

SECTION 6 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

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

The environmental impacts of the proposed Mountain Park Specific Plan Amendment project are discussed in Sections 4.1 through 4.14 of this EIR. The proposed project would result in potentially significant impacts under the following topical issues: landform changes, geology and soils, biological resources, traffic and circulation, air quality, noise, and cultural resources. As currently proposed, the project would result in the following significant impacts after implementation of the mitigation program and would require adoption of a Statement of Overriding Considerations:

- Impact 4.2-1 The proposed project would comply with Standard Condition 2-1; however, Development Areas 1, 2, 3, 4, and 7 would require alterations to existing scenic resources including landform/topography and rock outcroppings. Impacts to scenic resources within Development Areas 3, 4 and 7 would be visible from SR-91 and SR-241 and would be considered a significant and unavoidable impact.
- Impact 4.8-1 Project-related grading activities would result in a significant short-term construction-related air quality impact for the following air pollutants: CO, ROG, NO_x, and PM₁₀.
- Impact 4.8-2 Project-related regional air emissions would exceed established thresholds for the following air pollutants and is considered a significant regional air quality impact: CO, ROG, and NO_x.
- Impact 4.8-3 The proposed project contributes to a net increase in CO, NO_x, PM₁₀, and ROG. Therefore, the proposed project would have a significant cumulative air quality impact.
- Impact 4.8-4 Construction of the proposed project would expose sensitive receptors to pollutant concentration that exceed SCAQMD thresholds.

The following traffic impacts associated with Weir Canyon Road and La Palma Avenue are also considered significant and unavoidable since the improvements required to mitigate these impacts are dependent on approval and financing from the City of Yorba Linda. Although the project's impact is mitigated by payment of fair-share costs for improvements by the property owner/developer, the City of Anaheim cannot require another jurisdiction to implement these improvements.

- Impact 4.7-1 The Weir Canyon Road/La Palma Avenue intersection in the City of Yorba Linda would operate at LOS E during the AM peak hour under the Year 2025 Committed Circulation System "no project" and "with project" scenarios as well as the Year 2025 MPAH Buildout "with project" scenario. The project's contribution to the ICU value at this intersection under these scenarios is estimated to be 0.01, which would be a significant impact.

Impact 4.7-2 Based on the project's significant impact at the Weir Canyon Road/La Palma Avenue intersection, the project is also assumed to significantly impact Weir Canyon Road south of the intersection (between SR-91 and La Palma Avenue) within the City of Yorba Linda under the same scenarios.

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

The environmental effects related to the implementation of the proposed project are discussed in Sections 4.1 through 4.14 of this EIR. Implementation of the Mountain Park Specific Plan Amendment project would require the long-term commitment of natural resources and land. Implementation of the project would result in the commitment of land resources for residential and open space uses. Based on the type of development proposed and the financial and material investments which would be required, it is likely that the same or similar uses would continue in the future.

Environmental changes associated with the proposed developments would result in alterations to the physical environment. In order to develop the proposed project, approximately 26 million cubic yards of cut and fill and an additional 20 million cubic yards of remedial grading would be required. Approximately 72 percent of the project site (2,163 acres) would be retained as open space and the remaining 28 percent of the site would be disturbed as a result of the proposed development. New structures and streets would be built, and additional utilities to serve the structures would be constructed.

Implementation of the project would require the commitment and reduction of other nonrenewable and slowly renewable resources. These resources include, but are not limited to, petrochemical construction material; lumber; sand and gravel; asphalt; steel; copper; lead; and other metals, etc.

Approval and implementation of the proposed project would also result in the loss of other resources. These resources would be for the construction, heating, and cooling of proposed uses; potable and non-potable water for food preparation, drinking, irrigation, etc.; transportation of people and goods to and from the site; as well as lighting and other associated energy needs.

6.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

This section of the EIR discusses the ways in which the proposed project could foster economic or population growth, or the construction of additional developments in the surrounding environment, either directly or indirectly (CEQA Guidelines, 15126.2[d]). To assess the potential for growth-inducing impacts, the project characteristics that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively must be evaluated.

Growth-inducing impacts can occur when the development of a project directly or indirectly induces economic or population growth, or the construction of additional housing in the surrounding area. Direct growth-inducing impacts occur when a project might impose new burdens on a community or might induce new development in an area, triggering related growth-associated impacts. This includes projects that would remove physical obstacles to population growth (such as a new road into an undeveloped area or expansion of a water waste treatment plant which might allow for more construction in service areas). Construction of these types of infrastructure improvements cannot be considered in isolation from the development they trigger.

The development of the Mountain Park Specific Plan Amendment project would not impose significant new burdens on adjacent land uses or induce substantial new unforeseeable development in the area. As identified in Section 4.11, Population and Housing, the project would not increase the number of dwelling units on the project site beyond that assumed under existing land use designations. Therefore, the project would not directly induce or cause unexpected growth in the area. The proposed project was included in the housing projections in the City of Anaheim General Plan Update (2004) and included within the projected infrastructure planning documents for the City. Although the project proposes to construct new infrastructure facilities, these facilities would be site specific and would not induce additional growth in the area not already included in the City's projections. In addition, the southern, northwest and northeast portions of the project site are dedicated to open space through the NCCP/HCP Reserve Area and the Anaheim Conservation Easement. These habitat preservation areas are dedicated to open space and limit the development potential of the areas within and surrounding the project site. These two actions are further described in Section 3, Project Description. The remaining land that surrounds the project site is already developed so additional growth resulting from the proposed project is limited.