



## 9.0 Significant Environmental Effects Which Cannot Be Avoided If The Proposed Action Is Implemented

The *California Environmental Quality Act (CEQA) Guidelines* Section 15126(b) requires an Environmental Impact Report (EIR) to “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.” These impacts were addressed in Section 9.0 of the 2011 Certified EIR.

This SEIR analyzes only those subject areas for which changes in the Project, changes in circumstances, or new information result in potentially greater impacts than those identified in the 2011 Certified EIR. Section 4.0, *Environmental Analysis*, provides a description of these potential environmental impacts and recommends General Plan policies, implementation measures, and mitigation measures to reduce impacts to a less than significant level. After implementation of the recommended policies, implementation measures, and mitigation measures, most of the potentially significant impacts associated with the proposed Project would be reduced to less than significant levels. However, the following new impacts could not be feasibly mitigated and would result in a significant unavoidable impact associated with approval of the proposed Project.

### TRAFFIC AND CIRCULATION

- **Roadway Segments (Project and Cumulative Impacts).** Even with installation of the recommended improvements, implementation of the proposed Project would result in an unacceptable level of service on the following roadway segments:
  - Clinton Keith Road east of California Oaks Road (new deficiency)
  - California Oaks Road south of Clinton Keith Road (new deficiency)
  - Jefferson Avenue south of California Oaks Road (new deficiency)
  - Los Alamos Road between Monroe Avenue and Hancock Avenue (deficient in “without project”)
  - Murrieta Hot Springs Road between I-15 and I-215 (deficient in “without project”)

## Significant Unavoidable Effects



- Murrieta Hot Springs Road between Alta Murrieta Drive and Whitewood Road (deficient in “without project”)
- Murrieta Hot Springs Road between Whitewood Road and Margarita Road (deficient in “without project”).
- **Intersections (Project and Cumulative Impacts).** Even with installation of the recommended improvements, implementation of the proposed Project, the following 5 intersections would result in unavoidable traffic impacts, and thus result in an unavoidable significant impact.
  - Jefferson Avenue/Kalmia Street
  - Winchester Road (SR-79)/Murrieta Hot Springs Road
  - Hancock Avenue/Los Alamos Road
  - Whitewood Road/Murrieta Hot Springs Road
  - Whitewood Road/Clinton Keith Road

## AIR QUALITY

- Short-Term Construction Emissions
- Long-Term Mobile and Stationary Source Emissions
- Cumulative Short-Term Construction Emissions Impacts
- Cumulative Long-Term Mobile and Stationary Source Emissions