

Environmental Quality Staff Review of Environmental Impact Assessment  
Space Station Self Storage  
Chatham County

Environmental Impact Assessment Item	Adequately Described and Fully Discussed?
<b>Proposed Project Description and Need</b>	
1. Describe the overall project in detail, including all proposed phases.	Please provide detail of proposed phases of development.
2. Provide a project location map showing surrounding areas.	Adequately Described and Fully Discussed
3. Provide a project site plan showing existing and proposed facilities.	Adequately Described and Fully Discussed
4. Describe how this project fits into larger plans or connects with adjacent projects.	Adequately Described and Fully Discussed
5. List and describe public facilities or benefits provided by the project.	Adequately Described and Fully Discussed
6. Discuss the land acreage to be disturbed during each phase.	Please provide more detail for each phase. Provide Built-upon area. WS-IV PA non residential development shall not exceed 24% BUA.
7. List square footage and height (in stores) of new buildings.	Adequately Described and Fully Discussed
8. Describe proposed uses of all buildings and proposed facilities.	One of the proposed uses in one of the buildings is listed as "boat, trailer and other utility vehicle sales and service." Figure C3 shows a building labeled "Boat Repair (Garage)." WS-IV PA prohibits the storage of toxic and hazardous materials unless a spill containment plan is approved and implemented. Will toxic and hazardous materials be stored in a building for repairing boats, trailers and vehicles?
9. Show number of parking spaces in parking lots and decks.	Adequately Described and Fully Discussed
10. Show areas to be cleared, graded, filled, paved and landscaped.	Paved v. landscaped on C3 (A15) are not clear.
11. Show connections to existing utility and sewer lines or new utilities.	Adequately Described and Fully Discussed
12. Show wastewater management systems on a map.	Adequately Described and Fully Discussed
13. Show proposed areas of impervious and semi-pervious surfaces.	Adequately Described and Fully Discussed
14. Show and describe any proposed stormwater control devices.	Adequately Described and Fully Discussed
<b>Alternatives Analysis</b>	
1. Discuss and compare all reasonable development alternatives (site selection, facility layout, utilities, stormwater management, construction methods, open space preservation, any other pertinent alternative considerations.	Consider a facility layout that allows for a 10 foot space between the toe of the fill slope and the protected riparian buffer and property boundaries.
2. Discuss how the preferred alternative was selected and its benefits relative to other	Adequately Described

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alternatives (including a no-build alternative, if applicable).	
Existing Environment and Project Impacts For each resource topic below, describe:	
A. Existing resources and conditions.	Adequately Described and Fully Discussed
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	Adequately Described and Fully Discussed
C. Discuss how potential impacts to the resource will be avoided and minimized through alternative selection, design strategies, construction methods, and long-term maintenance procedures.	As shown in the proposed Grading & Site Plan C4 (A16), the land north and west of the stream and buffer features is being entirely mass graded to the limits of these natural features. It may be difficult to protect the integrity of these natural resources by designing slopes and stormwater ponds that abut stream buffers. As we have seen on other construction sites, it is difficult to maintain erosion & sedimentation control measures at the toe of a fill slope that is against a protected area. It leaves the permittee/property owner vulnerable to sediment loss into the buffers and streams.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	Adequately Described and Fully Discussed
1. Geography	
<ul style="list-style-type: none"> <li>Discuss the geographic setting, geology, and topography of the project area and adjacent areas.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Provide a topographic map of the property and surrounding area, use the county GIS website topography (2' contours interval) data at a scale appropriate for the project size, i.e., 1" = 100', etc.).</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Identify any 100-year floodplains (FEMA Special Flood Hazard Areas) on or adjacent to the property. If present, provide an appropriate-scale map of the flood-prone areas defined by the NC Flood Mapping Program.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Show areas that will be graded or filled, and provide estimated cut/fill volumes.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>If the project includes pond or dam work, show areas that will be flooded.</li> </ul>	N/A
2. Soils and Prime Farmlands	
<ul style="list-style-type: none"> <li>Identify dominant soils in the project area (county GIS or NRCS website) and show on</li> </ul>	Adequately Described and Fully Discussed

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a map.	
<ul style="list-style-type: none"> <li>Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe any soil disturbance or contamination expected as a result of this project.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>If contamination is expected, discuss containment plans and procedures.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Describe runoff management plans for the project.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>If soil disturbance is proposed, describe the off-site impacts expected from this activity.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.</li> </ul>	Adequately Described and Fully Discussed
<b>3. Land Use</b>	
<ul style="list-style-type: none"> <li>Provide a map showing current use of land on the site and surrounding properties.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Provide the current zoning of the project site and the surrounding area.</li> </ul>	
<ul style="list-style-type: none"> <li>Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).</li> </ul>	
<ul style="list-style-type: none"> <li>Indicate whether zoning or local land use plans will need to be changed after project completion.</li> </ul>	Adequately Described and Fully Discussed
<b>4. Wetlands</b>	
<ul style="list-style-type: none"> <li>Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Show identified wetlands on a map, and</li> </ul>	N/A

