

SECTION 5.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

5.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The environmental effects of the proposed Sunset Ridge Park Project are addressed in Sections 4.1 through 4.11 of this EIR. Implementation of the proposed Project would result in potentially significant impacts for the following topical issues: air quality, biological resources, cultural and paleontological resources, geology and soils, hazards and hazardous materials, noise, and transportation. Implementation of the standard conditions and requirements and mitigation measures provided in Sections 4.1 through 4.11 would reduce these impacts to levels considered less than significant with the exception of short-term construction-related air quality and noise impacts.

Short-term construction-related air quality and noise impacts would remain significant after implementation of the Mitigation Program. Potential impacts related to air quality and global climate change would be less than significant except for (1) a potential for NO_x emissions to exceed SCAQMD mass daily thresholds if soil is exported to an off-site location distant from the Project site and (2) exposure of sensitive receptors to PM₁₀ and PM_{2.5} emissions during the mass grading phase which would exceed local air quality standards. Each of these would be significant and unavoidable impacts. It should be noted that the unavoidable short-term significant impacts related to air quality would cease upon completion of construction activities.

Construction equipment would have the potential to generate temporary noise impacts well above the existing ambient noise levels. Due to the low existing noise levels and the proximity of the noise-sensitive receivers, construction would result in a temporary significant increase in ambient noise to the residences adjacent to the site, principally during the mass grading activities that are anticipated to occur for approximately three months. Construction of the Project would result in an unavoidable short-term significant impact that would cease upon completion of the Project.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

5.2.1 COMMITMENT OF RESOURCES

The environmental effects related to the implementation of the Project are discussed in Sections 4.1 through 4.11 of this EIR. Implementation of the Sunset Ridge Park Project would require the long-term commitment of natural resources and land. The Project would require the commitment of land resources for active and passive park uses. The financial and material investments which would be required of the City would result in further commitments of the land resources, making it more likely that the same or similar uses would continue in the future.

Environmental changes associated with the proposed Project would result in alterations to the physical environment. In order to develop the Project, approximately 130,000 cubic yards (cy) of cut and 96,000 cy of fill may be required during grading activities, with a net export of approximately 34,000 cy. An active and park facility would be constructed including ball fields, picnic areas, a playground, parking, and restrooms. Utilities to serve the Project would be connected to the site.

The only structure proposed as part of the Project would be a one-story approximately 1,300 square foot (sf) structure for restrooms with storage for park maintenance equipment and sports equipment. Implementation of the Project would require the commitment and reduction of nonrenewable and slowly renewable resources. These resources may include, but are not limited to, petrochemical construction material; lumber; sand and gravel; asphalt; steel; copper; lead; and other metals.

Approval and implementation of the Project would also result in the loss of other resources. These resources would be for potable and non-potable for water drinking, irrigation, etc.; transportation of people to and from the site; as well as lighting and other associated energy needs.

5.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

CEQA Guidelines Section 15126.2(d) requires the evaluation of a proposed project's growth-inducing impacts. Growth inducement can be defined as the relationship between a proposed project and growth within the surrounding area. A project can also induce growth by lowering or removing barriers to growth, or by creating an amenity or facility that attracts new population or economic activity. This relationship is often difficult to establish with any degree of precision and cannot be measured on a numerical scale because there are many social, economic, and political factors associated with the rate and location of development. Accordingly, the CEQA Guidelines instruct that an EIR should focus on the ways growth might be induced. This relationship is sometimes looked at as either one of facilitating planned growth or inducing unplanned growth. Both types of growth, however, should be evaluated.

Typically, growth-inducing impacts result from the provision of urban services and extension of infrastructure (including roadways, sewerage, or water service) into an undeveloped area. A project can remove infrastructure constraints, provide access, or eliminate other constraints on development, and thereby encourage growth that has already been approved and anticipated through the General Plan process. This planned growth would be reflected in land use plans that have been developed and approved with the underlying assumption that an adequate supporting infrastructure ultimately would be constructed. This can be described as accommodating or facilitating growth.

A project can also remove infrastructure constraints, provide new access, or otherwise encourage growth which is not assumed as planned growth in the General Plans or growth projections for the affected local jurisdictions. This could include areas which are currently designated for open space, agricultural uses, or other similar non-urban land uses. In such a case, the removal of infrastructure constraints or provision of access can trigger consideration of a change in land use designation to allow development at a higher level of intensity than was originally anticipated. For this section, the term "inducing" will be used for both types of growth.

There are many other factors that can affect the amount, location, and rate of growth in the region. These include the following:

- Market demand for housing, employment, and commercial services.
- Desirability of climate and living/working environment, as reflected by market demand.
- Strength of the local employment and commercial economy.

- Availability of other roadway improvements (e.g., new and/or expanded arterial or highway capacity).
- Availability of other services/infrastructure (e.g., wastewater treatment, water, schools).
- Land use and growth management policies of the counties and municipal jurisdictions.

The potential growth-inducing effects of the Project have been evaluated in three ways:

1. Would the Project have an effect on undeveloped land that may not be designated on any general plan for urban development, but would nonetheless experience increased growth pressure due to the presence of the Project?
2. Would the Project have an effect by removing constraints, thereby facilitating the construction of previously approved projects?
3. Would the Project influence redevelopment of areas at a higher intensity than currently exists?

As identified in Section 4.1, Land Use and Related Planning Programs, the development of the proposed Sunset Ridge Park Project would be compatible with adjacent land uses and would not impose significant new burdens on public services or utilities nor would it induce substantial new unforeseeable development in the area. The Project is consistent with the City's General Plan, Coastal Land Use Plan, and Zoning designations for the site. There is no existing or planned housing associated with the proposed Project. The City has identified a citywide park deficiency (exclusive of beach recreation acreage) of 67.7 acres, 53.4 acres of which is in Service Area 1, West Newport. With the inclusion of beach acreage, there is not a citywide deficit. However, a 19.4-acre deficiency would occur in West Newport even with the inclusion of beach recreation acreage. This is based on the standard of 5 acres of parkland per 1,000 persons. The General Plan identifies three planned parks in West Newport, Newport Center, and Newport Coast which would help alleviate the deficiency. The park in Newport Coast has been completed. As identified in the General Plan, the fastest growing recreational demand in Newport Beach is the need for additional sports fields. The Element states "There is a future park site identified in this service area, Sunset Ridge Park which is designated as an active park to include ball fields, picnic areas, a playground, parking, and restrooms." As such, the proposed park would serve an identified need rather than induce population growth and/or new development in the City and is not considered growth inducing.