature preserves	7%
	Police, fire department	6%
	Infrastructure, streets, sidewalks	5%
	Small town atmosphere	4%
	Community activities, events	3%
	Fewer homeless than other communities	3%
	Public library	2%
	Minimal traffic congestion	2%
	Everything, keep it as it is	2%
	Community, Senior Center	2%
	Restaurants, shopping opportunities, small business	2%
	Location, accessibility	2%
	Balance of business vs residential construction	2%
	Diversity in general	2%
Q4	If the city government could change one thing to make Cypress a better place to live, what change would you like to see? Verbatim responses recorded and later grouped into categories shown below.	
	Not sure / Cannot think of any	20%
	No changes needed / Everything is okay	15%
	Limit growth, development	7%
	Address homeless issues	7%
	Improve public safety, crime, drugs	6%
	Improve shopping, dining opportunities	5%
	Enforce traffic laws	4%
	Maintain, add park and recreation facilities	4%
	Provide more affordable housing	3%
	Reduce traffic congestion	3%
	Improve, maintain landscaping	3%

	Improve, maintain infrastructure, roads, streets	3%
	Provide more events, entertainment for different ages	3%
	Add, improve safety of bike lanes, sidewalks	2%
	Clean, beautify public spaces	2%
	Improve Lincoln area, buildings, streets, landscape	2%
	Improve, education, provide more schools	2%
	Provide more police presence	2%
	Improve City government, leadership	2%
	Address parking issues	1%

Section 3: City Services

Next, I would like to ask a series of questions about services provided by the City of Cypress.

Q5	Generally speaking, are you satisfied or dissatisfied with the job the City of Cypress is doing to provide city services? *Get answer, then ask:* Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?		
	1	Very satisfied	37%
	2	Somewhat satisfied	42%
	3	Somewhat dissatisfied	9%
	4	Very dissatisfied	3%
	98	Not sure	9%
	99	Prefer not to answer	1%

Q6 For each of the services I read, please tell me whether the service is extremely important to you, very important, somewhat important, or not at all important.

	Randomize.	Extremely important	Very important	Somewhat important	Not at all important	Not sure	Prefer not to answer
A	Providing police and crime prevention services	69%	19%	8%	3%	1%	0%
B	Providing fire protection and emergency medical services	71%	25%	2%	0%	1%	0%
C	Providing services to seniors	36%	41%	18%	3%	2%	0%
D	Managing traffic in the city	48%	37%	12%	3%	0%	0%
E	Maintaining city streets and roads	59%	34%	5%	0%	1%	0%
F	Managing growth and development	38%	38%	18%	4%	2%	1%
G	Providing recreation programs for all ages	36%	39%	20%	3%	1%	1%
H	Maintaining parks and recreation areas	53%	37%	8%	1%	1%	0%

I	Providing cultural and performing arts	22%	33%	30%	12%	3%	1%
J	Promoting economic development for a healthy business community	33%	42%	20%	2%	2%	1%
K	Keeping public buildings and facilities clean and attractive	45%	42%	11%	1%	1%	0%
L	Holding special community events like summer concerts in the park and holiday celebrations	23%	35%	29%	11%	1%	1%
M	Addressing homelessness	61%	23%	11%	3%	1%	0%
N	Maintaining the City's financial stability	57%	32%	9%	0%	1%	0%
Q7	For the same list of services I just read, I'd like you to tell me how satisfied you are with the job the City is doing to provide the service. Are you satisfied or dissatisfied with the City's efforts to: ____, or do you not have an opinion? *Get answer. If 'satisfied' or 'dissatisfied', then ask*: Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?						
	Randomize	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied	Not sure	Prefer not to answer
A	Provide police and crime prevention services	47%	35%	6%	3%	8%	1%
B	Provide fire protection and emergency medical services	53%	31%	2%	1%	13%	1%
C	Provide services to seniors	24%	35%	5%	1%	32%	3%
D	Manage traffic in the city	33%	39%	15%	5%	6%	2%
E	Maintain city streets and roads	45%	40%	9%	3%	2%	1%
F	Manage growth and development	25%	37%	12%	6%	18%	2%
G	Provide recreation programs for all ages	33%	38%	7%	1%	19%	2%
H	Maintain parks and recreation areas	43%	41%	6%	3%	5%	1%
I	Provide cultural and performing arts	22%	41%	8%	2%	25%	2%
J	Promote economic development for a healthy business community	23%	41%	8%	2%	22%	2%
K	Keep public buildings and facilities clean and attractive	46%	40%	5%	1%	8%	1%
L	Hold special community events like summer concerts in the park and holiday celebrations	39%	37%	5%	2%	16%	2%
M	Address homelessness	21%	35%	19%	9%	15%	1%
N	Maintain the City's financial stability	28%	34%	7%	2%	27%	3%

