

VII. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

The development of the expansion site would result in irreversible environmental changes. The conversion of the 3.7-acre expansion site to urban uses would represent an essentially permanent change since it is unlikely the site would ever be returned to an undeveloped state. Other irreversible changes resulting from the project would include the consumption of non-renewable building materials and energy resources during the construction phase, and the ongoing consumption of energy for lighting, air conditioning, space and water heating, and travel to and from the site during the life of the project.

Beneficial changes resulting from the project include the expanded choice and supply of retail goods and services, fiscal benefits from increased property and sales tax revenues, and the creation of employment opportunities.