

11 Unavoidable Adverse Environmental Impacts

Unavoidable adverse impacts that have been identified for the Site include noise, traffic and air quality. Because the Site is currently, but not entirely, used as a commercial center, some level of noise, traffic and air emissions currently occur in the Site area. However, the redevelopment of the Site will replace a nearly vacant commercial building with a fully functioning Wal-Mart Supercenter. As such, so it is anticipated that some noise levels, traffic volumes and air emissions may increase. Each of these impacts have been evaluated and mitigated to the full extent reasonable for the Project.