Q8	Overall, how **safe** is the City of Cypress as a place to live? Would you say it is very safe, somewhat safe, somewhat unsafe, or very unsafe?		
	1	Very safe	58%
	2	Somewhat safe	38%
	3	Somewhat unsafe	3%
	4	Very unsafe	0%
	99	Prefer not to answer	0%

Section 4: Priorities

The City of Cypress has limited financial resources to provide local services and projects desired by residents. Because it can't fund *every* service and project, the City must set priorities.

Q9 As I read each of the following items, please indicate whether you think the City should make the item a high priority, a medium priority, or a low priority for future city spending. If you feel the City should not spend any money on this item, just say so. Please keep in mind that not all of the items can be high priorities.

Here is the (first/next) one:_____. Should this item be a high, medium or low priority for the City – or should the City not spend any money on this item?

	Randomize	High priority	Medium priority	Low priority	Should not spend money	Not sure	Prefer not to answer
A	Make more resources and City services available online for residents	31%	36%	24%	4%	4%	1%
B	Refurbish and improve the amenities at existing community parks	36%	44%	17%	2%	1%	1%
C	Maintain streets and roads in good condition	73%	21%	4%	0%	1%	0%
D	Provide incentives to attract new employers and jobs to the City	33%	40%	17%	5%	5%	1%
E	Work with property owners to revitalize older, outdated commercial centers	36%	38%	19%	4%	2%	1%
F	Attract more entertainment options to Cypress for families, kids, and adults	26%	38%	25%	6%	4%	1%
G	Provide safe routes to school to encourage more kids to walk and bike to school	53%	30%	10%	3%	3%	1%
H	Increase the availability of electric vehicle (EV) charging stations for public use	11%	20%	38%	25%	6%	0%

If Q9F=1, ask Q10.		
Q10	You indicated that attracting more entertainment options to Cypress for families, kids, and adults should be a high priority. Do you have any *specific* entertainment options that you'd like available in the City of Cypress? *If yes, ask:* Please briefly describe them to me. Verbatim responses recorded and later grouped into categories shown below.	
	Not sure / Cannot think of anything specific	31%
	Concerts, events, plays	16%
	Multi-cultural events, festivals	15%
	Large community park for all ages	9%
	Entertainment fun center	9%
	Movie theater, cinemas	8%
	Downtown area with shops, cafes, entertainment	8%
	Community theater	7%
	Restaurants, high-end dinning	6%
	Public swimming pool, aquatics	4%
	Bowling alley, arcades	3%
	Sports bar	3%
	Movies at the park	3%
	Arts, crafts center	1%
	Skating areas (roller, ice)	1%
	Nightlife, clubs	1%
	Dog park	1%
	Racetrack	1%

Section 5: Community Events					
Q11	Next, I'm going to read a short list of community events in Cypress. For each that I read, please indicate whether you or other members of your household have attended the event in the past **two** years.				
	Randomize	Yes	No	Not sure	Prefer not to answer
A	Spring Egg Hunt	19%	75%	4%	1%
B	Concerts on the Green	47%	49%	2%	1%
C	Salute to America	18%	74%	6%	2%
D	National Night Out	9%	84%	5%	1%
E	Cypress Community Festival	46%	49%	3%	1%
F	Cypress Run	24%	72%	2%	1%

G	State of the City	10%	82%	6%	2%
H	Women's Conference	6%	89%	4%	1%
I	Holiday Sing	20%	76%	3%	2%

Only ask items in Q12 where Q11=1.

