

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The construction of the project over the Master Plan horizon timeline, would commit lands that are currently either landscaped or paved, for the development of the proposed buildings and parking areas. The proposed development would result in an increase in impervious surfaces for buildings, roads and parking, of approximately 4.26 acres, and the configuration and flow of surface water would change, and therefore, alter on-site drainage patterns.

The construction of the Master Plan project would involve the commitment of a variety of natural and manmade resources. These include: but are not necessarily limited to: concrete, steel, timber, paint, water and topsoil. The operation of construction equipment would involve the consumption of fossil fuels, while the completed buildings would require electricity, natural gas and oil.

The construction phases of the Master Plan project would require a commitment of labor. This need for construction workers, however, can be viewed as a beneficial impact to the construction industry, as between 142 and 165 jobs¹ per year are expected to be created over the expected ten year duration of construction. Although PepsiCo maintains on-site security and maintenance staff, other labor commitments would include the services of police and fire department personnel, etc.

¹ Manpower typically fluctuates over the duration of a project in a bell-shaped curve. The beginning and ending months have relatively low manpower, and in the middle of the schedule, the manpower peaks.