

10.0 UNAVOIDABLE SIGNIFICANT IMPACTS

PURPOSE

Section 15126(b) of the *California Environmental Quality Act (CEQA) Guidelines* requires an EIR to describe any significant impacts that cannot be mitigated if the project is implemented. The discussion is also to include the identification of any significant impacts that can be mitigated, but not to less than significant levels.

AIR QUALITY

A localized air quality impact would occur since project construction would result in PM10 and PM2.5 emissions that exceed the localized significance thresholds at nearby sensitive receptors. Recommended mitigation measures would reduce construction-related emissions to some extent. Moreover, it is not expected that feasible mitigation exists that would reduce these emissions to a sufficient degree that the construction-related emissions would be below the SCAQMD's emission-based thresholds of significance. For these same reasons, implementation of these mitigation measures would not be likely to reduce the impacts to less than significant levels. Therefore, construction-related emissions for the proposed project would be considered significant and unavoidable.

BIOLOGICAL RESOURCES

Significant unavoidable impacts would occur due to the loss of vernal pool habitat and vernal pool-dependent species. The project would also contribute to a significant unavoidable cumulative impact related to the ongoing loss of biological resources in the project region. Even with the implementation of mitigation, impacts would remain significant and unavoidable.

NOISE

Demolition, grading, and construction activities on the project site would generate noise at sensitive receptor locations in excess of normally acceptable noise levels of the *City Land Use Compatibility Guidelines*. Section 11.44.080 of the City's Noise Ordinance restricts construction work requiring a building permit to between the hours of 7:00 AM and 7:00 PM Monday through Friday, and to between 8:00 AM and 6:00 PM on Saturday. The Noise Ordinance also precludes construction activities on Sundays and major holidays. However, these restrictions do not mitigate the impact of construction noise and no other feasible mitigation measures exist that would reduce the impact to less than significant. Therefore, the temporary project-construction noise impact would be significant and unavoidable.

VISUAL RESOURCES

The project would change the site from vacant to an urban roadway use. While the proposed project is located between existing residential and commercial developments and is not removing or replacing prominent visual features, the image of the roadway, landscaping, and other human activity would be a significant change from the existing site characteristics, which could be viewed as a substantial adverse visual impact.

Despite the recommended mitigation measures, which would reduce the impacts to a certain extent, the identified significant visual impacts would still result from the change in the visual character of the site from open space to urban. There is no feasible mitigation beyond that already identified for the proposed project to reduce the identified impacts to a level below significant. Consequently, such significant visual impacts would remain significant and unavoidable.