

## 5.0 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

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### INTRODUCTION

*Section 15126.2(c) of the California Environmental Quality Act (CEQA) Guidelines states that use of nonrenewable resources during the initial and continued phases of a 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 environmental impact report (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 State CEQA Guidelines, this section identifies any irreversible damage that could result from environmental accidents associated with the Project.*

### IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the Project would include a 163,090-square-foot commercial building and supporting parking facility. The proposed five-level commercial building, one level of which is subterranean, would be located on the eastern portion of the site with an attached nine level parking structure, two levels of which are subterranean, located on the western portion of the site. The commercial building would be four stories above grade and the parking structure would be seven levels above grade. The maximum height of the structures would be approximately 75 feet 10 inches above grade. The proposed parking structure would abut the Union Pacific Railroad right-of-way, located to the west of the project site. Vehicle access to the parking structure on the project site would be provided via two driveways along Fernando Court near the western project boundary, which would provide ingress and egress, and a third driveway along Los Feliz Road that would provide ingress to the parking structure. Pedestrian access to the site would also be located along Los Feliz Road with entrances to the retail commercial space located on the first floor.

Construction and operation of the 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 that 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 would 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 commercial uses of this scale. Mitigation measures have been included in this EIR to reduce and minimize project and cumulative impacts.

## **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 the project site to new commercial mixed-use. 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 with this being the case, the Project would result in significant and unavoidable short-term air quality, noise and vibration impacts, and significant and unavoidable long-term traffic impacts with regards to traffic and recreation.

## **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, the International Building Code (IBC), and all other applicable building codes pertaining to construction standards would minimize, to the extent feasible, damage and injuries in the event of such an occurrence. Given the existence of older structures on the project site, asbestos-containing building material (ACBM), lead paint, light ballasts/polychlorinated biphenyls (PCB), and soil contamination may be of concern on the project site. Because development of the Project would require the demolition/dismantling and removal of all the existing structures located on the project site, these materials could cause health and safety problems to on-site construction workers and the community. **Mitigation Measures 4.5-1** through **4.5-7** included in this EIR would be implemented as part of the Project. The inclusion of these features would reduce potential impacts to a less than significant level.