

V. LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

A. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Cumulative and long-term impacts of the Proposed Project would include grading, impacts on plant and animal communities, an increase in the demand for electricity, freshwater, solid waste disposal, and impacts on aesthetics.

The project would increase short-term employment opportunities during construction and would provide long-term employment opportunities required for operation of on-site facilities. The medical facility and assisted living retirement community are anticipated to provide approximately 896 job opportunities. There would be no long term risks to health or safety.

B. IRREVERSIBLE ENVIRONMENTAL CHANGE WHICH WOULD BE INVOLVED IF THE PROPOSED ACTION SHOULD BE IMPLEMENTED

Project construction would result in degradation to short-term local and regional air quality.

Construction activity associated with the Proposed Project would disturb plant and wildlife on site. Some plant and animal habitats would be destroyed in the areas where the project is proposed to be built.

An increase in amounts of irretrievable fuels and energy consumed on the site would result from project implementation, such as fossil fuels in the form of diesel fuel consumed during construction, as well as electricity to operate the facility and fossil fuels used by project-generated traffic.

The views and viewshed of the site would be permanently altered by site development.