

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. Specifically, the CEQA Guidelines state:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highways improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

In the case of the proposed Industry General Plan Update, implementation would involve buildout of the City of Industry over the next 20 years or more. Implementation of the proposed project would provide guidance for additional employment, commercial, recreation and open space, and institutional development consistent with the City of Industry General Plan. The significant irreversible changes due to the proposed project include:

- Future development in accordance with the General Plan Update would involve construction activities that entail the commitment of limited, 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 public-maintenance 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.
- Growth related to implementation of the General Plan Update 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 for ozone (O₃) and fine inhalable particulate matter (PM_{2.5}) under the California and national ambient air quality standards (AAQS), and nonattainment for coarse inhalable particulate matter (PM₁₀), NO₂, and lead (Los Angeles County only) under the California AAQS.
- Future development in accordance with the General Plan Update is a long-term irreversible commitment of vacant parcels of land or redevelopment of existing developed land in the City of Industry.

Given the low likelihood that the land at individual project sites would revert to lower intensity uses or to its original form, implementation of the General Plan Update would generally commit future generations to these environmental changes.



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