

# Environmental Assessment and Environmental Impact Statement Requirements

Attachment Five

5 pages

Environmental Assessment (Orange County Application Requirements)	Environmental Assessment (State Application Requirements) Orange County Enhanced	Environmental Impact Statement (Orange County Requirements) (Site Plan Per Article 14)
<p><u>Impetus for Study:</u></p> <p>Required if any of the following apply to the site:</p> <ol style="list-style-type: none"> <li>1. It is a small or large generator of hazardous waste.</li> <li>2. Uses in a commercial or industrial operation more than 10,000 gallons of water/day.</li> <li>3. <b>Require grading of more than 40,000 square feet, exclusive of roads, for non-residential ...development.</b> <i>(This is the triggering item for EA review)</i></li> <li>4. Require grading of more than 40,000 square feet, exclusive of roads, for non-residential components of residential development.</li> <li>5. Any stat permit as listed below and/or:               <ol style="list-style-type: none"> <li>a. State or Federal requirement to file an SEPA or NEPA document.</li> <li>b. Property located in a state-classified water supply watershed</li> <li>c. Slopes in excess of 25% outside of easement or stream buffers.</li> </ol> </li> </ol>	<p><u>Impetus for Study:</u></p> <p>Required if a transfer station is proposed to handle 350 tons, or more, of waste per day. This project is proposed to handle 250 tons per day so neither a SEPA Environmental Assessment nor a SEPA Environmental Impact Statement is required. The applicant followed the State format in order to provide adequate information on the project that would allow Orange County staff to perform a more detailed EA analysis.</p> <p>Potential new information could activate the need for additional information to be submitted for either the EA Enhanced or the EIS.</p>	<p><u>Impetus for Study:</u></p> <p>Required if any one of the Environmental Impact Statement (EIS) trigger criteria (e.g. mining, hazardous materials, state or federal EIS required) are present and/or if planning staff determines that the applicant has not adequately addressed significant issues in the EA that are required to be addressed per the Orange County Environmental Impact Ordinance.</p>

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Environmental Assessment (Orange County Application Requirements)	Environmental Assessment (State Application Requirements) Orange County Enhanced	Environmental Impact Statement (Orange County Requirements) Site Plan per Article 14
<p><u>Application Requirements:</u></p> <p>Application form showing:</p> <ol style="list-style-type: none"> <li>1) project name,</li> <li>2) applicant's name, address and contact information,</li> <li>3) property location and acreage,</li> <li>4) zoning district of site,</li> <li>5) adjacent properties with land uses, tax parcel data with map.</li> </ol> <p>Basic Plan information includes:</p> <ol style="list-style-type: none"> <li>1) zoning and use of adjacent property,</li> <li>2) topography,</li> <li>3) drainage,</li> <li>4) watershed information such as streams, floodplains and wetlands,</li> <li>5) limits of grading</li> <li>6) outline of structures</li> <li>7) any cultural or archeological sites, if any, located within boundaries of the site.</li> </ol>	<p><u>Application Requirements:</u></p> <p>Application form showing:</p> <ol style="list-style-type: none"> <li>1) project name,</li> <li>2) applicant's name, address and contact information,</li> <li>3) property location and acreage,</li> <li>4) zoning district of site,</li> <li>5) adjacent properties with land uses,</li> <li>6) tax parcel data with map.</li> </ol> <p><u>Additional Application Requirements</u></p> <ul style="list-style-type: none"> <li>- Purpose and need for project</li> <li>- Conceptual Site Plan with grading limits and building outline and parking</li> <li>-Alternatives Analysis</li> <li>-Site Selection Process that was used.</li> </ul>	<p><u>Application Requirements:</u></p> <p>Purpose Statement of the EIS Content:</p> <ol style="list-style-type: none"> <li>1) Cover Sheet with designation of <i>draft</i> document</li> <li>2) Title of activity</li> <li>3) List any involved cooperating entities</li> <li>4) Name, address and contact information of person who can supply further information</li> </ol> <p><u>Additional Application Requirements</u></p> <ul style="list-style-type: none"> <li>- Summary of activities</li> <li>- Completed EA document</li> <li>- Alternatives including proposed activity.</li> </ul> <ol style="list-style-type: none"> <li>1. Explore &amp; evaluate all reasonable alternatives.</li> <li>2. Discuss reasons for the elimination of alternatives from detailed study.</li> <li>3. Include appropriate mitigation measures not already included in the alternatives.</li> <li>4. Describe the environment of the area to be affected and the environment to be created by the alternatives under consideration.</li> </ol>

