

CHAPTER 6.0 IRRETRIEVABLE AND IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the proposed Plaza Banderas Hotel project will require the commitment of building materials such as wood, sand, aggregate, concrete and asphalt since the nature of the project encompasses development of proposed commercial project. Given the level of building materials necessary to sustain on-going regional development, the commitment of such materials to the proposed project is relatively insignificant by comparison. There would be an irretrievable commitment of energy resources such as gasoline and diesel fuel for the operation of construction equipment. Because these types of resources are available in sufficient quantities in this region and the proposed projects encompass a very limited scope, these impacts are not considered significant.

The proposed project will not significantly alter the consumption of and/or demand for non-renewable resources over that anticipated by the San Juan Capistrano General Plan for the subject property. Although project implementation would result in an increased demand for some non-renewable resources, the demands are generally consistent with the long-range plans for the City of San Juan Capistrano, which include development of the subject property in a manner that is consistent with the Planned Community District Regulations, which will regulate development of the properties in question and ensure that future development is consistent with the San Juan Capistrano General Plan. Nonetheless, demand and consumption of the resources would be within the limits anticipated for hotel, retail, and office development. The proposed development of the subject property will not result in any adverse impacts related to the commitment of resources in the immediate or distant future.

