

9. Significant Irreversible Changes Due to the Modified Project

Section 15126.2(c) of the CEQA Guidelines requires that this DSSEIR describe any significant irreversible environmental changes that would be caused by the 2012 Modified Project should it be implemented. The 2011 Approved Project includes the development of 4,894 residential dwelling units and 6,585,594 square feet of non-residential uses, 5,312,564 square feet of which are located within the Heritage Fields Development Districts and the remaining 1,273,030 square feet of which are within the Great Park, County Parcels, and other areas. In comparison, the 2012 Modified Project would add 4,606 (5,806 with the optional conversion) residential units, but would reduce non-residential square footage for the Heritage Fields Development Districts to 4,902,200 (4,367,200 with the optional conversion). The differences between the 2011 Approved Project and 2012 Modified Project are described more fully in Chapter 3, *Project Description*, as well as throughout Chapter 5, *Environmental Analysis*, of this DSSEIR. As demonstrated in those Chapters and in the discussion below, the 2012 Modified Project would have approximately the same significant irreversible changes as the 2011 Approved Project.

Like the 2011 Approved Project, implementation of the 2012 Modified Project would allow construction activities that would entail the commitment of non-renewable and/or slowly renewable energy resources; human resources; and natural resources, such as: lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metal, and water. An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, sewer, water, solid waste, and natural gas services) would also be required. As is true for the 2011 Approved Project, the energy, natural resources, and social and public maintenance services commitments would be long-term obligations.

Like the 2011 Approved Project, the 2012 Modified Project would be developed on the Proposed Project Site, requiring a long-term irreversible commitment of the use of land. After the 50- to 75-year structural lifespan of new building construction for either the 2011 Approved Project or the 2012 Modified Project is reached, it is improbable that the Proposed Project Site would revert to either a military base or an undeveloped condition due to the large capital investment in infrastructure and other surrounding development and amenities that would already have been committed. The following lists the significant irreversible changes that were considered likely to result from implementation of the 2011 Approved Project, and no additional irreversible changes are likely to result from implementation of the 2012 Modified Project:

- 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 for construction.
- An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer and water services) would be required under the 2012 Modified Project. The public maintenance and social service commitments would be long-term obligations.

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- An increase in vehicle trips related to population and job growth. 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.

Given the low likelihood that the land would revert to a military base or undeveloped uses, both the 2011 Approved Project and the 2012 Modified Project would generally commit future generations to these environmental changes. Although the 2012 Modified Project would increase the number of dwelling units and would decrease non-residential use square footage as compared to the 2011 Approved Project, the associated irreversible environmental changes are very similar between the two Projects. The significant irreversible changes listed above were discussed in the 2011 Certified EIR and remain similar for the 2012 Modified Project.