

ANNEX I

TOR

TERMS OF REFERENCE

False Caye Resort & Residential Development A Tourism Project To Be Located on False Caye 5 Nautical Mile North of the Placencia Peninsula

This Terms of Reference (TOR) has been prepared following the scoping for the most critical issues that will need to be addressed by the proposed development.

In the preparation of the EIA, the EIA preparers will need to focus on addressing the main areas of concern, such as:

- i. Water Resources;**
- ii. Liquid/Sewage and Solid Waste;**
- iii. Sediment Plume;**
- iv. Energy Generation;**
- v. Transportation;**
- vi. Archaeology;**
- vii. Extraction of Materials; and**
- viii. Socio-Economic Factors**

Scoping of these issues speeds up the EIA process, cuts down on cost, improves the quality of the development, and ensures that environmental concerns are clearly addressed.

This Draft Term of Reference (TOR) is divided into five (5) sections:

A. PROJECT DESCRIPTION AND PHYSICAL ENVIRONMENT

This section of the document deals primarily with information pertaining to the background of the project, and the physical environment within which it is proposed. The EIA will need to address:

1.0 THE PROJECT DESCRIPTION AND LAYOUT PLAN

Maps at appropriate scales must be provided and with proper labels and legends to illustrate the general settings of project related development sites as well as surrounding areas likely to be environmentally affected. These maps shall include topographic contours, where available, as well as location of major surface waters, natural drainage, roads, parks or reserves, political boundaries and existing adjacent land uses (tourism, agricultural, industrial) and a photo-geologic/geomorphic map of the project area showing geomorphic features (by use of aerial photographs, if available). Additionally

the following should be provided:

- 1.01 The exact location of the project with proof of ownership of the parcel(s) of land comprising the project site. This should include a copy of the land tenure documents;
- 1.02 A map of the proposed project site outlining its geographic relationship with marine and terrestrial protected areas, as well as the location of the project site relative to the barrier reef;
- 1.03 Documentation should also include:

A layout plan for the overall development, including the siting of all facilities such as water treatment facilities, sewage treatment facilities, recycling/composting facilities, garbage storage/treatment facilities, power generation facilities, administrative buildings, residential subdivision, hotels, condominiums, swimming pool, green area, and piers and marina;
- 1.04 The provision of rationale and justification for the siting of all facilities and infrastructure;
- 1.05 The provision of specifications for the following:
 - a. Waste treatment facilities; (liquid and solid)
 - b. Recreational sites
 - c. Channels or lagoons (location, depth, width and design)
 - d. Piers and marina
 - e. Main hotel, condominiums and villas
 - f. Potable water consumption and source
 - g. Electricity generation
- 1.06 A description of the implementation phases of the project.

2.0 THE PHYSICAL ENVIRONMENT

- 2.01 Provide details of the basic physical environment of the project site and zone of influence. This should include:
 - ◆ **Topography:** including degree of slopes, flood hazard, drainage patterns around project site and the effects of rainfall averages on these conditions
 - ◆ **Climate:** hydrology and meteorology: including rainfall average per year, prevailing wind patterns,
 - ◆ **Geology:** Provide a detailed description of the characteristics of

landform, land surface including exposed rock types, types of unconsolidated materials exposed (sediments), rivers, tributaries, ridges, valleys, and geological structures — faults, folds, if they can be determined by field mapping.

- ◆ **Soils:** soil profile, permeability, classification, fertility, agricultural value;
- ◆ **Current land use of project site:** including land-use of adjacent properties;

Physical description of surrounding receiving water bodies: including seagrass beds, reef systems, mangroves etc.

- 2.02 Determine the projected number of buildings to be constructed, including residential dwellings, hotels, condominiums, villas or other similar complexes;
- 2.03 Provide technical justification for the number of buildings, number of persons residing and visiting the project site/resort. This should be described in such a way as to determine the physical carrying capacity of the area.

3.0 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

- 3.01 Describe the pertinent regulations, standards and policies, at the local and national levels governing environmental quality, health and safety, protection of sensitive areas, including cultural resources, protection of endangered or threatened species, infrastructure development, land use control and tourism that may have an impact on the proposed development. Provide and discuss policy, legal or administrative issues as they relate to this proposed development.

B ENVIRONMENTAL ISSUES

This section of the document targets the environmental issues of concerns based on the information provided in section A.

