

SECTION 7 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires the consideration and discussion of significant environmental impacts, including significant irreversible environmental changes which would be caused by the proposed project. The various environmental changes associated with the proposed project that are applicable to this provision are discussed below.

NON-RENEWABLE RESOURCES

The Preserve would involve consumption of non-renewable resources during the construction phase, as well as the operational life of the project. This would result in an irretrievable commitment of nonrenewable resources, such as fossil fuels, including fuel oil, natural gas, and gasoline used by vehicles and equipment associated with the construction and operational phases of the project. The consumption of other nonrenewable or slowly renewable resources would result from development of the proposed project, including, but not be limited to, lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, steel, copper, lead, and water.

AGRICULTURAL LAND

The proposed project will convert existing agricultural uses and prime agricultural land to urban uses. The large capital investment in infrastructure and urban development would most likely preclude or discourage feasible redevelopment or reversion to agricultural uses or open space.

TRANSPORTATION, NOISE, AND AIR QUALITY

As a result of the implementation of The Preserve there would be a substantial increase in vehicle use and roadway traffic in the vicinity of the project. Due in part to the use of vehicles, the proposed project will also result in a long-term increase in ambient noise and a reduction in local and regional air quality, which are considered irreversible.

PUBLIC SERVICES AND UTILITIES

The demand for public services and utilities, including police and fire services, solid waste collection, and telephone and cable service would be continuous and irreversible.

AESTHETIC CHARACTER

The conversion of current agricultural uses and vacant or undeveloped lands to urban uses would irreversibly alter the rural character of the site.