

2.7 Significant Irreversible Environmental Changes Resultant from Project Implementation

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CEQA Guidelines Section 15127 requires irreversible changes be evaluated in EIRs prepared for projects that would involve: (a) the adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency; (b) the adoption by a Local Agency Formation Commission (LAFCO) of a resolution making determinations; and (c) the requirements for preparing an environmental impact statement pursuant to the National Environmental Policy Act. The proposed project would involve an amendment to the General Plan. The following analysis addresses project changes that would be considered irreversible and project commitments/use of resources that would be considered irretrievable.

The proposed project would result in the development of the site for commercial uses. The proposed project represents a continued commitment of land to urban uses, which intensifies land use on the 13-acre project site. Once developed, reverting to a less urban use is highly unlikely. Development of the project site would constrain future land use options.

Several irreversible commitments of limited resources would result from implementation of the proposed project. The resources include but are not limited to the following: lumber and other forest products; sand, gravel, and concrete; asphalt; petrochemical construction materials; steel, copper, lead and other metals; and water consumption.

Post-construction operational energy uses of the facilities associated with the project would include the use of electricity, natural gas, and water by project employees and consumers. This energy use would be a long-term commitment and the use of energy would be irretrievable, although any energy saving features of the project would reduce this commitment. The project site does not contain any significant mineral, oil, or other energy sources that would be adversely affected by project implementation. No potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state would occur as a result of the project.

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