

General Guidelines for the Content of Environmental Assessment Documents

1. Introduction

- 1.1. Project Purpose and Need: describe the project's purpose and define the country's need for the project and benefits to the country/community expected as a result of the project
- 1.2. Project Description
 - 1.2.1. Master Plan Overview: overall concept plan for the entire property. The concept need not depict buildings but should indicate zones or proposed land uses, existing and proposed roadways, and open space (including LLP) networks.
 - 1.2.2. Site Development Phasing: a detailed phasing plan for the entire project, which should address the sequence and timing of development, including roads, excavations to create waterways, and open space networks.
 - 1.2.3. Land Reclamation (Fill Requirements)
 - 1.2.4. Marina and/or Waterway/Canal Design and Construction
 - 1.2.5. Infrastructure requirements (roads, water, sewage, stormwater management, solid waste disposal, energy, labour, and other services (e.g. schools, hospitals))
 - 1.2.6. Operation and Maintenance Activities and Best Management Practices

2. Project Design Alternatives

Describe and compare the positive and negative benefits/advantages and disadvantages of each alternative and provide the rationale for selection of the preferred alternative:

- 2.1. 'Do Nothing' or 'No Action' Alternative
- 2.2. Design Alternative One, Two, etc.
- 2.3. Applicant's Preferred Alternative

3. Affected Environment

Collection, analysis and presentation of baseline data, including review of existing literature and field surveys to facilitate impact assessment of physical, ecological and socio-economic conditions, limitations and constraints of the project, including the North Sound and unique environmental features where applicable. The level of effort of data collection and analysis shall be proportional to the importance of the impact. Deficiencies in information and data sources shall be identified.

- 3.1. Physical Resources (e.g. geology, ambient water quality)
- 3.2. Biological Resources (e.g. terrestrial, mangrove, shallow marine and reef habitats)
- 3.3. Socio-economic Conditions (identify the present demands/needs and degree of utilisation of social, cultural, economic opportunities, services and any

linkages to environmental resources regarding demographics, labour and staff housing requirements, land-use and zoning, traffic, etc. that can be evaluated)

4. Impact Assessment

Identify and evaluate potential physical, ecological and socio-economic impacts of the proposed development in terms of magnitude, extent and significance. Impact will be quantified where practicable in terms of environmental and socio-economic costs and benefits. Assessment criteria shall include positive and negative effects, direct and indirect impacts, immediate and long-term condition of the resource base, unavoidable impacts or irretrievable commitments of resources, and cumulative impacts. Any deficiencies in predictions of impact shall be identified.

4.1. Physical Resources

4.2. Biological Resources

4.3. Socio-economic Conditions

5. Mitigation and/or Compensation

Describe measures to avoid, minimise or compensate for adverse impact of the proposed development. Measures shall include various design elements and BMPs to address for example water quality maintenance of waterways/lakes, landscape and revegetation scheme, and monitoring activity to minimise impact while maximising recovery of resources in disturbed areas. Monetary compensation based on fair market value of resources.

6. Schedule for review of Interim (if applicable), Draft and Final Reports, including public participation in review process.