

## 4.0 SIGNIFICANT ADVERSE UNAVOIDABLE IMPACTS

The proposed project will have some adverse impacts on the environment that cannot be avoided if the project is implemented. Some of these are short term impacts that will occur primarily during construction. Most arise from the alteration of existing site conditions. There are, however, others that would have permanent or long-term environmental impacts. Most of these are an unavoidable consequence of the development process.

Adverse impacts that cannot be avoided if the project is implemented are identified below:

- Replacement or disturbance of onsite soils during the course of development, including disturbance of approximately 124 acres of steep slopes;
- Increase in the amount of impervious surface (a total of approximately 17% or 115± acres) and alteration of stormwater runoff patterns;
- Generation of traffic. During the construction phase, trucks, machine transport vehicles, supply vehicles, and work crew vehicles would add to the present traffic. Once the development is complete, there will be additional trips generated by residents and users of the recreational facilities;
- Increase in dust particles generated at the site during construction;
- Increase in water usage and wastewater generation;
- Increase in solid waste and recyclable material generated at the site;
- Increase in noise and lighting generated at the site; and
- Increase in energy usage, specifically electricity and heating fuels.

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