

### 7.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

*CEQA Guidelines* Section 15126.2(c) states that significant irreversible environmental changes must be discussed when the project includes future commitments to non-renewable resources either during construction or operation. Irretrievable commitments of nonrenewable resources must be evaluated to assure that consumption of the resource can be justified. Irreversible changes might also result from environmental accidents associated with project operations.

### 7.2 PROJECT IMPACTS

Significant irreversible environmental changes are identified and analyzed in Sections 4.1 through 4.16 of this EIR. Pursuant to the analysis required by this section, the Project would result in the following significant, irreversible environmental changes:

- The Project would involve a large commitment of nonrenewable resources
- The primary and secondary impacts of the Project would generally commit future generations to similar uses.

The Project includes policy/program-level changes necessary to achieve the purposes and objectives for the Temecula Valley Wine Country, as defined in Section 3.0, *Project Description*. Its direct effects would include changes in existing and some proposed land uses; conversion of open space and agricultural land to tourist uses related to agriculture and equestrian and residential uses; population and job growth; and significant increases in air quality, noise, and traffic impacts. Project impacts are addressed in detail in Sections 4.1 through 4.16 of this EIR.

Construction activities associated with implementing project in the Project area would result in the irretrievable commitment of nonrenewable resources, primarily in the form of fossil fuels (such as natural gas, diesel, and gasoline for automobiles and construction equipment), sand, gravel, wood and related construction materials. These may be considered a permanent investment and commitment of resources. Although the consumption of fossil fuel, sand, gravel, wood, and construction materials associated with the Project would constitute the depletion of a resource that is irretrievable and irreversible, the amount of resources consumed would not be of an extraordinary nature in a regional context.

Resources that would be permanently and continually consumed by implementing projects would include water, electricity, natural gas, and fossil fuels. However, new construction in California is required to conform to energy conservation standards specified in Title 24 of the *California Code of Regulations* (CCR), as amended in 2010 (effective date: January 1, 2011). These standards establish “energy budgets” for different types of residential and non-residential buildings with which all new buildings must comply. In order to conform to CCR Title 24, efficient energy use would be designed into all new buildings developed within the Project area. In addition, implementing projects would be required to comply with applicable building codes, development standards, and design requirements related to sustainability and energy conservation contained in the County’s *Municipal Code* and required pursuant to current and future State legislation, executive orders, and regulatory guidance. County policy, State standards, and mitigation measures contained in the General Plan EIR and in this EIR would help ensure that nonrenewable resources are conserved or recycled to the maximum extent feasible.



## 7.0 Significant Irreversible Environmental Changes

Energy consumption is discussed in greater detail within Section 4.7, *Greenhouse Gas Emissions* and Section 4.12, *Public Services, Recreation and Utilities*.

The Project has an estimated 25-year implementation time frame in the course of which new technologies and/or systems to improve sustainability and reduce resource consumption would likely emerge or become more cost-effective and/or user-friendly. Since development of the Project area will occur incrementally, as individual tracts are recorded and projects pursued, these new technologies could be incorporated into the development of implementing projects, further reducing resource consumption and improving sustainability. This being said, even with the implementation of conservation measures and the utilization of advancing technology, consumption of natural resources would generally increase with the implementation of the Project.

Therefore, the development of the Project site pursuant to the Project would not involve a wasteful or unjustifiable use of energy or other resources and the use of energy in the Project area would occur in an efficient manner consistent with the goals, policies and objectives of the County of Riverside General Plan.