SECTION VI
UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

The analysis of potential environmental impacts associated with projected future development for the 20-year planning period indicates that certain impacts may not be avoided. Although some impacts may be lessened to some extent through the implementation of mitigation measures, they cannot totally be eliminated. This section identifies the above mentioned adverse environmental impacts which cannot be avoided.

Land Use

Large tracts of vacant open space, brush and forested land would be altered as a result of projected future development. Parcels undergoing development will result in an unavoidable increase in land use intensity.

Vegetation and Wildlife

Future development in the Study Area would require the removal of existing vegetation which in turn may displace wildlife. Vegetation such as forest, brush and crops would be converted to residential, commercial and industrial uses.

It is anticipated that common animal species would be disturbed as a result of future development. It is expected that some of these species would be displaced to other undeveloped areas and some would be displaced outside the Study Area. Mortality rates may increase as a result of increased competition for habitat.

Transportation

Significant increases in traffic are expected in the Study Area as a result of future development. While roadway improvements as proposed would reduce associated impacts, the overall traffic volume would increase.

Air Quality

The volume of the traffic on Study Area roadways is expected to increase during the planning period. Based on the Projected

Growth Development Scenario, the estimated carbon monoxide levels which are produced by gasoline and diesel emissions from vehicles are expected to increase during the 20-year planning period. While proposed roadway and signalization improvements could mitigate some of the impacts, carbon monoxide levels in the Study Area could still increase.

Visual Resources

Future development of currently undeveloped lands would change the aesthetic character of the landscape within the Study Area. While mitigation in the form of landscaping, berms, architectural styles and cluster development techniques would lessen projected impacts, they would not eliminate the effects on existing visual resources.