

Environmental Assessment Worksheet

Land Development

1. Conformance with Comprehensive Plans and Zoning:

- a. Is project in conformance with existing zoning or consistent with community's general development plans?
Yes No
- b. Will a special permit or change in zoning be required? Will the project need to be modified to conform to zoning requirements (e.g. reduce the density or height)?
Yes No

Comments:

Cite and attach source of documentation (e.g. Zoning Map):

2. Land Use Compatibility and Urban Impact:

- a. Will the project be compatible with surrounding land uses?
Yes No
- b. Will there be a change in land use?
Yes No
- c. Will the project contribute to urban sprawl?
Yes No

Comments:

Cite and attach source documentation:

3. Slope and Erosion

- a. Slopes: Not Applicable; Steep; Moderate; Slight.
- b. If moderate to steep slope, does the design plan include measures to overcome potential erosion, slope stability and runoff problems?
Yes No
- c. Is there evidence of slope erosion or unstable slope conditions on or near the site?
Yes No
- d. Is there evidence of ground subsidence, high water table or other unusual conditions on the site?
Yes No
- e. Will the project significantly affect or be affected by the slope conditions?
Yes No

Comments:

Cite and attach source documentation:

4. Soil Suitability

- a. Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?
Yes No
- b. Have soil studies or borings been made for the project site or the area?
Yes No
- c. Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?
Yes No
- d. Is there indication of cross-lot runoff, swales, or drainage flows on the property?
Yes No
- e. Are there visual indications of filled ground?
Yes No
- f. Are there active rills and gullies on site?
Yes No
- g. If the site is not to be served by a municipal waste water disposal system, has a report of the soil conditions suitable for on-site septic systems been submitted?
Yes No
- h. Is a soils report (other than structural) needed?
Yes No
- i. Are structural borings or a dynamic soil analysis/geological study needed?
Yes No

Comments:

Cite and attach source documentation:

5. Hazards, Nuisances and Site Safety:

a. Will the project be affected by natural hazards?			
	Yes	No	
Faults, fracture			Fire hazard materials
Cliffs, bluffs, crevices			Wind/sand storm concerns
Slope-failures from rains			Poisonous plants, insects, animals
Unprotected water bodies			Hazardous terrain features
			Yes No

b. Will the project be affected by built hazards and nuisances?			
	Yes	No	
Hazardous street Dangerous intersection Through traffic Inadequate separation of pedestrian/vehicle traffic Children’s play areas located next to freeway or other high traffic way Inadequate street lighting Quarries or other excavations Dumps/sanitary landfills or mining Railroad crossing			Inadequate screened drainage catchments Hazards in vacant lots Chemical tank-car terminals Other hazardous chemical storage High-pressure gas or liquid petroleum transmission lines on site Overhead transmission lines Hazardous cargo transportation routes Oil or gas wells Industrial operations
c. Will the project be affected by nuisances?			
	Yes	No	
Gas, smoke, fumes Odors Vibration Glare from parking area Vacant/boarded-up buildings			Unightly land uses Front-lawn parking Abandoned vehicle Vermin infestation Industrial nuisances Other (specify)

d. Are there other unusual conditions on the site?

Yes No

e. Has the site been used as a dump, sanitary landfill or mine waste disposal area?

Yes No

f. Is there indication of:

	Yes	No		Yes	No
Distressed Vegetation			oil/chemical spills		
Waste material/containers			abandoned machinery, cars, refrigerators, etc		
Soil staining, pools of liquid			transformers, fill/vent pipes, pipelines, drainage structures		
Loose/empty drums, barrels					

g. Is the project compatible with surrounding land uses in terms of:			
Land Use Height, bulk, mass	Yes	No	Yes No
		Building type (low/high-rise) Building Density	
h. Will the project be unduly influenced by:			
Building deterioration Postponed maintenance Obsolete public facilities	Yes	No	Yes No
		Transition of land uses Incompatible land uses Inadequate off-street parking	
i. Are there air pollution generators nearby which would adversely affect the site?			
Heavy Industry Incinerators Power generating plants Cement plants	Yes	No	Yes No
		Large parking facilities (1000 or more cars) Heavy travelled highway (6 or more lanes) Oil refineries Other	

Comments:

Cite and attach source documentation:

6. Energy Consumption:

- a. Has the project design taken full advantage of potential energy saving measures such as insulation, solar panels, window design and placement, lighting, heating, cooling and hot water systems?
 Yes No
- b. Are they in conformance with HUD Minimum Property Standards and other applicable energy saving codes?
 Yes No
- c. Is the project location in close proximity to transit, shopping, services and employment locations?
 Yes No

Comments:

Cite and attach source documentation:

Socioeconomic Factors

7. Demographic/Community Character Changes:

- a. Will the proposed project significantly alter the demographic characteristics of the community?
 Yes No

- b. Will the proposed project severely alter residential, commercial or industrial uses?
Yes No
- c. Will the proposed project destroy or harm any community institution, such as a neighborhood church?
Yes No

Comments:

Cite and attach source documentation:

8. **Displacement:**

- a. Will the project directly displace individuals or families?
Yes No
- b. Will the project destroy or relocate existing jobs, community facilities or any business establishment?
Yes No
- c. Is the displacement covered by the Uniform Relocation Act and are funds available for payment?
Yes No

Comments:

Cite and attach source documentation:

9. **Employment and Income Patterns:**

- a. Will changes occur in employment and income patterns as a result from the project?
Yes No
- b. Will the project either significantly increase or decrease employment opportunities?
Yes No
- c. Will it create conditions favorable or unfavorable to commercial, industrial, or institutional operation or development?
Yes No

Comments:

Cite and attach source documentation:

Community Facilities and Services

10. **Educational Facilities:**

- a. Will the additional school age children in the proposed development exceed the capacity of existing or planned school facilities?
Yes No
- b. Do the potentially affected schools have adequate safe access facilities given the projected population increase?
Yes No
- c. Will additional or alternative facilities need to be provided to ensure safe suitable access?

