

4.8 LAND USE AND PLANNING

This section analyzes the impacts relative to land use and planning that would occur as a result of implementation of the proposed Facilities Master Plan (proposed project). This section includes a description of existing land uses surrounding the project site and provides an analysis of the proposed project's compatibility with such land uses. As a state-funded entity, Cypress College is not subject to local government planning documents or policies, such as the City of Cypress General Plan (City of Cypress 2001). Accordingly, the local general plans, land use plans, and ordinances are not applicable to Cypress College; therefore, the analysis of the project's compatibility with these documents is provided for informational purposes only.

The character of the existing land use was determined by field survey, review of aerial photography of the project site and surrounding areas, and review of existing documentation and site descriptions contained in the Cypress General Plan. Issues of land use compatibility were analyzed in the context of existing and planned land uses at the campus, as well as campus policies and planning programs.

Planned land uses were analyzed by reviewing applicable land use plans for areas surrounding the campus, including the existing Cypress General Plan. The City of Cypress zoning code was also reviewed.

No comments related to land use and planning issues were received in response to the Notice of Preparation.

4.8.1 Existing Conditions

The City of Cypress was originally named Dairy City when it was incorporated in 1956 (City of Cypress 2001). Cypress transformed into a suburban city in the 1960s and 1970s as housing demands increased in the region and agricultural uses were forced to relocate to outlying areas. Cypress College has been developed as a college since 1966. It was built on a former dairy pasture. The campus is designed with multistory buildings ringed by a one-way loop road and parking lots.

Existing land uses immediately surrounding campus include a mixture of residential, commercial/retail, schools, and parks. The proposed project site is designated as an "Education Facilities" land use according to the Cypress General Plan (City of Cypress 2001). The proposed project site is zoned as a "Public and Semi-Public Zone/Civic Center Combining Zone (PS-CC)" and as a "Public and Semi Public Zone (PS)" (City of Cypress 2016).

4.8.2 Relevant Plans, Policies, and Ordinances

Federal

There are no applicable federal land use policies or regulations that would apply to the project.

State

Division of State Architect

The Division of the State Architect (DSA) is part of the California Department of General Services. The DSA provides design and construction oversight for kindergarten through grade 12 schools, community colleges, and various other state-owned and leased facilities. The division also develops accessibility, structural safety, and historical building codes and standards utilized in various public and private buildings throughout the State of California.

Local

2011 Facilities Master Plan

The DSA is part of the California Department of General Services. The DSA provides design and construction oversight for kindergarten through grade 12 schools, community colleges, and various other state-owned and leased facilities. The division also develops accessibility, structural safety, and historical building codes and standards utilized in various public and private buildings throughout the State of California.

The proposed project would in effect replace the 1999 Facilities Master Plan as the guiding vision for future North Orange County Community College District (District) land use decisions. In developing the proposed project, the planning team used the existing Master Plan guiding structure in an effort to design a plan that promotes a diverse twenty-first century academic community. In general, the core concepts outlined in the 2011 Facilities Master Plan were carried forward in the proposed Facilities Master Plan with a focus on renovation of the campus to meet future needs. One of the proposed master plan guiding principles relates to integration of the Educational Master Plan with the development of the Facilities Master Plan. The Facilities Master Plan complements the activities envisioned in the Educational Master Plan. A number of services and facilities, such as a new Science, Engineering, and Math (SEM) building; immersive digital classroom; Veterans' Resource Center; and renovated recreational facilities would help support the core academic function of campus.

The 2011 Facilities Master Plan was updated in 2014 to incorporate the Veterans' Resource Center expansion, new SEM building, incineration enclosure, and Baseball Clubhouse.

The Cypress General Plan is the blueprint for long-range development over a 20-year period. Included in the general plan are eight elements, including Land Use, Circulation, Conservation/Open Space/Recreation, Safety, Noise, Air Quality, Growth Management, and Housing. The overall intent of the general plan is to direct daily City actions, through policy statements, toward improving and maintaining a socially cohesive, economically viable, and physically attractive community. Issues, goals, objectives, and policies are listed under each element of the general plan to meet the existing and future needs of the City.

Cypress General Plan

Cypress College is identified as an Educational Facilities land use in the General Plan with a zoning designation of Public and Semi-Public Zone/Civic Center Combining Zone (PS-CC) and as a Public and Semi-Public Zone (PS). Relevant elements of the general plan that could pertain to the proposed project include the following (City of Cypress 2001).

Land Use Element

- **LU-11:** Provide clarification as to the City’s authority over currently designated community facilities and services.
 - **LU-11.1:** Remove the former Union Pacific right-of-way from the “Community Services and Facilities” land use category.
 - **LU-11.2:** Review land uses currently allowed in the PS-1A (Public/Semi-Public) zone and establish discrete subdistricts within the PS-1A zone with appropriate land uses and development regulations for each.
- **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.
 - **LU-12.1:** Prohibit structures that are determined to be a “hazard” by the FAA [Federal Aviation Administration] 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 VRF air space used for the airport traffic pattern or enroute navigation to and from the airport.
 - **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.).

