



B & A Engineers, Inc.

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To: **Garden City Planning**

Copy: **Jenah Thornborrow
Chris Samples
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From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-mail: jdcanning@baengineers.com

Date: 22 February 2020

Subject: **Anser Charter School
202 East 42nd Street
CUPFY2020-09**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to construct new buildings and grounds to an existing developed site. The project is planned to be phased over a period of approximately two years. As such, we recommend a master grading and drainage plan be prepared for review by the city.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Erosion and Sediment Control

Prior to performing any grading on the site the applicant must prepare and have approved by the city an erosion and sediment control plan. Compliance with the EPA general site construction requirements will be required, but not specifically reviewed by the city. The applicant is responsible for all SWPPP requirements independent of the ty review.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities will require the approval of the entity in control of the facility.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District will be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

Any new water and sewer services will have to be reviewed and approved by the city's Public Works Department. The applicant should coordinate the overall master plan with the Public Works Department to assure adequate water services and fire service lines are provided without having to re-excavate areas to accomplish required service ties.

Should a new sewer service be necessary, the applicant is responsible to verify that a route and adequate depth of sewer service is available to the site.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs.

FEMA Preliminary Maps

FEMA has issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

Site Grading and Drainage Plan

We recommend the applicant consider completing a master drainage plan when the time is appropriate to be sure overall site drainage is accounted for and interim improvements do not interfere with the overall site grading and drainage needs.

A site grading and drainage plan will be required to be reviewed and approved by the city. In addition, the capacity of the existing storm water system must be verified. Should the existing system not meet current volume requirements, said system will need to be reconstructed to meet all current requirements (water volume for a full design storm and water quality).

As the threshold for redevelopment standards is met with the proposal, the applicant must also submit a storm water design report and a drainage system operation and maintenance manual for handling of storm water from the proposed addition prepared by an Idaho licensed design professional. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

Additionally, a site geotechnical report will be required for the design of the storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of a storm water facility and the seasonal high groundwater.

Storm Water Operation and Management Agreement

The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

We have no other comments regarding this request at this time.



February 27, 2020

City of Garden City - Development Services
6015 N. Glenwood
Garden City, Idaho 83714

RE: Anser of Idaho, CUPFY2020-9

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities for facilities that are not otherwise regulated by DEQ will be referred to the city or county to address under their ordinances.

Information on fugitive dust control plans can be found at:
http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and

From: [planning](#)
To: [Christian Samples](#)
Subject: FW: CUPFY2020-09 Anser Charter School
Date: Friday, February 14, 2020 2:57:16 PM
Attachments: [school site checklist.pdf](#)
[school site letter.pdf](#)

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, February 14, 2020 11:13 AM
To: planning <planning@GARDENCITYIDAHO.ORG>
Cc: Austin Miller <Amiller@achdidaho.org>; hdennis@ansercharterschool.org
Subject: CUPFY2020-09 Anser Charter School

ACHD has received the transmittal for CUPFY2020-09/Anser Charter School. Per state statute a school site check list is required for this application. The applicant contacted ACHD about 2 weeks ago regarding the need for the study, but hasn't submitted any additional information at this time. ACHD will be unable to provide formal comments on the conditional use permit application until we have received, reviewed and approved the school site check list.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planning Review Supervisor
Ada County Highway District
208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

Total Control Panel

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To: planning@gardencityidaho.org Message Score: 1 High (60): **Pass**
From: mwallace@achdidaho.org My Spam Blocking Level: High Medium (75): **Pass**
Low (90): **Pass**

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Rules and Regulations for the Prevention of Air Pollution.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator
Boise Regional Office

ec: CM#2020AEK67



Ada County Highway District

John S. Franden, President
David E. Wynkoop, 1st Vice President
Susan S. Eastlake, 2nd Vice President
Sherry R. Huber, Commissioner
David Bivens, Commissioner

318 East 37th Street
Garden City ID 83714-6418
Phone (208) 387-6100
FAX (208) 387-6391
E-mail: tellus@ACHD.ada.id.us

August 10, 2004

TO: Dr. Stan Olson, Superintendent, Independent School District of Boise
Dr. Linda Clark, Superintendent, Meridian Joint School District #2
Dr. Doug Rutan, Superintendent, Kuna School District #3

RE: Traffic Impact Studies for New School Facilities

Dear School Officials,

On July 1st of 2003, over one year ago, a state statute was implemented, requiring all new public school facilities to be thoroughly reviewed for impacts to the roadway system. The Ada County Highway District (ACHD) was not involved in the drafting of this statute, nor does ACHD have information as to why the statute was changed. The language in the statute reads,

“When considering a permit application which relates to a public school facility, the commission shall specifically review the permit application for the effect it will have on increased vehicular, bicycle and pedestrian volumes on adjacent roads and highways. To ensure that the state highway system or the local highway system can satisfactorily accommodate the proposed school project, the commission shall request the assistance of the Idaho transportation department if state highways are affected, or the local highway district with jurisdiction if the affected roads are not state highways. The Idaho Transportation Department, the appropriate local highway jurisdiction, or both as determined by the commission, shall review the application and shall report to the commission on the following issues as appropriate: the land use master plan; school bus plan; access safety; pedestrian plan; crossing guard plan; barriers between highways and school; location of school zone; need for flashing beacon; need for traffic control signal; anticipated future improvements; speed on adjacent highways; traffic volumes on adjacent highways; effect upon the highway's level of service; need for acceleration or deceleration lanes; internal traffic circulation; anticipated development on surrounding undeveloped parcels; zoning in the vicinity; access control on adjacent highways; required striping and signing modifications; funding of highway improvements to accommodate development; proposed highway projects in the vicinity; and any other issues as may be considered appropriate to the particular application.” (TITLE 67 STATE GOVERNMENT AND STATE AFFAIRS CHAPTER 65 LOCAL LAND USE PLANNING)

In accordance with the statute, ACHD will require school districts to submit a traffic impact study that addresses the issues as listed above and will report those findings to the appropriate Planning & Zoning Commissions and/or Councils. The study should be drafted and stamped by a licensed engineer. Depending on the location and type of school facility, some items may need only limited review. The engineer and school district representative should meet with ACHD to determine the scope of the study. ACHD encourages the school districts to submit the traffic impact studies to ACHD in advance of their application to Planning & Zoning to provide adequate time for review and comment to the cities.

This is certainly new ground for all of us, so please feel free to contact me if you have any questions, at 387-6178.

Sincerely,

C. Richardson

Christy Richardson
Planning Review Supervisor

Cc:

Ada County
City of Boise
City of Eagle
Garden City
City of Kuna
City of Meridian
City of Star

School Site Checklist

Per Idaho Code 67-6519(3), the appropriate local highway jurisdiction shall review the application and shall report to the (P&Z) Commission on the following issues as appropriate:

1. Land use master plan
2. School bus plan
3. Access safety
4. Pedestrian plan
5. Crossing guard plan
6. Barriers between highways and school
7. Location of school zone
8. Need for flashing beacon
9. Need for traffic control signal
10. Anticipated future improvements
11. Speed on adjacent highways
12. Traffic volumes on adjacent highways
13. Effect upon the highway's level of service
14. Need for acceleration or deceleration lanes
15. Internal traffic circulation
16. Anticipated development on surrounding undeveloped parcels
17. Zoning in the vicinity
18. Access control on adjacent highways
19. Required striping and signing modifications
20. Funding of highway improvements to accommodate development
21. Proposed highway projects in the vicinity
22. Any other issues as may be considered appropriate to the particular application.