

V. SIGNIFICANT AND LONG TERM ENVIRONMENTAL EFFECTS

CEQA Guidelines Section 15126(b) requires that an EIR discuss significant environmental effects that cannot be avoided if a project is implemented. Based upon the analysis completed in **Section IV** of this document, development associated with the proposed Project will result in significant environmental impacts that can be mitigated. The proposed Project will result in two significant impacts that cannot be mitigated including adverse effects to local and regional air quality during the operational phase of the proposed Project and police protection in the area. Alternatives to the proposed Project including the No Project Alternative and an Alternative Project Site alternative will also result in significant environmental impacts to local and regional air quality and police protection.

CEQA Guidelines Section 15126(c) further requires that an EIR discuss significant irreversible environmental changes that would be caused by a proposed Project, should it be implemented. Irreversible environmental changes will occur as a result of the proposed Project. These changes include construction of new buildings to replace those demolished, impacts to air quality during the operational phase, impacts to police protection services, impacts to views, and impact to land use in the area. However, the project area is located within a developed portion of the San Fernando Valley and has been developed for over 40 years. Although new development associated with the proposed Project may change some aspects of the Project Site and Add Area, it will not result in the alteration or conversion of any undeveloped land.

As analyzed throughout **Section IV** of this document, the commitment of resources to the proposed Project and the levels of consumption associated with new development are consistent with planned future development within the City of Los Angeles. The type of construction associated with the proposed Project would consume both slowly renewable and non-renewable resources. These resources include, but are not limited to, lumber, aggregate materials used in concrete and asphalt, metals, petrochemical construction materials, water, and gasoline products required for machine activity.

The type of resources consumed during operation of the Project will be similar to those utilized on the Project Site and Add Area currently such as electricity, natural gas, and petroleum-based fuels required for vehicular activity. Consumption of natural resources during the operational phase was analyzed by the current and future utility providers. The utility providers have determined that resources necessary for the operational phase would be accommodated. However, use of these resources does represent the consumption of non-renewable resources.

Development of the Project would result in the irreversible consumption of both slowly-renewable and non-renewable resources. However, consumption rates during the construction and operational phases would be consistent with growth projections and resource consumption in accordance with the General Plan Framework, the Chatsworth - Porter Ranch Community Plan, and growth projections of the individual utility providers in the project area.