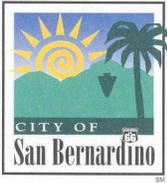


**SECTION 10.0**  
**SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES**  
**WHICH WOULD BE INVOLVED IF THE PROPOSED PROJECT**  
**WERE IMPLEMENTED**

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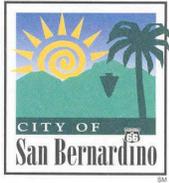
## 10.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IF THE PROPOSED PROJECT WERE IMPLEMENTED

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Specifically, Section 15126.2(c) states:

*“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.”*

The environmental effects of the proposed project are discussed in [Section 5.0](#). The Redevelopment Agency of the City of San Bernardino is proposing various redevelopment plan amendments and the merger of seven of the Agency’s redevelopment Project Areas. Implementation of the proposed project would result in the addition of 1,833 dwelling units, 6,122 persons, 6,200,590 square feet of non-residential development, and 16,601 jobs beyond existing conditions. The anticipated growth has been planned for within the *General Plan* and permitted land uses within the Project Area would be those permitted by the *General Plan*. Therefore, the proposed project would incorporate the *General Plan* goals, policies, and land use designations. Implementation of the proposed project would allow for new developments in the City that would entail the commitment of natural resources, energy, land, and human resources. Manpower would also be committed for the development of residential and non-residential uses. Ongoing maintenance and operation of new developments would entail a further commitment of energy resources in the form of petroleum products (diesel fuel and gasoline), natural gas, and electricity. Long-term impacts would also result from an increase in vehicular traffic, and the associated air pollutant and noise emissions. This commitment of resources would be a long-term obligation in view of the fact that, practically speaking, it is impossible to return the land to its original condition once it has been developed. In summary, implementation of the proposed project would involve the following irreversible environmental changes:

- Soil erosion associated with grading and construction activities;
- Alteration of the human environment as a consequence of the development process, which commits land to residential uses, commercial uses (retail/general, office lodging), and industrial uses, and intensifies land uses within the City;
- Increased usage of public services and utilities (including fire protection, police protection, wastewater, solid waste, parks and recreational facilities, schools, natural gas, and electricity) during and after construction of new developments, which would result in temporary and permanent uses of these resources;



## San Bernardino Merged Area A – Merger and Amendments Program Environmental Impact Report

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- Temporary and permanent commitment of energy and water resources as a result of the construction, long-term operation and maintenance of new developments, which may be considered a permanent investment; and
- Utilization of various new raw materials (such as lumber, sand, and gravel) for construction.