

6.0 UNAVOIDABLE ADVERSE IMPACTS

The development of the proposed Stateline Retail Center is not expected to result in significant adverse environmental impacts which cannot be avoided. Potential on- and off-site impacts that may occur as a result of the development of the proposed retail center are discussed in the individual chapters of this DEIS. Measures incorporated into the proposal to avoid, minimize or offset potential adverse impacts to the maximum extent practicable are also discussed in these chapters.

Some unavoidable adverse impacts would be temporary or short-term impacts associated with the construction of the Project, while others would be long-term impacts associated with the occupation and use of the site. Examples of both short- and long-term adverse impacts are listed below.

Short-term Adverse Impacts

- Increased potential for on- and off-site erosion
- Disturbance to vegetation and associated wildlife habitats
- Increased traffic on local roadways associated with construction vehicles
- Increased local noise related to the operation of construction equipment
- Decreased air quality related to the operation of construction equipment and site clearing

Long-term Adverse Impacts

- Increase in impervious surfaces
- Decrease in vegetative cover and associated wildlife habitats
- Increase in traffic to the area network and associated delays
- Increase in local noise levels from traffic
- Change in the local visual environment

The Proposed Action incorporates a variety of environmentally responsible design and maintenance practices to offset any identified short- or long-term adverse impacts to the maximum extent practicable. As describe in the chapters of this DEIS, significant, unavoidable, adverse impacts would not result from the development of the Proposed Action.