- **LU-13.5:** Continue to support the West Orange County Cities Association’s (WOCCA) rail feasibility and alignment study and leave land use options open for possible passenger station either on or near Lincoln Avenue close to the intersection with Valley View Street.
- **LU-17.3:** Examine possible joint opportunities for retail development with property owners and Cypress College at the southeast corner of Lincoln Avenue and Valley View Street.
- **LU-19:** Continue to diversify transportation choices in Cypress for residents and businesses.
 - **LU-19.1:** Encourage the extension of Light Rail through the City to serve Lincoln Avenue and Cypress College.
 - **LU-19.2:** Participate in the Orange County Transportation Authority’s program to expand light rail and other forms of transportation in western Orange County.
 - **LU-19.3:** Identify locations for potential transportation facilities that serve both commuters and residents.

Growth Management Element

- **GM-1:** Reduce traffic congestion.
 - **GM-1.3:** All development contributing significant impacts to intersections on the Deficient Intersection List and all projects contributing cumulatively, or individually, 10 percent or more of the traffic using an intersection shall be assessed a mitigation fee determined by the jurisdictions in the Growth Management Area and locally administered as part of the City’s Capital Improvement Program.

Safety Element

- **SAF-8:** Protect Cypress residents from air operations accidents.
 - **SAF-8.1:** Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.

Cypress Zoning Code

Landmark Trees

The City of Cypress Municipal Code Section 17-17 states that no person shall cut down, destroy, or remove any landmark tree growing within the City’s limits without a permit from the planning director or their designee. Furthermore, no person shall pave any land or construct any structure within 30 feet of any landmark tree unless a landmark tree adjacent construction permit is first applied for and granted by the planning director or their designee. Landmark trees are designated by the City and identified on maps filed in the office of the City of Cypress Planning Department.

4.8.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to land use and planning are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to land use and planning would occur if the project would:

1. Physically divide an established community.
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
3. Conflict with any applicable habitat conservation plan or natural community conservation plan.

Thresholds of significance one and three were eliminated from further consideration in the Initial Study. The project site has been developed since the 1960s, and the residential areas around the campus have been developed over time. The campus does not divide or isolate an established community and the proposed Facilities Master Plan would involve new construction and renovation of existing buildings on campus. The Facilities Master Plan does not propose an extension of campus uses or infrastructure off campus into established neighborhoods. The campus does not occur within any established conservation plan boundaries such as a Natural Community Conservation Plan area or Habitat Conservation Plan area.

4.8.4 Impacts Analysis

Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

As stated above, the District in general, and Cypress College specifically, are not subject to local government planning and land use plans, policies, or regulations. Therefore, impact significance determinations are provided solely for informational purposes.

Cypress General Plan

As discussed in the Cypress General Plan, the City is a developed community looking at ways to reduce traffic congestion through provision of diverse transportation choices and to continue to implement land use decisions that reduce land use conflicts related to noise, safety, and airport safety. The Cypress General Plan is the primary source of long-range planning and policy direction that will guide growth and preserve the quality of life within the community. Table 4.8-

1 demonstrates how the proposed project promotes consistency with relevant goals and policies of the Cypress General Plan.

**Table 4.8-1
Cypress General Plan Consistency Table**

Issue, Goal, Objective, or Policy Number	Issue, Goal, Objective, or Policy	Proposed Project Consistency	Consistency Determination
<i>Land Use</i>			
Community Facilities/Services and Public/Semi-Public Study Area LU-11	Provide clarification as to the City's authority over currently designated community facilities and services.	The proposed project is designated as an Education Facilities land use, which is part of the "Community Services and Facilities" designation. It should be clarified that while Cypress College is an educational facility, it is governed by the State of California and not the City. The proposed project would not conflict with this policy.	The proposed project would be consistent with this policy.
Community Facilities/Services and Public/Semi-Public Study Area LU-11.1	Remove the former Union Pacific right-of-way from the "Community Services and Facilities" land use category.	The proposed project would not conflict with a re-designation of the Union Pacific right-of-way from a "Community Services and Facilities" land use, as the proposed project would not occur in the Union Pacific right-of-way.	The proposed project would be consistent with this policy.
Community Facilities/Services and Public/Semi-Public Study Area LU-11.2	Review land uses currently allowed in the PS-1A (Public/Semi-Public) zone and establish discrete subdistricts within the PS-1A zone with appropriate land uses and development regulations for each.	The proposed project site is designated as a Public and Semi Public Zone/Civic Center Combining Zone (PS-CC) (City of Cypress 2016). Therefore, the proposed project does not occur in a PS-1A zone, and would not conflict with future land use regulations developed for these zones.	The proposed project would be consistent with this policy.
Joint Forces Training Center Los Alamitos LU-12	Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the JFTC Los Alamitos.	<p>The project site is located approximately 2 miles northeast of the Los Alamitos Joint Forces Training Base. The project site is located within the Airport Land Use Plan airport planning area for the Los Alamitos Joint Forces Training Base (Airport Land Use Commission for Orange County 2005).</p> <p>The proposed project includes the construction of several multistory buildings.</p> <p>According to Exhibit SAF-9 of the Cypress General Plan Safety</p>	The proposed project would be consistent with this policy.

