

Chapter 7 **OTHER CEQA CONSIDERATIONS**

Sections 15126.2 and 15128 of the CEQA Guidelines requires that the discussion of environmental impacts in an EIR address the following considerations:

- Effects found not to be significant
- Growth-inducing impacts of the proposed project
- Significant environmental effects that cannot be avoided if the proposed project is implemented
- Significant irreversible environmental effects that would be involved in the proposed project should it be implemented

These topics are discussed in Section 7.1, Section 7.2, Section 7.3, and Section 7.4, respectively.

7.1 Effects Found Not to be Significant

Section 15128 of the CEQA Guidelines requires that an EIR contain a brief statement disclosing the reasons why various possible significant effects of a proposed project were found not to be significant and, therefore, have not be discussed in detail in the EIR. The proposed Collier Park Renovations Project was reviewed against the applicable environmental issues contained in the Initial Study Checklist in Appendix G of the CEQA Guidelines. Environmental topics for which potentially significant impacts have been identified are addressed in Chapter 5, Existing Conditions, Impacts, and Mitigation, of this EIR. This chapter of the EIR addresses the environmental topics for which impacts have been found not to be significant.

7.1.1 Agricultural Resources

Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?

The proposed project is located in an area designated as “Urban and Built-up Land” on the San Diego County Important Farmland 2008 map (California Department of Conservation 2010), prepared pursuant to the Farmland Mapping and Monitoring Program. There are no areas designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or in the vicinity of the project site. Implementation of the proposed project would not convert farmland to non-agricultural use. Therefore, no impact would occur.

Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed project is located in an area designated as “Built-Up Land” on the San Diego County Williamson Act Lands 2008 map (California Department of Conservation 2009). There are no parcels zoned for agricultural use and no lands under Williamson Act contract within or in the vicinity of the project site. Implementation of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impact would occur.

Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?

The proposed project is located in a highly developed urban area of La Mesa with surrounding parcels zoned for residential uses. There are no areas designated as forest land or timberland within or in the vicinity of the project site. Implementation of the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. Therefore, no impact would occur.

Would the project result in the loss of forest land or conversion of forest land to non-forest use?

The proposed project is located in a highly developed urban area of La Mesa, and there are no areas designated as forest land in the vicinity of the project site. Implementation of the proposed project would not result in the loss of forest land or conversion of forest land into non-forest use. Therefore, no impact would occur.

Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

As discussed above, there are no areas designated as agricultural or forest land within or in the vicinity of the project site. Implementation of the proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impact would occur.

7.1.2 Geology and Soils

Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Collier Park is provided with sanitary sewer service by the City of La Mesa; thus, the proposed project would not require the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

7.1.3 Hydrology and Water Quality

Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a

level which would not support existing land uses or planned land uses for which permits have been granted)?

Collier Park is provided with potable water service by the Helix Water District. More than 80 percent of the water supplied by the Helix Water District is imported from the Colorado River and Northern California, with the remaining water sourced from local runoff of winter rain and snow releases from Lake Cuyamaca and natural runoff into El Capitan (Helix Water District 2011); thus, water supplied by the Helix Water District is not from groundwater. Furthermore, according to the Preliminary Geotechnical Investigation (Geocon Incorporated 2010), groundwater is not expected to be encountered at the project site during construction; thus, dewatering would not be required. Therefore, the proposed project would not substantially deplete local groundwater supplies.

Proposed park improvements include a new club house building and parking lot that would increase the amount of impervious area at the project site. However, proposed drainage improvements include the installation of grass swales and cobble drainage swales, as well as the replacement of the existing concrete-lined channel with a bioswale and bioinfiltration basin, which would reduce flow rates and allow surface runoff to infiltrate on site. Therefore, the proposed project would not interfere substantially with local groundwater recharge.

As such, implementation of the proposed project would not result in a net deficit in aquifer volume or a lowering of the local groundwater table. Impacts would be less than significant.

Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The proposed project would not involve the construction of any housing. Furthermore, the project site is located outside the 100-year flood hazard area (FEMA 2012). Therefore, implementation of the proposed project would not place housing within a 100-year flood hazard area. No impact would occur.

7.1.4 Land Use and Planning

Would the project physically divide an established community?

