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## VII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

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*CEQA Guidelines* Section 15126.2(c) indicates that “[u]ses 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 highway 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.”

The Project would necessarily consume limited, slowly renewable and non-renewable resources. This consumption would occur during the construction phase of the Project and would continue throughout its operational lifetime. The new development would require a commitment of resources that would include: (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and people to and from the Project site.

Construction of the Project would require the consumption of resources that are not replenishable or which may renew so slowly as to be considered non-renewable. These resources would include the following construction supplies: certain types of lumber and other forest products; aggregate materials used in concrete and asphalt such as sand, gravel and stone; metals such as steel, copper, and lead; petrochemical construction materials such as plastics; and water. Fossil fuels such as gasoline and oil would also be consumed in the use of construction vehicles and equipment.

The resources that would be committed during operation of the Project would be similar to those currently consumed within the downtown Central Business District. These would include energy resources such as electricity and natural gas, as well as petroleum-based fuels required for the increased number of vehicle-trips to be generated by the Project. Fossil fuels would represent the primary energy source associated with both construction and ongoing operation of the Project, and the existing, finite supplies of these natural resources would be incrementally reduced. It is noted here that increased consumption generated by the Project is not significant when compared with existing energy consumption levels citywide. However, the energy requirements associated with the Project would represent a long-term commitment of essentially non-renewable resources.

Development of the Project represents an essentially irreversible commitment of land uses that would transform the existing uses on-site in response to local planning goals and policies. While in the very long-term, other uses may replace the Project, reversion of the Project site to low-density or non-urban uses would be unlikely. Development would irreversibly increase the

commitment of public services, such as providing police and fire services, a potable water supply, wastewater treatment, and solid waste disposal to support the Project throughout its lifetime. The Project would also contribute to the reduction of air quality conditions in the Los Angeles Basin.

While it is anticipated that the handling of hazardous materials would occur on the Project site, compliance with existing government regulations would reduce the potential for irreparable damage from environmental accidents to acceptable levels. Development of the Project would actually improve human risk levels associated with the use of hazardous materials by the remediation of existing contaminated sites. In these regards, the Project would not only present no unacceptable risk of irreversible environmental changes, but would result in a beneficial impact.

The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the life of the Project. However, this resource consumption would be consistent with growth and anticipated change in the Los Angeles urban region.