

V. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The construction of 7.4 million square feet of commercial and industrial space and approximately 1,600 new residential dwelling units will result in the irreversible and irretrievable commitment of a variety of resources. The greatest commitment of a natural resource will be in the transformation of vacant or underutilized land to a developed state for residential, commercial or industrial use. If the land use projections in this FGEIS are realized, over 1,166 acres of existing open space will be converted to some type of use. This will most likely mean the permanent loss of woodlands, fields and brushlands and related wildlife habitat. Once an area is developed, changes in use may occur, however, it is anticipated that these changes in use would be primarily conversions to economically higher uses (e.g., conversion of a single-family home to office use).

Construction of new buildings and related site improvements will require building materials, equipment, energy and human resources. During and after construction, these new developments will require utilities, such as water, sewer, electricity, natural gas and telecommunications. They will also require services such as solid waste disposal, police and fire protection. These resources committed to new developments will be unavailable for other uses.

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