Chapter 23: Unavoidable Adverse Impacts

A. INTRODUCTION

Unavoidable significant adverse impacts are defined as those that meet the following two criteria:

- There are no reasonably practicable mitigation measures to eliminate the impacts; and
- There are no reasonable alternatives to the proposed project that would meet the purpose and need of the action, eliminate the impact, and not cause other or similar significant adverse impacts.

As described in Chapter 22, "Mitigation," a number of the potential impacts identified for the proposed actions could be mitigated. However, as described below, in some cases, project impacts would not be fully mitigated.

B. OPEN SPACE

The analysis in Chapter 6, "Open Space," found that the proposed project would result in a significant adverse impact on passive open space for the study area worker population and the combined population of residents and workers. As described in Chapter 22, "Mitigation," to address the significant adverse impact on open space, the applicant has committed to provide funding for open space improvements and/or maintenance in the study area. With this commitment, the project's impact on open space would be partially mitigated. Because the impact would be partially, not fully, mitigated, it is considered an unavoidable adverse impact.

C. TRANSIT AND PEDESTRIANS

As discussed in Chapter 17, "Transit and Pedestrians," a total of 167 pedestrian elements (78 sidewalks, 47 crosswalks, and 42 corners) were analyzed for the weekday AM, midday, and PM, and Saturday midday peak hours. Standard mitigation for projected significant adverse impacts on pedestrian conditions includes relocation or removal of obstacles on corners, installing corner bulb outs, and repainting crosswalks for additional width. For the Multi-Tenant Office Scenario, there are no mitigation measures available to fully mitigate two significant adverse crosswalk impacts. Therefore, an unavoidable significant adverse impact on pedestrian conditions would occur for the Multi-Tenant Office Scenario.

D. CONSTRUCTION-PERIOD NOISE

As discussed in Chapter 20, "Construction Impacts," and Chapter 22, "Mitigation," during construction of the proposed project, construction activities would result in significant adverse noise impacts on the terraces of The Epic, a residential building to the south of the project site. There are no feasible mitigation measures that could be implemented to eliminate the significant noise impacts at these locations; therefore, these construction-period impacts would remain unmitigated and are considered unavoidable. ✷