

Environmental Impacts Screening Decision

Spectrum Complex

PROJECT LOCATION

Spectrum Complex is located in an agricultural/residential zone, which comprises many rice lands. The proposed project site is bounded to the north, east and south by residents, and west by agricultural lands. It consists of 3.45 acres of swampy lands which were previously used for the cultivation of rice. The northern and southern sides of the site are bound by trenches that are both approximately 27 feet wide.

Environmental Impact Screening

The EPA's screening concludes that there are no identifiable significant environmental impacts nor is the project deemed environmentally sensitive. Impacts arising from the construction and operational phases of the project are minor, localized, and acceptable.

- Activities conducted in the pre-construction process included the engineer's assessment of the site, to inform decisions such as pile depth, and foundation type, and to allow for the construction of a stable structure.
- Impacts from noise will be low to moderate and primarily during construction and would be short-term and localized. Construction time will be in accordance with EPA's stipulated time from 6:00 AM to 6:00 PM. During operation, in cases of a power outage, a low noise energy-efficient and fume-controlled power generator system will be used to reduce noise emissions. Machinery and equipment will be equipped with mufflers and will be regularly serviced. Noise within a construction site is inevitable but the aforementioned embedded controls will ensure noise emissions are within the limits for construction at 90 dB (A).
- During the construction of a building, various activities can have a significant impact on air quality. Impacts from dust pollution will be moderate and primarily during construction and would be short-term and localized. Dust, emissions from machinery and vehicles, and the release of volatile organic compounds (VOCs) from construction materials are among the primary sources of air pollution on construction sites. Dust control measures such as dampening the work area, covering loose soil (small particles), and implementing water spraying systems to suppress dust emissions will be undertaken. Further, since cement particles are easily dispersed by wind, the open mixing of concrete will be avoided. Construction machinery and vehicles emit pollutants such as nitrogen oxides (NO_x), particulate matter (PM), and carbon monoxide (CO). However, to help minimize emissions,

low-emission machinery will be used and equipment used will be maintained to properly ensure efficient operation. As far as possible, more environmentally friendly paints and cleaning products, containing little to no solvents will be utilised. When not in use, these will be tightly covered and stored in a well-ventilated storage room, to avoid the release of VOC emissions.

- The proposed project is not in close vicinity of any sensitive ecosystem and or protected areas and the nature of the activity will not have significant impacts on the ecosystem.
- Due diligence and proactive management of all pre-construction, construction and operational activities will ensure limited disturbance to the daily business activities undertaken within the project area, and surrounding business and community activities.
- The construction of a building generates a significant amount of waste, including various materials, packaging, and debris. General construction waste will be placed in skip bins and will be disposed of at an EPA-approved sanitary landfill by a private waste management company twice weekly or as needed.
- During the construction of a building, various activities can have an impact on water quality by causing erosion, sedimentation, and the discharge of pollutants into water bodies. Wastewater will be treated to local and international acceptable standards (GNBS).
- The Developer indicated that there will be regular maintenance and cleaning of all air conditioning units to ensure adequate air circulation and ventilation.

Conclusion

The EPA's analysis concludes that the environmental impact of the project will be minimal and well within acceptable limits. Additionally, there are no significant impacts nor is the project deemed environmentally sensitive. Impacts arising from the construction and operational phases of the project are minor, localized, and acceptable. The proposed project will add to the aesthetics of the community, modern amenities for guests and add the urban developmental scenery of the country.