

Chapter 26: Irreversible and Irretrievable Commitment of Resources

Under the proposed actions, both natural and man-made resources would be expended in the construction, renovation, reuse, and operation of developments projected to occur under the proposed actions. These resources include the building materials used during construction or renovation; energy in the form of gas and electricity consumed during construction and operation of buildings and amusements by various mechanical and processing systems; and the human effort required to develop, construct, renovate, and operate various elements of projected and potential developments, as well as the associated costs. These are considered irretrievably committed because their reuse for some other purpose would be highly unlikely.

It is estimated that the net development on the projected development sites and in the mapped amusement park would use approximately 530,670 million BTUs (or British Thermal Units) of energy annually in the future with the proposed actions (see Table 15-3 in Chapter 15, "Energy"). This is the projected annual commitment of energy resources attributable to the proposed actions. This, however, is not significant energy consumption constituting a significant adverse impact.

The land use changes associated with the proposed actions may also be considered an irreversible or irretrievable commitment of land. Mapped parkland and projected development under the proposed actions constitute a long-term commitment of land resources, thereby rendering land use for other purposes infeasible. However, creation of a revitalized amusement area recaptures the historic vitality of this land and is consistent with community goals and objectives. The transformation of a largely underutilized area into a lively, mixed-use community and regional destination would be an improvement to the proposed rezoning area and the surrounding areas. Meanwhile, the new land uses associated with the proposed actions would be compatible with surrounding land uses including the existing residential, local commercial, and amusement uses. *