



## APPENDIX J

### CORRESPONDENCE WITH PUBLIC SERVICE PROVIDERS



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## APPENDIX J

### CYPRESS POLICE DEPARTMENT CORRESPONDENCE



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CARLSBAD  
FRESNO  
IRVINE  
LOS ANGELES  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROSEVILLE  
SAN LUIS OBISPO

June 26, 2020

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

Subject: 6400 Katella Warehouse Initial Study/Mitigated Negative Declaration, City of Cypress

Dear Mr. Revere:

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Cypress (City) has determined that preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) is necessary to adequately analyze the environmental effects of the 6400 Katella Warehouse project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The proposed project would be located on an approximately 23-acre site (project site) at the southwest corner of Katella Avenue and Holder Street in Cypress, California. The project site is currently occupied by a 150,000 square feet (sf) warehouse, a 180,000 sf corporate headquarters office building, and 70,000 sf of research and development building recently vacated by Mitsubishi Motors of America. The project site is bounded by Katella Avenue on the north, commercial/industrial uses on the west, the Stanton Storm Channel on the south, and Holder Street on the east. The location of the project site is shown in Figure 1.

The proposed project includes the development of two new warehouses as shown on Figure 2. The existing buildings would be demolished and replaced with two two-story warehouses: a north building (263,274 sf) and a south building (222,814 sf). The proposed project would provide parking for automobiles around the perimeter of the two buildings, parking for trucks between the two buildings, and 27 dock doors per building. In addition, landscaping would be provided along Katella Avenue and Holder Street. Each building would also contain potential office spaces (7,500 sf for the north building and 5,750 sf for the south building). Proposed off-site improvements include improvement of the existing concrete sidewalk on the northern edge of the project site and the adjacent pavement along Katella Avenue.

The warehouses would receive and temporarily store goods that would be shipped to various destination points after orders are placed for those goods. The primary delivery of the goods would be by large trucks, which would use the docks to offload goods. Primary access would be provided via three driveways on Holder Street, with a fourth right-in/right-out driveway on Katella Avenue.

The project site is within the boundaries of the Cypress Corporate Center Amended Specific Plan (Specific Plan), which covers 110 acres. The proposed project is located within a 71-acre portion of this Specific Plan designated for Business Park uses. Required discretionary actions associated with the project include the following: adoption of the IS/MND and approval of a Design Review/Site Plan Permit.

LSA is seeking information on how the proposed project would affect the Cypress Police Department's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, July 3, 2020. Please email your response to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

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

Sincerely,

**LSA Associates, Inc.**

A handwritten signature in black ink, appearing to read 'R. Bensley', is positioned above the typed name.

Ryan Bensley  
Project Manager, AICP

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

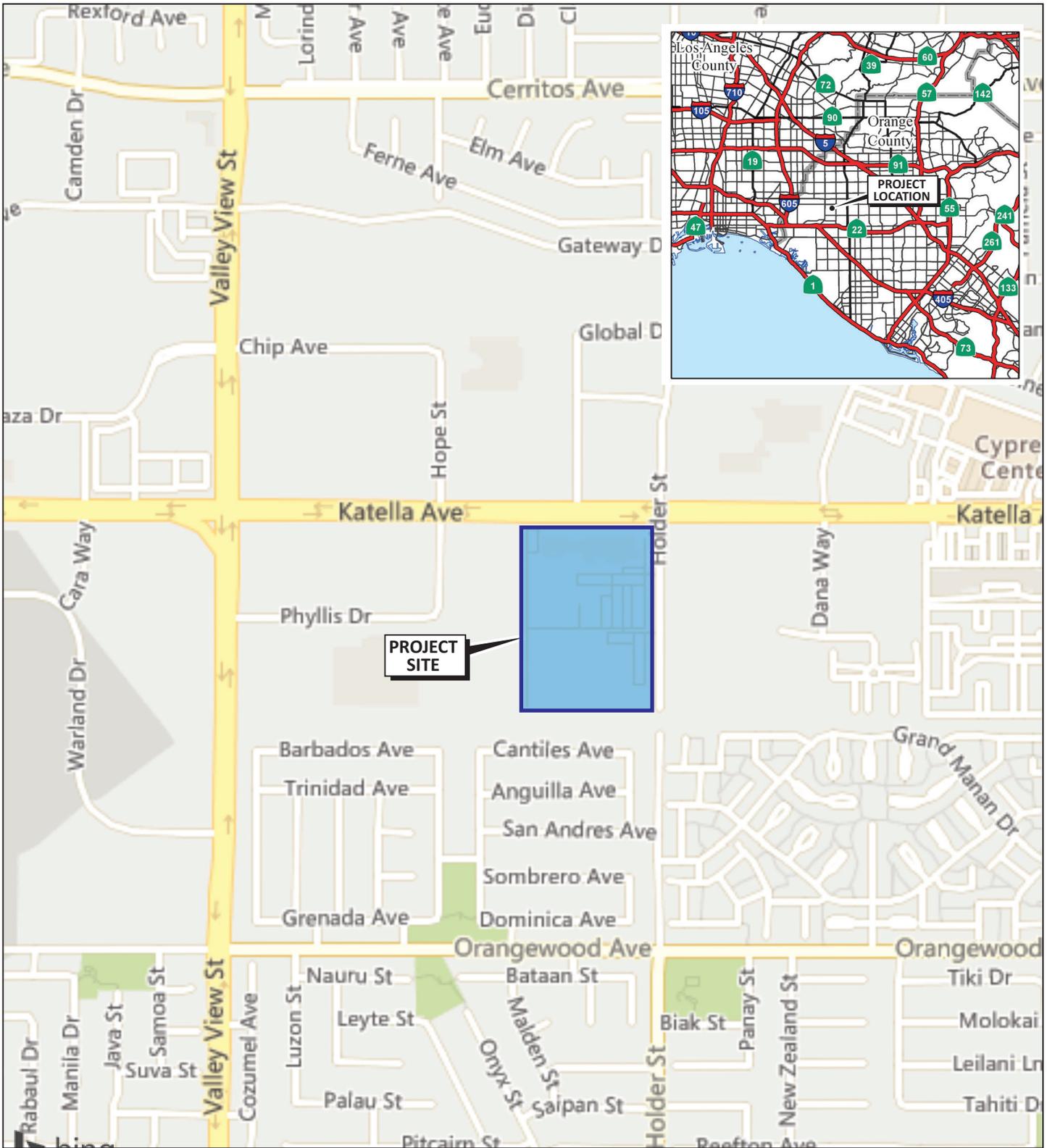
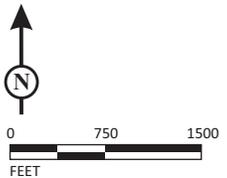


