

7.0 UNAVOIDABLE SIGNIFICANT IMPACTS

EXECUTIVE SUMMARY

As required by section 15126.2(b) of the *California Environmental Quality Act (CEQA) Guidelines*, this section identifies the significant environmental effects which cannot be avoided if the proposed project is implemented. The *State CEQA Guidelines* require that this discussion

*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.*¹

The following impacts were found to be unavoidable and significant: air quality; global climate change; biological resources; water services; utilities and infrastructure – solid waste; and noise and vibration impacts.

SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following impacts have been identified in **Section 3.0** of this environmental impact report (EIR) as having significant and unavoidable impacts. The corresponding EIR section is listed for reference purposes.

Air Quality (Section 3.3)

While policies would reduce air pollutant emissions, the potential for impacts on air quality from implementation of the proposed Area Plan and the City of Santa Clarita's proposed General Plan would remain significant and unavoidable. Impacts would be considered potentially significant and mitigation measures are required. Nonetheless, even with mitigation, impacts to air quality are potentially significant and unavoidable.

Global Climate Change (Section 3.4)

Implementation of the proposed Area Plan and the City of Santa Clarita's proposed General Plan would increase greenhouse gas (GHG) emissions over existing conditions. While proposed Area Plan and General Plan policies would reduce GHG emissions, potential impacts on climate change from implementation of the proposed Area Plan and General Plan would be potentially significant and unavoidable after mitigation given the increase in emissions.

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.2(b).

Biological Resources (Section 3.7)

The proposed Area Plan policies do not provide a mechanism for the compensation of lost habitats when avoidance or minimization of impacts is considered to be infeasible, nor do they mitigate for the direct mortality of individuals of listed, proposed, or candidate species. In conjunction with the proposed Area Plan policies, mitigation measures **MM 3.7-1** through **3.7-3** are proposed to reduce these impacts. However, special-status species are dependent on a variety of habitat types, including non-sensitive annual grassland and various common scrub and chaparral types, and habitat loss of these types would therefore not be compensated for under **MM 3.7-3**. Thus, the conversion of all types of currently undeveloped wildlife habitat to Residential, Commercial and Industrial uses, as permitted under the Area Plan, would result in impacts on special-status species that would remain significant at the plan level.

The proposed Area Plan policies do not provide for the compensation of lost wildlife movement opportunities or nursery sites when avoidance or minimization of impacts is considered to be infeasible. Loss of connectivity between the two units of the Angeles National Forest could not be compensated for since the intervening habitats would be the only ones which could provide the necessary avenues of exchange. Therefore, this potential loss could not be adequately mitigated, and the impact of development would remain significant in the event that avoidance of impacts to habitat linkages arising from said development is considered infeasible.

Water Services (Section 3.13)

An adequate supply of water would be available to serve the portion of the OVOV Planning Area and within the CLWA service area boundary and the East Subbasin, and therefore, impacts would be less than significant. In areas outside the CLWA service area and the East Subbasin however, local groundwater supplies are not adequate to meet the needs of all existing residents due to the apparent overreliance on the groundwater deposits as evidenced by declining water levels and dry wells. Consequently, local supplies would not be able to meet the needs of OVOV buildout in this area and impacts would be significant after mitigation.

Utilities and Infrastructure – Solid Waste (Section 3.17)

The County's Planning Area uses three landfills within or near the OVOV Planning Area. They include the Chiquita Canyon Landfill, Antelope Valley Landfill, and the Sunshine Canyon Landfill. Landfills throughout the state have permitted maximum capacities (the amount of waste in tons or cubic yards a permitted facility is allowed to receive, handle, process, store or dispose of). The County does not have adopted solid waste disposal figures. However, since the County's Planning Area is adjacent to and surrounds the City's Planning Area, it would be reasonable to assume that solid waste disposal figures

for the County Area Plan would be similar to those for the City of Santa Clarita. Consequently, solid waste disposed figures used by the City of Santa Clarita are utilized for this analysis. In 2007, the amount of waste disposed by the City's Planning Area was 163,000 tons which would correlate to 48,512 tons of waste disposed for the County's Planning Area. The projected buildout amount of waste, generated by the County's Planning Area, would be 550.4 tons per day or 209,909.2 tons per year. Based on the 2008 Annual Report of the County of Los Angeles Countywide Integrated Waste Management Plan a Disposal Capacity Shortfall is expected to occur beginning in 2014 at landfills in the County of Los Angeles. The shortfall in capacity is estimated to be at 1,172 tons per day (tpd) beginning in 2014 and estimated to increase to 11,665 tpd in the year 2023. Development of proposed expansions and exporting up to 10,000 tpd of solid waste out of the County would not be able to meet the daily disposal demand of the County. With implementation of the development in the OVOV County Planning Area, the estimated amount of solid waste that would be generated would contribute to the shortfall of capacity in the Los Angeles County landfill system. Therefore, the impacts from buildout to the solid waste system would be significant and unavoidable even with the implementation of **MM 3.17-1 to 3.17-5**.

Noise (Section 3.18)

The County of Los Angeles and City of Santa Clarita retained a noise consultant, Mestre Greve Associates, to conduct a noise study for the County's proposed Area Plan and the City's proposed General Plan. This study evaluated existing noise conditions throughout the OVOV Planning Area, and projected future noise levels based upon growth and traffic projections developed through the OVOV planning process.

Motor vehicles currently comprise the predominant noise source in the OVOV Planning Area. As development occurs within the OVOV Planning Area, significant construction noise would occasionally occur. Policies within the proposed Area Plan would not reduce operational noise impacts to less than significant; additionally, it is not always possible to reduce construction noise impacts to below standards set forth in the County's Noise Ordinance. Mitigation is recommended to reduce construction vibration impacts during pile driving by using cast-in-drilled-hole piles. Cast-in-place pile driving generally produces noise levels approximately 10 to 15 dB lower than pile driving. Construction noise impacts would, nonetheless, remain significant. Therefore, short-term construction noise impacts would be unavoidably significant for the duration of the construction activities. Short-term noise and vibration impacts from the pile driving would be unavoidably significant for the duration of the pile driving. While the County proposes noise policies to reduce impacts, operational noise impacts would exceed noise standards and would also be significant and unavoidable.