## 9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(c) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. In the case of the proposed project, implementation would involve increasing the permitted residential, office, and commercial in the IBC. Implementation of the project would allow construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources; human resources; and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metal, and water. An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, sewer, water, solid waste, and natural gas services) would also be required. The energy and social service commitments would be long-term obligations.

Project development is a long-term irreversible commitment of the use of land. After the 50- to 75-year structural lifespan of new building construction is reached, it is improbable that the project area would revert to its current condition due to the large capital investment that would already have been committed. The following lists the significant irreversible changes due to the proposed project:

• Implementation of the proposed project would include construction activities that would entail the commitment of nonrenewable and/or slowly renewable energy resources, including gasoline, diesel fuel, electricity, human resources, and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, and water.



- An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer and water services) would also be required. The public maintenance and social service commitments would be long-term obligations in view of the low likelihood of returning the land to its current condition once it has been redeveloped.
- An increase in vehicle trips would accompany project-related population growth. Over the long term, emissions associated with such vehicle trips would continue to contribute to the South Coast Air Basin's nonattainment designation for ozone.

Given the low likelihood that the land would revert to lower intensity uses or to its current form, the proposed project would generally commit future generations to these environmental changes.

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