

CHAPTER 7

Significant Irreversible Changes Due to the Project

Section 15126.2(c) of the CEQA Guidelines states that use of nonrenewable resources during the initial and continued phases of the proposed project may be irreversible if a large commitment of these resources makes its removal, indirect removal, or non-use thereafter unlikely. This section of the EIR evaluates whether the proposed project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment.

Implementation of the proposed project would be a long-term commitment of the land through development of 72 single-family residential lots and disturbance of 169.5 acres of land that is currently undeveloped.

Both construction and operation of the proposed project would lead to the consumption of limited, slowly renewable, and non-renewable resources, committing such resources to uses that future generations would be unable to reverse. The new development would require the commitment of resources that include: (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and people to and from the project site.

Construction of the proposed project would consume certain types of lumber and other forest products, the raw materials in steel, metals such as copper and lead, aggregate materials used in concrete and asphalt such as sand and stone, water petrochemical construction materials such as plastic, petroleum based construction materials and other similar slowly renewable or nonrenewable resources. Additionally, fossil fuels for construction vehicles and equipment resources would be required: natural gas and electricity, petroleum based fuels, fossil fuels and water. Use of various nonrenewable natural resources for project construction and operation such as diesel, gasoline, or oil for construction equipment and natural gas or other fossil fuels used to provide power and heating sources to the proposed residential uses. The energy consumed in developing and maintaining the project site may be considered a permanent investment. The proposed project would not use nonrenewable fossil fuels at a greater rate than other typical development projects at this scale. The project would not increase the overall rate of use of any nonrenewable natural resource or result in the substantial depletion of any nonrenewable resource. In addition to the long-term commitment of land uses, the project would result in an increased need for public services and utilities to the project site, which represents a permanent commitment of these resources. Service providers have indicated the ability to provide fire protection, police protection, emergency medical service, and solid waste services (see Sections 3.13, *Public Services* and 3.16, *Utilities and Service Systems* of this EIR).