# Chapter 7
# Other CEQA Considerations

## 7.1 Introduction

This chapter addresses the potential for additional consequences related to the implementation of the project, pursuant to ~~State~~ CEQA Guidelines 15126.2(c), (d), (e)[1] and 15128. Specifically, this chapter (1) addresses significant irreversible changes to the environment that would result from implementation of the project; (2) discusses growth-inducing impacts of the project, which pertain to ways in which the project could promote either direct or indirect growth; and (3) discusses the environmental effects of the project that were determined not to be significant.

## 7.2 Significant Irreversible Environmental Changes

The project does not involve the adoption of an amendment, or enactment of a plan, policy, or ordinance, and, therefore, pursuant to ~~State~~ CEQA Guidelines Section 15127, the EIR is not required to comply with ~~State~~ CEQA Guidelines Section 15126.2(c). Section 15126.2(c) requires that an EIR identify any significant irreversible environmental changes resulting from implementation of a project. Irreversible commitments of resources are also evaluated to ensure that their use is justified. Irreversible environmental changes typically fall into three categories: primary impacts, such as the use of nonrenewable resources; secondary impacts, such as highway improvements that provide access to previously inaccessible areas; and environmental accidents associated with a project. ~~Based on the analysis presented in this DEIR, only primary impacts would be potentially associated with the project.~~

Development of the project would result in the commitment of the project site to community serving recreational uses. Restoration of the project site to pre-developed conditions would not be feasible given the degree of disturbance and the level of capital investment that would result from implementation of the project. The onsite physical effects of project implementation are addressed in Sections 4.1 through 4.20 of this EIR. In general, conversion of a portion of the project site from undeveloped land to recreational uses (graded areas with structures, paving, ~~athletic fields,~~ and landscaping~~, etc.)~~) would represent a permanent, irreversible change to the project site.

Project construction and maintenance of the buildings and infrastructure proposed would require the permanent commitment of energy, natural resources, and building materials. Nonrenewable and limited resources that would be consumed with project development would include oil, gasoline, lumber, asphalt, aggregate, water, steel, and similar materials. Implementation of the project would require a permanent commitment of non-renewable natural resources primarily from the direct consumption of fossil fuels. These fossil fuels would be consumed during construction in the form of diesel and gasoline used in construction equipment and commute vehicles.

[1] The requirements of ~~State~~ CEQA Guidelines Section 15126.2(a) are met in Chapter 4, *Environmental Analysis*, and Chapter 5, *Cumulative Impacts*, under each resource discussion. Additionally, the requirements of ~~State~~ CEQA Guidelines Section 15126.2(b) are met in Section 4.5, *Energy*.

Electricity would also be consumed during construction and operation~~, by~~ from power tools, electric equipment, and lighting, although not all electricity would be from non-renewable sources. The portion generated from fossil fuels such as natural gas, however, would be irretrievable and irreversible.

Although the project would use non-recoverable materials and energy during construction and operation activities, the amounts needed would be accommodated by existing supplies and infrastructure. Therefore, the project's potential to result in irreversible environmental changes is primarily related to the use of fossil fuels for construction and operation. However, as discussed in Section 4.6, *Energy*, impacts on energy would not be significant with implementation of the project.

In addition, as discussed within Chapter 4, *Environmental Analysis*, and ~~C and hapter~~Chapter 5, *Cumulative Impacts*, implementation of the project would not result in significant and unavoidable environmental impacts.

# 7.3 Growth-Inducing Impacts

~~State~~ CEQA Guidelines Section 15126.2(e) requires that an EIR discuss the ways in which a project could directly or indirectly foster economic development, population growth, or additional housing, and how that growth would affect the surrounding environment. Direct growth inducement would result if a project, for example, involved construction of new housing. Indirect growth might occur if a project were to establish substantial new permanent employment opportunities that would stimulate the need for additional housing, utilities, and public services.