The proposed project would implement improvements to the existing Collier Park site that are intended to encourage more active recreational use of the park by the local neighborhood. Proposed park improvements would not create undesirable barriers to movement or change the existing boundaries of the park. Furthermore, the construction of new walking paths would facilitate safe pedestrian access through the park. Increased park usage would create more opportunities for social interaction between members of the neighborhood, which could potentially improve community cohesion and involvement. Therefore, implementation of the proposed project would not physically divide an established community. No impact would occur.

Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project consists of park improvements that would enhance the ability to utilize Collier Park for its intended recreational use, thereby encouraging the continued use of the property as a neighborhood park, consistent with the adopted La Mesa General Plan (City of La Mesa 1996) land use designation. In addition, the proposed project is consistent with the recommendations of the La Mesa Parks Master Plan (City of La Mesa 2012), which identifies the potential addition of a running or walking trail; tennis courts; horseshoes, shuffle board, or bocce courts; and/or an amphitheater at Collier Park to enhance the City's recreational opportunities. Therefore, implementation of the proposed project would not conflict with any City land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect. No impact would occur.

Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

The proposed project is located within the boundaries of the La Mesa Subarea Habitat Conservation Plan/Natural Community Conservation Plan (City of La Mesa 1998). However, the proposed project is located within a highly developed urban area of La Mesa that experiences a number of anthropogenic-related disturbances typical of urban settings. Based on the results of the biological resources field survey conducted for the proposed project (Atkins 2012), it was determined that the project site is characterized by developed lands and non-native habitat types that do not support the resources or constituent habitat elements associated with special status species known to occur in the region. No riparian habitat, other sensitive natural communities, or wetlands, including sensitive Multiple Species Conservation Program (MSCP) tier habitat types and protected wetlands, occur within the project site. No suitable habitat for MSCP covered species, MSCP narrow endemic species, or non-covered sensitive species occurs within the project site. The project site is not located on or in the immediate vicinity of areas designated as Multi-Habitat Planning Area or other preserve lands. The project site does not function independently or contribute to the assembly of any wildlife corridors, linkages, or nursery sites, including any MSCP core biological resource areas or linkages. Therefore, implementation of the proposed project would not conflict with the La Mesa Subarea Habitat Conservation Plan/Natural Community Conservation Plan. No impact would occur.

7.1.5 Mineral Resources

Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

According to the City's General Plan (City of La Mesa 1996), the City La Mesa does not have significant mineral resources. Furthermore, the proposed project is located within a zone designated as MRZ-3, which indicates areas that contain known mineral deposits that may qualify as mineral resources (County of San Diego 2008). Therefore, implementation of the proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. No impact would occur.

Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

As discussed above, there are no known significant mineral resources in the City of La Mesa. Therefore, implementation of the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact would occur.

7.1.6 Population and Housing

Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

This issue is addressed below in Section 7.2, Growth Inducement.

Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No housing units would be displaced by the proposed project. Therefore, implementation of the proposed project would not necessitate the construction of replacement housing elsewhere. No impact would occur.

Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No people would be displaced by the proposed project. Therefore, implementation of the proposed project would not necessitate the construction of replacement housing elsewhere. No impact would occur.

7.1.7 Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services?

Fire Protection

Collier Park is currently provided with fire protection services by Heartland Fire and Rescue, which provided a letter to the City of La Mesa confirming that it will continue to serve Collier Park after the proposed improvements are constructed, and that it has the capacity and capability to provide this service to the park and the surrounding community (Heartland Fire and Rescue 2012). In addition, Heartland Fire and Rescue provided input in the design of the proposed project to ensure that it meets state and local fire safety standards. The proposed project is located in a highly developed urban area of La Mesa, which is not considered at high risk for wildland fires, and is not adjacent to any undeveloped open land areas that are susceptible to wildland fires. Furthermore, the proposed project would comply

with the City's Fire Code (La Mesa Municipal Code Title 11), including all applicable requirements for fuel management, brush clearance and sprinklers for onsite buildings to minimize on-site fire hazards. Therefore, implementation of the proposed project would not increase demand for fire protection services, and would not result in the need for new fire department facilities. No impact would occur.

