

SECTION V

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The construction of 3,750,000 million square feet of commercial and industrial space and approximately 660 new residential dwelling units would result in the irreversible and irretrievable commitment of a variety of resources. The greatest commitment of a natural resource would be the transformation of vacant or underutilized land to a developed state for residential, commercial, or industrial uses.

If the land use projections in this DGEIS are realized, approximately 655 acres of existing open space would be converted to some type of use over the 20-year planning period. This would result in the conversion of woodlands, fields, and brush lands and related wildlife habitat. Although once an area is developed changes in use can occur, these changes are primarily the conversion of use to a more economically valuable use (Eg., conversion of a single-family home to office use).

Construction of new buildings and related site improvements would require building materials, equipment, energy, and human

resources. During and after construction, these new developments would require utilities, such as water, sewer, electricity, natural gas and telecommunications. They would also require services such as solid waste disposal, and police and fire protection. These resources committed to new developments would be unavailable for other uses.

Development would also have an impact on financial resources. Money, in the form of public or private financing, would be expended to construct these new projects and would be unavailable for other uses. However, the expenditure of money to build and/or operate these new ventures should generate revenue for owners, employees, and the municipalities (Eg., property and sales taxes). In addition, developers would be required to pay their fair share for infrastructure and municipal services improvements to support the new development.