Similarly, a project would indirectly induce growth if it would remove an obstacle to additional development, such as removing a constraint on a required public service or utility. ~~For example, a~~A project proposing to expand water supply capabilities in an area where limited water supply has historically restrained growth would be considered growth-inducing.

This section discusses the characteristics and consequences of the project that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. However, the following analysis does not assume that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment (~~State~~ CEQA Guidelines 15126.2(e)). Rather, Chapters 4 and 5 discuss the adverse impacts on resources, including any impacts that would be caused by cumulative conditions.

## 7.3.1 Foster Economic Growth

One criterion by which growth inducement can be measured involves economic growth. Economic growth considerations range from a demand for temporary and permanent employees, to an increase in the overall revenue base for an area, to a new demand for supporting services such as retail, restaurant, and entertainment uses.

The project would foster growth through two primary means: (1) the creation of new jobs (discussed below) and (2) providing sewer infrastructure that was not previously available (as discussed in Section 7.3.4.1, *Infrastructure Upgrades*).

#### 7.3.1.1 Economic Growth through New Jobs

In the short term, the project would induce economic growth by introducing temporary employment opportunities associated with construction of the project. It is assumed that the project would result in an increase in temporary jobs. In addition to the direct short-term employment, these workers would likely patronize businesses in the project area, resulting in indirect economic benefits as well. However, in the long term, operation of the project would not contribute to economic growth through long-term employment opportunities because the project would result in only one permanent employee. As such, the development of a park would not create new employment opportunities or contribute to economic growth of the San Diego region.

### 7.3.2 Foster Population Growth

The project would not involve the development of housing. The project would, however, create temporary employment opportunities to support construction of the project. However, although the additional temporary jobs would have a positive impact on the economy, the additional temporary employment created by the project would not increase San Diego County's population because future employees (and their families) are anticipated to be drawn from existing residents of the community of Alpine and surrounding areas. Therefore, construction of the project would have little to no effect on the inducement of population growth.

### 7.3.3 Construction of Additional Housing

The project does not call for the construction of housing, nor would it increase the community of Alpine's population in a manner that would necessitate the construction of additional housing. Therefore, the project would not stimulate the construction of additional housing.

### 7.3.4 Removal of Obstacles to Population Growth

A project would indirectly induce growth if it would remove a constraint on a required public service or utility. A project would also indirectly induce growth if it would establish a precedent-setting action (e.g., an innovation, a change in zoning, a general plan amendment approval). The project would require infrastructure upgrades, which could result in the removal of obstacles to growth, as described below.

#### 7.3.4.1 Infrastructure Upgrades

The project would not extend infrastructure such as roadways, gas, or electricity into previously undeveloped areas; however, the project would extend sewer infrastructure. An onsite connection to an existing sewer line is one of the two options available for sewage disposal at the proposed site. This option would consist of connecting to the existing sewer line within Tavern Road, west of the project site, or to the existing sewer line within the northern portion of South Grade Road near its intersection with Alpine Boulevard. Sewer service is currently not provided to the existing site or other properties in the surrounding area. As such, the option to connect to the sewer conveyances within Tavern Road or South Grade Road would require installation of new or expanded sewer infrastructure to serve the project site. This would be done to accommodate the project and would not be expanded into previously undeveloped areas in a manner that would allow for the construction of additional housing or other development. Any expansion or modification of existing

infrastructure would be completed solely to serve the project and would not have implications for other properties in the surrounding area.

#### 7.3.4.2 Regulatory Obstacles

The project would not eliminate any regulatory obstacles to growth. In general, the park project itself is not growth inducing because it is anticipated to serve existing and future community residents. Therefore, the project would not result in growth inducement due to the elimination of physical or regulatory obstacles to growth.

