

5.0 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section lists the significant impacts of the proposed project that cannot be avoided if the project is implemented. These impacts are frequently referred to as “significant and unavoidable impacts” of the proposed project. The reader is directed to Sections 3.1 through 3.13, herein, for discussion of environmental impacts for the proposed project. Cumulative impacts are addressed in Section 4 of this EIR. The mitigation measures required to reduce the impacts are also presented. However, in all cases, these mitigation measures are unable to reduce the impacts to a less than significant level.

5.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

IMPACT 3.3-B. Long-Term Operational Impacts: Based on traffic operations after project implementation, a CO Hot Spot analysis is not triggered. Local carbon monoxide emissions would be less than significant with implementation of the project. The project would result in an overall increase in the local and regional pollutant load due to direct impacts from vehicle emissions and indirect impacts from increased use of electricity and natural gas consumption. Total project operational emissions (area and mobile source) would result in significant impacts for ROG and NOX. (Significant Impact).

Mitigation 3.3-B. Customers of the Vintner’s Square Shopping Center will mostly rely on the use of vehicles to get to and from the center. The shopping center is dependent on the use of power for its operation. Consequently, there are not feasible mitigation measures to reduce this impact to a less than significant level. (Significant and Unavoidable Impact).

IMPACT 3.3-D. Cumulative Impacts: Impacts to regional air quality resulting from development of cumulative projects would significantly impact existing air quality levels. Impacts for ROG, NOx would be considered significant. (Significant Impact).

Mitigation 3.3-D: SJVAPCD Standards and City Municipal Code requirements would be implemented on a project-by-project basis. However, these requirements would be insufficient to reduce cumulative ROG and NOx emissions to a less than significant level. (Significant and Unavoidable Impact).

IMPACT 3.4-C Stationary Noise Impacts: Implementation of the proposed project would result in the generation of on-site noise associated with retail commercial activities that include loading/unloading activities, operation of mechanical equipment (e.g. air conditioning units) and activities occurring in parking lots. Stationary source impacts would result in a significant impact. (Significant Impact)

Mitigation 3.4-C.1: Loading dock facilities, rooftop equipment, trash compactors, dumpsters and other stationary noise sources shall be adequately shielded and/or

located at an adequate distance from residential areas to the satisfaction of the Community Development Director

Mitigation 3.4-C.2: Directional speakers shall be shielded and/or oriented away from off-site residences to the satisfaction of the Community Development Director.