

VII. ENVIRONMENTAL ANALYSIS

A. GROWTH INDUCING IMPACTS

Pursuant to §15126.2(d) of the State CEQA *Guidelines*, an EIR must address whether a project would directly or indirectly foster growth. §15126.2(d) reads as follows:

“An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects, which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects, which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.”

As discussed in this section, this analysis evaluates whether the proposed project would directly, or indirectly, induce economic, population, or housing growth in the surrounding environment. The proposed project is being developed in response to deficiency of park space noted in the County General Plan and the public demand for recreation facilities, parks, and public open space amenities in the community of Cambria and north coast area. Implementation of the project would not create opportunities for population growth. Long-term employment opportunities resulting from the project would be minimal, and may include management and maintenance positions. Short-term employment opportunities would include construction-related jobs.

Infrastructure improvements may include connections to the existing water and sewer service line, the extension of Rodeo Grounds Road, and the construction of an emergency access link to Piney Way. The project site is located within the Urban Services Line for the Cambria Community Services District. The project would not extend infrastructure into a currently unserved area.

The northern, eastern, and southern boundaries of the park are currently developed. Implementation of the project would respond to the land use needs of the community and would not result in new unplanned development or residential population growth in the area surrounding the site. In addition, the park facilities, while being developed to meet community needs, would be used by visitors to the area and would contribute, although not significantly, to encouraging visitors to relocate to the community.

Based on the explanation provided above, implementation of the proposed project would not result in significant growth inducing impacts.

B. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

§15126.2(c) of the CEQA *Guidelines* states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal, or non-use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. In addition, this section identifies any irreversible damage that could result from environmental accidents associated with the proposed project.

1. IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the proposed project would include the development of a community park, improvements to an existing trail system, and restoration activities. Other components of the project would include the extension of Rodeo Grounds Road into the project site, construction of an emergency access road, landscape improvements, architectural elements and security lighting associated with the community center and pumphouse, park signage, utility connections. Construction and operation of the proposed project would contribute to the incremental depletion of resources, including renewable and non-renewable resources. Consumption of energy resources and increased vehicle travel by visitors will use resources for heating, cooling, lighting, and vehicle transportation. Use of non-renewable materials such as metals and petroleum-derived products would effect the environment.

2. LOSS OF AESTHETIC/VISUAL RESOURCES

Implementation of the proposed project, including facilities and structures proposed in the Community Park Master Plan would change the visual character of the East FRP. Section V.G., Aesthetics, describes mitigation measures to lessen the impact of the development.

3. DEGRADATION OF AMBIENT AIR QUALITY

The proposed project will cause an increase in vehicle emissions. When analyzed in conjunction with the projects outlined in the cumulative development scenario, significant but mitigable cumulative impacts to air quality would occur. Section V.C., Air Quality, describes mitigation measures to lessen the impact of the proposed project.

4. CONVERSION OF HABITAT

Implementation of the proposed project would convert existing grassland on the East FRP to an active recreation park, resulting in a loss of habitat for wildlife. For the life of the project, the community park area would not support ground nesting or den activity by terrestrial and bird species. The project does not include any inhibitions to wildlife migration and foraging within natural areas and the creek, and night-time wildlife activity would not be significantly affected. The remainder of the FRP (East and West) would be retained as open space, with designated trail systems, and would continue to provide wildlife habitat in perpetuity.

LIST OF ABBREVIATED TERMS

| Abbreviation | Term |
|--------------|--------------------------------------|
| CEQA | California Environmental Quality Act |
| EIR | Environmental Impact Report |

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