

8.0 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED

Section 15126(b) of the *CEQA Guidelines* requires an EIR to:

...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.

Section 5.0 of this EIR provides a description of the potential environmental impacts of the proposed *Lyons Canyon Ranch* project and recommends mitigation measures to reduce impacts to a less than significant level, where possible. After implementation of the recommended mitigation measures, most of the significant or potentially significant impacts associated with the proposed *Lyons Canyon Ranch* project would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant and unavoidable impact with implementation of the proposed project.

GEOLOGY, SOILS, AND SEISMICITY

The proposed project would result in significant impacts relative to modification of topography and relief features, grading and development on slopes greater than 25 percent natural grade, and the modification of unique geologic or physical features on-site. No mitigation is proposed that could reduce such impacts to less than significant. As such, these impacts would remain significant and unavoidable.

NOISE

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- ◆ A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from project-related construction activities.
- ◆ Development associated with the proposed project will result in a permanent increase in traffic related noise in the project area. Since the existing noise environment surrounding the subject site already exceeds Los Angeles County exterior noise thresholds, the project's incremental contribution of noise to this existing condition constitutes a significant unavoidable impact.

Lyons Canyon Ranch

Draft Environmental Impact Report

AIR QUALITY

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- ◆ Impacts related to violation of air quality standards or contribution to existing or projected air quality violations;
- ◆ Conflicts with, or obstruction of implementation of, the applicable air quality plan;
- ◆ Exposure of sensitive receptors to substantial pollutant concentrations; and
- ◆ Cumulatively considerable net increases of criteria pollutants.

BIOLOGICAL RESOURCES

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- ◆ Loss of special status wildlife potentially present;
- ◆ Loss of special status reptiles potentially present;
- ◆ Loss of special status bird species potentially present;
- ◆ Loss of Valley Needlegrass Grassland;
- ◆ Loss of Wildlife Foraging and Cover Habitats

AESTHETICS/LIGHT AND GLARE

Implementation of the proposed project would transform the visual character of the site from vacant undeveloped property to a more urban environment. With implementation of the recommended mitigation measures, visual impacts associated with the proposed project could be partially mitigated, and would be consistent with historically acceptable forms of urban development. However, the demonstrable change in character of the project site resulting from the replacement of vacant undeveloped property with suburban uses is considered a significant and unavoidable impact, both at the project level and cumulative project level.

SHERIFF SERVICES

Even with implementation of all recommended mitigation measures, the proposed project would result in unavoidable significant impacts with regard to the following:

- ◆ The proposed project, in conjunction with other related projects, will impact county emergency response/evacuation plans.

SOLID WASTE

Implementation of the proposed project would result in significant and unavoidable impacts to solid waste services in regards to long-term operations and cumulative impacts.