

## Township of Upper St. Clair

### GUIDELINES FOR ENVIRONMENTAL IMPACT STATEMENT

In accordance with Section 130.36., 130.37. and 130.55. of the Township of Upper St. Clair Zoning Code, an Environmental Impact Statement shall be submitted with all applications for Planned Residential Developments, Planned Shopping Center, Office Center, and Industrial Park Developments and Planned Mobile Home Park Developments, and Conditional Use Approval.

The purpose of these guidelines is to suggest the elements which should be included in an Environmental Impact Statement. The format below is a guideline only and is not intended to be a required form. Applicants should modify, expand, or develop data pertinent to the specific project being submitted for consideration. The proposed scope of work for the traffic impact portion of the Study should be prepared as outlined in §114.22.11.1. of the Upper St. Clair Township Subdivision and Land Development Code and shall be submitted to the Township for approval. The full Township Code is on the website at [www.twpusc.org](http://www.twpusc.org).

#### 1. Introductory Section

##### 1.1 Purpose and Reference

Relate to Zoning Code requirement and status of current consideration.

##### 1.2 Methodology

Discuss format used, agencies, organizations and consultants involved.

##### 1.3 General Project Description

Briefly describe type, usage, building area, location, and phasing of project with reference to application submittal report.

#### 2. Existing Conditions - Natural Environment Section

##### 2.1 Topography, including slope

##### 2.2 Geology, including mass movement

##### 2.3 Soil: mass movement, erosion, suitability for agriculture, hydric soils

##### 2.4 Present natural usage

##### 2.5 Hydrology: drainage runoff, water table, flood plain, soil saturation to the surface during growing season

- 2.6 Wetland: designation by State or Federal agency
- 2.7 Water Quality
- 2.8 Air Quality
- 2.9 Vegetation: species, succession, density, hydrophytes vegetation
- 2.10 Wildlife: breeding, nesting, and feeding grounds of mammals and birds

3. Existing Conditions - Cultural Environment Section

- 3.1 Site and surrounding land use: the parameters of the total neighborhood in which the site under consideration is located should be reviewed; a drawing should be included, coded to represent existing site and surrounding site land use. General character of the neighborhood should be described.
- 3.2 Site and surrounding site structure location(s): the total neighborhood should be shown on a structure and land use drawing.
- 3.3 Traffic and Circulation (Vehicular and Pedestrian) See §114.22.11., §114.22.11.1., and §114.33.
- 3.4 Utilities: discuss availability and type of existing utility service, including natural gas, water, sewerage, electricity.
- 3.5 Public Safety Service: distance from fire and police service and fire hydrants.
- 3.6 Schools: distance from elementary, middle, and high school facilities; present occupancy levels of schools involved.
- 3.7 Noise: present noise levels in neighborhood, related specifically to current land use and structure location.
- 3.8 Aesthetics: discuss scenic value of site.
- 3.9 Public Services: discuss non-public safety services presently provided to the site in the realms of public transportation, parks and recreation, road maintenance, shopping and medical services.
- 3.10 Economics: discuss present assessed value of site, tax revenue generation, and other economic considerations.
- 3.11. Population
- 3.12 Historic assets: description of any historic structures or features on the property

4. Project Impact on Natural Environment Section

Each of the ten elements listed in Section 2 should be specifically discussed with reference to positive and negative impact which project implementation would create. Supporting statements and studies should be incorporated to include professional opinions or statistical data where necessary. Long and short-term impact should be discussed.

5. Project Impact on Cultural Environment Section

Each of the twelve elements listed in Section 3 should be specifically discussed with reference to positive and negative impact which project implementation would create. Specific details should include known or planned improvements projected by public and private agencies in the area. Long and short-term impact should be discussed.

6. Recommendations for Alternatives, Modifications or Mitigating Actions

Discuss, in particular, project features which would or could be modified to maximize positive impacts and minimize negative impacts and other actions off-site which could mitigate negative impacts.

7. Summary, Conclusions and Recommendations

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