



8.0 SIGNIFICANT UNAVOIDABLE IMPACTS

8.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines Section 15126.2(c) requires that an Environmental Impact Report (EIR) describe the significant adverse environmental impacts of a proposed project that cannot be avoided, including those effects that can be mitigated but not reduced to below a level of significance. If the EIR identifies impacts that cannot be alleviated without imposing an alternative design, the impact's implications and the reasons why the project is being proposed, despite those impacts, must also be described. The Executive Summary of this Draft EIR contains a detailed summary table that identifies the potentially significant adverse impacts of the Cypress City Center Project (proposed project), the proposed project mitigation measures, and the level of significance of each impact after mitigation. These impacts are also described in detail in those portions of Sections 4.1 through 4.17 titled Project Impacts and Mitigation Measures, in Chapter 4.0, Existing Setting, Environmental Analysis, Impacts, and Mitigation Measures.

As described in detail in Chapter 4.0, the proposed project would not result in significant unavoidable adverse impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Therefore, the project impacts related to these issues are not discussed further in this section.

8.2 GREENHOUSE GAS EMISSIONS

The proposed project would be designed in compliance with existing regulations aimed at reducing GHG emissions. Specifically, the project would meet the 2019 Building Energy Efficiency Standards (California Code of Regulations [CCR] Title 24) and the California Green Building Standards Code (CALGreen Code). Although compliance with CCR Title 24 and the CALGreen Code would help to reduce the proposed project's GHG emissions, the overall emissions attributable to construction and operation of the proposed project of 7,208 metric tons of carbon dioxide equivalent per year (MT CO₂e/yr) are expected to exceed the South Coast Air Quality Management District's (SCAQMD) thresholds of 3,000 MT CO₂e/yr. The proposed project's greenhouse gas emissions of 7.9 MT CO₂e per service population per year (CO₂e/SP/yr) would also exceed the SCAQMD's threshold of 4.3 MT CO₂e/SP/yr for 2022. Therefore, the proposed project would result in a significant unavoidable project impact and significantly contribute to an unavoidable cumulative impact related to greenhouse gas emissions and conflict with an applicable greenhouse gas reduction plan, policy, or regulations. Mitigation for greenhouse gas emissions would include energy conservation measures and implementation of a Transportation Demand Management (TDM) program. However, because the type and extent of measures that could be implemented would be dependent on the individual future tenants that occupy the project, the total volume of greenhouse gas 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 generation of greenhouse gas emissions would remain significant and unavoidable.



8.3 REASONS WHY THE PROJECT IS BEING PROPOSED DESPITE ITS SIGNIFICANT AND UNAVOIDABLE IMPACTS

As discussed above, the proposed project is anticipated to result in significant and unavoidable impacts related to greenhouse gas emissions. Despite this, the project is being proposed for the following reasons:

- The proposed project would provide a mixed-use project that would meet the City's General Plan balanced development goals and objectives to locate higher density housing adjacent to commercial and employment opportunities in order to encourage pedestrian access and provide a consumer base for commercial uses.
- The proposed project would support the retention of local employers and increase the fiscal benefits to the City by attracting new retail, restaurant, hotel, and entertainment businesses that can better serve the local population and employment and that would generate additional revenue to the City.
- The proposed project would meet the demand for new hotel rooms in the Cypress Business Center to serve the local business community.
- The proposed project would provide new drainage improvements on the project site, which would reduce the risk of downstream flooding hazards.
- The proposed project would allow the City to divest itself of real estate conveyed to it by the Cypress Redevelopment Agency in March 2011 in accordance with the Settlement Agreement between the City of Cypress, the Successor Agency to the Cypress Redevelopment Agency, the State Department of Finance, and the State Controller's Office.
- The proposed project would expand the variety of housing stock in the City, which would help meet the existing and future housing needs of all Cypress residents, by providing high-density rental units.
- The proposed project would expand and improve the City's housing supply by developing high-quality housing in the City to alleviate the housing crisis and help the City meet its Regional Housing Needs Assessment allocations.
- As described in Chapter 5.0, alternatives to the proposed project were identified and evaluated to determine if the identified significant impact could be eliminated while continuing to achieve the project objectives described above. As discussed in Chapter 5.0, no alternative project designs were identified that met the project objectives and eliminated the significant greenhouse gas impacts identified with the proposed project.