

## 6.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

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### INTRODUCTION

*Section 15126.2 of the CEQA Guidelines states that use of nonrenewable resources during the initial and continued phases of a proposed project may be irreversible if a large commitment of these resources makes their removal, indirect removal or non-use thereafter unlikely. This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. Also, in accordance with Section 15126.2 of the CEQA Guidelines this section identifies any irreversible damage that could result from environmental accidents associated with the proposed project.*

### IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the proposed project would include the development of a maximum of 475,000 square feet of retail-commercial Floor Area, and a maximum of 425,000 square feet of residential Floor Area contained in 338 dwelling units. Other components of the project would include development of a new street within the project site which would provide a connection between Orange Street and Brand Boulevard between Colorado and Harvard Streets, and the vacation of portions of Orange and Harvard Streets within the project site, landscape and streetscape improvements, architectural elements and security lighting, building signage, and necessary upgrades to utilities. In order to develop the project site, all of the existing structures on the project site will need to be demolished. Overall, the proposed project would commit the subject property to a new type of urban development and would be of greater intensity than currently exists on site.

Construction and operation of the proposed project would contribute to the incremental depletion of resources, including renewable and non-renewable resources. Resources, such as lumber and other forest products are generally considered renewable resources. Such resources would be replenished over the lifetime of the project. For example, lumber supplies are increased as seedlings mature into trees. As such, the development of the project would not result in the irreversible commitment of renewable resources. Nevertheless, there would be an incremental increase in the demand for these resources over the life of the project.

Non-renewable resources, such as natural gas, petroleum products, asphalt, petrochemical construction materials, steel, copper and other metals, and sand and gravel are considered to be commodities which are available in a finite supply. The processes that created these resources occur over a long period of time. Therefore, the replacement of these resources would not occur over the life of the project. To varying degrees, the aforementioned materials are all readily available and some materials, such as asphalt or sand and gravel, are abundant. Other commodities, such as metals, natural gas, and petroleum products, are also readily available, but they are finite in supply given the length of time required by the natural process to create them.

The demand for all such resources is expected to increase regardless of whether or not the project is developed. The State Department of Finance indicates that the population of Southern California will increase 62 percent over the 30-year period between 1990 and 2020. These increases in population will directly result in the need for more retail, commercial and residential facilities in order to provide the needed services associated with this growth. If not consumed by this project, these resources would likely be committed to other projects in the region intended to meet this anticipated growth. Furthermore, the investment of resources in the project would be typical of the level of investment normally required for retail-commercial uses of this scale. Mitigation measures have been included in this EIR to reduce and minimize to the fullest extent the impact to renewable and non-renewable resources.

## **IRREVERSIBLE ENVIRONMENTAL CHANGES**

Irreversible long-term environmental changes associated with the proposed project would include a change in the visual character of the site as a result of the conversion of an older downtown area to a newer retail-commercial center and residential uses. Additional irreversible environmental changes would include the increase in local and regional vehicular traffic, and the resultant increase in air pollutants and noise emissions generated by this traffic, among other impacts. Design features have been incorporated into the development proposal and mitigation measures are proposed in this EIR that would minimize the effects of the environmental changes associated with the development of the project to the maximum degree feasible. In addition, the project site is an urban site already and the implementation of the project would improve this location of the City. Even this being the case, the project would result in significant and unavoidable air quality, vibration and noise, traffic and circulation, and recreation impacts.

## POTENTIAL ENVIRONMENTAL DAMAGE FROM ACCIDENTS

The project proposes no uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would affect other areas. The project site is located within a seismically active region and would be exposed to ground shaking during a seismic event. Conformance with the regulatory provisions of the City of Glendale and the Uniform Building Code pertaining to construction standards would minimize, to the extent feasible, damage and injuries in the event of such an occurrence. During the preparation of the Phase I Environmental Site Assessment (ESA), asbestos-containing building material (ACBM), lead paint, light ballasts/polychlorinated biphenyls (PCB), and soil contamination were determined to be of concern on the project site. Because the development of the project would require the demolition/dismantling and removal of all the existing structures located on the site, these materials could cause health and safety problems to on-site construction workers and the community. Prior to the dismantling/demolition activities, the applicant shall remove and dispose of all ACBM, lead paint, and polychlorinated biphenyl (PCB) containing light ballast in accordance with applicable local, state, and federal regulations. Removal of these materials would reduce impacts to less than significant. All contaminated soil would be remediated in accordance with City standards. In conclusion, the proposed project would not create a situation where irreversible environmental damage could be caused by accidents on the project site.