

9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(d) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any Significant Irreversible Environmental Changes Which Would be Caused by the Proposed Project Should it be Implemented.

Implementation of the Proposed Project would increase development intensity within the Project Site. Therefore, additional commitment of nonrenewable and/or slowly renewable energy resources, natural resources, and human resources would be necessary. Nonrenewable and slowly-renewable construction materials, such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metal, water, etc., would be consumed, and increased commitment of social services and public maintenance services such as police, fire, schools, libraries, sewer, water, solid waste, natural gas services, etc., would also be required. These energy and social service commitments would be long-term obligations. Once these commitments are made, it is improbable that the project area would revert to its current condition. However, the Project Site is already developed with commercial uses; therefore, the use of existing infrastructure is possible with some upgrades and improvements, and environmental impacts can be minimized. Additional development intensities can be more readily accommodated with minimal physical impact, relieving development pressure from other areas where more intensive use of nonrenewable resources would be necessary. Nonetheless, the Proposed Project would result in significant irreversible changes to the environment throughout the lifespan of the structures.

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