



SECTION 8.0
SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL
EFFECTS WHICH CANNOT BE AVOIDED IF THE
PROPOSED ACTION IS IMPLEMENTED

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CEQA Guidelines Section 15126(b) requires an EIR to “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.”

Section 5.0 of this EIR provides a description of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less than significant level, where possible. After implementation of the recommended mitigation measures, most of the potentially significant impacts associated with the proposed project would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant unavoidable impact associated with approval of the proposed San Fernando Parking Lots Project.

LAND USE

The following impacts remain at significant unavoidable impacts even with the imposition of mitigation measures:

- Alley Encroachment for Lot 5 (Marbella) – Development Scenario No. 1

AESTHETICS, LIGHT, AND GLARE

The following impacts remain at significant unavoidable impacts even with the imposition of mitigation measures:

- Short-Term Construction Aesthetic, Light, and Glare Impacts (Project)

TRAFFIC

The following impacts remain at significant unavoidable impacts even with the imposition of mitigation measures:

- Laurel Canyon Road/San Fernando Mission Boulevard (Project and Cumulative)
- Glenoaks Boulevard/North Maclay Avenue (Project and Cumulative)

The impacts to these two intersections are significant unavoidable impacts, even with the implementation of partially feasible mitigation.

AIR QUALITY

The following impacts remain at significant unavoidable impacts even with the imposition of mitigation measures:

- Construction impacts would be significant and unavoidable due to the exceedances of the South Coast Air Quality Management District construction standards for ROG, NO_x, CO, PM₁₀, and PM_{2.5} emissions.
- Operational impacts would be significant and unavoidable for ROG emissions in accordance with the South Coast Air Quality Management District standards.
- Construction and operational impacts would be significant and unavoidable due to the exceedances of the Localized Significance Thresholds for PM₁₀, and PM_{2.5} emissions.
- The proposed project would also conflict with the *2007 Air Quality Management Plan* in regards to exceedances of the South Coast Air Quality Management District thresholds for operational emissions and cause a significant and unavoidable impact.
- Cumulative construction and operational impacts would be significant and unavoidable.

NOISE

The following impacts remain at significant unavoidable impacts even with the imposition of mitigation measures:

- Short-Term Construction Noise Impacts

Despite compliance with mitigation measures, the proposed project would result in significant and unavoidable impacts regarding exposure to construction noise, due to the proximity of sensitive receptors to the project site.