

9. Significant Irreversible Changes Due to the Modified Project

Section 15126.2(c) of the CEQA Guidelines requires that this DSEIR describe any significant irreversible environmental changes that would be caused by the Modified Project should it be implemented. The Approved Project includes the development of 4,894 residential dwelling units and 6,585,594 square feet of non-residential uses¹. The Modified Project would locate the Approved Project's 4,894 residential units in Planning Area 51 as indicated on the five proposed Vesting Tentative Tracts Maps. Of those residential units, 1,269 are the density bonus units granted by the City in 2008 pursuant to state law that have not previously been generally located within the Proposed Project Site. The Modified Project also relocates a portion of the Approved Project's 6,585,594 square feet of non-residential development within Planning Area 51, or between Planning Areas 51 and 30, as described more fully in Section 3, *Project Description*. Like the Approved Project, implementation of the Modified 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.

Like the Approved Project, the development of the Modified Project 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 Proposed Project Site 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 that are likely to result from implementation of the Modified Project:

- Like the Approved Project, implementation of the Modified 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.
- Like the Approved Project, an increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer and water services) would be required under the Modified Project. 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.
- Like the Approved Project, an increase in vehicle trips would accompany Modified 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.

¹ The Zoning Code establishes a maximum square footage of 6,545,600, excluding 40,000 square feet for an elementary school.

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Given the low likelihood that the land would revert to a military base or undeveloped uses, both the Approved Project and the Modified Project would generally commit future generations to these environmental changes. Since both the Approved Project and Modified Project include the development of 4,894 residential dwelling units and 6,585,594 square feet of non-residential uses, the associated environmental changes are very similar between the two Projects. The significant irreversible changes listed above were contemplated in the Certified EIR and remain unchanged.