

23. Irreversible and Irretrievable Commitment of Resources

Construction of the proposed project would result in the irretrievable commitment of land, construction materials, energy and manpower. The operation of the proposed project would result in the consumption of energy and various materials and supplies.

23.1. Land

The proposed project would develop approximately 300 acres of land with 50 acres retained in ownership by the County. Approximately 250 acres would be developed and become managed land. A large construction investment would make it unlikely that this land would be repurposed.

23.2. Construction Materials

As the project has not been designed the exact materials of construction are not known. However, it is likely that materials such as concrete, steel, other metals, masonry, wood, glass, gypsum board, and plastics would be used in construction. Once used on site, these materials would no longer be available for other construction or use. Soils and planting materials would also be utilized. During operation of the site, additional materials and supplies would be used for operation, repair and maintenance.

23.3. Energy

Vehicles and machinery would require fuel sources such as electricity and gas which would be consumed during the construction phase. During operation of the site, energy resources would also be consumed, but some of those would be generated onsite.

23.4. Manpower

As described in Section 19, approximately 3,100 construction-related jobs and 11,400 secondary support jobs would be generated during construction. Once the site is fully operational, an additional 4,300 full time equivalent jobs and 3,500 secondary support job could be created.