

5.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROPOSED ACTION IS IMPLEMENTED

The development of the proposed project will result in some adverse environmental impacts which cannot be avoided. Potential adverse impacts which may occur as a result of the proposed action are discussed in Section 3.0 of this DGEIS. However, the implementation of various mitigation measures also discussed in Section 3.0 will limit the extent of the impacts which prove unavoidable. Some of these impacts will be temporary or short term impacts associated with the construction of the project, while others will be long term impacts associated with occupation and use of the site.

Short Term Impacts

- ◆ soil disturbance, steep slopes disturbance, and potential erosion
- ◆ disturbance to wetland buffer, and associated wildlife habitats
- ◆ increased traffic associated with construction on the site and on local roads
- ◆ increased local noise from construction

Long Term Impacts

- ◆ increase in impervious surfaces with concomitant decrease in vegetation land cover
- ◆ loss of woodland vegetation and associated wildlife habitats
- ◆ increase in solid waste generation
- ◆ increase in sewer and water demand
- ◆ increase in traffic to the area network
- ◆ increase in local noise levels from traffic