

8.0 UNAVOIDABLE SIGNIFICANT IMPACTS

PURPOSE

Section 15126(b) of the California Environmental Quality Act (CEQA) Guidelines requires an EIR to describe any significant impacts that cannot be mitigated if the project is implemented. The discussion is also to include the identification of any significant impacts that can be mitigated, but not to less than significant levels.

VISUAL RESOURCES

The first phase of project construction would last approximately two years and would distinctly alter the visual character of 48.9 acres of the project site because several pieces of construction equipment, large piles of soil and other debris would be present and the appearance of the ridgeline would continually change as grading progresses. These changes in visual character would be highly visible from the area surrounding the project site. While the change in visual character associated with the first phase of construction would be short-term, the impact is considered significant because the change in visual environment would be adverse. No feasible mitigation measures exist that would reduce this impact to a less than significant level. Therefore, a significant and unavoidable visual resources impact would occur during the first phase of project construction.

The proposed project would substantially degrade and modify the ridgeline that traverses the site and the existing visual character of the project site. Views from vantage points in the surrounding area, particularly within the Placerita Canyon Community would be substantially altered with project implementation. While the Development Standards and Design Guidelines contained in the master plan would integrate new campus development into the canyon in a visually compatible manner, the proposed modifications to the existing ridgeline are considered significant and unavoidable. Additionally, significant and unavoidable cumulative impacts to visual resources would result from valley buildout, which would include the proposed project.

AIR QUALITY

During the first phase of project construction, NO_x and PM₁₀ air pollutant emissions are anticipated to exceed the South Coast Air Quality Management District's (SCAQMD) regional thresholds of significance. Additionally, a localized air quality impact would occur as project construction would result in PM₁₀ and PM_{2.5} emissions that exceed the localized significance thresholds at nearby sensitive receptors. Recommended mitigation measures would reduce construction-related emissions to some extent; however, the resultant benefit of the mitigation measures cannot be quantified because the specific

details of the construction plans and equipment is unknown. Moreover, it is not expected that feasible mitigation exists that would reduce these emissions to a sufficient degree that the construction-related emissions would be below the SCAQMD's emission-based thresholds of significance. For these same reasons, implementation of these mitigation measures would not be likely to reduce the impacts to less than significant levels. Therefore, construction-related emissions for the proposed project would be considered significant and unavoidable.

BIOLOGICAL RESOURCES

Significant impacts would occur as a result of site development to one special-status plant community, coast prickly pear succulent scrub, and 14 potentially occurring special-status wildlife species. Additionally, the project proposes to remove 79 healthy oak trees, work within the dripline of 75 oak trees, and work within the 5-foot protected zone of 22 oak trees, all of which are significant impacts to oak trees on the project site. With the implementation of recommended mitigation measures, project-level impacts to biological resources would be less than significant. However, the cumulative loss of coastal sage scrub habitat in the Santa Clarita region is considered significant and unavoidable with implementation of this project.

NOISE

Demolition, grading, and construction activities on the project site would generate noise at sensitive receptor locations in excess of normally acceptable noise levels of the *City Land Use Compatibility Guidelines*. Section 11.44.080 of the City's Noise Ordinance restricts construction work requiring a building permit to between the hours of 7:00 AM and 7:00 PM Monday through Friday, and to between 8:00 AM and 6:00 PM on Saturday. The Noise Ordinance also precludes construction activities on Sundays and major holidays. These restrictions do not, however, mitigate the impact of construction noise and no other feasible mitigation measures exist which would reduce the impact to less than significant. Therefore, the temporary project construction noise impact would be significant and unavoidable.

SOLID WASTE

Land suitable for landfill development or expansion is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints. This is not to say, though, that alternative solid waste disposal technologies that could substantially reduce landfill disposal will not be developed and legislatively approved in the future; given the market forces that drive the solid waste industry, it is reasonable to assume that they will.

Until long-term landfill space or other disposal alternatives will be adequate to serve the existing and future uses for the foreseeable future, project and cumulative solid waste and hazardous waste impacts within the City will be considered unavoidably significant.