

Pre-Environmental Review: Environmental Factors and Thresholds

This checklist is a preliminary tool to identify potential environmental issues and nuisances for a proposed project site. *The City of Boise will conduct the environmental review.*

NOTE: Projects requiring a CEST or higher level of review are prohibited on certain parcels¹.

- I. Provide a "yes" or "no" response to each threshold item below. If a factor or threshold is unknown or not applicable, indicate that in the "Comments" column.

FACTOR	THRESHOLD	YES/ NO	COMMENTS
NOISE	a. Freeway or busy road within 1,000 ft.		
	b. Railroad within 3,000 feet.		
	c. Within 15,000 feet of the Boise Airport.		
	d. Any other noise sources threshold criteria.		
HISTORIC PRESERVATION	a. The site is known or suspected to contain archaeological resources.		
	b. Site is in, or is adjacent to, an established or proposed historic district or conservation district.		
	c. Site/existing building is known to be listed in the National Register of Historic Places or is listed in a local cultural resources inventory.		
	d. Site currently has any structure on it which is 45 or more years old.		

¹ R6645650120, R6645650030, R6645650240, R6645650230, R6645650220, R6645650210, R6645650200, R6645650190, R6645650180, R6645650150, R6645650160, R6645650170, R6645650140, R6645650130, R6645650110, R6645650100, R6645650090, R6645650080, R6645650070, R6645650060, R6645650050, R6645650040, R6645650020, R6645650010

LEAD-BASED PAINT	The structure(s) was built before January 1, 1978.		
FLOODPLAIN	ANY part of the site or integral offsite development is known to be located within the 100-year floodplain (or 500-year flood for critical actions) according to the applicable FEMA map.		<i>Flood insurance is required until the final Letter of Map Revision is provided to the City, if this is an option.</i>
WETLANDS	ANY portion of the site or integral offsite development is known to include jurisdictional wetlands. ("Wetlands" are distinguished by water, vegetation, and soil conditions, and may not be readily apparent to the layperson).		<i>In all cases the wetlands must be delineated.</i>
HIGH VOLTAGE POWER TRANSMISSION OR OTHER TOWERS	Site is within the fall distance of towers.		<i>All residential structures must be outside the engineered fall distance of any tower.</i>
EXPLOSIVE OR FLAMMABLE HAZARDS	Within a one-mile radius of the site, there is a direct line of sight from any part of the site to any hazard, which is not shielded from the site by topography. A hazard is any above-ground storage tank (AST) over 100-gallon capacity that stores, handles, or processes explosives or fire prone substances.		

NATURAL GAS OR PETROLEUM PIPELINES	Identify any high-pressure pipeline within 220 yards of the closest building.		<i>All structures must be at least 10 feet from the outer boundary of any pipeline easement. Architect or engineer certification that design is in compliance with this condition must be attached to the project application.</i>
CONTAMINATED SITES	Site is suspected or is contaminated with a hazardous substance or petroleum product – Reference Phase I Environmental Assessment.		If yes, a Phase II investigation is required to determine the extent of contamination and possibly a Phase III remediation.
SITE EXCAVATION	Construction requires site excavation.		<i>If yes, indicate the anticipated depth:</i>
RADON	The project is located in a zip code which has a high percentage of homes (25% or more) testing over 4 picocuries per liter.		<i>Radon-safe construction is recommended for new development. If using an existing structure, the City recommends Radon testing. Mitigation measures are recommended if levels are higher than 4 picocuries per liter.</i>
OTHER CONCERNS	The project site location is in an area of fire hazards, unstable soils, or any other concerns.		
ENVIRONMENTAL JUSTICE	The project creates adverse environmental impacts upon a low-income or minority community.		<i>These impacts can include exposure to strong odors, heavy particulate matter or ozone, hazardous waste proximity, lack of transportation or nearby food sources, etc.</i>

II. Alternative Sites Analysis

Describe other reasonable courses of action that were considered but not selected, such as other sites, design modifications, or other uses of the proposed site. This should include a description of the benefits and adverse impacts to the human environment of each alternative and the reasons for rejection [24 CFR 58.40(e)].

