

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The renovation of the existing Shopping Center will involve the commitment of a variety of natural and manmade resources.

The resources that will be used for this project include, but are not necessarily limited to, concrete, asphalt, steel, timber, paint, water and topsoil. It should be noted that many of the materials accumulated for construction may at some time be recycled or reused. The operation of construction equipment will involve the consumption of fossil fuels and other finite energy sources. When completed, the operation of the facility will require electricity and the use of fossil fuels either directly as heating fuel or indirectly as electricity. There will also be future commitment of water resources and solid waste disposal requirements associated with this project. However, increased water usage will be mitigated by the replacement of old plumbing fixtures with low water consumption fixtures, and more energy efficient lighting fixtures.

The construction phase of the project will require a commitment of manpower. The need for construction workers, however, can be viewed as a beneficial impact to the construction industry and the community. Other manpower commitments will include the services of City personnel for inspections during construction and City services during project operation.