# 9. Significant Irreversible Changes Due to the Proposed Project

Section 15126(c) of the CEQA Guidelines requires that an EIR describe any significant irreversible environmental changes that would be caused by the Proposed Project should it be implemented. In the case of the Proposed Project, implementation would convert the existing industrial land to residential, commercial, and entertainment uses. Implementation of the project would allow construction activities that would entail the commitment of nonrenewable 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) would also be required. The energy and social service commitments would 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 long-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 industrial use due to the large capital investment that would already have been committed.

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