

9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(c) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the Proposed Project should it be implemented. Buildout of the Proposed Project would occur over the next 20 years and beyond. Implementation of the Proposed Project would provide guidance for additional residential and commercial development consistent with the Proposed Area Plan's goals and policies. The significant irreversible changes due to the Proposed Project are:

- Future development would involve construction activities that entail the commitment of nonrenewable and/or slowly renewable energy resources, including gasoline, diesel fuel, electricity; human resources; and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, and water.
- An increased commitment of social services and public maintenance services (e.g., police, fire, and sewer and water services) would also be required. The energy and social service commitments would be long-term obligations in view of the fact of the low likelihood of returning the land to its original condition once it has been developed.
- Population growth related to project implementation would increase vehicle trips over the long term. Emissions associated with such vehicle trips would continue to contribute to the South Coast Air Basin's nonattainment designation for ozone and particulate matter (PM₁₀ and PM_{2.5}) and the Mojave Desert Air Basin's nonattainment designation for ozone and PM_{2.5}.
- Future development of the Proposed Project is a long-term irreversible commitment of vacant parcels of land or redevelopment of existing developed land in the Project Area.

9. Significant Irreversible Changes Due to the Proposed Project

This page intentionally left blank.