

## 7.0 ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

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### *PURPOSE*

*Uses of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their restoration thereafter unlikely. According to Section 15126.2(c) of the CEQA Guidelines, irretrievable commitments of such resources are to be evaluated to assure that their consumption by a proposed project is justified. In addition, this section must also identify any irreversible damage that can result from environmental accidents associated with the proposed project.*

### **DISCUSSION**

Buildout of the proposed project would represent a long-term commitment to a more intensive land use than currently occurs on the project site. The proposed project would, therefore, involve an irreversible commitment to the use of non-renewable resources during the construction and operation phases in the form of refined petroleum-based fuels, natural gas for space and water heating, and mineral resources used in construction materials. Once transformed into fuel or other energy forms, or into construction materials, these resources cannot be recovered. Some reuse of construction materials after the useful life of this project may be possible. It is anticipated that these resources would likely be committed to other projects, if not used for this one.

Irreversible long-term environmental changes would accompany the proposed conversion of an agricultural site to a commercial and residential, urban-scale development. These changes would include: the loss of agricultural land; a change in the visual character of the site associated with locating large-scale buildings on a flat landform; an increase in local and regional traffic with associated air pollutant emissions and noise level increases; and an increase in the volumes of solid waste and wastewater generated in the area; and an increase in water consumption. Implementation of the project would place a temporary and permanent population on the project site within the area of the Suburban Propane facility. The increased hazard risk to these people is considered to be acceptable and less than significant. The project would involve the need for additional school space and the need for a variety of recreational opportunities. Although the project site is partially disturbed, it does contain open land currently used for agricultural production. It is not likely that the existing environment could be restored to its current condition subsequent to project development; however, mitigation measures are proposed throughout **Section 4.0** of this EIR to minimize the effects of the development impacts.

The CEQA *Guidelines* also require a discussion of the potential for environmental damage caused by an accident associated with the project. The following discussion identifies the characteristics of the site and proposed future uses which could be sources of potential accidents.

No unique hazards are found on the site, and the site does not support any uniquely hazardous uses. Conformance with the regulatory provisions of the *Uniform Building Code* pertaining to construction standards would minimize, to the extent feasible, damage and injuries in the event of an accident during construction. Geotechnical hazards can be mitigated by compliance with standard engineering and geotechnical practices, and no significant impacts on the site are expected.

Uses proposed by the project (such as some commercial uses) would be expected to use and store chemicals and/or substances that are typically found in such urban settings. Given the multitude of Federal, State, and local regulations governing the use of such substances, the project development is not expected to involve activities that would damage the environment or pose a risk to public health.

Within the site boundaries, no Proposition 65 pesticides (insecticides, herbicides, and fungicides) would be used in the common and public areas, or in areas that are currently farmed and which would be phased out as development occurs. Humans would not be subject to either acute overexposure or chronic exposure to these substances if used and handled according to State and Federal regulations.