

# Significant Irreversible Environmental Changes

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# SECTION 8.0

## 8.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines § 15126(c) requires that an EIR discuss irreversible environmental changes resulting from the implementation of the proposed Project. The proposed Project would modify a portion of the Project site through the development of planned, urbanized, residential uses on land that is currently vacant and highly disturbed and that is part of an overall Project site that is already developed with business park uses. The development of the proposed residential component of the Project would preclude future use of the vacant portion of the Project site for foraging by wildlife. However, as documented in Section 4.3 (Biological Resources) the development # will not result in the loss of environmentally sensitive habitat as that habitat will be protected within designated ESHAs and increased through the creation of upland buffers as part of the overall SPA along the entire width of Tecolotito Creek to the limits of the Flood Control flood plain easement as part of the development proposed for the vacant-residential portion of the site. Development of the Project site for the purposes proposed is intended pursuant to the City's General Plan and Zoning Code and is required in order to provide adequate housing opportunities to community residents while retaining and protecting existing ecological resources within the site's designated ESHAs. Since these goals are accomplished, while the site would be irreversibly changed from a vacant to a developed condition, the changes that would result would not be considered adverse though they would be irreversible.

~~Development of the proposed Project with the proposed uses is considered a long term commitment of resources and, therefore, the changes that would result would be significant and irreversible.~~

Development of the proposed Project would also result in the use and long-term commitment of non-renewable resources as a result of 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 a significant adverse impact.

The development of the proposed Project would provide needed housing, including affordable housing, in an area that is lacking those resources. It would place that housing in close proximity to transit and transportation resources, commercial development, and employment opportunities. It would make use of existing infrastructure and existing surplus capacity for the provision of services. Consequently, the Project would provide a useful public resource and potentially result in the reduction of resource use including fossil fuels, by locating housing within walking distance of both jobs and commercial services. This would be a beneficial impact.