

*CHAPTER 8.0 - SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL
CHANGES WHICH WOULD BE INVOLVED IN THE
PROPOSED ACTION SHOULD IT BE IMPLEMENTED*

The construction and implementation of the proposed project will entail the commitment of energy and human resources. This commitment of energy, personnel and building materials will be commensurate with that of other mixed-use projects of similar magnitude. Manpower will also be committed for the construction of buildings and the upgrading and maintenance of public facilities necessary to support new development.

Existing on-site natural resources will be eliminated within the development area of the project site if the project is constructed. Primary resources that will be eliminated include the incremental loss of undeveloped land/open space and the displacement of native coastal sage scrub and wetland habitats. The site possesses aesthetic value since it serves as a primary remaining open space amenity in Fullerton and as a partial view corridor to the Los Angeles Basin. However, aside from the conversion of this undeveloped parcel to urban uses and the loss of some important biological elements, the project site does not possess any other significant resources that will be adversely affected by the proposed project.

On-going maintenance of the project site by the Applicant will entail a further commitment of energy resources in the form of diesel fuel and electricity. This commitment will 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. However, as established in Chapter 4.0 (Environmental Analysis), the impacts of increased energy usage are not considered significant adverse environmental impacts.

In summary, implementation of the proposed West Coyote Hills Specific Plan would involve the following irreversible environmental changes to the existing on-site resources:

1. The conversion and commitment of approximately 227 acres of the existing property to urban uses, resulting in the elimination of existing undeveloped land/open space. (The remaining 282.9 acres of the 510-acre West Coyote Hills property will be preserved as permanent open space and/or enhanced and revegetated as sensitive habitat to support sensitive species.) The 72.3-acre Robert E. Ward Nature Preserve site will be retained as permanent open space.
2. Commitment of energy and water resources as a result of the operation and maintenance of the proposed residential, commercial, and recreational uses.
3. Alteration of the existing topographic character of the site.
4. Elimination of existing sensitive habitat in the form of coastal sage scrub and the loss or displacement of existing sensitive species (i.e., coastal California gnatcatcher).

