



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUBFY2020-4

Riverbend Row

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

Reviewed By:

[Signature]

Date: 1/16/2020



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Chris Samples
Betty Gumm
Colin Schmidt
Kevin Wallis
Troy Vaughn
Chad Vaughn
Olesya Durfey**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@baengineers.com

Date: 30 January 2020

Subject: **Riverbend Row Subdivision
SUBFY2020-04
3801 North Adams Street
Tax Parcel Number R2734502637
Preliminary Plat Review**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our first review of the application for the subject project. The project is comprised of five single family home sites.

Comments within this review are specific to the information provided for the current submittal and for proposed infrastructure content. The review should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Information provided applicable to our review is:

1. Land Division form
2. Affidavit of Legal Interest dated 27 December 2019
3. Applicant's letter dated 27 December 2019 by Robert O'Dell Key2 Homes, LLC

4. Landscape Plan
5. Copy of proposed cross access easement
6. Copy of title report dated 31 May 2019
7. Waiver request letter dated 27 December 2019
8. Preliminary Plat prepared by Tealey's Land Surveying dated 6 January 2020, stamped and signed by Patrick A. Tealey, PLS

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

We have the following comments regarding this project:

General

1. We note the land is comprised of portions of two original lots of record. The boundaries of the lots include land to the west. Is the parcel proposed to be Riverbend Row Subdivision an original parcel? We note that since a subdivision is proposed, completion of the subdivision will resolve this issue for the land within Riverbend, but not for the original lot remnants to the west.
2. Review and approval by the North Ada County Fire and Rescue District is required.
3. Review and approval by the Ada County Highway District is required.
4. Prior to beginning any site grading, the applicant must submit and have approved by the city an Erosion Control Plan and Narrative for the project.
5. The project must be approved with providing full storm drainage design information in accordance with city requirements. Roof drainage must be accounted for and must remain on-site unless accepted by the ACHD.
6. Please provide a subdivision name reservation confirmation from the Ada County Surveyor's office.
7. The city will require easements to the city be provided for water mains, water meters, fire hydrants, sanitary sewer mains, sanitary sewer services and manholes over internal drives and adjoining lots. Please note city water and sewer are not public utilities - they are municipal utilities. The easement will need to specifically name Garden City.
8. Any new water and sewer services will need to be reviewed and approved the Public Works prior to installation.

9. Please be aware that FEMA is currently completing a study of the Boise River and will be issuing new FIRM maps. Although these are only working and draft maps at this time, many new areas within Garden City may be included in the floodplain. What the final or future maps will depict is impossible to predict at this point in time, but impact to the proposed project is probable. We suggest the applicant review the working maps to consider the possible impact to the project. These maps are available on the Garden City website. Depending on the applicant's grading proposal and the work maps, a flood risk acknowledgement form may be required.
10. Please provide an O&M manual for the storm water system, unless the ACHD accepts all drainage.
11. Please provide a fully executed original of the Storm Drainage Facilities Operation & Maintenance Manual form, unless ACHD accepts all drainage.

Submittal Waiver Requests

12. We concur with the requested waiver of the items listed, but we note a waiver of providing C,C&Rs is requested stating that there is no common area. However the application includes common parking area agreement – the wording of Section 2 of the agreement creates common area.
13. From the city engineer's perspective, Items 2, 3, 4 and 5 within the waiver request will need to be provided or accounted for prior to final plan approval by the city.

Preliminary Plat

14. Please use double setter water meters where possible conforming to city standards when construction plans are created.
15. We note an irrigation facility along the southerly boundary. Please account for the facility on the final plat by easement approved by the irrigation entity. Should any changes be proposed to the facility, approval by the entity controlling the facility is necessary.
16. Please provide necessary utility easements on the final plat.

This concludes our comments.



January 23, 2020

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

RE: Key2Homes, LLC. – Five Unit Residential Development, SUBFY2020-4

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.

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 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#2020AEK21