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describe all relevant details, such as acreage, types, delineation, function, etc.)	
<ul style="list-style-type: none"> <li>If wetlands are to be filled, specify the number of acres that will be affected.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>List all required permits and permitting agencies.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.</li> </ul>	N/A
<b>5. Public lands and Scenic, Recreational, and State Natural Areas</b>	
<ul style="list-style-type: none"> <li>Provide a map of County or municipal parks, scenic, recreational or state natural areas (SNHAs, State or Federal Forests, etc.) on or adjacent to the site/project area.</li> </ul>	Adequately Described
<b>6. Areas of Archaeological or Historical Value</b>	
<ul style="list-style-type: none"> <li>Discuss any archaeological or historical studies of the project location; provide relevant references.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe all impacts to any archaeological or historical resources in the proposed project area.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Describe plans for demolishing or rebuilding any structures.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Provide photographs of any significant resources, including all structures older than 50-years.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.</li> </ul>	Adequately Described
<b>7. Air Quality</b>	
<ul style="list-style-type: none"> <li>Describe the project's impacts on ambient air quality.</li> </ul>	Adequately Described
<ul style="list-style-type: none"> <li>Describe plans for any open burning during or after construction.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Indicate the number of proposed parking spaces, if applicable.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe whether the project will increase odor levels, or the likelihood of odor complaints.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Provide a copy of any required traffic</li> </ul>	N/A

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studies.	
<b>8. Noise Levels</b>	
<ul style="list-style-type: none"> <li>Discuss current noise levels; use a benchmark if possible.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Describe any increases in noise levels expected from this project.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Specify the distance at which the increased noise will be heard.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Discuss whether surrounding properties will be affected by noise levels.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>If commercial uses are proposed, specify the hours of operation.</li> </ul>	Adequately Described and Fully Discussed
<b>9. Light Levels</b>	
<ul style="list-style-type: none"> <li>Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.</li> </ul>	Adequately Described and Fully Discussed
<b>10. Surface and Groundwater Resources (discuss separately)</b>	
<ul style="list-style-type: none"> <li>Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area.</li> </ul>	Adequately Described
<ul style="list-style-type: none"> <li>Include names, locations, classifications, and use support ratings for surface waters.</li> </ul>	Adequately Described
<ul style="list-style-type: none"> <li>Specify and show on a map the river basin in which the project is located.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Discuss any known groundwater quality issues.</li> </ul>	Unknown
<ul style="list-style-type: none"> <li>Discuss drinking water sources.</li> </ul>	Adequately Described and Fully Discussed
<b>11. Fish and Aquatic Habitats</b>	
<ul style="list-style-type: none"> <li>Describe fish and aquatic habitats in and adjacent to the site/project area.</li> </ul>	Adequately Described
<ul style="list-style-type: none"> <li>Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.</li> </ul>	Describe impacts that stormwater ponds may have on habitats. Several tributaries on project site.
<b>12. Wildlife and Natural Vegetation</b>	
<ul style="list-style-type: none"> <li>Describe and provide a map of natural community types on and adjacent to the site/project area.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>List the species of dominant plants and animals observed on the site that typify those communities.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.</li> </ul>	Adequately Described and Fully Discussed
<ul style="list-style-type: none"> <li>If wildlife will be displaced, discuss any</li> </ul>	Adequately Described and Fully Discussed

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limitation of adjacent areas to support them.	
<ul style="list-style-type: none"> <li>Identify, list, and describe the distribution of the invasive species present on the site. Consult the NC Botanical Garden's Web page, "Plants to Avoid in the Southeast US" for a list of invasive species common to the region.</li> </ul>	Adequately Described
<ul style="list-style-type: none"> <li>If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.</li> </ul>	Will forestry best management practices be used during the clearing phase of this project?
13. Hazardous Materials	
<ul style="list-style-type: none"> <li>List all hazardous materials to be stored or introduced during construction or operation.</li> </ul>	Will hazardous materials be used in the repair/garage building?
<ul style="list-style-type: none"> <li>For each hazardous material, other than de minimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal.</li> </ul>	If yes to above question, a spill containment plan must be approved and implemented.
References	Provided in text and on maps/figures
Exhibits (Maps, Figures, Tables, Photos, etc.)	Provided
State and Federal Permits Required	N/A