**Table 4.8-1
Cypress General Plan Consistency Table**

Issue, Goal, Objective, or Policy Number	Issue, Goal, Objective, or Policy	Proposed Project Consistency	Consistency Determination
		<p>Element, the Cypress College campus would not be located in the building height restriction area. Therefore, the proposed project activities would not pose a hazard for people residing or working in the project area.</p>	
<p>Joint Forces Training Center Los Alamitos LU-12.1</p>	<p>Prohibit structures that are determined to be a “hazard” by the FAA because the proposed structure would:</p> <ul style="list-style-type: none"> • 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. 	<p>The project site is located approximately 2 miles northeast of the Los Alamitos Joint Forces Training Base. The project site is located within the Airport Land Use Plan airport planning area for the Los Alamitos Joint Forces Training Base (Airport Land Use Commission for Orange County 2005).</p> <p>The proposed project includes the construction of several multistory buildings.</p> <p>According to Exhibit SAF-9 of the Cypress General Plan Safety Element, the Cypress College campus would not be located in the building height restriction area. Therefore, the proposed project would not result in the raising of ceiling or visibility minimums, a loss in airport utility, or conflict with VRF air space.</p>	<p>The proposed project would be consistent with this policy.</p>
<p>Joint Forces Training Center Los Alamitos LU-12.2</p>	<p>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.).</p>	<p>The project site is located approximately 2 miles northeast of the Los Alamitos Joint Forces Training Base. The project site is located within the Airport Land Use Plan airport planning area for the Los Alamitos Joint Forces Training Base (Airport Land Use Commission for Orange County 2005).</p> <p>The proposed project includes the construction of several multistory buildings.</p> <p>According to Exhibit SAF-9 of the Cypress General Plan Safety</p>	<p>The proposed project would be consistent with this policy.</p>

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		Element, the Cypress College campus would not be located in the building height restriction area. Therefore, the proposed project would not conflict with Airport Land Use Commission Law.	
Lincoln Avenue Specific Plan LU-13.5	Continue to support the WOCCA rail feasibility and alignment study and leave land use options open for possible passenger station either on or near Lincoln Avenue close to the intersection with Valley View Street.	The proposed project is not located within the Union Pacific right-of-way or any other locations that may be considered for rail alignment.	The proposed project would be consistent with this policy.
Expand Retail Sector LU-17.3	Examine possible joint opportunities for retail development with property owners and Cypress College at the southeast corner of Lincoln Avenue and Valley View Street.	The proposed project would not be located in the Lincoln Avenue Planned Community zone at the southeast corner of Lincoln Avenue and Valley View Street. The proposed project would not preclude the possibility for joint opportunities to be developed between Cypress College and the City.	The proposed project would be consistent with this policy.
Diversify Transportation Choices LU-19	Continue to diversify transportation choices in Cypress for residents and businesses.	The proposed project is not located within the Union Pacific right-of-way or any other locations that may be considered for rail, light rail, or alternative transportation alignments. The proposed project would not preclude the development of alternative transportation options within the City.	The proposed project would be consistent with this policy.
Diversify Transportation Choices LU-19.1	Encourage the extension of Light Rail through the City to serve Lincoln Avenue and Cypress College.	The proposed project is not located within the Union Pacific right-of-way or any other locations that may be considered for light rail alignment. The proposed project would not preclude the development of light rail within the City.	The proposed project would be consistent with this policy.
Diversify Transportation Choices LU-19.2	Participate in the Orange County Transportation Authority's program to expand light rail and other forms of transportation in western Orange County.	The proposed project is not located within the Union Pacific right-of-way or any other locations that may be considered for light rail alignment. The proposed project would not preclude the development of light rail or other forms of transportation within the City.	The proposed project would be consistent with this policy.