The following are the critical issues a high quality EIA will need to address for this development. The EIA will need to address:

1.0 FLORA AND FAUNA

For the project site and the zone of influence:

- 1.01 Collect baseline data (field study) on the terrestrial and aquatic fauna and flora; rare or endangered species or commercially valuable species within or in areas adjacent to the project site with special emphasis on wetland species and marine life, effluents that may be conveyed to the receiving water body, source(s) of potable water, and the areas to be used for the recreational infrastructure development. This should provide a baseline from which to detect any changes in the abundance and/or health status of the species that may be affected by the development.
- 1.02 Provide a general description of the methodology used to collect baseline data this is to include the date, time, area surveyed and method used.
- 1.03 Estimate the acreage and type of vegetation to be cleared.
- 1.04 Identify any species (flora and fauna, aquatic or terrestrial) of interest for conservation, and specify measures for their protection.
- 1.05 Identify the species of any vegetation that may be introduced to the area for landscaping or decorative purposes.
- 1.06 Highlight, where appropriate, measures that could be taken to enhance the habitat value of the project area.

2.0 WATER RESOURCES

- 2.01 Establish a base line on the water resources of the project area. This base line should include water quality assessment of the ground water and surface waters of the project site and zone of influence. This data should be collected at appropriate intervals to establish any seasonal variation in the water quality between dry and rainy season. The base line should include, at a minimum, the following parameters:

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|----------------------------------|--|
| i. Temperature; | vi. Salinity |
| ii. Conductivity | vii. Dissolved oxygen
(surface & below
surface, a.m. & p.m.) |
| iii. Total suspended
solids; | viii. pH |
| iv. Total dissolved solids; | ix. Sulphates; |
| v. Total Nitrate (as N03-
N); | x. Hardness; |
| | xi. Total Phosphate |

Assays i, vii & viii, are to be conducted in the field and the remainder to

be conducted by an independent water quality consultant.

- 2.02 Determine the projected water demands of the entire development (including drinking water supplies, supply to household appliances, and irrigation of lawns, etc.)
- 2.03 Assess all sources of water supply, quality and quantity, paying special attention to determining the safe maximum sustainable yield it can provide.
- 2.04 Given the results from above, evaluate alternatives for the provision of water supply for the entire development.
- 2.05 Identify the preferred option for water supply required for project development, based on environmental grounds. Where the recommended water supply source is ground water, a proper pump test on the aquifer must be conducted. Specify any residual impacts of meeting water needs through this option, their significance, and any mitigation measures to be undertaken.
- 2.06 Provide an inventory of other users in the zone of influence with respect to the selected water supply source and identify any impacts thereon and mitigation measures to be undertaken.
- 2.07 Identify and develop a water quality monitoring program able to detect any change in groundwater or surface water quality that will be of significant detriment to:
 - i. Public health; and
 - ii. Forest, and adjacent habitats, and water bodies including the Belize Barrier Reef (Mesoamerican Barrier Reef).

3.0 LIQUID WASTE

- 3.01 Determine the nature and volume of liquid wastes to be generated by the entire project, including sewage and grey water.
- 3.02 Evaluate a minimum of three alternative options for the collection, treatment, recycling (if appropriate), and disposal of these liquid wastes. Be sure to identify any chemicals planned for use in the treatment or management of these wastes, including golf course maintenance.
- 3.03 Identify the preferred option(s) for liquid waste management, based on environmental grounds, including the necessary infrastructure and land requirements. Specify any residual impacts of liquid waste management, their significance, and any mitigation measures to be undertaken.

4.0 SOLID WASTE GENERATION

- 4.01 Determine the projected types and volumes of solid waste to be produced by the entire development. This should include organic, inorganic and construction waste. It will also need to include solid wastes coming from boats and other transportation vehicles. If composting of organic wastes is to be conducted, provide specifications on the location of the site and procedures to be followed for the composting.
- 4.02 Evaluate at least two alternative options for the collection, treatment and disposal of these wastes.
- 4.03 Select the preferred option(s) for disposal of these materials. Again, this should be based on environmental grounds, and should specify any residual impacts, their significance and the mitigation measures, which are to be undertaken. Should the EIA determine that the construction of an on-site landfill is to the preferred option, the EIA should include a study to determine the most suitable site for the construction of the landfill and detailed designs of the proposed landfill.

5.0 GEOLOGY AND EXTRACTION OF MATERIALS

- 5.01 Provide information on the specific soil type and submit results of analysis carried out to determine soil permeability/profile in the proposed project area.
- 5.02 Determine the type and volume of landfill materials required for the entire development.
- 5.04 Consult with the Geology and Petroleum Department over fulfilling requirements for a quarry/mining license, which will be required before any dredging/mining commences.
- 5.05 In light of this consultation, evaluate options for meeting these needs, reviewing their sources, volume, extraction methods and transportation and identifying;
 - 5.05.1 direct and indirect biological impacts on flora and fauna, marine and terrestrial with emphasis on the seagrass beds, corals and mangroves.
 - 5.05.2 direct and indirect physical impacts;
 - 5.05.3 impact on receiving water bodies, Caribbean Sea, lagoons, and mangrove wetlands.

