24.0 Irreversible and Irretrievable Commitments of Resources

This chapter considers irreversible and irretrievable commitment of resources associated with the Proposed Actions. An irreversible or irretrievable commitment of resources refers to impacts on or losses to resources that cannot be recovered or reversed. These resources include the building materials used in construction; energy in the form of gas and electricity consumed during construction and operation of project-generated development by various mechanical and processing systems; and the human effort (time and labor) required to develop, construct, and operate various components of project-generated development. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

The projected and/or potential development under the Proposed Actions also constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future. However, the land use changes that would occur as a result of the Proposed Actions would be compatible in terms of use and scale with existing conditions and trends in the area as a whole. None of the projected or potential development sites possess any natural resource of significant value, and the sites are in large part developed or have been previously developed. It is noted that funds committed to the design, construction/ renovation, and operation of projected or potential developments under the Proposed Actions would not be available for other projects. However, this is not considered to be a significant adverse impact on City resources.

In addition, the public services provided in connection with the projected and/or potential developments under the Proposed Actions (e.g., police and fire protection, public education, open space, and other City resources) also constitute resources commitments that might otherwise be used for other programs or projects. However, the Proposed Actions would enliven the area and produce economic growth that would generate substantial tax revenues providing a new source of public funds that would offset these expenditures.

The commitments of resources and materials are weighed against the benefits of the Proposed Actions. The Proposed Actions would support the community-based goals of re-envisioning an industrially zoned area to spur the growth of jobs and housing, support the demand for new housing, create permanently affordable housing, and allow for growth and

development in appropriate locations while implementing height limits to protect the character of the neighborhood. These new land uses would be compatible with the surrounding area, thereby better supporting the needs of the community.