SECTION 7.0 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

This section was prepared pursuant to CEQA Guidelines Section 15126.2(c), which requires a discussion of the significant irreversible changes that would result from the implementation of a proposed project. Significant irreversible changes include the use of nonrenewable resources, the commitment of future generations to similar use, irreversible damage resulting from environmental accidents associated with the project, and irretrievable commitments of resources. Applicable environmental changes are described in more detail below.

7.1 USE OF NONRENEWABLE RESOURCES

The proposed project, during construction and operation, would require the use and consumption of nonrenewable resources. Renewable resources, such as lumber and other wood byproducts, would also be used. Unlike renewable resources, nonrenewable resources cannot be regenerated over time. Nonrenewable resources include fossil fuels, concrete, and metals.

Energy would be consumed during both the construction and operational phases of the project. The construction phase would require the use of nonrenewable construction material, such as concrete, metals, and plastics. Nonrenewable resources and energy would also be consumed during the manufacturing and transportation of building materials, preparation of the sites, and construction of the buildings. The operational phase would consume energy for multiple purposes including, building heating and cooling, lighting, appliances, and electronics. Energy, in the form of fossil fuels and electricity, would be used to fuel vehicles traveling to and from the project sites.

The project would result in substantial increases in demand upon nonrenewable resources. The project would be constructed in compliance with the 2016 Building Energy Efficiency Standards (refer to *Section 1.2 Project Description*), which have more stringent energy standards compared to the 2013 standards. Therefore, the project would be consistent with the 2016 California Green Building Code.

7.2 COMMITMENT OF FUTURE GENERATIONS TO SIMILAR USE

The project proposes residential and commercial uses. The development of the proposed project would commit a substantial amount of resources to prepare the site, construct the buildings, and operate them.

7.3 IRREVERSIBLE DAMAGE RESULTING FROM ENVIRONMENTAL ACCIDENTS ASSOCIATIED WITH THE PROJECT

The project does not propose any new or uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would impact other areas. As discussed in *Section 4.8 Hazards and Hazardous Materials* of the Initial Study included as Appendix B, there are no significant immitigable on-site or off-site sources of contamination (such as on-site soil or groundwater contamination) that would substantially affect the proposed residences on-site.

The project site is located within a seismically active region. Conformance with the standard engineering practices in the California Building Code and implementation of the recommendations in the project-specific geotechnical report to be prepared for the project would not result in significant geological impacts (refer to *Section 2.4 Geology and Soils*).

The project, with the implementation of the identified mitigation measures to reduce hazards and hazardous material impacts (refer to *4.8 Hazards and Hazardous Materials* of the Initial Study included as Appendix B) and standard measures to reduce geology and soil impacts (refer to *Section 2.4 Geology and Soils*), would not likely result in irreversible damage that may result from environmental accidents.