



VI

Irreversible and Irretrievable Commitment of Resources

Construction of the Proposed Action would result in a permanent commitment of both natural and human resources. Those resources that would be consumed, converted, or made unavailable for further uses are described below.

A. Natural Resources

The construction of the Proposed Project would commit land resources that are currently undeveloped for the construction of three Class "A" warehouse and logistics center totaling 1,221,800 square feet with associated loading bays, trailer storage spaces and other site improvements including but not limited to lighting, landscaping, utilities and stormwater management facilities. Construction of the Proposed Project would result in disturbance to 60.97 acres of land including impacts to 3.52 acres of steep slopes and 0.37 acres of excessively steep slopes.

The Proposed Project requires placement of fill within regulated freshwater wetlands and totals approximately 3,716 square feet (0.085 acres) of freshwater wetland disturbance, 97,132 square feet (2.23 acres) of USACE regulated stormwater pond disturbance, and 891 square feet (0.02 acres) of disturbance to USACE tributaries within the Project Site.

The Proposed Project would result in an increase in impervious surfaces (buildings, roads, and parking), which would alter on-site drainage patterns. Proposed mitigation measures include tree planting, an Erosion and Sediment Control Plan and a Stormwater Management Plan, which will address stormwater quality and quantity.

B. Human Resources

Human resources, in terms of person hours, would be irreversibly committed upon the commencement of construction activities for implementation of the Proposed Project. The construction of the Proposed Project would require a commitment of labor. The hours needed for construction would be limited and short-term in nature, as construction is anticipated to endure for approximately 26 months. This need for construction workers, however, can be viewed as a beneficial

impact to the construction industry, as approximately 384 direct jobs, 90 indirect jobs, and 169 induced jobs are expected to be created during construction. Upon completion of construction, it is anticipated that approximately 400 full-time and 50 part-time new employees to the Project Site. Other labor commitments, such as the services of police and fire department personnel, and public works personnel, are not expected to significantly increase as a result of the Proposed Project.

The commitment of natural and human resources associated with the implementation of the Proposed Project would be offset and balanced by its proposed environmentally responsible design providing a coordinated planned development that substantially avoids sensitive natural resources while preserving a substantial area of undeveloped land. In addition, the commitment of such resources would also be offset and balanced by the substantial local and regional economic benefits, including net positive annual fiscal revenues and permanent jobs.

Based on the foregoing, no significant irretrievable or irreversible commitment of resources is anticipated as a result of the Proposed Project.