- 5.05.4 impact on the Belize Barrier Reef.
- 5.05.5 specific mitigation measures for the above mentioned.
- 5.06 Evaluate the potential impacts of excavation/dredging on flora, fauna and human beings including information on sub-tidal habitat such as sea grass beds, macro-algal beds, coral reef, the mangroves, the beach and near-shore environment.
- 5.07 Identify the preferred option for the extraction methods, source, and transportation of materials, specifying the necessary mitigation measures, their residual impacts and significance.

6.0 ROAD TRANSPORTATION

- 6.01 Provide a layout of the existing access road(s)/walkways to the development site. Identify whether any new roads/walkways will be required for the development.
- 6.02 Identify any changes in drainage patterns, if applicable
- 6.03 Evaluate options for the provision of suitable land transportation to the site.
- 6.04 Select preferred option for the provision of suitable transportation to the site. This will need to examine construction materials for roadways (types, sources, volumes, transportation) and methods in relation to their environmental impacts.
- 6.05 Identify the preferred option for surface drainage system for the project area, including drains, culverts, bridges, and sedimentation structures and run off ponds.
- 6.06 Recommend mitigation measures, based on the specific option selected, for the proper management of land-based transportation to the project area. These mitigation measures must include recommendations for protection features against siltation, erosion, and other potential pollution to the environment.

7.0 WATER TRANSPORTATION

- 7.01 Determine the projected number and types of boats likely to be associated with the entire development.
- 7.02 Evaluate options for storage of water borne vessels, (if applicable). This will require examination of:
 - i. Dredging requirements/volume of materials to be dredged;

- ii. Disposal/use of dredged materials;
 - iii. Physical characteristics of materials to be dredged;
 - iv. Benthic substrate
 - v. Design of marina
 - vi. Type of dredging equipment;
 - vii. Need for shoreline protection;
 - viii. Near shore and off shore current patterns;
 - ix. Near shore and off shore sedimentation patterns;
 - x. Wind conditions;
 - xi. Wave conditions;
 - xii. Transportation of construction materials;
 - xiii. Methods of controlling sedimentation of marina;
 - xv. Requirement for maintenance dredging (frequency & volume)
- 7.03 Provide bathymetry of the area to be dredged in particular the access channel and the marina area.
- 7.04 Evaluate options for the construction of beach protection structures/devices and identify the preferred option (if applicable).
- 7.05 Evaluate options for the supply of fuel to boats and identify the best method for eliminating potential spillages and maximizing health and safety. This should include options for the proper storage of the fuels.
- 7.06 Provide information on alternative sites considered and the rationale for the selection of the proposed site and design of the preferred choice for both the pier(s) and the marina.
- 7.07 Provide specifications (dimensions) of the proposed pier, indicating the type(s) of construction materials that will be used.
- 7.08 Identify the preferred option for the extraction methods, the source, and transportation of materials for the construction for both the pier and marina, specifying the necessary mitigation measures to be used, their residual impacts and significance.
- 7.09 The plan of the marina must include dimensions to scale (e.g. length, height, width) for all related structures both, land and water based, berthing and mooring arrangements as well as the specific siting for the various facilities such as fuel dispensing and boat storage off-land. Text must be submitted (accompanying the plan) justifying the size and scope of the marina and details on the type, size and number of vessels to be involved with this undertaken.

8.0 DISASTER MANAGEMENT AND CLIMATE CHANGE ISSUES

- 8.01 Identify emergency preparation and response management measures for the proposed development (e.g. hurricane, floods, fires etc.). This should include evacuation and hazard management plans inclusive of climate change adaptation measures (such as sea level rise and structural/building design conducive with the climatic conditions of project site.) This should include the number of emergency vehicles needed for the development.

9.0 ENERGY GENERATION

- 9.01 Determine the projected energy requirements for the entire development.
- 9.02 Evaluate alternatives for meeting these needs, using fossil fuel, solar, wind resources (and others if appropriate). For each of these options, it will be necessary to investigate:
- 9.2.1 fuel storage (where relevant);
 - 9.2.2 transportation (where relevant);
 - 9.2.3 health and safety;
 - 9.2.4 pollution sources, volumes, and types;
 - 9.2.5 significance of any pollution that may result from energy generation; and
 - 9.2.6 mitigatory measures for the above mentioned

It will be necessary to divide examination of energy provision into construction, operation, and maintenance phases.

- 9.03 Select the preferred option for energy generation. Again, this should be based on environmental grounds, and should specify the residual impacts of generation of the preferred option, their significance and the mitigatory measures, which will be undertaken.

