

## 9. Significant Irreversible Changes Due to the Proposed Project

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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. Specifically, the CEQA Guidelines state:

Uses 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 highways 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.

Generally, a project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed irretrievable commitments of nonrenewable resources is not justified (e.g., the project involves the wasteful use of energy).

In the case of the Century Village at Cabrillo Specific Plan (Specific Plan), its implementation would involve a land use, development, and implementation framework to support 1,380 dwelling units, 79,350 square feet of amenities, 15,000 square feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services. Significant irreversible changes that would be caused by the Specific Plan if it is implemented would be:

- 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, water, and fossil fuels.
- Operation activities that would require the use of natural gas and electricity, petroleum-based fuels, fossil fuels, and water. The commitment of resources required for operation of development accommodated by

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the Specific Plan would limit the availability of such resources for future generations or for other uses during the life of the project.

- Increased traffic on area roadways (see Section 5.14, *Transportation*).
  - Emissions of air pollutants associated with operation (see Section, 5.2, *Air Quality*).
  - Consumption of non-renewable energy associated with operation of the Specific Plan due to the use of automobiles, lighting, heating and cooling systems, and appliances (see Section 5.6, *Greenhouse Gas Emissions*, of this DEIR).
- An increased commitment of social services and public maintenance services (e.g., police, fire, schools, libraries, and sewer and water services) would also be required. The 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 (see Sections 5.12, *Public Services*, and 5.16, *Utilities and Service Systems*).
  - Population and employment growth related to project implementation would increase vehicle trips 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 and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), nonattainment for lead (Los Angeles County only) under the California and National Ambient Air Quality Standards (AAQS), and nonattainment for nitrogen dioxide (NO<sub>2</sub>) under the California AAQS (see Sections 5.2, *Air Quality*, and 5.6, *Greenhouse Gas Emissions*).

Given the low likelihood that the land of the Plan Area would revert to lower intensity uses or to its current form, the Specific Plan would generally commit future generations to these environmental changes. The commitment of resources due to the Specific Plan is not unusual or inconsistent with projects of this type and scope. However, once these commitments are made, it is improbable that the Plan Area would revert back to its current condition. Therefore, the Specific Plan would result in significant irreversible changes to the environment throughout the lifespan of development that would be accommodated by the Specific Plan.

### Urban Design

As discussed in Chapter 3, *Project Description*, the Specific Plan is based on urban design strategies and guiding principles that cumulatively represent the community's vision for the future. These strategies and principles include:

#### *Strategies*

- Strengthen Linkages
  - Standardize streets and sidewalks along San Gabriel, Williams, and River.
  - Extend activity promenades [fire lanes] north of William.
  - Connect street, bicycle, and walkway network to adjacent infrastructure.
  - Extend transit onto CVC with a new transit center as the anchor.

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- Expand Hierarchy
  - Strengthen CVC's orientation by realigning the main axis.
  - Develop hierarchy of public, semi-public, and private open spaces.
  - Reinforce building frontages on streets, promenades, and open spaces.
  - Organize monuments, open spaces, and civic uses for strong visual relationships.
- Improve Efficiencies
  - Consolidate parking into efficient parking structures.
  - Establish block structure with developable footprints.
  - Develop buildings and landscape with multiple functions and programming.
  - Increase building heights and massing where they can form positive spaces.
- Productive Landscape
  - Re-locate sensitive uses for the greatest benefit to user health and wellness.
  - Locate amenities and open spaces responsive to local populations and uses.
  - Expand spiritually and emotionally regenerative landscapes and gardens.
  - Develop infrastructure for sustainable water management and energy conservation/production.

### *Guiding Principles*

- **Shelter + Home:** Holistically assemble services, amenities, and housing anchor our residents in home within our community.
- **Health + Wellbeing:** Support residents' mental, physical, and emotional health by enhancing the safety, livability and connectivity of our community.
- **Financial Sustainability:** Enhance the continued fiscal health, viability, and success of our special community.
- **Respect + Representation:** Embrace residents and stakeholders with shared values and respect to collaboratively serve the interests and needs of our diverse community
- **Environmental Sustainability:** Serve as a responsible steward and adapt the built and natural environments of the community for climate change while molding it into an environmentally restorative and productive system.
- **Evolve + Share:** Evolve the community to serve the changing needs of clients and city while serving as an example for other communities.

### **Sustainability**

Additionally, development projects accommodated by the Specific Plan would be designed using applicable green building practices, including those of the most current Building Energy Efficiency Standards (Title 24,

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California Code of Regulations, Part 6) and California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11). Furthermore, the development standards and design guidelines included in the Specific Plan are based on the LEED-ND certification documentation obtained by CVC in 2019, with previous phases and new phases of development to be similarly certified for LEED by the U.S. Green Building Council. To achieve LEED certification, some of the green building standards that would be implemented by the Specific Plan include:

- Rebuild streets and a new wellness trail network will form a system of green infrastructure throughout the Plan Area for everything from sustainable storm water management to renewable energy production.
- Streets will be bound by a mix of bioswales, rain gardens and detention basins along with other permeable surfaces including parkways, decomposed granite, and paver systems.
- The wellness trail network and sidewalks will include preservation, replanting and expanding the tree canopy with climate-appropriate species that retain rainwater, provide habitat for local wildlife, and reduce the local heat island and air pollution effects.
- Streetlights will include solar panels and batteries to generate and capture electricity to be later used in the evening to light the way for pedestrians and vehicles.

### Consistency with SB 375, SB 743, and Regional RTP/SCS

The Specific Plan is located within a High Quality Transit Area (HQTA) as defined by SCAG and a Transit Priority Area (TPA) as defined by SB 743, which supports transit opportunities and promotes a walkable environment. In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. The Plan Area is highly connected and provides accessibility for persons who choose not to drive or do not have access to a vehicle. Additionally, the Specific Plan promotes pedestrian activity and bicycling activity by providing opportunities for active transportation through the implementation of new secure bicycle parking and bike paths incorporated into the wellness trail network, additional bike facilities, and a network of wellness trails to encourage walking jogging, and biking. The Specific Plan would be consisted with State and regional goals to reduce vehicle miles travel by placing housing and services in close proximity to transit and promoting active transportation opportunities. Consistency with applicable SCAG RTP/SCS goals as discussed in Tables 5.9-2 and 5.9-3 in Section 5.9, *Land Use and Planning*.

### Need for Housing

California is in the midst of a long-term structural housing shortage and affordability crisis. High demand of housing along with shortages in supply lead to the increase in rental and home prices throughout the state. The lack of affordable housing also leads to other issues such as overcrowding and homelessness. Therefore, there is a need for more affordable housing and transitional and supportive housing for combat homelessness. Buildout of the Plan Area under the Specific Plan will result in a total of 1,380 dwelling units, 79,350 square feet of amenities, 15,000 square feet of educational uses, 22,850 square feet of commercial/retail uses, and 67,050 square feet of administrative and supportive services. Additionally, the Housing Element of the Long

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Beach General Plan consistently identified the Century Villages at Cabrillo Plan Area as an area to invest resources to expand and develop affordable housing and permanent supportive housing. The Specific Plan would be consistent with the City's Housing Element and support the need for more housing in the state. Refer to Sections 5.9, *Land Use and Planning* and 5.11, *Population and Housing*.

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