Police Protection

Collier Park is currently provided with police protection services by the La Mesa Police Department, which provided a letter to the City of La Mesa confirming that it will continue to serve Collier Park after the proposed improvements are constructed, and that it has the capacity and capability to provide this service to the park and the surrounding community (La Mesa Police Department 2012). In addition, the La Mesa Police Department provided input into the design of the proposed project to incorporate Crime Prevention through Environmental Design principles. The proposed project would implement improvements to Collier Park that are intended to encourage more active recreational use of the park by the local neighborhood and discourage transient loitering and illicit use, which are existing issues at the park. Increased recreational use coupled with decreased illicit use would be expected to reduce criminal activity at the park. Furthermore, proposed park improvements include the installation of features to enhance park security such as lighting, fencing, and better visibility from public rights-of-way. Therefore, implementation of the proposed project would not increase the demand for police protection services, and would not result in the need for new police department facilities. No impact would occur.

Schools

As discussed in Section 7.2 below, the proposed project includes improvements to an existing neighborhood park and would not be expected result in population growth or the construction of new housing in the neighborhood. Therefore, implementation of the proposed project would not increase demand on local school services, and would not result in the need for new school facilities. No impact would occur.

Parks

The proposed project would implement improvements to Collier Park, a neighborhood park in the City of La Mesa. Implementation of the proposed project is anticipated to increase the active recreation usage of Collier Park; however, it would not result in the need for new or expanded park facilities beyond those proposed by the project. The proposed project would not be expected to result in population growth or the construction of new housing in the neighborhood. Therefore, no impact would occur.

Other Public Facilities

As discussed in Section 7.2 below, the proposed project includes improvements to an existing neighborhood park and would not be expected result in population growth or the construction of new housing in the neighborhood. Therefore, implementation of the proposed project would not increase demand on local libraries, senior centers, or other public services, and thus would not result in the need for new public facilities. No impact would occur.

7.1.8 Recreation

Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The proposed project would implement improvements to the existing Collier Park site that are intended to encourage more active recreational use of the park by the local neighborhood. Proposed park improvements include new playgrounds, a tennis court, an amphitheater, a club house, and ancillary facilities, which would help satisfy the recreational demands of the local neighborhood, thereby reducing the existing burden on other City parks and recreational facilities. Therefore, implementation of the proposed project would not increase the use of other existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur.

Would the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

As discussed above, the proposed project would implement improvements to the existing Collier Park site, including new playgrounds, a tennis court, an amphitheater, a club house, and ancillary facilities, which would help satisfy the recreational demands of the local neighborhood. The environmental effects of the proposed project are evaluated in Sections 5.1 through 5.10 of this EIR.

7.1.9 Transportation and Traffic

Would the project conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

As stated in Section 5.10.4.1, Circulation System Performance, the study area for the traffic analysis was determined based on the CMP analysis requirements (SANDAG 2008) and the San Diego Traffic Engineers' Council/Institute of Transportation Engineers (SANTEC/ITE) Guidelines for Traffic Impact Studies (SANTEC/ITE 2000), which require that a project study area be established as follows:

- All local roadway segments (including all state surface routes), intersections, and mainline freeway locations where the proposed project will add 50 or more peak-hour trips in either direction to the existing roadway traffic.
- All freeway entrance and exit ramps where the proposed project will add a significant number of peak-hour trips to cause any traffic queues to exceed ramp storage capacities.

The proposed project would not contribute more than 50 peak-hour trips to any of the freeways and state highways in the vicinity, including CMP designated roads or highways; thus, these facilities were not included in the study area. The potential impacts of the proposed project on the key study area roadway segments and intersections, which are discussed in Section 5.10.4.1, would be less than significant. Therefore, implementation of the proposed project would not conflict with the applicable CMP. No impact would occur.

Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Gillespie Field airport is located approximately 4.5 miles northeast of the project site and Montgomery Field airport is located approximately 7.5 miles northwest of project site. Although the project site is not located within the boundaries of Gillespie Field's airspace protection area, it does lie within the airspace surfaces of Montgomery Field (SDCRAA 2010). Airspace surfaces depict areas that should be kept free of obstruction and protected for the safe and efficient use of navigable airspace by aircraft. The proposed project would not include any structures that exceed the Federal Air Regulations Part 77 height restrictions for the airspace protection area. Therefore, implementation of the proposed project would not result in a change in air traffic patterns. No impact would occur.

