



CHAPTER 7

SIGNIFICANT IRREVERSIBLE CHANGES

7.1. INTRODUCTION

Pursuant to Section 15126.2(c) of the CEQA Guidelines, an EIR must consider any significant, irreversible environmental changes that would be caused by a proposed project should it be implemented. Section 15126.2(c) reads as follows:

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.

7.2. ANALYSIS OF IRREVERSIBLE CHANGES

The proposed Project would involve the demolition of the buildings located at 350 Sardine Street and 991 Barracuda Street (former Pan-Pacific Fisheries Cannery) and the removal of the facility's equipment and foundation. The historic associations of the buildings and equipment would be removed. Despite the poor physical condition of the Project site, the exterior and interior spaces of the cannery remain moderately intact, and maintain a high degree of integrity. Since the proposed Project involves the demolition of a significant resource, a significant impact and irreversible change related to historical resources would occur.

The Project would require the use of nonrenewable resources, such as metal alloys, and aggregate resources, for the physical construction components of the overall demolition activities, the grading and paving activities, and the fence installation activities. However, the Project does not represent uncommon construction that uses an extraordinary amount of raw materials compared to other industrial development projects of a similar scope and magnitude. Resource uses that are deemed irreversible and irretrievable are those that would be used by a project on a long-term or permanent basis.

Fossil fuels and energy would be consumed during construction activities. Fossil fuels in the forms of diesel oil and gasoline would be used for construction equipment and vehicles. Electrical energy and natural gas would be consumed during construction. Usage of these energy resources would be irretrievable and irreversible.

Material resources committed to this Project other than fossil fuels include: capital, labor, and construction materials such as rock, concrete, and timber. Construction materials would be irretrievably committed for the life of the Project.

Nonrecoverable materials and energy would be used during Project construction activities, but the amounts needed would be easily accommodated by existing supplies. Although the increase in the amount of materials and energy used would be insignificant, they would nevertheless be unavailable for other uses.