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<p>CONTINUED:</p> <p><u>Additional application requirements</u></p> <ol style="list-style-type: none"> <li>1) Project description,</li> <li>2) Number of lots</li> <li>3) Structures proposed / existing</li> <li>4) Square feet of graded areas for structures and parking,</li> <li>5) Area of grading for access roads,</li> <li>6) Type of road (public or private),</li> <li>7) Length of road,</li> <li>8) Hours of operation for non-residential use(s).</li> </ol>	<p>CONTINUED:</p> <p><u>Additional Application Requirements</u></p> <p>Existing Environmental Characteristics of Project Area</p> <ol style="list-style-type: none"> <li>1. Topography</li> <li>2. Soils</li> <li>3. Land Use</li> <li>4. Wetlands</li> <li>5. Prime or Unique Agricultural Lands</li> <li>6. Public Lands &amp; Scenic, Recreational and State Areas.</li> <li>7. Areas of Archaeological or Historic Value</li> <li>8. Air Quality</li> <li>9. Noise Levels</li> <li>10. Water Resources               <ol style="list-style-type: none"> <li>a. Groundwater</li> <li>b. Surface Water</li> </ol> </li> <li>11. Forest Resources</li> <li>12. Shellfish or Fish and Habitats</li> <li>13. Wildlife and Natural Vegetation</li> <li>14. Environmental Justice</li> </ol>	<p>CONTINUED:</p> <ol style="list-style-type: none"> <li>5. Describe environmental consequences, such as (a) direct effects, indirect effects and possible conflicts between the proposed activities and the objectives of federal, state, and local plans policies and controls for the affected area.</li> <li>6. List the names and qualifications of the persons responsible for preparation of the EIS.</li> <li>7. Appendix shall meet the following requirements:           <ol style="list-style-type: none"> <li>a) consist of materials substantiating any analysis fundamental to the principal document, as distinct from material of lesser significance that may accompany the document or be incorporated by reference;</li> <li>b) normally be analytic and relevant to the decision to be made;</li> <li>c) shall not be counted in the EIS 50 page limit; and</li> <li>d) be circulated with the EIS or be readily available upon request.</li> </ol> </li> </ol>

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<p><u>Questions that have to be asked:</u></p> <p>Are any of the following state permits required?</p> <ol style="list-style-type: none"> <li>1. Mining of Earth Products</li> <li>2. Generation of hazardous or toxic wastes</li> <li>3. Land application for treatment of wastewater</li> <li>4. Septic Tank designed to exceed 3000 gallons per day</li> <li>5. Sludge disposal proposed</li> <li>6. Water usage for various activities (drinking, process use, discharges, reclamation, and sources)</li> </ol>	<p><u>Questions that have to be asked:</u></p> <p>Predicted Environmental Effects of Project for each of the following:</p> <ol style="list-style-type: none"> <li>1. Topography</li> <li>2. Soils</li> <li>3. Land Use</li> <li>4. Wetlands</li> <li>5. Prime or Unique Agricultural Lands</li> <li>6. Public Lands and Scenic, Recreational, and State Natural Areas</li> <li>7. Areas of Archaeological or Historical Value</li> <li>8. Air Quality</li> <li>9. Noise Levels</li> <li>10. Water Resources               <ol style="list-style-type: none"> <li>a. Groundwater Resources</li> <li>b. Surface Water Resources</li> </ol> </li> <li>11. Forest Resources</li> <li>12. Shellfish or Fish and Habitats</li> <li>13. Wildlife and Natural Vegetation</li> <li>14. Environmental Justice</li> <li>15. Introduction of Toxic Substances</li> </ol> <p>Mitigation Measures, if any are required or needed shall be proposed.</p>	<p><u>Questions that have to be asked:</u></p> <p>All of the questions/issues identified for a normal EA and a State EA have to be addressed.</p>

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<p><b>DECISION PROCESS</b></p> <p>Planning Staff decision of either a:</p> <ol style="list-style-type: none"> <li>1) Finding of No Significant Impact (FONSI), or</li> <li>2) Finding of Significant Impact (FOSI), which requires the submittal of an EIS document.</li> </ol>	<p><b>DECISION PROCESS</b></p> <p>Planning Staff decision of either:</p> <ol style="list-style-type: none"> <li>1) Finding of No Significant Impact (FONSI), or</li> <li>2) Finding of Significant Impact (FOSI), which requires the submittal of an EIS document.</li> </ol>	<p><b>DECISION PROCESS</b></p> <p><u>Submittal of EIS requires the following</u> Staff forwards the submitted EIS document to the State Clearinghouse for a 45-day review period to receive state agency comments.</p> <p>A newspaper advertisement shall be published in a paper of general circulation informing the public that a 15-day review period on the EIS is open and comments may be submitted to the Planning Offices. After the 15-day review period closes a Public Hearing shall be held by the BOCC.</p> <p>At the Public Hearing the BOCC receives the EIS report. No decision is necessary. The report is only used to determine if the project / plan properly addresses environmental concerns.</p>