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SIGNIFICANT IRREVERSIBLE CHANGES

CEQA Guidelines Section 15126.2(c) requires that an EIR discuss the significant irreversible environmental changes that would result from implementation of a project. Section 15126.2(c) of the CEQA Guidelines describes significant irreversible environmental changes that would be caused by a proposed project as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

Implementation of the General Plan Update would commit future planning to Mixed Use land uses within vacant and underutilized parcels in the city's urban core; low density Hillside Residential development at the northern foothills of the city; low density Estate Residential development at the southern portion of the city; and multi-family, retail, and office space development within the DVSP area. Although the city is largely built out and currently developed with residential, commercial, office, and public development uses, the Project would result in the redevelopment of existing developed but underutilized areas as well as an overall increase in land use densities. Due to the existing urbanized character of the Project area, and the development effort that would result from implementation of the General Plan Update, restoration of the Project area to its original, pre-developed condition would be infeasible.

Although the General Plan Update does not propose specific development, construction of projects developed as allowed by the General Plan Update would result in the irretrievable commitment of renewable, nonrenewable, and limited resources including, but not limited to: lumber, sand, gravel, asphalt, water, steel, and energy resources such as natural gas and petroleum products for automobiles and construction equipment (see Sections 4.1 through 4.14 of this PEIR).

Furthermore, operation and maintenance of projects developed subsequent to the General Plan Update would permanently and continually consume renewable, nonrenewable, and limited resources including, but not limited to: water, electricity, natural gas, and petroleum products (diesel fuel and gasoline). However, the Project would not result in unnecessary, inefficient, or wasteful use of these resources because the following General Plan Update objectives and policies would ensure resources are consumed in a sustainable manner.

CNE Objective 1.1: Promote water conservation and increase the use of recycled water to reduce the projected demand for water service.

CNE Policy 1.1.1: Reduce per capita water consumption by 20% by 2020.

CNE Policy 1.1.7: Require new development and rehabilitation projects to make maximum use of water conservation techniques and to document efforts through the development review process.

CNE Objective 1.3: Promote efficient and sustainable use of energy resources through conservation and demand-reduction activities.

CNE Policy 1.3.1: Encourage implementation of green building techniques, such as Build It Green, Leadership in Energy and Environmental Design (LEED), or Energy Star-rated building and construction standards.

In addition, future development would be required to meet all applicable laws regarding the use of resources such as CCR Title 24 and the General Plan Update Policies discussed in Section 4.4, Climate Change. Although the above-mentioned resources would be irreversibly committed over the approximate 20-year life of the General Plan Update, compliance with the goals, policies, and objectives of the General Plan Update, mitigation measures identified in Sections 4.1 through 4.14 of this PEIR, and all applicable laws regarding the use of resources would ensure that all natural resources are conserved to the maximum extent practicable.

Finally, irreversible environmental damage from accident conditions associated with projects developed subsequent to the General Plan Update is not anticipated to occur. As further detailed in Section 4.7, "Hazards and Hazardous Materials," implementation of the Project would allow for the development of land uses, such as commercial facilities, permitted to use, store, and/or transport hazardous materials and wastes in the city. In the State of California, the storage and use of hazardous substances is strictly regulated and enforced by various local, regional, state, and federal agencies. Federal, state, and local regulations, including the Resource Conservation and Recovery Act (RCRA), Hazardous Materials Transportation Act (HMTA), Emergency Planning and Community Right-to-Know Act, and the California Health and Safety Code, would regulate

the storage, use, and disposal of hazardous materials in the city. Additionally, the following objective and policies identified in the General Plan Update would further regulate the storage, use, and disposal of hazardous materials in the city:

SE Objective 1.5: Develop and implement of policies and programs that minimize the level of risk to public health, safety, and the environment associated with the use, transport, treatment, and disposal of hazardous materials and waste.

SE Policy 1.5.1: Cooperate with Los Angeles County to implement applicable portions of the County's Hazardous Waste Management Program.

SE Policy 1.5.5: Encourage safe disposal of household hazardous waste through Los Angeles County's Household Hazardous Waste Collection Program.

SE Policy 3.1.1: Continue to implement the City's Hazard Mitigation Plan (HMP) and integrate the goals and action items into regulatory documents and programs, where appropriate.

Enforcement of these existing regulations and policies would preclude significant Project impacts related to environmental accidents. All environmental effects of the proposed Project are disclosed in Sections 4.1 through 4.14 of this PEIR.