Would the project result in inadequate emergency access?

As discussed in Section 5.7.4.5, Emergency Response and Evacuation Plans, the proposed project would require that the segment of Pasadena Avenue that passes through the project site be temporarily closed for three to six months during construction. This segment of Pasadena Avenue is used as a through street between Palm Avenue and 4th Street/Upland Avenue to access surrounding residences. However, these areas can be accessed by alternative routes via Fresno Avenue and/or 3rd Street such that emergency response would not be impeded during the temporary closure of Pasadena Avenue. In addition, Pasadena Avenue is not a major transit corridor that would be used as an evacuation route. Therefore, implementation of the proposed project would not result in inadequate emergency access. No impact would occur.

7.1.10 Utilities and Service Systems

Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Proposed park improvements include a new club house building, restroom facilities, and drinking fountains that would tie into the existing sanitary sewer system. Wastewater discharged to the City's sanitary sewer system is conveyed to the Point Loma Wastewater Treatment Plant (WWTP). Only domestic wastewater would be generated at Collier Park, which is within the wastewater treatment requirements of the WWTP. Therefore, implementation of the proposed project would not exceed wastewater treatment requirements of the applicable RWQCB. No impact would occur.

Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Proposed park improvements include a new club house building, restroom facilities, and drinking fountains that would tie into the existing water distribution and sanitary sewer systems in the project area, served by Helix Water District and the City of La Mesa, respectively. Although increased park usage would result in minor increases in potable water usage and domestic wastewater generation at Collier Park, such increases would be negligible compared to the capacity of the existing utilities systems. Therefore, implementation of the proposed project would not require or result in the construction of

new water or wastewater treatment facilities or expansion of existing facilities. Impacts would be less than significant.

Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Proposed park improvements include a new club house building and parking lot that would increase the amount of impervious area at Collier Park, thereby generating a slight increase in surface runoff during rain events. However, proposed drainage improvements include the installation of grass swales and cobble drainage swales, as well as the replacement of the existing concrete-lined channel with a bioswale and bioinfiltration basin, which would reduce flow rates and allow surface runoff to infiltrate on site. In addition, a large portion of the park would be re-graded and replanted to better manage site drainage and limit the amount of water that leaves the site. Thus, off-site flow would be minimal and would not exceed the capacity of the City's storm water drainage system. Therefore, implementation of the proposed project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.

Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The City of La Mesa, including Collier Park, is served by the Helix Water District. The Helix Water District has a treatment capacity of 106 million gallons per day (MGD) and a total filtered water storage capacity of approximately 68.5 million gallons (Helix Water District 2011). As discussed above, although increased park usage would result in minor increases in potable water usage at Collier Park, such increases would be negligible compared to the capacity of the Helix Water District. Furthermore, proposed park improvements include the installation of turf areas and landscaping with native vegetation using low water demand techniques consistent with the City's Water Efficient Landscape Ordinance (La Mesa Municipal Code Chapter 14.29), which would minimize irrigation water usage at the park. Therefore, the Helix Water District has sufficient water supplies available to serve the project from existing entitlements and resources. Impacts would be less than significant.

Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Wastewater discharged to the City's sanitary sewer system is conveyed to the Point Loma WWTP. The Point Loma WWTP currently treats approximately 175 MGD of wastewater, and has a treatment capacity of 240 MGD (City of San Diego 2012). As discussed above, although increased park usage would result in minor increases in domestic wastewater generation at Collier Park, such increases would be negligible compared to the capacity of the WWTP. Therefore, the Point Loma WWTP has adequate capacity to serve the project's projected demand in addition to its existing commitments. Impacts would be less than significant.

Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The nearest landfill is the Sycamore Sanitary Landfill, which had an estimated remaining capacity of 47,388,428 cubic yards as of September 30, 2006, and a maximum permitted throughout of 3,965 tons per day (California Department of Resources Recycling and Recovery 2012). In compliance with the City's Construction and Demolition Debris Diversion Ordinance (La Mesa Municipal Code Chapter 14.27), 75 percent of construction and demolition debris generated by the proposed project would be diverted from the landfill by reuse on-site, recycling, salvage, or donation; thereby minimizing the amount of construction solid waste that ends up in the landfill. Although increased park usage would result in minor increases in operational solid waste generation at Collier Park, such increases would be negligible compared to the capacity and permitted daily throughput of the landfill. Furthermore, the City of La Mesa is in compliance with the California Integrated Waste Management Act (Assembly Bill 939), which requires 50 percent diversion of solid waste from landfills. Therefore, the Sycamore Sanitary Landfill has sufficient permitted capacity to accommodate the project's solid waste needs. Impacts would be less than significant.

