

8.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126(c) requires that an EIR discuss irreversible environmental changes resulting from the proposed project. The proposed project would modify the project site through the addition of a built residential and commercial urbanized environment on land that is currently primarily open space (a small portion of the site is currently developed). The project would preclude future use of the site for foraging by wildlife or historical resource observation. Development of the site with the proposed uses is considered a long-term commitment. Therefore, these changes are considered significant and irreversible.

Development of the proposed project would also result in the use of non-renewable resources during construction and operation. Construction would require the consumption of natural resources and renewable and non-renewable materials, including building materials (e.g., wood and metal) and fossil fuels (e.g., gasoline, diesel fuel, and natural gas). Once operational, the project would require consumption of natural resources and renewable and non-renewable materials such as electricity, natural gas, potable water, and fossil fuels for building systems, such as heating, air conditioning, and lighting. Currently, these resources are readily available, and are expected to remain available in the foreseeable future. Therefore, the commitment of these resources to the proposed project is not considered significant.