

## CHAPTER 7.0 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

### 7.1 CEQA Guidelines Section 15126(b)

This Section summarizes the unavoidable adverse impacts associated with the approval of the discretionary actions associated with the Distrito La Novia-San Juan Meadows project. Specifically, Section 15126(b) of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR):

*"Describe any significant impacts, including those which can be mitigated, but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described."*

Chapter 4.0 (Environmental Analysis) documents the analysis of the potentially significant adverse impacts associated with the proposed project (i.e., single-family residential/equestrian/open space and mixed use development). Several potentially significant adverse impacts have been identified in Chapter 4.0 of the Draft EIR. As a result, in each case where such an impact occurs, specific mitigation measures have been prescribed. Implementation of these mitigation measures, which will be ensured through the implementation of the Mitigation Monitoring and Reporting Program, will either eliminate, avoid, or reduce the potentially impacts to a level of insignificance. As indicated in Chapter 4.0, all of the potential impacts can be reduced to a less than significant level through the implementation of mitigation measures, which have been prescribed, with the exception of short-term construction-related air quality impacts as indicated below.

### 7.2 Unavoidable Adverse Impacts

#### Air Quality

- PM<sub>10</sub> concentrations at local sensitive receptors would remain in exceedance of the SCAQMD significance threshold for localized PM<sub>10</sub> concentrations from construction activities. Although NO<sub>x</sub> emissions during the construction activities would be reduced by approximately 29 percent, NO<sub>x</sub> emissions would continue to exceed the SCAQMD regional threshold and would, therefore, contribute substantially toward regional non-attainment of ozone standards. Therefore, construction-related NO<sub>x</sub> emissions and PM<sub>10</sub> concentrations will remain significant and unavoidable.