

5. *Significant Unavoidable Adverse Impacts*

Chapter 1, Executive Summary, contains Table 1-1, which summarizes the impacts, mitigation measures, and levels of significance before and after mitigation. While policies and actions from the proposed Project and mitigation measures, where available, would reduce the level of impact, the following impacts would remain significant, unavoidable, and adverse after mitigation measures are applied:

5.1 AGRICULTURE AND FORESTRY RESOURCES

- **AG-1. Significant.** No mitigation measures are feasible to reduce the potential impact. The intent of the Plan is to enhance recreational opportunities and create habitat conservation areas within the Parkway Plan Area. The farmland in the Parkway Plan Area may remain in agriculture, or may be offered for sale to the Conservancy, evaluated for acquisition, and may be acquired. Avoiding the acquisition of offered agricultural lands could interfere with achievement of Parkway goals and objectives. In order to implement the Plan, conversion of farmland to non-agricultural uses would not be reduced to a less-than-significant level, and the Project's impacts in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AG-2. Significant.** No mitigation measures are feasible to reduce the potential impact. The intent of the Plan is to enhance recreational opportunities and create habitat conservation areas within the Parkway Plan Area. The farmland in the Parkway Plan Area may remain in agriculture, or may be offered for sale to the Conservancy, evaluated for acquisition, and may be acquired. Avoiding the acquisition of offered agricultural lands could interfere with achievement of Parkway goals and objectives. Implementation of the Plan would conflict with existing zoning for agricultural use or Williamson Act contract and cannot be reduced to a less-than-significant level, and the Project's impacts in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AG-3. Significant.** No mitigation measures are feasible to reduce the potential impact. The intent of the Plan is to enhance recreational opportunities and create habitat conservation areas within the Parkway Plan Area. The farmland in the Parkway Plan Area may remain in agriculture, or may be offered for sale to the Conservancy, evaluated for acquisition, and may be acquired. Avoiding the acquisition of offered agricultural lands could interfere with achievement of Parkway goals and objectives. In order to implement the Plan, conversion of farmland to non-agricultural uses cannot be reduced to a less-than-significant level, and the Project's impacts in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AG-4. Significant.** The intent of the Plan is to enhance recreational opportunities and create habitat conservation areas within the Parkway Plan Area. In order to implement the Plan, impacts to agricultural resources, in combination with the potential conversion of agricultural land resulting from others' unrelated

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actions, cannot be reduced to a less than significant level, and the Project's cumulative impact in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.

5.2 AIR QUALITY

- **AQ-1. Significant.** Adherence to SJVAPCD Rule 9510 and mitigation measures incorporated into future projects within the San Joaquin River Parkway for operation and construction phases described in Impact AQ-3 below would reduce criteria air pollutant emissions to the extent feasible. These regulations and mitigation measures would facilitate continued cooperation with SJVAPCD to achieve regional air quality improvement goals. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available to reduce impacts associated with inconsistency with SJVAPCD's air quality management plans to less than significant levels. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with SJVAPCD air quality management plans. However, because the Project's emissions cannot be reduced to a less-than-significant level, the Project's impacts in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AQ-2. Significant.** Determination of whether project emissions would violate any ambient air quality standard is largely a function of air quality dispersion modeling. If project emissions would not exceed State and National AAQS at the project's property boundaries, the project would be considered to not violate any air quality standard or contribute substantially to an existing or projected air quality violation. However, the need to perform air quality dispersion modeling for typical urban development projects is determined on a case-by-case basis, depending on project size, and is not applicable for program-level EIRs. As identified in Impact AQ-3, subsequent environmental review of future projects within the Parkway Plan Area may identify that construction and operational phase emissions would exceed SJVAPCD's project-level significance thresholds. Although feasible mitigation measures would be imposed (see below), due to the nature and scope of the Project and its anticipated buildout horizon, regional construction and operational phase emissions could exceed the SJVAPCD significance thresholds. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with SJVAPCD screening criteria or meet applicable thresholds of significance. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available, and project-level and cumulative impacts are considered significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AQ-3. Significant.** Subsequent environmental review of future projects within the San Joaquin River Parkway may identify that construction and operational phase emissions would exceed SJVAPCD's project-level significance thresholds. Though feasible mitigation measures would be imposed, due to the nature and scope of the Project and its anticipated buildout horizon, regional construction and operational phase emissions could exceed the SJVAPCD significance thresholds. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with SJVAPCD screening criteria or meet applicable thresholds of significance. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available, and project-

