

8.0 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Section 15126.2(B) of the State CEQA Guidelines requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. The Executive Summary of this document contains a detailed summary table that identifies the project's environmental impacts, proposed mitigation measures, and level of impact significance after mitigation. The following is a summary of the impacts that are considered significant and unavoidable after all mitigation is applied.

INVENTORY OF SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

The proposed project will result in significant unavoidable adverse impacts related to air quality and transportation and circulation. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, and Impacts and Mitigation Measures. A brief description of each significant unavoidable impact is provided below.

Air Quality

Short-Term Cumulative Air Quality. The proposed project would temporarily contribute criteria pollutants to the area during project construction. A number of individual projects in the vicinity may be under construction simultaneously with a project within the PVOZ. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction may result in substantial short-term increases in air pollutants. The proposed overlay emissions, when considered in light of other projects under construction, would contribute to a significant short-term cumulative air quality impact.

Long-Term Regional Air Quality. Development associated with implementation of the proposed PVOZ would result in an overall increase in stationary and mobile source emissions in the City that would exceed the SCAQMD daily thresholds for the project area because it would result in more emissions from building equipment as well as vehicle trips associated with people living in and visiting the area. Air quality calculations considered build out of the PVOZ by 2025. Emissions for land uses under the proposed overlay would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds for all criteria pollutants except SO_x even with mitigation incorporated.

Cumulative Regional Air Quality. The South Coast Air Basin (Basin) is in nonattainment for PM₁₀, PM_{2.5}, and O₃ at the present time. The proposed project, in conjunction with other planned developments in the area, would contribute to the existing nonattainment status in the Basin. Therefore, the proposed project would exacerbate nonattainment of ambient air quality standards (AAQS) in the Basin and contribute to significant cumulative long-term air quality impacts.

Transportation and Circulation

The following project intersection impact cannot be mitigated. Therefore, this project impact remains significant and adverse.

Weekday Peak Hour

- **Hawthorne Boulevard/PCH:** Feasible improvements have been identified that would reduce the project's impact to a less than significant level. However, because improvements to this intersection are under the control of the City of Torrance and Caltrans, the impact at this intersection would remain significant.

Cumulative Weekday Peak Hour

In 2025, the Hawthorne Boulevard/PCH intersection would be significantly impacted due to planned growth in the area even without the project. The project would contribute to the significant cumulative impacts at this intersection. For the reason cited above, this impact would remain significant and adverse.