Q12	How would you rate your experience attending the _____? Would you say it was excellent, good, fair, poor, or very poor?							
	Read in Order	Excellent	Good	Fair	Poor	Very poor	Not sure	Prefer not to answer
A	Spring Egg Hunt	41%	44%	10%	0%	0%	2%	4%
B	Concerts on the Green	51%	39%	8%	0%	1%	0%	1%
C	Salute to America	55%	29%	8%	1%	0%	5%	3%
D	National Night Out	47%	31%	13%	0%	2%	2%	5%
E	Cypress Community Festival	44%	44%	7%	1%	1%	2%	2%
F	Cypress Run	44%	44%	7%	0%	1%	2%	2%
G	State of the City	47%	35%	9%	2%	0%	2%	5%
H	Women's Conference	47%	38%	7%	0%	0%	0%	8%
I	Holiday Sing	52%	36%	7%	0%	0%	4%	1%

Q13	Do you have any suggestions for how to improve community events in Cypress? *If yes, ask:* Please describe your suggested improvement. Verbatim responses recorded and later grouped into categories shown below.	
	No suggestions / City is doing a good job	50%
	Not sure / Cannot think of anything specific	21%
	Provide more advertising, promotions	8%
	Provide more variety, diversity of events, performers	5%
	Focus on other community priorities	2%
	Community, business involvement	1%
	Provide more events, concert dates	1%
	Provide more parking in general, including disabled parking	1%
	Keep politics out of events	1%
	Improve public safety	1%
	Provide more variety of vendors	1%
	Provide more events for seniors	1%
	Provide shuttles for events	1%
	Lower prices, fees, give incentives	1%

Section 6: Communication			
Q14	What information sources do you primarily use to find out about City of Cypress news, information and programming? *Don't read list. Record up to first 4 responses.* *If mentions* ***social media****, Facebook, Twitter, Instagram, etc., ask:* Would that be the City's social media, non-city sources, or both? *If both, check appropriate sources in City Sources and Other Sources.*		
City Sources			
	1	City Newsletter/*The Progress*	44%
	2	Senior Newsletter/*Along the Way*	5%
	3	Cypress Central smart phone app	7%
	4	City's website	32%
	5	Email notification from City	21%
	6	*Minute with the Mayor* videos	1%
	7	Letters or postcards from the City mailed to home	19%
	8	Flyers or brochures (displayed at public facilities)	13%
	9	Street banners	25%
	10	City Council Meetings	4%
	11	City's Facebook	14%
	12	City's Instagram	10%
	13	City's X/Twitter	1%
	14	Cable Channel 36	0%
Other Sources			
	15	Social Media (not a City source)	16%
	16	Internet/websites (not City's site)	10%
	17	Local newspapers (print or online)	6%
	18	Radio	1%
	19	Television (general)	1%
	20	Community events	2%
	21	Friends/Family/Associates	15%
	22	Other	3%
	23	Do Not Receive Information about City	5%
	98	Not sure	3%
	99	Prefer not to answer	2%

If Q14=17, ask Q15. Otherwise skip to Q16.			
Q15	Which local newspaper do you read most often? Verbatim responses recorded and later grouped into categories shown below.		
	The Orange County Register		37%
	Not sure, depends, read multiple		24%
	Event-News Enterprise		19%
	Prefer not to answer		18%
	Voice of OC		7%
	LA Times		2%
Q16	Overall, are you satisfied or dissatisfied with the City's efforts to communicate with residents through newsletters, the Internet, local media, and other means? *Get answer, then ask:* Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?		
	1	Very satisfied	28%
	2	Somewhat satisfied	45%
	3	Somewhat dissatisfied	14%
	4	Very dissatisfied	4%
	98	Not sure	9%
	99	Prefer not to answer	1%
Q17	Do you have any suggestions for how the City could improve the way it communicates with you? *If yes, ask:* Please describe your suggested improvement. Verbatim responses recorded and later grouped into categories shown below.		
	No suggestions		68%
	More emails		5%
	More newsletters, deliver to everyone weekly, bi-weekly		4%
	More social media		4%
	Increase frequency, details of outreach in general		3%
	More flyers, brochures		2%
	More postal mail		2%
	Improving City's mobile app		2%
	Send text message alerts		2%
	More street banners		2%
	Not aware of City's communication efforts, sources		2%
	More Town Hall meetings, open door meetings		1%
	Improve City's website		1%
	Newspaper		1%

