

Chapter 22: Irreversible and Irretrievable Commitment of Resources

A. INTRODUCTION

This Chapter describes the irreversible and irretrievable commitment of resources that would result from the Proposed Project. Certain resources, both natural and manmade, would be expended in the construction and operation of the Proposed Project. These resources include use of the land, building materials, energy, and the human effort (time and labor) required to develop, construct, and operate the Proposed Project. These resources are considered irretrievably committed because their reuse for some purpose other than the Proposed Project would be highly unlikely.

B. COMPREHENSIVE DEVELOPMENT PLAN (DGEIS)

The land that makes up the Project Site is the most basic resource irretrievably committed. Should the Proposed Actions and Proposed Project be approved, once the phases of the project are developed according to the CDP, a portion of the Project Site would no longer be available as undeveloped land or for future development. However, even at full build-out, the development of the Proposed Project would maintain approximately 45 percent of the Project Site as open space.

The actual building materials used in the construction of the Proposed Project (wood, steel, concrete, and glass, etc.) and energy, in the form of gas, propane, and electricity, consumed during the construction and operation of the Proposed Project by construction equipment and the various mechanical systems (heating, hot water, and air conditioning) would also be irretrievably committed to this particular undertaking. None of these impacts are considered significant.

C. SITE-SPECIFIC DEVELOPMENT OF PHASE 1 (DEIS)

The land that makes up the Phase 1 Site is the most basic resource irretrievably committed. Should Phase 1 be approved, and developed in accordance with the proposed Site Plan, a portion of the Project Site would no longer be available as undeveloped land or for future development.

The actual building materials used in the construction of Phase 1 (wood, steel, concrete, and glass, etc.) and energy, in the form of gas, propane, and electricity, consumed during the construction and operation of the Proposed Project by construction equipment and the various mechanical systems (heating, hot water, and air conditioning) would also be irretrievably committed to this particular undertaking. None of these impacts are considered significant. *

