

9. Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(c) of the CEQA Guidelines requires that an Environmental Impact Report (EIR) describe any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. In the case of the proposed project, implementation would involve buildout of the City of Torrance over the next 20 years. Implementation of the proposed project would allow for additional residential and commercial development consistent with the adopted Land Use Element. Future development will require the commitment of vacant parcels of land or redevelopment of existing developed land within the City of Torrance. Future development will involve construction activities that entail the commitment of nonrenewable and/or slowly renewable energy resources, human resources, and natural resources such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, and water. An increased commitment of social services and public maintenance services (e.g., police, fire, and sewer and water services) would also be required. The energy and social-service commitments would be long-term obligations in view of the fact that it is impossible to return the land to its original condition once it has been developed.



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