Yes No

Comments:

Cite and attach source documentation:

11. Commercial Facilities:

- a. Is there adequate and convenient access to retail services? Do local retail services meet the need of project occupants/users?

Yes No

- b. Will existing retail and commercial services be adversely impacted by the proposed project?

Yes No

Comments:

Cite and attach source documentation:

12. Health Care:

- a. Is emergency health service available within approximately three to five minutes?

Yes No

- b. Are non-emergency health care services located within a reasonable proximity to the proposed project?

Yes No

- c. Is the number of doctors, dentists, nurses and other trained medical staff in realistic proportion to any increase in residents/users?

Yes No

Comments:

Cite and attach source documentation:

13. Social Services:

- a. Are social services currently located in close proximity to the prospective users/residents?

Yes No

- b. Is the number of trained staff including social workers, counselors, psychologists, psychiatrist and related administrative and managerial personnel in realistic proportion to the anticipated increase in residents/users?

Yes No

Comments:

Cite and attach source documentation:

14. Solid Waste:

- a. Will the existing or planned solid waste disposal system adequately service the proposed development?

Yes No

- b. Will project overload the design capacity of these facilities?

Yes No

- c. Trash collection and solid waste disposal

Municipal Private

Comments:

Cite and attach source documentation:

15. Waste Water

- a. Will the existing or planned waste water systems adequately service the proposed development?

Yes No

- b. Will project overload the design capacity of these facilities?

Yes No

- c. Will the proposed project be adversely affected by proximity to these facilities?

Yes No

- d. Sanitary sewers and waste water disposal systems

Municipal Private

Comments:

Cite and attach source documentation:

16. Storm Water:

- a. Will existing or planned storm water disposal and treatment systems adequately service the proposed development?

Yes No

- b. Will project overload the design capacity of these facilities?

Yes No

Comments:

Cite and attach source documentation:

17. Water Supply:

- a. Will either the municipal water utility or on-site water supply system be adequate to serve the proposed project?
Yes No
- b. Is the water supply quality safe from a chemical and bacteriological standpoint?
Yes No
- c. If the water supply is non-municipal, has an acceptable “system” been approved by appropriate authorities?
Yes No
- d. If the sanitary sewers and waste water disposal systems are non-municipal, has an acceptable “system” been approved by appropriate authorities and agencies?
Yes No

Comments:

Cite and attach source documentation:

18. Public Safety:

- a. Does the project location provide adequate access to police, fire and emergency medical services?
Yes No
- b. Is the average response time for police, fire and emergency medical services in the area of the project sufficient to meet the needs of the project?
Yes No
- c. Does the area have a particularly high crime rate?
Yes No
- d. Is the quality of the police, fire protection and emergency medical services available to the project adequate to meet project needs?
Yes No

Comments:

Cite and attach source documentation:

19. Open Space, Recreational and Cultural Facilities:

- a. Are open spaces, recreational and cultural facilities within reasonable proximity to the project area?
Yes No
- b. Is adequate public transportation available from the project to these facilities?
Yes No
- c. Will the project cause any overloading of these facilities?
Yes No

Comments:

Cite and attach source documentation:

20. Transportation:

- a. Will transportation facilities and services be adequate to meet the needs of the project's users?
Yes No
- b. Is adequate parking available for the project? Will the project overload existing or proposed transportation services?
Yes No
- c. Will the project create a situation whereby facilities are seriously under used?
Yes No

Comments:

Cite and attach source documentation:

Natural Features

21. Water Resources:

- a. Will the project use groundwater for its water supply?
Yes No
- a. Are there large numbers of wells or wells that pump large quantities of water from the water table near the proposed project site?
Yes No
- b. Are there visual or other indications of water quality problems on or near the site?
Yes No
- c. Will the project involve discharge of sewage effluent into surface water bodies?
Yes No

Comments:

Cite and attach source documentation:

22. Unique Natural Features and Agricultural Land:

- a. Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas?
Yes No
- b. Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project?
Yes No
- c. Will the unique natural feature pose safety hazards for a proposed development?
Yes No

Comments:

Cite and attach source documentation:

23. Vegetation and Wildlife:

- a. Will the project damage or destroy trees without replacement?
 Yes No

- b. Will the project create an environmental condition that might threaten the survival of existing vegetation, particularly changes in the native plant community habitats?
 Yes No

- c. Will the project create conditions favorable to nuisance species?
 Yes No

Comments:

Cite and attach source documentation:

Summary of Findings and Conclusions

Project Alternatives Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (As appropriate, identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it. Include consideration of the No Action Alternative, that is, not implementing the preferred alternative).

Mitigation and Project Modification Measures Recommended

[24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

Additional Studies Performed

(List the reports, studies or analyses performed for this assessment, and attach studies or summaries.)

List of Agencies and Persons Consulted [40 CFR 1508.9(b)]

(List agencies and persons consulted for this assessment.)

List of Preparers and Summary of Qualifications: