



6.0 OTHER CEQA CONSIDERATIONS

6.1 SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Section 15126.2(c) of the *State CEQA Guidelines* requires that an Environmental Impact Report (EIR) describe any significant impacts that cannot be avoided. Specifically, Section 15126.2(c) states that an EIR shall:

“Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.”

The Executive Summary of this document (Chapter 1.0) contains a detailed summary that identifies the proposed project’s environmental impacts as compared to existing conditions, proposed mitigation measures, and the level of significance of any impacts after mitigation. The following is a summary of the impact that is considered significant, adverse, and unavoidable after all mitigation is applied.

6.1.1 Greenhouse Gas Emissions

The proposed project would exceed the applicable South Coast Air Quality Management District (SCAQMD) Service Population greenhouse gas (GHG) thresholds. Thus, project-related emissions would have a potentially significant impact related to the generation of GHG emissions.

Mitigation Measures to reduce the project GHG emissions include energy conservation measures and developing a Transportation Demand Management (TDM) Program. Implementation of the mitigation measures described above would reduce GHG emissions. However, because the type and extent of measures that could be implemented will be dependent on the individual future tenants that occupy the project site, the total amount of GHG reductions cannot be quantified at this time. For example, the ability of a business to affect employee and patrons vehicle miles traveled would depend in part on the number of employees and patrons, where they live, and the availability of regional programs such as transit buses. Therefore, impacts related to the generation of GHG emissions would remain significant and unavoidable.

6.2 ENERGY IMPACTS

According to Section 15126.2(b) of the *State CEQA Guidelines*, “[i]f analysis of the project’s energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use.”

As described in Section 4.5, Energy, of this Draft EIR, the proposed project would not result in significant impacts related to energy use. Therefore, no mitigation is required.



6.3 GROWTH-INDUCING IMPACTS

Sections 15126(d) and 15126.2(e) of the *State CEQA Guidelines* require that an EIR analyze growth-inducing impacts and discuss the ways in which a proposed project could foster economic or population growth or construction of additional housing, either directly or indirectly, in the surrounding environment. This section examines ways in which the proposed project could foster economic or population growth, or the construction of additional housing either directly or indirectly in the surrounding environment. *State CEQA Guidelines* Section 15126.2(d) also requires a discussion of the characteristics of projects that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. To address these issues, potential growth-inducing effects were examined through analysis of the following questions:

- Would the project remove obstacles to, or otherwise foster, population growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)?
- Would the project foster economic growth?
- Would approval of the project involve some characteristic that may encourage and facilitate other activities that could significantly affect the environment?

Growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment (*State CEQA Guidelines*, Section 15126.2(e)). This issue is presented to provide additional information on ways in which the proposed project could contribute to significant changes in the environment beyond the direct consequences of developing the proposed land uses as described in earlier sections of this Draft EIR.

6.3.1 Removal of Obstacles to, or Otherwise Foster, Population Growth

The area surrounding the project site is already highly urbanized and developed with a variety of residential, business park, racetrack, and commercial land uses, so limited population growth is feasible within the vicinity of the project site. In any event, the proposed project would not remove impediments to population growth in the area surrounding the project site. While the proposed project may require water, sewer, drainage, electricity, and natural gas lines on site and in the immediate vicinity of the project site, such improvements would be intended primarily to meet project-related demand and would not necessitate substantial utility infrastructure improvements. In addition, all roadway improvements planned with respect to the proposed project are intended to provide for better circulation flows within the project site and the immediate project vicinity, and would not foster off-site population growth.

The construction of the proposed project would generate a substantial number of construction-related jobs. However, the proposed project would not promote construction workers relocating their places of residence as a direct consequence of working on the proposed project because it is expected that local and regional construction workers would be available to meet the proposed project's construction needs. The work requirements of most construction projects are highly specialized so construction workers remain at a job site only for the limited time in which their



specific skills are needed to complete a particular phase of the construction process. Therefore, the proposed project would not induce material population growth from a short-term employment perspective.

Upon completion of the proposed project, the 251 residential housing units are estimated to generate a total of approximately 758 new residents on the project site. While this direct population growth would increase the demand for neighborhood-serving commercial uses in the area surrounding the project site, the proposed project would be located in a built out area of the City of Cypress that is already served by neighborhood-serving retail and service uses. Although some local businesses that provide goods and services to nearby residents may hire a small number of additional employees to accommodate the minor increase in clientele associated with the proposed project, this additional hiring is not expected to induce material population growth because most of these new employees are not expected to change their place of residence.

With regard to project operation, the proposed hotel, theater, apartment building, and commercial/retail components are expected to employ approximately 149 employees. Due to the limited number of jobs induced, and because it is expected that the local and regional labor pools would be available to fill these jobs, it is unlikely that the employment offered by the proposed project would cause people to move or relocate to the area solely for the purpose of being close to the project site. Therefore, although the proposed project would provide employment opportunities, it would not result in substantial indirect growth or create a significant demand for housing in the project site vicinity.

Therefore, given that the employment opportunities generated by the construction and operation of the proposed project would be filled by people who would commute to the project site, the potential population growth associated with project employees would be minimal.

6.3.2 Foster Economic Growth

In its existing condition, the project site is a paved and underutilized parking lot. Aside from the receipt of short-term lease payments associated with temporary uses, the project site currently does not generate revenue for the City. The proposed project would provide a new source of property, sales, and transient occupancy tax revenues to the City, thereby increasing the local tax base. The proposed project would also introduce new residents and hotel guests that would invigorate the local economy by spending on goods and services at local businesses. As previously discussed, the construction of the proposed project would generate a substantial number of construction-related jobs and new employment opportunities in the City during the construction period. As also discussed, the hotel, theater, apartment building, and commercial/retail components would be expected to employ approximately 149 workers, and these positions would likely be filled by persons already residing in the City of Cypress or the region. Therefore, the proposed project would foster economic growth.

6.3.3 Other Characteristics

The proposed project involves a Specific Plan Amendment to modify the land use designation of the project site from Professional Office to a newly created mixed-use land use district that would allow residential and hotel uses, while still permitting commercial/retail uses. The proposed project



includes the development of up to 251 residential units on the project site. Because the Specific Plan Amendment included as part of the proposed project would not modify the existing General Plan land use designations or zoning classifications on any off-site properties, the proposed project would not directly increase the City's population beyond the number of residents who would live in the 251 on-site residential units. While it is conceivable that the project's approval could attract the interest of new housing developers to Cypress who may seek the approval of Specific Plan or General Plan Amendments on other undeveloped or underutilized properties in the City for the purpose of developing new housing, it is highly unlikely, given that the City of Cypress has very little land that would be able to accommodate new housing development that has not already been designated for housing. Any future growth in the City is likely to occur regardless of whether or not the project is approved.

6.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(d) of the *State CEQA Guidelines* requires that an EIR consider and discuss significant irreversible changes that would be caused by implementation of a proposed project. The *State CEQA Guidelines* specify that the use of nonrenewable resources during the initial and continued phases of a project should be discussed because a large commitment of such resources makes removal or non-use thereafter unlikely. Primary and secondary impacts (e.g., a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with a project and should be discussed.

The types and level of development associated with the proposed project would consume limited, slowly renewable, and nonrenewable resources. This consumption would occur during construction of the proposed project and would continue throughout the operational lifetime of the proposed project. The development of the proposed project would require a commitment of resources that would include (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the project site.

Construction of the proposed project would require consumption of resources that are not replenishable or that may renew so slowly as to be considered nonrenewable. These resources would include certain types of lumber and other forest products (e.g., hardwood lumber), aggregate materials used in concrete and asphalt (e.g., sand, gravel, and stone), metals (e.g., steel, copper, and lead), petrochemical construction materials (e.g., plastics), and water. Fossil fuels (e.g., gasoline and oil) would also be consumed in the use of construction vehicles and equipment. Water, which is a limited, slowly renewable resource, would also be consumed during construction of the proposed project. However, given the temporary nature of construction activities, water consumption during construction would result in a less than significant impact on water supplies. Furthermore, the use of construction vehicles and equipment would require the consumption of nonrenewable fossil fuels such as natural gas and oil. As with other resources consumed during construction, the consumption of nonrenewable fossil fuels for energy use would occur on a temporary basis during construction of the proposed project.

Operation of the proposed project would continue to expend similar nonrenewable resources that are currently consumed within Cypress and on site. These include energy resources such as



electricity, petroleum-based fuels, fossil fuels, and water. Energy resources would be used for heating and cooling buildings, transportation within the project site, and building lighting. Fossil fuels are primary energy sources for project construction and operation. This existing, finite energy source would thus be incrementally reduced. Under Title 24, Part 6 of the California Code of Regulations (CCR), conservation practices limiting the amount of energy consumed by the proposed project would be required during operation. Additionally the proposed project would implement renewable energy (i.e., solar panels and LED lights) and USEPA energy star rating appliances and would incorporate additional energy efficiency measures. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources.

The proposed project would result in the limited use of potentially hazardous materials contained in typical cleaning agents and pesticides for landscaping on the project site. Such materials would be used, handled, stored, and disposed of in accordance with applicable government regulations and standards that would serve to protect against a significant and irreversible environmental change resulting from the accidental release of hazardous materials.

In summary, construction and operation of the proposed project would commit the use of slowly renewable and nonrenewable resources and would limit the availability of these resources on the project site for future generations or for other uses during the life of the proposed project. However, the continued use of such resources during operation would be on a relatively small scale and consistent with regional and local urban design and development goals for the area. As a result, the use of nonrenewable resources in this manner would not result in significant irreversible changes to the environment under the proposed project.



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