

## 6. *Significant Unavoidable Adverse Impacts*

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Chapter 1, *Executive Summary*, contains Table 1-1, which summarizes the impacts, mitigation measures, and levels of significance before and after mitigation. While mitigation measures would reduce the level of impact, the following impacts would remain significant, unavoidable, and adverse after mitigation measures are applied:

### 6.1 **AIR QUALITY**

- *Impact 5.2-1.* The project would not be consistent with the air quality management plan (AQMP) because air pollutant emissions associated with buildout of the City of Torrance would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Furthermore, buildout of the proposed land use plan would exceed current estimates of population, employment, and vehicle miles traveled for Torrance and therefore these emissions are not included in the current regional emissions inventory for the SoCAB. As both criteria must be met in order for a project to be considered consistent with the AQMP, the project would be considered inconsistent with the AQMP. Consequently, Impact 5.2-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.
- *Impact 5.2-2.* Construction activities associated with buildout of the Torrance General Plan would generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional significance thresholds; cumulatively contribute to the SoCAB's nonattainment designations for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>; and potentially elevate concentrations of air pollutants at sensitive receptors. Consequently, Impact 5.2-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.
- *Impact 5.2-3.* Buildout of the Torrance General Plan update would generate long-term operational phase emissions that exceed the SCAQMD's regional significance thresholds for VOC, CO, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> and cumulatively contribute to the South Coast Air Basin nonattainment designations for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Consequently, Impact 5.2-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.
- *Impact 5.2-5.* Approval of residential and other sensitive land uses in the vicinity of substantial pollutant generators would result in exposure of persons to substantial concentrations of air pollutant emissions. Consequently, Impact 5.2-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

### 6.2 **NOISE**

- *Impact 5.11-2.* Noise-sensitive uses could be exposed to elevated noise levels from transportation sources. Any siting of new sensitive land uses within a noise environment that exceeds the normally acceptable land use compatibility criterion would result in a potentially significant impact and would require a separate noise study through the development review process to determine the level of impacts and required mitigation. Consequently, Impact 5.11-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.



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- *Impact 5.11-3.* Construction activities associated with buildout of the individual land uses associated with the proposed land use plan would expose sensitive uses to strong levels of groundborne vibration. Consequently, Impact 5.11-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.
- *Impact 5.11-5.* Construction activities associated with buildout of the individual land uses associated with the proposed land use plan would substantially elevate noise levels in the vicinity of sensitive land uses. Consequently, Impact 5.11-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.