Would the project comply with applicable federal, state, and local statutes and regulations related to solid waste?

As discussed above, construction and operation of the proposed project would comply with the City's Construction and Demolition Debris Diversion Ordinance (La Mesa Municipal Code Chapter 14.27) and the California Integrated Waste Management Act (Assembly Bill 939). No impact would occur.

7.2 Growth Inducement

As required by Section 15126.2(d) of the CEQA Guidelines, an EIR must include a discussion of the ways in which the proposed project could directly or indirectly foster economic development or population growth, or the construction of additional housing, and how that growth would, in turn, affect the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or through the stimulation of economic activity within the region. The elimination of obstacles to growth relates directly to the removal of infrastructure limitations or regulatory constraints that could result in growth unforeseen at the time of project approval. According to Section 15126.2(d) of the CEQA Guidelines, "it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

The proposed project would implement improvements to Collier Park that are intended to encourage more active recreational use of the park by the local neighborhood. Although increased park usage is anticipated as a result of the proposed park improvements, the proposed project would not directly or indirectly foster economic development or population growth. The proposed project does not include the construction of any new homes or businesses that would directly induce population growth, nor does it include the extension roads or other infrastructure that would indirectly induce population growth. In addition, the proposed project would not eliminate any obstacles to growth by removing physical or planning impediments, or through precedent-setting actions or provisions. As the park is located in a highly developed urban area, the proposed project would not result in urbanization of land in a remote location that could lead to "leapfrog" development. Furthermore, enhancement of the

recreational use of the park would not stimulate economic activity within in the region. Therefore, the proposed project would not result in economic or population growth inducement.

7.3 Significant and Unavoidable Environmental Impacts

As required by Section 15126.2(b) of the CEQA Guidelines, an EIR must identify any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. The final determination of the significance of impacts and the feasibility of mitigation measures will be made by the City of La Mesa as part of their certification action for the Final EIR. Sections 5.1 through 5.10 this EIR provides a comprehensive identification of the proposed project's potentially significant adverse environmental effects and any necessary mitigation measures, as well as the level of significance both before and after mitigation. A summary of the environmental impacts and mitigation measures is contained in the Chapter 1, Summary, of this EIR. Based on the analysis in Sections 5.1 through 5.10 of this EIR, the proposed project would not result in any significant and unavoidable environmental impacts. Mitigation measures have been identified that would reduce all potentially significant environmental impacts to below a level of significance.

7.4 Significant Irreversible Environmental Effects

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Specifically, Section 15126.2(c) of the CEQA Guidelines states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project involves uses in which irreversible damage would result from any potential environmental accidents associated with the project; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

The proposed project consists of park improvements that would enhance the ability to utilize Collier Park for its intended recreational use, thereby encouraging the continued use of the property as a neighborhood park. Although the proposed project would generally commit future generations to similar uses, preservation of park space would be considered a beneficial effect.

Construction of the proposed project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil), natural gas, and gasoline for automobiles and construction equipment. Resources that would be permanently and continually consumed by operation of the proposed park improvements include water, electricity, natural gas, and fossil fuels. However, the amount and rate of consumption of these resources would not result in a large commitment of these resources or the unnecessary, inefficient, or wasteful use of resources; therefore, impacts would be less than significant. In addition, compliance with all applicable building codes, as well as the mitigation measures identified in this EIR, would ensure that all natural resources are conserved to the maximum extent practicable. It is also possible that new technologies or systems would emerge, or would become more cost-effective or user-friendly, to further reduce the proposed project's reliance upon nonrenewable energy resources in the future.

The CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the proposed project. Operation of the proposed park improvements would not require the use, transport, storage, or disposal of hazardous wastes. Therefore, the proposed project is unlikely to result in an accident that would result in irreversible environmental damage.