FIGURE 1

LSA



SOURCE: Bing Maps

6400 Katella Warehouse Project  
Regional and Project Location

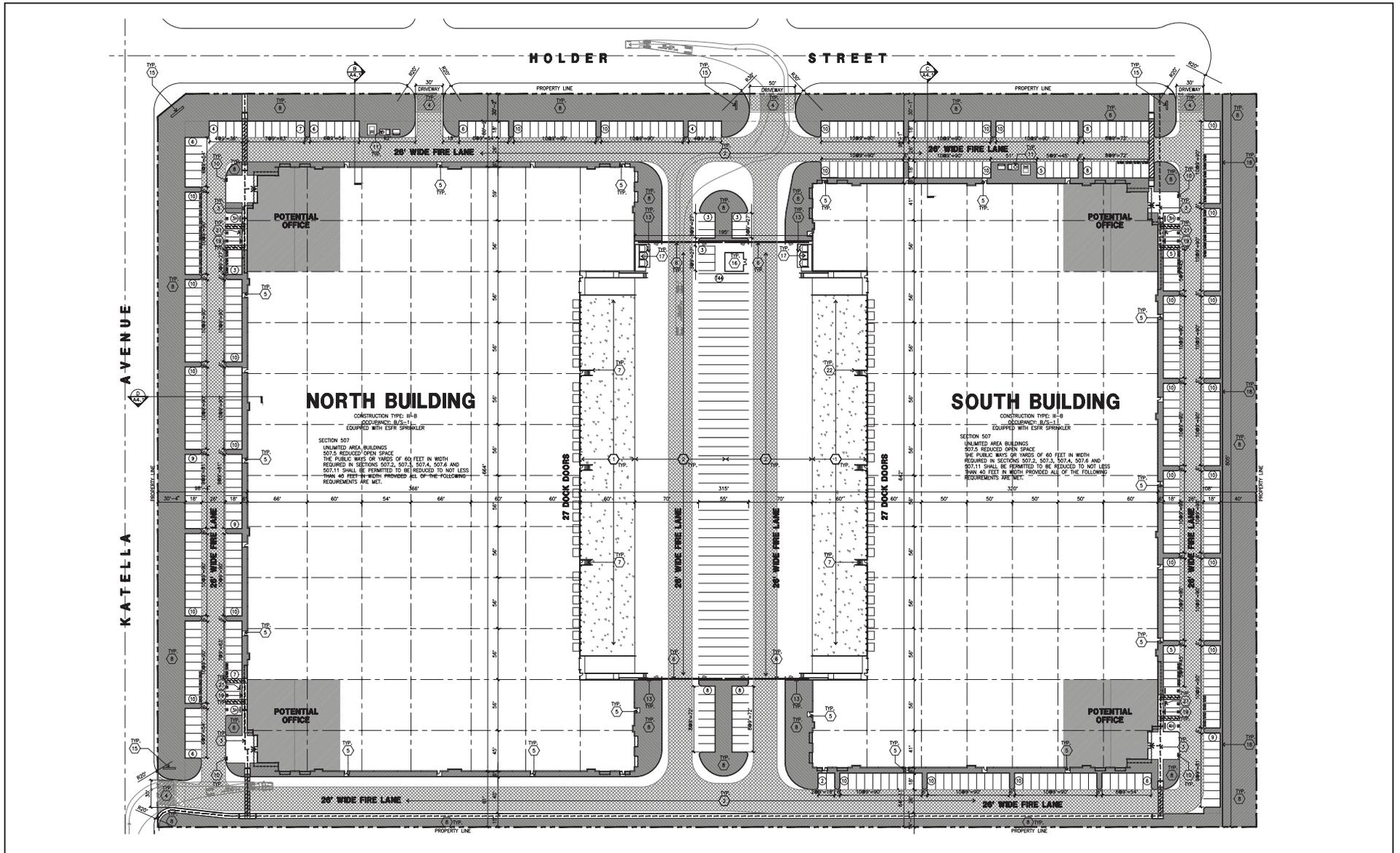


FIGURE 2

LSA



SOURCE: HPA Architecture

I:\CCP1603.05B\G\Site Plan.cdr (5/28/2020)

6400 Katella Warehouse Project  
Conceptual Site Plan

## POLICE PROTECTION

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Friday, July 3, 2020**. Please return the completed questionnaire via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

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

The Cypress Police Department (CPD) would serve the project site. Management and supervision of the CPD is provided by 1 chief, 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 23 civilian employees and numerous volunteers.<sup>1</sup> The officer-to-resident ratio in 2019 was 1.0 CPD officer per 1,000 residents.

The services provided by the department include a detective bureau, canine teams, narcotics team, vice and intelligence, motorcycle officers, Personnel & Training, Positive Actions thru Character Education (P.A.C.E.) program, S.W.A.T. and a Lead Patrol Officer program. In addition, the Department has established Community Policing, or Cypress Policing, as the philosophy for providing public safety services.

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

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

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<sup>1</sup> City of Cypress. Cypress Police Department Overview Webpage. Website: <https://www.cypressca.org/government/departments/police/inside-cypress-pd/the-community-we-serve#overview> (accessed June 15, 2020).

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

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

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

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

Prepared by: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_

## POLICE PROTECTION

For your convenience, we have provided space below for your answers. If you choose to answer these questions in the form of a letter, please number your responses to correspond to the questions. We would very much appreciate a response by **Friday, July 3, 2020**. Please return the completed questionnaire via email to [Ryan.Bensley@lsa.net](mailto:Ryan.Bensley@lsa.net).

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

There is planned remodel of the police facility set to begin in November of 2020 . There is no plan to expand the facilities, services, staff, or construct a new police facility.

Regarding Question 1 (above): The Cypress Police Department has 2 captains, 2 lieutenants, and is authorized for 56 sworn personnel. There are no commanders.

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

No.

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

Adequate lighting throughout the proposed project, a digital surveillance/camera system with the ability for the Police Department to download or otherwise copy, surveillance video for lawful law enforcement purposes, and a burglary/intrusion alarm to allow for faster police response in the event of a burglary or other crime occurring during periods of employee absence.

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

Yes, we believe we can adequately serve the proposed project.

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

Prepared by: Chris Revere

Title: Captain

Date: July 9, 2020

Phone: 714-229-6628