

Chapter 20: Unavoidable Adverse Impacts

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

No direct unavoidable adverse environmental impacts are expected as a result of the Proposed MOD Zoning because it would not directly result in any new development. To the extent that development or redevelopment is facilitated by the Proposed MOD Zoning, some short-term unavoidable adverse impacts would be expected related to construction activities. If there are adverse impacts identified that cannot be avoided, these impacts would be addressed in site-specific environmental reviews and would be subject to review and approval by the Lead Agency for each proposed project.

B. MOD DEVELOPMENT PLAN

MOD DEVELOPMENT PLAN

EVERGREEN

Construction activities associated with the Evergreen Manor Project could result in unavoidable construction impacts, including noise, construction traffic vehicle exhaust and dust, earthwork/clearing/grading operations, etc. Impacts due to construction may also include short-term erosion of exposed on-site soils. Stormwater and erosion control best practices will be implemented during construction to minimize runoff and sedimentation. These activities are short-term, intermittent in nature, and largely contained on site, and will cease when construction is completed. The Project has been designed to minimize the loss of trees on the Site and all reasonable precautions will be taken to protect vegetation adjacent to the limit of disturbance during the construction.

As discussed in Chapter 5, *Natural Resources*, a substantial part of the site was previously cleared and open landscape for residential use, and as recently as 1990 the majority of the northern half of the site was maintained lawn and managed landscape. Most of the proposed development will occur in these areas. However, the loss of trees on the Evergreen Manor Project will nevertheless constitute an adverse construction impact. Although the tree planting program and proposed landscaping will not fully mitigate the loss of such trees, it will provide replacement shade, screening and habitat comparable to that lost during construction.

The Evergreen Manor Project will also include the filling of approximately 18,000 sf of Wetland C to provide access to Parcel 1 (proposed restaurant) and the creation of a building pad and parking area for Parcel 2 (two-story commercial building). As discussed in Chapter 6, *Surface Water Resources and Wetlands*, the area to be filled will occur in the portion of the wetland identified as having the lowest function related to habitat, wetland vegetation, stormwater storage and aesthetic value. Historic aerial photos show this area as having been maintained as open field in the past.

The implementation of the Proposed Evergreen Manor Project is not anticipated to result in any long-term/significant adverse impacts. However, it is anticipated that there will be some minor impacts that are acceptable in nature and cannot be avoided such as increased water consumption, the alteration of existing drainage patterns, increased wastewater generation, a change in the visual appearance of the area, increased energy use, minor increases in community services, and increased solid waste generation.

GYRODYNE

Construction activities associated with the Gyrodyne Project could result in unavoidable impacts during construction as a result of the Gyrodyne Project and include temporary noise and air quality impacts associated with construction vehicle exhaust, trucks raising dust, truck traffic, earthwork/clearing/grading operations, etc. Impacts due to construction may also include short-term erosion of exposed on-site soils. Stormwater and erosion control best practices will be implemented during construction to minimize runoff and sedimentation. These activities are short-term, intermittent in nature, and largely contained on site, and will cease when construction is completed.

Even though the implementation of the Gyrodyne Project is not anticipated to result in any long-term/significant adverse impacts, there will be some minor impacts that are acceptable in nature and cannot be avoided. These impacts may include increased water consumption, the alteration of existing drainage patterns, increased wastewater generation, a change in the visual quality of the area, increased energy use, minor increases in community services, and increased solid waste generation.