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Diversify Transportation Choices LU-19.3	Identify locations for potential transportation facilities that serve both commuters and residents.	The proposed project is not located within the Union Pacific right-of-way or any other locations that may be considered for light rail alignment or other forms of public transportation. The proposed project would not preclude the development of light rail within the City.	The proposed project would be consistent with this policy.
<i>Growth Management</i>			
Growth Management GM-1	Reduce traffic congestion.	As discussed in Section 4.11, Traffic and Circulation, all key study intersections will operate at an acceptable level of service under both the existing plus project and Year 2025 plus project traffic scenarios.	The proposed project would be consistent with this policy.
Growth Management GM-1.3	All development contributing significant impacts to intersections on the Deficient Intersection List and all projects contributing cumulatively, or individually, 10 percent or more of the traffic using an intersection shall be assessed a mitigation fee determined by the jurisdictions in the Growth Management Area and locally administered as part of the City's Capital Improvement Program.	As discussed in Section 4.11, Traffic and Circulation, all key study intersections will operate at an acceptable level of service under both the existing plus project and Year 2025 plus project traffic scenarios.	The proposed project would be consistent with this policy.
<i>Safety</i>			
Aircraft Overflight SAF-8	Protect Cypress residents from air operations accidents.	<p>The project site is located approximately 2 miles northeast of the Los Alamitos Joint Forces Training Base. The project site is located within the Airport Land Use Plan airport planning area for the Los Alamitos Joint Forces Training Base (Airport Land Use Commission for Orange County 2005).</p> <p>The proposed project includes the construction of several multistory buildings.</p> <p>According to Exhibit SAF-9 of the Cypress General Plan Safety Element, the Cypress College</p>	The proposed project would be consistent with this policy.

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Cypress General Plan Consistency Table**

Issue, Goal, Objective, or Policy Number	Issue, Goal, Objective, or Policy	Proposed Project Consistency	Consistency Determination
		campus would not be located in the building height restriction area. Therefore, the proposed project activities would not pose a hazard for people residing or working in the project area.	
Aircraft Overflight SAF-8.1	Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.	<p>The project site is located approximately 2 miles northeast of the Los Alamitos Joint Forces Training Base. The project site is located within the Airport Land Use Plan airport planning area for the Los Alamitos Joint Forces Training Base (Airport Land Use Commission for Orange County 2005). The proposed project includes the construction of several multistory buildings.</p> <p>According to Exhibit SAF-9 of the Cypress General Plan Safety Element, the Cypress College campus would not be located in the building height restriction area. Therefore, the proposed project would not pose a hazard for aircraft.</p>	The proposed project would be consistent with this policy.

Source: City of Cypress General Plan

Notes: FAA = Federal Aviation Administration
JFTC = Joint Forces Training Center
VFR = visual flight rules
WOCCA = West Orange County Cities Association

City of Cypress Zoning Code

The City of Cypress Municipal Code Section 17-17 requires a permit for construction activities within 30 feet of landmark trees or for removal of a landmark tree. Dudek contacted the City on February 4, 2016, to determine the location of landmark trees within the project site and surrounding 200 feet (study area). The City identified six eucalyptus trees as generally occurring on the campus near the Valley View Road entrance to the campus. During a general reconnaissance biological survey conducted by Dudek biologist Ryan Gilmore on February 8, 2016, four large, mature blue gum eucalyptus trees (*Eucalyptus globulus*) that fit the location and general description provided by the City were found on site. The other two trees were not observed on the campus during the reconnaissance biological survey. These trees were removed after they had died due to drought and disease. If the four remaining trees are found to be in

similar condition due to drought and disease, removal would be required for safety purposes. The college will coordinate with the City as it pertains to these landmark trees so that there would be no impacts to the trees as the Facilities Master Plan is implemented.

4.8.5 Mitigation Measures

No mitigation measures are required.

4.8.6 Level of Significance After Mitigation

All impacts would be less than significant.

4.8.7 Cumulative Impacts

The proposed Facilities Master Plan would be consistent with all applicable land use plans and policies, including the Cypress General Plan and zoning code. Consistency with land use plans and policies such as these generally would be required as part of the development process for all cumulative projects and, as such, other lands within the City of Cypress would be developed in substantial conformance with the various land use goals, objectives, policies, and zoning ordinances. Therefore, implementation of the proposed project would not result in a cumulatively considerable impact related to land use and planning.

4.8.8 References

Airport Land Use Commission for Orange County. 2005. "Figure 1: Airport Land Use Commission for Orange County Airport Planning Areas." July 21, 2005. Accessed June 15, 2016. <http://www.ocair.com/commissions/aluc/docs/airportlu.pdf>.

City of Cypress. 2001. *2000 General Plan Update*. Prepared by RBF Consulting for the City of Cypress. Accessed online June 15, 2016. http://www.ci.cypress.ca.us/community_develpmnt/general_plan/general_plan.htm.

City of Cypress. 2016. "City of Cypress Zoning Map – District 17." Accessed February 2016. http://www.ci.cypress.ca.us/community_develpmnt/district_map/zone_dist_17.html.

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