

5.0 UNAVOIDABLE SIGNIFICANT IMPACTS

PURPOSE

Section 15126(b) of the CEQA Guidelines requires an EIR to describe any unavoidable significant impacts, which cannot be avoided if the proposed project is implemented. Unavoidable significant impacts are impacts that cannot be avoided or lessened by implementing mitigation measures. Specific economic, social, technical, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR. If the City of Elk Grove decides to approve the project, a Statement of Overriding Considerations must be adopted by the City Council for any identified significant and unavoidable impacts, as required by the State CEQA Guidelines, Section 15093(b). This section summarizes significant impacts that will require a Statement of Overriding Consideration to be made by the City Council.

SUMMARY OF IMPACTS

Agricultural Resources

The conversion of Farmland of Statewide Importance, on both a project-specific and cumulative level, would constitute a loss of an irreplaceable resource and is considered to be a unavoidable significant impact (**Impacts 4.1-1 and 4.1-4**). In addition, the project would result in an unavoidable significant land use compatibility impacts (**Impacts 4.1-2 and 4.1-3**).

Traffic

The introduction of vehicle trips would result in both project-specific and cumulative traffic and circulation unavoidable significant impacts. These impacts are considered unavoidable since improvements proposed as mitigation would not be feasible, and/or are not programmed in the Metropolitan Transportation Plan (MTP) (**Impacts 4.2-1, 4.2-9, 4.2-22, 4.2-24, 4.2-25, 4.2-6, and 4.2-27**).

Air Quality

Short-term fugitive dust (PM₁₀) emissions during site preparation and the Reactive Organic Gases (ROG), oxides of Nitrogen (NO_x), and PM₁₀ construction emissions (architectural coatings) would a significant and unavoidable impact (**Impacts 4.3-1 and 4.3-4**). Operational emissions would also remain above the SMAQMD's recommended threshold for ROG and NO_x and are considered to be unavoidable significant

impacts (**Impact 4.3-2**). Because the project would involve amendments to the General Plan and Zoning Ordinance, it is considered based on SMAQMD's standard to be cumulatively significant(**Impact 4.3-3**).

Noise

Short-term construction and cumulative construction noise impacts would be an unavoidable significant impact (**Impacts 4.4-1 and 4.4-10**). Long-term and cumulative traffic noise on a few area roadways would be an unavoidable significant impact (**Impacts 4.4-4 and 4.4-11**).

Hazardous Materials

There would be no project specific or cumulative unavoidable significant impacts.

Public Services

There would be no project specific or cumulative unavoidable significant impacts.

Hydrology and Water Quality

There would be no project specific or cumulative unavoidable significant impacts.

Biological Resources

There would be no project-specific unavoidable significant impacts. However, the planned urbanization of the project area would create new sources of light and glare. While project specific measures can be undertaken to orient or shield lights to minimize illumination of adjacent lands, the combined effect of all new developments approved or planned in the area would create an unavoidable significant cumulative light and glare impact to local biological communities (**Impact 4.8-9**).

With regard to habitat for common wildlife, implementation of anticipated cumulative development in the southern Sacramento County area would result in the conversion of a number of agricultural areas to urban use, which would remove the connectivity they provide between preserved open space areas and as temporary resting and foraging sites for migrating birds. This loss is considered an unavoidable significant cumulative impact (**Impact 4.2-8**).

Geology and Geotechnical Hazards

There would be no project specific or cumulative unavoidable significant impacts.

Cultural Resources

There would be no project specific or cumulative unavoidable significant impacts.

Visual Quality

Because the project-specific and cumulative impacts are inherently related to the general conversion of an agricultural area to suburban development, they would be unavoidably significant (**Impact 4.11-1, 4.11-2, 4.11-3, and 4.11-4**).