VIII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

INTRODUCTION

The *California Environmental Quality Act (CEQA) Guidelines* require that an EIR address any significant irreversible environmental changes that would result from a project's implementation (*State CEQA Guidelines*, Sections 15126(c) and 15126.2(c). Therein, the 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 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."*

This section provides a summary of the potential irreversible impacts associated with implementation of the Proposed Project.

Irreversible changes include the use of nonrenewable resources during construction and operation of a project to such a degree that the use of the resource thereafter becomes unlikely. A significant environmental change can result from a primary and/or secondary impact that generally commits future generations to similar uses. Irreversible environmental change can also result from environmental accidents associated with the project.

Construction of the Proposed Project would require the use of nonrenewable resources, such as the raw materials in steel; metals, such as copper and lead; aggregate materials used in concrete and asphalt, such as sand and stone; petrochemical construction materials, such as plastic; and petroleum-based construction materials. In addition, fossil fuels used to power construction vehicles would also be consumed.

Implementation of the Proposed Project over 20 years would necessitate the ongoing consumption of nonrenewable resources, such as electricity generated from nonrenewable resources, petroleum-based and other fossil fuels, and water, which are commonly consumed in the existing surrounding urban environment. Energy resources would be used for heating and cooling of buildings, lighting, and transporting residents to and from the Proposed Project site. Campus operations following Proposed Project buildout would continue to comply with Title 24, Part 6 of the California Code of Regulations, which sets forth conservation practices that would limit the amount of energy consumed following

buildout. However, as discussed in **Section IV.L.4, Energy,** although Proposed Project buildout would increase energy (i.e., electricity and natural gas) consumption over existing conditions, the energy consumption rate per square foot campuswide would decrease because of Project Design Features to which LMU has committed. These features would meet or exceed minimum efficiency criteria for the State's most current Energy Conservation Standards for New Residential and Nonresidential Buildings (Title 24, Part 6, California Administrative Code).

Campus operations following Proposed Project buildout could also result in an increased commitment of public utility services such as water supply, wastewater disposal and treatment, and solid waste disposal, as well as increased commitment of the associated infrastructure that serves the Proposed Project site. However, as discussed in **Section IV.L.1, Water Supply,** extensive water conservation measures and the use of reclaimed water to which LMU has committed would reduce the Proposed Project's potable water demand by 37 percent, such that the Proposed Project has been determined by LADWP to use less net new water than all but one City project evaluated by LADWP since 2005. Moreover, as discussed in **Section IV.L.2, Wastewater,** buildout of the Proposed Project is expected to result in, at most, a minor increase in wastewater generation since increased water efficiency per square foot of renovated or new buildings is expected to offset the increased wastewater generation from new construction and the increased campus residential population. Finally, as discussed in **Section IV.L.3, Solid Waste,** following Proposed Project buildout, LMU would continue to achieve a campuswide waste diversion rate of at least 58.6 percent through recycling activities, including continued diversion of 100 percent of green (landscaping) waste generated on campus.

The limited use of potentially hazardous materials contained in typical cleaning agents and pesticides for landscaping would continue to occur on the campus during and following Proposed Project buildout. Such materials would be used, handled, stored, and disposed of in accordance with applicable government regulations and standards, which would serve to protect against a significant and irreversible change resulting from accidental release of hazardous materials.

The commitment of the nonrenewable resources required for construction of the Proposed Project and campus operations following Proposed Project buildout would limit the availability of those resources for other uses during the life of the Proposed Project. Moreover, the Proposed Project site is an established university campus, and implementation of the Proposed Project would displace some uses on the property that might have used such resources. However, the use of such resources would be on a relatively small scale in relation to the Proposed Project's fulfillment of applicable regional and local plan and policy goals for the Proposed Project area. As such, Proposed Project-related use of such resources is considered less than significant.