### 7.3.5 Summary of Growth-Inducing Impacts

The project is not expected to foster economic growth via the creation of temporary employment associated with construction or contribute to economic growth of the San Diego region or lead to an indirect increase in demand for related services. The project would not directly induce population growth or directly cause the construction of new housing in the region. Overall, the project would not have a measurable effect on regional growth.[2]

## 7.4 Effects Not Found to Be Significant

Environmental issue areas found to have potentially significant impacts are addressed in Chapter 4 of this Final EIR. All environmental topical areas are addressed in Chapter 4.

During the analysis of potential effects within this Final EIR, the following issue areas were determined to result in less-than-significant impacts on the environment as a result of the project.

- Section 4.1, *Aesthetics and Visual Resources:* have an adverse effect on a scenic vista and scenic resources.
- Section 4.2, *Agriculture and Forestry Resources:* convert Farmland; conflict with existing zoning for Williamson Act; conflict with existing zoning for forest land or timberland; result in the loss or conversion of forest land; involve other changes resulting in the above.
- Section 4.3, *Air Quality and Health Risk:* conflict with or obstruct implementation of the applicable air quality plan; result in a cumulatively considerable net increase of any criteria pollutant; expose sensitive receptors to substantial pollutant concentrations.
- Section 4.4, *Biological Resources:* have an adverse effect on ~~s~~State or federally protected wetlands; interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedance of the use of native wildlife nursery sites; conflict with any local policies or ordinances protecting biological resources.
- Section 4.5, *Cultural Resources:* disturb any human remains, including those interred outside of formal cemeteries.

[2] Note that the potentially significant environmental effects of the project are analyzed in Chapters 4 and 5 of this Final EIR.

- Section 4.6, *Energy:* result in wasteful, inefficient, or unnecessary consumption of energy resources.
- Section 4.7, *Geology and Soils:* cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; (iv) landslides; result in substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable; be located on expansive soil; involve soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems.
- Section 4.8, *Greenhouse Gas Emissions and Climate Change:* generate greenhouse gas emissions.
- Section 4.9, *Hazards and Hazardous Materials:* create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; result in a safety hazard or excessive noise for people residing or working in the vicinity of an airport; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Section 4.10, *Hydrology and Water Quality:* violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge; substantially alter the existing drainage pattern of the site or area, in a manner which would: (i) result in substantial erosion or siltation on- or off-site; (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or (iv) impede or redirect flood flows; risk release of pollutants due to project inundation; conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- Section 4.11, *Land Use and Planning:* physically divide an established community; cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.
- Section 4.12, *Mineral Resources:* result in the loss of availability of a known mineral resource; result in the loss of availability of a locally important mineral resource recovery site.
- Section 4.13, *Noise and Vibration:* expose persons to or generate excessive groundborne vibration or groundborne noise levels; be located within the vicinity of an airport and expose people residing or working in the project area to excessive noise levels.
- Section 4.14, *Population and Housing:* induce substantial unplanned population growth; displace substantial numbers of existing people or housing.
- Section 4.15, *Public Services:* result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 fire protection, police protection, parks, schools, or other facilities.

- Section 4.16, *Recreation:* result in the deterioration of a recreational facility due to increased use; require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- Section 4.17, *Transportation and Circulation:* conflict with a program, plan, ordinance, or policy addressing the circulation system; conflict or be inconsistent with ~~State~~ CEQA Guidelines Section 15064.3, subdivision (b); substantially increase hazards; result in inadequate emergency access.
- Section 4.18, *Tribal Cultural Resources*: result in damage or the loss of known and unknown TCRs.
- Section 4.19, *Utilities and Service Systems:* result in a determination by the wastewater treatment provider that adequate capacity is available; generate solid waste in excess of ~~s~~State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; comply with federal, ~~s~~State, and local management and reduction statutes and regulations related to solid waste.
- Section 4.20, *Wildfire:* substantially impair an adopted emergency response plan or emergency evacuation plan; require the installation or maintenance of associated infrastructure that may exacerbate fire risk; expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.