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level and cumulative impacts are considered significant and unavoidable. A Statement of Overriding Considerations would be required.

- **AQ-4. Significant.** Subsequent environmental review of future projects associated with the San Joaquin River Parkway Master Plan may identify that construction and operational phase emissions would exceed SJVAPCD’s project-level significance thresholds. Compliance with Rule 9510 frequently reduces project-specific operational emissions to less than significant levels. However, some construction activities have the potential to result in substantial on-site emissions, and additional mitigation may be required. Because dispersion modeling is not applicable for a program EIR, projects with emissions that exceed these values are considered to have the potential to exceed the California and National AAQS, resulting in a potentially significant impact. SJVAPCD Rule 9510 and Mitigation Measures AQ-3(a) through AQ-3(d) would reduce emissions to the extent feasible. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available to reduce emissions to less than significant levels. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with SJVAPCD air quality standards. Therefore, in accordance with the SJVAQMD methodology, the Project’s localized (ambient air quality) impacts in this regard would be significant and unavoidable. A Statement of Overriding Considerations would be required.
- **AQ-6. Significant.** Subsequent environmental review of future projects within the San Joaquin River Parkway may identify that construction and operational phase emissions would exceed SJVAPCD’s project-level significance thresholds. Though feasible mitigation measures would be imposed, due to the nature and scope of the Project and its anticipated buildout horizon, regional construction and operational phase emissions could exceed the SJVAPCD significance thresholds. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impacts for subsequent projects that comply with SJVAPCD screening criteria or meet applicable thresholds of significance. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available, and project-level and cumulative impacts are considered *significant and unavoidable*. A Statement of Overriding Considerations would be required.

5.3 GREENHOUSE GAS EMISSIONS

- **GHG-1. Significant.** Mitigation measures incorporated into future projects within the San Joaquin River Parkway for operation and construction phases described in Impact AQ-3 would reduce GHG emissions to the extent feasible. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available that would reduce impacts associated with GHG emissions to less than significant levels. While feasible mitigation measures would be imposed, due to the nature and scope of the Project along with its anticipated buildout horizon, regional construction and operational phase GHG emissions may not achieve the significance threshold. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impact for subsequent projects that comply with the applicable thresholds of significance. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available, and project-level and cumulative GHG impacts are considered significant and unavoidable. A Statement of Overriding Considerations would be required.

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- *GHG-3. Significant.* Mitigation measures incorporated into future projects within the San Joaquin River Parkway for operation and construction phases described in Impact AQ-3 would reduce GHG emissions to the extent feasible. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available that would reduce impacts associated with GHG emissions to less than significant levels. While feasible mitigation measures would be imposed, due to the nature and scope of the Project along with its anticipated buildout horizon, regional construction and operational phase GHG emissions may not achieve the significance threshold. It should be noted that the identification of this program-level impact does not preclude the finding of less-than-significant impact for subsequent projects that comply with the applicable thresholds of significance. However, due to the programmatic nature of the proposed Project, no additional mitigation measures are available, and project-level and cumulative GHG impacts are considered significant and unavoidable. A Statement of Overriding Considerations would be required.

5.4 HYDROLOGY AND WATER QUALITY

- *HYDRO-7. Significant.* The project would result in significant and unavoidable risk of exposing structures to significant risk of loss involving flooding as a result of the failure of Friant Dam; however, there are no feasible mitigation measures to offset those risks. Therefore, a Statement of Overriding Considerations would be required.