

CHAPTER 7

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

7.1 PURPOSE

California Environmental Quality Act (CEQA) Guidelines Section 15126.2(c) requires that an Environmental Impact Report (EIR) identify any significant irreversible environmental changes associated with the proposed Villa Storia Planned Development (PD) Plan (proposed project). Such changes include, for example, the intensification of land use or irreversible damage from environmental accidents associated with the project. The potential for such environmental changes is discussed below.

7.2 IRREVERSIBLE ENVIRONMENTAL CHANGES

Implementation of the proposed project would result in irreversible environmental changes. Approval of the proposed PD Plan would commit the City of Oceanside (City) to the development of urban uses including 420 residential dwelling units, associated recreational facilities, and circulation system improvements at the project site. Construction and operation of the proposed project would require the use of resources that include, but are not limited to, soils, gravel, concrete, and asphalt; lumber and other related forest products; petrochemical construction materials; steel, copper, and other metals; water; fuels; and energy. Because the proposed project would result in an increase in population in the City, it would result in an incremental increase in the consumption of resources such as water, fuels, and electricity during long-term operation and occupancy. As such, the proposed project would result in the long-term use of fossil fuels and other nonrenewable resources. While the proposed project would not result in any significant visual impacts, as discussed in Section 4.1, Aesthetics, the conversion of vacant land to residential development would still result in a permanent change in the visual environment.

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