Q18	Is there a particular topic or issue that you'd like to receive more information about from the City?			
	1	Yes	26%	*Ask Q19*
	2	No	64%	*Skip to Q20*
	99	Prefer not to answer	10%	*Skip to Q20*
Q19	Please briefly describe the topic. Verbatim responses recorded and later grouped into categories shown below.			
	Future planning, developments, zoning		25%	
	Safety, crime activity, reports, solutions		17%	
	Roadwork, construction, traffic control		14%	
	Community events, activities		8%	
	City Council agenda, minutes		6%	
	Housing, residential development		6%	
	Trash, recycling, waste management		6%	
	City budgeting, allocation of funds		5%	
	School information, issues		5%	
	Senior programs, activities, resources		5%	
	Homeless issues in general		3%	
	City ordinances, codes, enforcement		3%	
	Street cleaning, recycling, landscaping, city maintenance		3%	
	Voting information, outcomes		3%	
	Not sure / Cannot think of anything specific		3%	
	Environmental issues, concerns		2%	
	Property, short-term rental guide, resources		1%	
	Emergency preparedness		1%	
	Animal, pest control		1%	
	Employment opportunities		1%	
Q20	How much attention do you pay to the issues, decisions and activities of your city government? Would you say that you are very attentive, somewhat attentive, slightly attentive, or not at all attentive?			
	1	Very attentive	16%	
	2	Somewhat attentive	39%	
	3	Slightly attentive	29%	
	4	Not at all attentive	11%	
	98	Not sure	2%	
	99	Prefer not to answer	2%	

Section 7: Background & Demographics				
Thank you so much for your participation. I have just a few background questions for statistical purposes.				
D1	In what year were you born? Year coded into age categories shown below.			
	18 to 24		11%	
	25 to 34		16%	
	35 to 44		18%	
	45 to 54		19%	
	55 to 64		17%	
	65 or older		17%	
D2	Do you own or rent your residence in Cypress?			
	1	Own	65%	
	2	Rent	32%	
	99	Prefer not to answer	3%	
D3	Which of the following best describes your employment status? Would you say you are employed full-time, part-time, self-employed, a student, a homemaker, retired, or are you in-between jobs right now?			
	1	Employed full-time	50%	*Ask D4*
	2	Employed part-time	6%	*Ask D4*
	3	Self-employed	9%	*Ask D4*
	4	Student	8%	*Skip to D6*
	5	Homemaker	3%	*Skip to D6*
	6	Retired	18%	*Skip to D6*
	7	In-between jobs	2%	*Skip to D6*
	99	Prefer not to answer	4%	*Skip to D6*
D4	Are you currently working from home, commuting to a workplace outside of your home, or a mixture of both?			
	1	Working from home	16%	
	2	Commuting to a workplace outside home	55%	
	3	Mixture of both	26%	
	99	Prefer not to answer	3%	
D5	When you commute to a workplace outside of your home, approximately how many miles is your commute, **one- way**?			
	Less than 5		14%	
	5 to 9		9%	

	10 to 14		18%
	15 to 19		20%
	20 to 29		18%
	30 to 39		9%
	40 or more		4%
	Prefer not to answer		9%
D6	What is your gender?		
	1	Male	46%
	2	Female	48%
	3	Other	<1%
	99	Prefer not to answer	5%
D7	What ethnic group do you consider yourself a part of or feel closest to*? Read list if respondent hesitates*		
	1	African-American/Black	5%
	2	American Indian or Alaskan Native	<1%
	3	**Asian** -- Korean, Japanese, Chinese, Vietnamese, Indian, Filipino or other Asian	36%
	4	Caucasian/White	31%
	5	Latino/Hispanic	21%
	6	Middle Eastern	3%
	7	Pacific Islander	<1%
	8	Mixed Heritage	1%
	98	Other	<1%
	99	Prefer not to answer	2%

Thanks so much for participating in this important survey! This survey was conducted for the City of Cypress.

