

## SECTION 6: SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

An EIR must disclose the significant unavoidable impacts that will result from implementation of a proposed project. The California Environmental Quality Act (CEQA) Guidelines § 15126(b) 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 project would result in the alteration of the physical environment. The NFV-1 Specific Plan and EIR identify project design features and mitigation measures that either eliminate or substantially reduce 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 mitigated below the level of significance: Cultural Resources; Geology and Soils; Hazards; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Facilities; Parks and Recreation; and Transportation and Circulation.

The following environmental issues would remain significant and unavoidable after implementation of the proposed project:

- **Aesthetics/Views** - The change in the visual character of the site from rural open space to a developed community is a significant and unavoidable project and cumulative impact that was identified in the RMAP EIR. The impact of developed home sites on scenic natural vistas within Millerton Lake SRA will remain significant after mitigation. The change to the natural condition with respect to light and glare will be potentially significant and unavoidable.
- **Agriculture Land Conversion** - The proposed project will result in loss of grazing lands and will contribute to the significant cumulative loss of agricultural lands within Rio Mesa and Madera County. This impact was identified as significant and unavoidable in the RMAP EIR.
- **Air Quality** - Implementation of the project would create cumulatively significant and unavoidable impacts to air quality that would remain significant and unavoidable after implementation of mitigation measures. Cumulative impacts to air quality were identified as significant and unavoidable in the RMAP EIR.
- **Loss of Habitat** - The cumulative loss of non-native grassland and blue oak woodland habitats would remain significant. These impacts were identified as significant and unavoidable in the RMAP EIR. The direct and cumulative impacts resulting from partial loss of the Hartweg's golden sunburst population onsite will remain significant.
- **Flooding/Groundwater Supplies** - Flooding impacts to the San Joaquin River and depletion of groundwater supplies would both remain cumulatively significant. These impacts were identified as significant and unavoidable in the RMAP EIR.

- **Recreational Access and Use** - The impacts of increased human access and recreational activity within the San Joaquin River Parkway and Millerton Lake SRA will remain cumulatively significant. This impact was identified as significant and unavoidable in the RMAP EIR.

The project is proposed despite significant and unavoidable impacts because it is consistent with the land uses and policies in the RMAP, and consistent with the vision and intent of both the RMAP and County General Plan in establishing a New Growth Area.