

6.0 SIGNIFICANT IRREVERSIBLE CHANGES

The environmental effects of the proposed project are discussed in Section 4.0 of this EIR and are summarized in the executive summary. The *State CEQA Guidelines* require that EIRs evaluating projects involving amendments to public plans, ordinances, or policies contain a discussion of significant irreversible environmental changes. CEQA also requires decisionmakers to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve a project. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed development.

Construction activity that would be accommodated under the Specific Plan would involve the use of non-renewable resources, including building materials and energy. Consumption of these resources would occur with any development and are not unique to the City or Specific Plan. Similarly, the addition of new residential and non-residential development in the Town Center would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas, but this demand would also increase with development at the project site under the General Plan. Increasingly efficient building fixtures and automobile engines, as well as implementation of policies in the Specific Plan, are expected to offset some of this demand. Growth accommodated under the Specific Plan would not be expected to significantly affect local or regional energy supplies.

Growth accommodated under the Specific Plan would require an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. Impacts to public services and utilities generally can be reduced to a less than significant level with implementation of Specific Plan policies and actions, as well as applicable mitigation measures.

