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Significant Environmental Changes Which Would Be Involved In The Proposed Action

Section 15126 (f) of the CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes which would be involved in the proposed action should it be implemented. In the case of the proposed project, implementation would convert the existing agricultural land to Residential, Multi-Use, Community Commercial, Research and Industrial, and Open Space land uses. The proposed development will require the commitment of vacant parcels of land and will contribute to the cumulative loss of open space in the City of Irvine. Implementation of the project will allow construction activities that will 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 metals, and water. An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries and sewer and water services) will also be required. The energy and social service commitments will be long-term obligations in view of the fact that it is impossible to return the land to its original condition once it has been developed.

Project development is a short-term irreversible commitment of the land. After the 50 to 75-year structural lifespan of the buildings is reached, it is improbable that the site would revert to its current use due to the large capital investment that will already have been committed.