Post-Interview & Sample Items		
S1	Survey Language	
	English	86%
	Spanish	5%
	Korean	8%

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **14.**

FROM: Peter Grant, City Manager

DATE: 05/12/2025

SUBJECT: **Adopt the Strategic Plan and Six Month Objectives**

RECOMMENDATION

Adopt the Strategic Plan and six month objectives.

DISCUSSION

The City Council establishes major City goals and objectives through its strategic planning process and the Strategic Plan is the primary tool by which the City Council improves services and preserves Cypress' high quality of life. It guides budget development and is the foundation by which the City manages program objectives, implementation and accountability.

The City Council met on April 16 to review the Strategic Plan, develop new six-month objectives, and discuss the City's strengths and accomplishments during the past six months. The Strategic Plan and six-month objectives are attached.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Six-month Objectives

Strategic Plan and Accomplishments - April 2025

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: MAINTAIN INFRASTRUCTURE AND FACILITIES						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. June 9, 2025	Public Works Director	Recommend options for streamlining capital improvement projects to increase efficiency and contain costs				
2. August 25, 2025	Public Works Director	Recommend an agreement for an organizational and best practices review of the Public Works department				
3. Sept. 8, 2025	Public Works Director	Provide an update and options to phase/adjust the Myra Avenue pump station No. 1 project scope				
4. Ongoing	Public Works Director & Finance Director	Pursue outside funding to offset the cost of upgrading Myra Avenue pump station No. 1				
5. FUTURE	Public Works Director	Recommend an agreement to update the Sewer System Master Plan				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

MAINTAIN FINANCIAL STABILITY AND PROMOTE ECONOMIC ACTIVITY						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. June 9, 2025	Finance Director	Recommend an agreement with a new firm to perform the City's annual financial statement audits				
2. Sept 22, 2025	Planning Director	Recommend an economic development plan that includes advanced location analytics and commercial real estate information platforms				
3. Sept. 30, 2025	Finance Director	Recruit an over-hire Finance Manager as part of the department's succession plan				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **ENHANCE AND MAINTAIN PUBLIC SAFETY**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. June 30, 2024	Police Chief & RCS Director	Launch the S.A.I.L.S. senior citizen crime prevention and safety program				
2. June 30, 2025	Police Chief	Conduct a team building workshop for Police department managers and supervisors				
3. August 6, 2025	Police Chief working with Anaheim Union HS District	Establish an ongoing e-bike safety program with Lexington Junior High School				
4. By Sept. 30, 2025	Police Chief	Provide Emergency Operations Center training to City staff				
5. On-going	Police Chief working with Cypress School District	Explore a campus safety partnership with Cypress School District				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **ENHANCE RECREATION FACILITIES AND PROGRAMS**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. July 10, 2025	Ad hoc subcommittee working with the City Manager	Report progress/recommendations on park amenities to the City Council				
2. August 25, 2025	Ad hoc subcommittee working with the City Manager	Report progress/recommendations regarding Cypress Community Festival to the City Council				
3. Sept. 8, 2025	RCS Director	Recommend updates to the Non-Profit Grant Program policy				
4. Sept. 22, 2025	RCS Director working with RCS Commission	Recommend a scope of work for a firm to lead public engagement and develop conceptual design options for the expansion of Baraldi Sycamore Park				
5. Sept. 30, 2025	RCS Director	Establish Arnold Cypress Park utilization and staffing plan				

