## 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. In the case of the proposed project, implementation would involve the following long-term irreversible environmental impacts:

- Development 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.
- The project would build and operate a five-story building with medical office and retail uses totaling 112,252 square feet of building area. The building is expected to have a useful lifetime of 50 to 100 years. Operation of the building would entail use of nonrenewable and/or slowly renewable energy resources such as natural gas, electricity, petroleum-based fuels, fossil fuels, and water, and would generate wastewater. Natural gas and electricity would be used for lighting, heating, and cooling of buildings and operation of project facilities.
- Excavation for construction of the proposed six-level underground parking structure would involve export of about 80,000 cubic yards of soil. The soil export would be irreversible at least for the useful life of the building and parking structure.



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