

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: biological resources, 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.

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 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.

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

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.

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 and since the County's Planning Area is adjacent to and surrounding 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 of the City of Santa Clarita. Consequently, solid waste disposal 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 129,210 tons per year. Nearby landfills are approaching full capacity for waste disposal and the projected amount of landfill capacity, for the County's Planning Area, would be in a shortfall of 22,626 tons per day, six days per week in the year 2021. Therefore, the impacts from buildout on the solid waste system would be significant and unavoidable even with the incorporation of MM 3.17-1 to 3.17-5.

Noise (Section 3.18)

The County of Los Angeles 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 reduce operational noise impacts to less than significant; however, 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

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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.