CITY OF CYPRESS

SIX-MONTH STRATEGIC OBJECTIVES

April 2025 – October 2025

THREE-YEAR GOAL: **MAINTAIN HIGH QUALITY AND HIGH VALUE SERVICES FOR THE COMMUNITY**						
WHEN	**WHO**	**WHAT**	**STATUS**			**COMMENTS**
			DONE	ON TARGET	REVISED	
1. May 12, 2025	City Clerk	Report 2025 Community Survey findings to the City Council				
2. July 14, 2025	Public Works Director	Recommend a scope of work for a third-party review of the solid waste franchise				
3. July 14, 2025	City Attorney	Recommend updates to the Municipal Code to reflect state smoking restrictions and present options for additional regulations				
4. August 25, 2025	City Manager & City Clerk	Recommend a communication policy to the City Council				
5. August 29, 2025	City Manager & City Clerk working with Communications LAB	Complete internal brand/logo development and present an update and community engagement plan to the City Council				
6. August 29, 2025	Public Works Director & Finance Director	Implement an online procurement platform to improve the bidding process and vendor outreach				
7. Sept. 30, 2025	Planning Director & RCS Director	Recommend adjustments to align City/RCS District boundaries through the Local Agency Formation Commission				

City of Cypress
Strategic Planning Retreat
April 16, 2025

CITY OF CYPRESS VISION STATEMENT

Cypress is a safe and welcoming community delivering excellent services for our residents, neighborhoods, and businesses

CITY OF CYPRESS MISSION STATEMENT

The City of Cypress, guided by our core values, will utilize our resources in concert with community partners to provide an exceptional city to live, work, and play

CORE VALUES

The City of Cypress Core Values

- Integrity
- Accountability
- Transparency/Fiscal Prudence
- Teamwork
- Responsiveness to the Community

THREE-YEAR GOALS 2023-2026 (not in priority order)

- Maintain infrastructure and facilities
- Maintain financial stability and promote economic activity
- Enhance and maintain public safety
- Maintain high quality and high value services for the community
- Enhance recreation facilities and programs

Accomplishments/Achievements in the last six months:

- Met all Housing Element and zoning requirements with the state
- First phase of Cypress University Level Up
- Homewood Suites was named #1 in the country
- City's Stormwater Program had a successful audit
- City Council team building workshop
- Received GFOA award for budget
- New Public Works Director
- Hired seven new full-time staff
- Financial stability
- Celebrate Cypress events
- More engagement with the Commissions
- Non-profit grant workshop
- Successful first district election
- Reduced lawsuits
- Halloween contest was a success
- Passage of Measure S
- Launched community-wide survey
- Replaced data center
- Crime rates down 27% this year
- Added $1.5 million to the pension trust
- Completed Council Member onboarding
- Arnold Cypress Park nearing completion
- City Council workshop recordings are now online
- The Square received award nomination
- Police department promoted five new supervisors
- Completed Annual Comprehensive Financial Report
- Launched closed captioning on City Council broadcast
- Technology in the Police department has been updated and increased: body-worn cameras, dash cameras, license plate readers, etc.
- The Square won OC Innovating Housing Award
- Smoother City Council meetings with less descension and distraction
- Police department increased partnerships with the school districts

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **15.**

FROM: Fred Galante, City Attorney

DATE: 05/12/2025

SUBJECT: **Consider an Ordinance Updating Municipal Code Sections 2.2-11 and 2-2.20 Relating to Voting Procedures in City Council Meetings Governing Abstentions and Reconsideration**

RECOMMENDATION

Consider approving the First Reading of an Ordinance, by title only, updating Municipal Code sections 2.2-11 and 2-2.20 relating to voting procedures in City Council meetings governing abstentions and reconsideration.

DISCUSSION

At the March 24 City Council meeting, City Council held a discussion regarding how abstentions from City Council votes are counted and directed the City Attorney to return with an Ordinance for consideration.

BUDGET IMPACT

None.

LEGAL REVIEW

The City Attorney drafted the attached Ordinance.

