

6.0 LONG-TERM IMPLICATIONS

6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2 (c) of the Guidelines for the California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) consider and discuss significant irreversible changes that would be caused by implementation of the Belmont Pool Revitalization Project (proposed Project). The *State CEQA Guidelines* specify that the use of nonrenewable resources during the initial and continued phases of the Project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (such as a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with the Project and should be discussed.

The former indoor pool was closed to the public on January 13, 2013, as a result of substandard seismic and structural conditions. The Belmont Pool building was demolished to alleviate an imminent public safety threat in February 2015. The demolition of the structure was conducted under an emergency permit and this Environmental Impact Report (EIR) does not include analysis of the demolition of the former Belmont Pool structure. The proposed Project addressed in this Draft EIR is the replacement of the former Belmont Pool complex with a more modern pool complex. The proposed Project would be larger and would provide opportunities for public swimming, as well as a venue for swimming, diving and aquatic sports training, and competitive meets. These activities are very similar to the activities that have occurred over the past 45 years at the former pool complex.

To determine whether the proposed Project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Construction of the proposed Project would result in a commitment of limited, slowly renewable, and nonrenewable resources. Such resources may include certain types of lumber and other forest products; raw materials such as steel; aggregate materials used in concrete and asphalt such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment would also be consumed. Project construction will also result in an increased commitment of public maintenance services such as waste disposal and waste water treatment

Similarly, operation of the proposed Project would result in the commitment of limited, nonrenewable resources and slowly renewable resources such as natural gas, electricity, petroleum-based fuels, fossil fuels, and water. Natural gas and electricity will be used for lighting, heating, and cooling of the building and operation of Project facilities. As discussed in Section 4.13, Utilities and Service Systems, the Project is expected to result in an annual electricity demand of 895,215 kilowatt hours per year (kWh/yr) and an annual demand for approximately 0.00229 billion cubic feet (bcf) of natural gas. Although this represents an increase in demand for both resources when compared to existing site conditions, the increases are within the existing delivery capacity of service providers. The Project would not result in a significant adverse impact related to the provision of electricity or natural gas. In addition, Title 24 of the California Code of Regulations (CCR) requires conservation

practices that would limit the amount of energy consumed by the proposed Project. The proposed Project would reduce natural gas and electricity consumption through the installation of high-efficiency direct fire heating, and pool blankets. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources.

Operation of the proposed Project would also result in an increase in water demand. The annual Project demand for water is estimated to be 39.37af/year. Sufficient water supplies are available to service the Project, and Project impacts would be less than significant. As required of all new development in California, the proposed Project would comply with California State law regarding water conservation measures, including pertinent provisions of Title 24 of the California Government Code (Title 24) regarding the use of water-efficient appliances. In addition to complying with applicable Title 24 provisions, the proposed Project would incorporate additional water conservation measures. The increase in water demand generated by operations associated by the proposed project would be partially offset by the reduction in water consumption resulting from adherence to Leadership in Energy and Environmental Design (LEED) Gold standards, which includes features that would greatly enhance water conservation (see Section 3.0, Project Description). Therefore, with implementation of water conservation measures and incorporation of conservation features as part of LEED design, impacts associated with the increase in water demand as a result of the proposed Project would be further reduced. However, the increase in water use would continue to represent a long-term commitment of this essentially nonrenewable resource.

The proposed Project would change on-site drainage patterns; however, it would result in a permanent decrease in impervious surface area of approximately 0.5 ac, resulting in a decrease in the volume of runoff during a storm as described in Section 4.8, Hydrology and Water Quality. Project hydrology would meet drainage system standards set forth by the City's Municipal Separate Storm Sewer Systems (MS4) permit, and pollutants of concern would be controlled through implementation of structural and nonstructural best management practices (BMPs), including infiltration, capture and use, and biofiltration techniques.

In addition, site topography would be modified per the conceptual grading plan for the site; however, on-site topography would not be substantially different after Project implementation.

