

8.0 SIGNIFICANT UNAVOIDABLE IMPACTS

8.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines Section 15126.2(b) requires that an Environmental Impact Report (EIR) describe the significant adverse environmental impacts of a proposed project that cannot be avoided, including those effects that can be mitigated but not reduced to below a level of significance. The Executive Summary of this Draft EIR contains a detailed summary table that identifies the potentially significant adverse impacts of the Ganahl Lumber Project (proposed project), the proposed project mitigation measures, and the level of significance of each impact after mitigation. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures, and in those portions of Sections 4.1 through 4.14 titled Project Impacts and Mitigation Measures.

As described in detail in Chapter 4.0, the proposed project would not result in significant unavoidable adverse impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Utilities and Service Systems. Therefore, the project impacts related to these issues are not discussed further in this section.

8.2 TRAFFIC IMPACTS

The project would result in conflicts with Administrative Policy No. 310, which was adopted by the City of San Juan Capistrano (City) for the purpose of establishing thresholds for determining traffic impacts. Specifically, the project would result in potentially significant impacts at two roadway segments (Stonehill Drive between Camino Capistrano and the project driveway and between the project driveway and Del Obispo Street) in the Existing Plus Project condition. As described in Section 4.12.8 of this Draft EIR, no feasible mitigation is available to reduce the impacts on these roadway segments. There is no available right-of-way along these roadway segments to construct improvements that would provide additional roadway capacity. Therefore, significant and unavoidable impacts would occur at these roadway segments.

The proposed project would also result in potentially significant impacts at the same two roadway segments (Stonehill Drive between Camino Capistrano and the project driveway and between the project driveway and Del Obispo Street) as well as the intersection of Del Obispo Street/Stonehill Drive in the Existing Plus Project Plus Cumulative and General Plan Buildout (2040) scenarios. No feasible mitigation is available to reduce the impacts on these roadway segments and the impacted intersection. As described above, there is no available right-of-way along these segments of Stonehill Drive to construct improvements that would provide additional roadway capacity. In addition, there is insufficient available right-of-way along Del Obispo Street and Stonehill Drive in the vicinity of the impacted intersection to construct improvements. Further, the impacted intersection is located within the City of Dana Point, and mitigation cannot be enforced within another jurisdiction outside the City of San Juan Capistrano. Therefore, significant and unavoidable impacts would occur at the intersection of Del Obispo Street/Stonehill Drive and two roadway

segments (Stonehill Drive between Camino Capistrano and the project driveway and between the project driveway and Del Obispo Street).