APPROVED BY: Peter Grant, City Manager

Attachments

Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING SECTIONS 2-2.11 AND 2-2.20 OF THE CYPRESS MUNICIPAL CODE RELATING TO VOTING PROCEDURES IN CITY COUNCIL MEETINGS GOVERNING ABSTENTIONS AND RECONSIDERATION

WHEREAS, the City Council (the "City Council") of the City of Cypress (the "City") is authorized to establish rules of conduct for its proceedings pursuant to Government Code section 36813; and

WHEREAS, the conduct of City Council meetings is governed by Section 2 of the City's Municipal Code and Robert's Rules of Order; and

WHEREAS, Cypress Municipal Code Section 2.2-11 subsection (e) currently requires a council member to be on the prevailing side if he/she wants to make a motion to reconsider their previous vote; and

WHEREAS, Cypress Municipal Code Section 2-2.20 currently counts abstentions as a vote in favor of a particular motion; and

WHEREAS, the City intends for abstentions to be handled in accordance with Robert's Rules of Order per Cypress Municipal Code Section 2-2.11(f); and

WHEREAS, by adoption of this Ordinance, the City Council wishes to amend Cypress Municipal Code Sections 2-2.11 and 2-2.20 to modify their voting procedures regarding abstentions and motions to reconsider.

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 incorporated herein as findings of the City Council.

SECTION 2. Subsection 2-2.11(e) of the Cypress Municipal Code is hereby revised as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

""§ 2-2.11 Council meetings-Rules of debate.

. . .

(e) *Motion to reconsider*. A motion to reconsider any action taken by the council may be made only on the day such action was taken. It may be made either immediately during the same session or at a recessed or adjourned session thereof. Such motion must be made by one on the prevailing side **or a member who abstained from the vote**, but may be seconded by any council member and may be made at any time and have precedence over all other motions or, while a council member has the floor, it shall be debatable."

SECTION 3. Section 2-2.20 of the Cypress Municipal Code is hereby revised as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

"§ 2-2.20 Same-Same-Disqualification and abstention.

No city council member shall be permitted to disqualify him/herself if such disqualification results in a tied vote unless such disqualification shall have been approved by the city attorney or by vote of the remainder of the council. **~~Unexcused disqualification and abstentions shall be counted by the city clerk as a vote in favor of the particular motion.~~**"

SECTION 4. 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 5. Effective date. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 6. 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 ____ day of _____, 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 _____ day of _____, 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

CITY OF CYPRESS

CITY COUNCIL REPORT

City Council Regular **16.**

FROM: Scott Minikus, Council Member

DATE: 05/12/2025

SUBJECT: **Consider a Proclamation Recognizing May as Jewish American Heritage Month**

RECOMMENDATION

Consider a proclamation recognizing May as Jewish American Heritage Month.

DISCUSSION

At the April 28 City Council meeting, Council Member Minikus requested the City Council consider a proclamation recognizing the month of May as Jewish American Heritage Month. A proclamation has been prepared and is attached for consideration.

BUDGET IMPACT

None.

LEGAL REVIEW

None required.

APPROVED BY: Peter Grant, City Manager

Attachments

Proclamation

JEWISH AMERICAN HERITAGE MONTH
MAY 2025

WHEREAS, Jewish American Heritage Month is celebrated every May to honor the significant contributions and rich history of Jewish Americans to the fabric of our nation; and

WHEREAS, Jewish Americans have played a vital role in shaping the cultural, economic, scientific, and social landscape of the United States, contributing to the advancement of arts, education, business, medicine, and public service; and

WHEREAS, the Jewish community in Cypress has been an integral part of our city's diverse and vibrant cultural mosaic, bringing with them a deep commitment to family, faith, and community; and

WHEREAS, Jewish Americans continue to foster mutual understanding, tolerance, and respect, promoting the values of equality, justice, and liberty; and

WHEREAS, it is important to recognize the experiences, resilience, and strength of Jewish Americans, as well as their ongoing contributions to our society; and

WHEREAS, the celebration of Jewish American Heritage month provides an opportunity to reflect on the historical struggles and achievements of Jewish Americans and to celebrate the enduring spirit of the Jewish community in Cypress and beyond.

NOW, THEREFORE, the City of Cypress City Council does hereby proclaim the month of May 2025, as **JEWISH AMERICAN HERITAGE MONTH** in Cypress, to celebrate the history, culture and contributions that Jewish Americans have made to American society and the City of Cypress.

_____

David Burke
MAYOR OF THE CITY OF CYPRESS
Dated: May 12, 2025