

9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(c) of the CEQA Guidelines requires an Environmental Impact Report (EIR) to describe any significant irreversible environmental changes that would be caused by implementation of the proposed project.

Implementation of the Beach Boulevard Specific Plan (Proposed Project) would increase development intensity within the Project Area boundaries. Therefore, additional commitment of nonrenewable and/or slowly renewable energy resources, natural resources, and human resources would be necessary. Nonrenewable and slowly-renewable construction materials, such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metal, water, etc., would be consumed, and increased commitment of social services and public maintenance services such as police, fire, schools, libraries, sewer, water, solid waste, natural gas services, etc., would also be required. These energy and social service commitments would be long-term obligations. Once these commitments are made, it is improbable that the project area would revert to its current condition. However, the Project Area is already developed; therefore, the use of existing infrastructure is possible with some upgrades and improvements, and environmental impacts can be minimized. Additional development intensities can be more readily accommodated with minimal physical impact, relieving development pressure from other areas where more intensive use of nonrenewable resources would be necessary. Nonetheless, the Proposed Project would result in significant irreversible changes to the environment throughout the lifespan of the structures.

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