

**VII. SIGNIFICANT ENVIRONMENTAL EFFECTS AND IRREVERSIBLE ENVIRONMENTAL CHANGES**

CEQA Guidelines Section 15126(b) requires that an EIR discuss significant environmental effects that cannot be avoided if the proposed project is implemented. Based upon the analysis in Chapter V. Environmental Impact Analysis, with implementation of mitigation measures, the project will not result in a significant environmental effect with regard to the issues analyzed herein except for potentially significant construction air quality and noise impacts. (Also, see **Table VI-3** in the Alternatives Section, which summarizes Project impact conclusions by environmental impact category.)

CEQA Guidelines Section 15126(c) further requires that an EIR discuss irreversible environmental changes due to the proposed project. Irreversible environmental changes will occur as a result of project implementation. The proposed project would irreversibly modify the existing underutilized site through demolition of the existing structures and construction of new ones. The site has been committed to urban use for many years, and the proposed Project uses are consistent with City planned land uses for the site, as evidenced in the Century City North Specific Plan. Thus, development of the site is not considered a new, or significant new, commitment to urban development and does not represent the conversion of undeveloped land.

Construction of the Project will require the consumption of natural resources and renewable and non-renewable materials, including building materials (e.g., wood and metal) and fossil fuels (e.g., gasoline, diesel fuel, and natural gas). Once operational, the Project uses will require consumption of natural resources and renewable and non-renewable materials such as electricity, natural gas, potable water, and fossil fuels for Project-generated vehicle trips.

The commitment of resources outlined above and the levels of consumption associated with the Project are consistent with planned future development within the City of Los Angeles. Moreover, the use of resources represents a very small percentage of the resources to be utilized by development Citywide. Additionally, the Project provides public benefits, such as a reduction in the number of trips generated by the subject property. Therefore, there is no particular justification for avoiding or delaying the continued commitment of these resources.