

## SECTION 6: SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

### 6.1 - SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

An EIR must disclose the significant unavoidable impacts that will result from implementation of a proposed project. Moreover, State CEQA Guidelines section 15126(b) states that an EIR should explain the implications of such impacts and the reasons why the project is being proposed, notwithstanding such impacts. Implementation of the project would result in the alteration of the physical environment. The proposed project includes Project Design Features and proposes mitigation measures that either reduce or eliminate potentially significant impacts to a level below significance.

After implementation of the proposed project, it has been determined that the following environmental issues can be feasibly mitigated below the level of significance:

- Biological Resources;
- Geology and soils;
- Hazards;
- Hydrology and water quality;
- Noise;
- Public services; and
- Cultural Resources.

The following environmental issues would remain significant and unavoidable after implementation of the proposed project:

- Air quality - The implications to air quality from approving this project would be that impacts to air quality would remain significant and unavoidable after implementation of the proposed project. Specifically, ROC and NO<sub>x</sub> would remain significant and unavoidable after mitigation measures have been applied during the short-term construction phase of the proposed project. In addition, ROC, NO<sub>x</sub>, CO, and PM<sub>10</sub> would remain significant and unavoidable after mitigation measures have been applied during the long-term operational phase of the proposed project.
- Agriculture - The implications to agriculture from approving this project would be the permanent conversion of agricultural operations and agricultural production on the project site to urban uses. Specifically, the Prime Farmland and Unique Farmland would be permanently converted and no longer available for agricultural uses or agricultural production; and

- Traffic - Significant and unavoidable impacts to two intersections through the Year 2015 would result after mitigation measures have been applied. Specifically, the intersections of Milliken Avenue and Riverside Drive and the intersection of Milliken Avenue and Chino Avenue would operate below established City and CMP standards. However, the traffic model for build-out of the NMC identified that these two intersections will operate at acceptable levels of service beyond the Year 2015. This is due to the future redistribution of traffic expected beyond Year 2015. As a result, these two intersections would operate at or above City and CMP standards beyond the Year 2015.
- Biological Resources - Cumulatively significant impacts to the Delhi Sands flower-loving Fly would result after implementation of the proposed project. All other potentially significant impacts related to biological resources have been mitigated below the level of significance.
- Utilities - Cumulatively significant impacts to solid waste facilities would result after implementation of the proposed project. No other significant impacts to utilities were identified.

The project is being proposed despite significant and unavoidable impacts because it represents one of thirty planning subareas within the NMC planned for cohesive, identifiable neighborhoods within the NMC for the purpose of implementing the vision of the NMC.