The commitment of limited, slowly renewable, and nonrenewable resources required for construction and operation of the proposed Project would limit the availability of these resources for future generations or for other uses during the life of the Project. However, the use of such resources for the Project would be consistent with regional and local plans and projected growth in the area.

6.2 GROWTH-INDUCING IMPACTS

Sections 15126(d) and 15126.2(d) of the State *CEQA Guidelines* require that an EIR analyze growth-inducing impacts and state that an EIR should discuss the ways in which the Project could foster economic or population growth or construction of additional housing, either directly or indirectly, in the surrounding environment. This section examines 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. An assessment of other projects that could affect the environment, individually or cumulatively, is also required. To address this issue, potential growth-inducing effects were examined through analysis of the following questions:

- Would the Project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the Project area, or through changes in existing regulations pertaining to land development)?
- Would this Project result in the need to expand one or more public services to maintain desired levels of service?
- Would this Project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this Project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

It should be noted that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment (*State CEQA Guidelines*, Section 15126.2(d)). This issue is presented to provide additional information on ways in which this Project could contribute to significant changes in the environment beyond the direct consequences of developing the proposed land uses as described in earlier sections of this Draft EIR.

6.2.1 Removal of Obstacles to Growth

The proposed Project site was previously developed and is surrounded by a variety of urban uses. As discussed in Section 4.13, Utilities, implementation of the Project would not require infrastructure expansions except for improvements necessary to connect to existing surrounding infrastructure. Therefore, the proposed Project is not considered to be growth-inducing with respect to utilities.

As discussed in Section 4.12, Transportation/Traffic, the proposed Project does not require the extension of any roadways or additional roadway capacity, and no new off-site traffic improvements are required. Therefore, the proposed Project is not considered to be growth-inducing with respect to traffic or circulation conditions. Because the proposed Project is located in a built-up urban area and does not include any new major infrastructure improvements, it would not remove any obstacle to growth

6.2.2 Expansion of Public Services

The proposed Project site is currently served by all public service providers, including police protection services, fire prevention services, and public transit. Existing and planned facilities are sufficient to accommodate demand for services generated by the proposed Project. Expansion of public services beyond what is currently planned for, and encouragement of other new growth, would not result from implementation of the Project.

6.2.3 Encouragement/Facilitation of Economic Effects

During Project construction, a limited number of design, engineering, and construction-related jobs would be created, increasing economic activity. This would be a temporary situation, lasting until the proposed Project is completed. The proposed Project would increase the pool facilities from those of the former Belmont Pool and subsequently require an increase in staff over previous levels. However, because the uses under the proposed Project would be the same as to those associated with the former Belmont Pool, the increase in employment is not anticipated to result in an increase in employment at

a level that would create substantial new economic activity or require new housing. Therefore, the proposed Project would not facilitate economic effects that could result in other activities that could significantly affect the environment.

6.2.4 Precedent-Setting Action

The proposed Project is the replacement of the former Belmont Pool with a larger state-of-the-art aquatic facility on the same site designated as LUD No. 7, Mixed Use, and LUD No.11, Open Space and Parks, in an urban area. The proposed Project does not require a General Plan Amendment. Therefore, the proposed Project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

6.3 SIGNIFICANT EFFECTS THAT CANNOT BE AVOIDED

Section 15126.2(b) of the State *CEQA Guidelines* requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. Chapter 1.0, Executive Summary, of this document contains a detailed summary table that identifies the Project's environmental impacts, the proposed mitigation measures, and the level of significance of those impacts after mitigation. The following is a summary of the impacts that are considered significant, adverse, and unavoidable after all mitigation is applied. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

6.3.1 Inventory of Significant Unavoidable Adverse Impacts

As determined in the contents of this Draft EIR, implementation of the proposed project would not result in any significant and unavoidable adverse impacts. All potentially significant impacts have been effectively mitigated to a less than significant level.