10.0 SOCIAL FACTORS

- 10.1 Conduct an investigation to determine the potential social impacts of the proposed development taking into account factors such as:
- 10.1.1 Labor; - employment opportunities for skilled and unskilled workers for example in the hotel industry or in the gaming industry; and provision of basic health care and hygiene, the provision of recreational spaces, sanitary facilities for all workers,

during construction and operation of the project.

10.1.2 An analysis of the requirements of areas for public services should be incorporated into this study. Issues such as the following should be addressed;

- i. Fire protection
- ii. Police/Security services
- iii. Educational institutions
- iv. Recreational centers
- v. Medical emergency evacuations

10.2 Identify emergency preparation and applicable management measures for the proposed development (e.g. hurricane, floods, fires etc.). This should include evacuation and hazard management plans inclusive of climate change adaptation measures.

11.0 ARCHAEOLOGY

11.01 Conduct an assessment of the area to determine any features of archaeological or cultural importance.

11.02 The Archaeological Assessment report is to be properly incorporated and integrated into the overall development plan; and recommendations for the protection of any features must be identified and properly addressed.

12.0 NGO AND PUBLIC INTEREST

12.01 The EIA team will report on the views and concerns of local NGO's, public interest groups and relevant government departments/agencies regarding the development of the project.

12.02 Provide a copy of the questions/answers used for the report including the name and organization of the interviewees.

C. ISSUES PERTAINING TO THE DIFFERENT DEVELOPMENT COMPONENTS

This section has been developed to ensure that issues pertaining to each individual component of the proposed development are adequately addressed:

1.0 Tourism Component (Hotel, Condominiums, Townhouses)

- 1.01 Determine the projected number of buildings to be constructed, including hotels, condominiums, cabañas or other similar complexes.
- 1.02 Provide a layout of all complexes and other infrastructure to be built; the proximity to each other should be shown. This should include the location of the pier(s) and marina.
- 1.03 Provide technical justification for the number of buildings and number of persons residing and visiting the project site/resort. This information will be used to determine the physical carrying capacity of the area.

2.0 SUBDIVISION COMPONENT

- 3.01 Indicate the acreage of the parcel of land to be subdivided, and the proposed sized (surface area) of the individual lots.
- 3.02 Provide a “code of restrictive covenants” for future land owners, to assist in ensuring their compliance with the intended development plan for the area. These codes should focus on various issues, especially on environmental protection and enhancement.

D. POTENTIAL CUMULATIVE IMPACTS

- 1.01 Identify all potential cumulative impacts and significant changes that may result from the implementation of this overall project, taking each individual component into consideration. This should include, but not be limited to, changes in the following:
 - i. Water Quality of the area (Lagoon, Caribbean Sea, and other tributaries);
 - ii. Possible effects on the Belize Barrier Reef (Mesoamerican Barrier Reef)
 - iii. Land Use pattern;
 - iv. Traffic (land and water);
 - v. Infrastructure;
 - vi. Employment opportunities;
 - vii. Socio-cultural environment; and
 - viii. Abundance of flora and fauna.

The above analysis should distinguish between significant positive and negative

impacts; direct and indirect impacts; immediate, medium and long-term impacts, irreversible or unavoidable impacts and identify impacts that may result from accidental events (i.e. oil/fuel spills, accidental release of untreated wastewater/effluent, etc.). This analysis should be divided into construction, operational and maintenance activities / phases.

- 1.02 Characterize the extent and quality of available data, explaining significant information deficiencies (gaps) and uncertainties associated with the prediction of such potential impacts.

E. CONCLUSIONS / RECOMMENDATIONS

This section proposes alternatives to the execution of the project based on the information generated by Section B.

1.0 ALTERNATIVES FOR DEVELOPMENT

- 1.01 Present all reasonable alternatives for development in comparative form, exploring each alternative. Include the no-action alternative, and the reason why certain alternatives were recommended or eliminated. These alternatives should look at the following components.

2.0. MITIGATION AND MONITORING PLAN

- 2.01 Based on the investigations, develop a mitigation matrix outlining mitigation measures for all potential negative environmental impacts including, but not limited to: construction activities, water abstraction, waste treatment and disposal, habitat alteration, erosion and sedimentation.
- 2.02 Provide a monitoring plan to be implemented for the entire operation. This should include monitoring of waste water discharge characteristics (if any), water abstraction levels and changes in ecological species (including endangered species and the Belize Barrier Reef (Mesoamerican Barrier Reef)).
- 2.03 Characterize the extent and quality of available data, explaining significant information deficiencies and any uncertainties associated with the prediction of such impacts.