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.

The 2000 MPTP EIR found irreversible environmental change would occur from the use of nonrenewable resources including fossil fuels (such as natural gas, fuel oil, and gasoline), lumber, sand and gravel, asphalt, metals, and water. In addition, energy use would increase over the project's lifespan and air pollution and noise pollution impacts would persist.

In the case of the proposed project, implementation would involve the same long-term irreversible changes to the existing environmental conditions, resulting in the following conditions:

- Implementation of the proposed project would include 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, sewer, water) would also be required. The energy and social service commitments would be long-term obligations in view of the low likelihood of returning the land to its original condition once it has been developed.

- An increase in project-related vehicle trips would accompany project-related population 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 (O_3) and particulate matter ($PM_{2.5}$ and PM_{10}).

- Project-generated vehicle trips would increase emissions of GHG to levels that are above the California Air Resource Board thresholds for both buildout year 2013 and future year 2030. Vehicle-related GHG emissions would cause significant and unavoidable impacts.

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