

4.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

Development of the proposed project would result in several adverse environmental impacts that cannot be avoided regardless of the mitigation measures considered in Section 3.0 of the DEIS. Most of these impacts are temporary in nature and associated with the construction phase of the project. Several are associated with the long-term occupancy of the Minisceongo Park development.

Short-Term Effects

- The presence of construction and delivery vehicles on the site and on surrounding roads as a result of surcharge, site work, and building construction activities;
- The localized increase in noise levels due to operation of construction vehicles and equipment; and
- The increased susceptibility to erosion as vegetation is removed. A description of the potential erosion and the proposed erosion control plan is provided in Section 3.1 of this DEIS.

Long-Term Effects

- An increase in the permanent resident population of 412 persons and associated demand placed on community services, local roads and utilities, although not considered adverse, is a permanent effect; and
- The alteration of 32.35 acres of existing topography to accommodate roads, buildings, driveways and development areas.