

SECTION 8 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Pursuant to Section 15126.2(c) of the State CEQA Guidelines, an EIR must consider any significant irreversible environmental changes that would be caused by the Proposed Project should it be implemented. Section 15126.2(c) reads as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The Proposed Project would require the use of nonrenewable resources for the physical construction components of the project, such as lumber, metal alloys, and aggregate resources. Operation of individual buildings and facilities proposed under the Proposed Project would result in an irreversible commitment of nonrenewable resources, including fossil fuels, water, and natural gas. Use of these resources, however, would not substantially deplete existing supplies. The Proposed Project does not represent an uncommon construction project that uses an extraordinary amount of raw materials in comparison to other urban development projects of a similar scope and magnitude.

The Proposed Project will result in the development of urban uses in an area that is currently undeveloped. The conversion of undeveloped land to urban uses will have an irreversible environmental change. Once developed, reverting to a less-urban use or to open space is neither likely nor feasible. However, development of the Proposed Project site is consistent with current City land use and growth plans. After the implementation of mitigation measures, the Proposed Project would not have a significant effect on groundwater, biological resources, agricultural resources, or other natural resources (see Sections 4.01, *Agricultural Resources* and 4.03, *Biological Resources* for a discussion of the Proposed Project's impacts on agricultural and biological resources).

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