

6.0 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

An EIR must disclose the significant unavoidable impacts that will result from implementation of a proposed project. Section 15126(b) of the CEQA Guidelines 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 proposed Project would result in the alteration of the physical environment. The proposed Project includes 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 reduced to below the level of significance:

- Aesthetics
- Biological Resources
- Cultural Resources
- Geology
- Hazards and Hazardous Materials
- Land Use
- Mineral Resources
- Population/Housing
- Public Services
- Recreation

Impacts to agricultural resources, air quality, hydrology/water quality, transportation/circulation and utilities/services systems would remain significant and unavoidable after implementation of the proposed Project as discussed below.

6.1 AGRICULTURAL RESOURCES

Significant and unavoidable impacts resulting from implementation of the Project with respect to Agricultural Resources are:

- Permanent conversion of Prime Farmland to nonagricultural uses
- Conflicts with the Williamson Act resulting from the early cancellation of Williamson Act Contracts
- Changes in the existing environment that would contribute to the conversion of Farmland to nonagricultural uses

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6.2 AIR QUALITY

Significant and unavoidable impacts resulting from implementation of the Project with respect Air Quality are:

- Peak construction activities associated with the Project would generate emissions that exceed SCAQMD thresholds
- Daily operations associated with the Project would generate emissions that exceed SCAQMD thresholds

6.3 HYDROLOGY AND WATER QUALITY

Individually, the amount of pollutants that will reach any surface water bodies will be less than significant after mitigation. However, this Project in conjunction with all other development in the NMC that drain into the same surface waters create significant cumulative impacts to the water quality of Reach 1 of Cucamonga Creek Channel, Mill Creek (Prado Area) and Reach 3 of the Santa Ana River because they are currently in violation of their water quality standards. Cumulative impacts to these water bodies would occur even if during construction a SWPPP was developed and a WQMP enforced after construction since the permits that govern these documents allow some discharge of non-storm water pollutants into receiving waters, and these waters are currently in violation. Cumulative adverse environmental effects to water quality and downstream hydrology are still considered significant following implementation of the proposed mitigation measures.

6.4 NOISE

Significant and unavoidable impacts resulting from implementation of the Project with respect to Noise are:

- A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project (an increase of greater than 3 dBA CNEL)
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project

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6.5 TRANSPORTATION/CIRCULATION

Significant and unavoidable impacts to five intersections through the Year 2015 would result after mitigation measures have been applied. Specifically, the intersections of Euclid Avenue (NS) at Edison Avenue (EW) and Archibald Avenue (NS) at Schaefer Avenue (EW), Edison Avenue (EW), Merrill Avenue (EW), and Cloverdale Road (Limonite Avenue) (EW) would operate below established City and CMP standards. However, the traffic model for build-out of the NMC identified that these five 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 five intersections would operate at or above City and CMP standards beyond the Year 2015.

6.6 UTILITIES/SERVICES SYSTEMS

Significant and unavoidable impacts resulting from implementation of the Project with respect to Utilities/Services Systems are:

- Cumulatively significant impacts to solid waste facilities are associated with development per The Avenue Specific Plan component of the 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.