Chatham County
Environmental Review Advisory Committee Comments on Environmental Impact Assessment

Environmental Impact Assessment Item	CC Parks & Recreation **Parker's Ridge Park** 994 Pea Ridge Road Moncure, NC Parcel ID no. 5809. **138 acres**
Proposed Project Description and Need	
1. Describe the overall project in detail, including all proposed phases. Single phase.	✔
2. Provide a project location map showing surrounding areas.	✔
3. Provide a project site plan showing existing and proposed facilities.	✔ Page 6. **2.3 Project Description**. Pump track and mountain biking trail are not listed as amenities. Pump track is still indicated on site plans (p. 52, **Appendix B. Overall Layout Plan**). Located in Merry Oaks [pages 4, 71, **Fig. 4: NRCS Soil Survey**]: occasionally flooded. Will this be a dirt or impervious surface bike track? Runoff to low impact SCM? In **Appendix C. Alternative Site Plans**. Mountain biking trails are shown on pages 56 & 57 [clips from Community Posters: Conceptual Design- Options 1 & 2 show mountain biking path crossing wetlands, floodplain, and intermittent stream to Shaddox Creek]. In **Response to SUP Application Questions**. Includes mountain biking trails as an amenity. "The park is also anticipating adding several miles of natural surface trails and mountain biking trails." Are mountain biking trails planned? p. 7. **3.2 On-site Alternatives**. "The final Site design was selected to maximize usage of the property while minimizing impacts to the environment. Permanent impacts to wetland areas and stream channels have been avoided, and a major portion of the Site will be left as green space." p. 9. **4.2 Soils and Prime Farmland**. "Infrastructure proposed on the Site is constrained by the frequently flooded soils located along the eastern portion of the Site. Floodplain and hydric soils will not be impacted by the proposed development."

4. Describe how this project fits into larger plans or connects with adjacent projects.*	✔
5. List and describe public facilities or benefits provided by the project.	✔
6. Discuss the land acreage to be disturbed during each phase. Single phase.	✔
7. List square footage and height (in stores) of new buildings.	✔
8. Describe proposed uses of all buildings and proposed facilities.	✔
9. Show number of parking spaces in parking lots and decks.	• Consider permeable interlocking concrete pavers. • Install Infiltration Basins to catch oil grease runoff from the parking lot. • Bus Turn Around shown. Is there a bus parking lot space?
10. Show areas to be cleared, graded, filled, paved and landscaped.	• Ensure the old well is properly filled in. • Clarify future use or filling in of the ditch on pg. 53
11. Show connections to existing utility and sewer lines or new utilities.	Connections not provided yet.
12. Show wastewater management systems on a map.	Not shown.
13. Show proposed areas of impervious and semi-pervious surfaces.	• Overall layout provides landscaped footprint but overall permeable/ impermeable surface area % was not provided.
14. Show and describe any proposed stormwater control devices.	• Not provided- both construction phase and end state should be considered in this section.
Alternatives Analysis	
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.	• Can they update the “Major portion” left green in acres of sq ft?

2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	✔
Existing Environment and Project Impacts For each resource topic below, describe:	
A. Existing resources and conditions.	✔
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	• Request more emphasis and planning plans on stormwater erosion control during construction. • Can they provide a citation for "wooden pilings, which is not considered a permanent impact to Waters of the US" on page 6. Would construction practice negatively impact this environment? How would they mitigate these impacts?
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.	• They did not discuss potential impacts or long-term maintenance procedures.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	N/A
1. Geography	
• Discuss the geographic setting, geology, and topography of the project area and adjacent areas.	✔
• 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.).	✔
• 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.	✔

• Show areas that will be graded or filled, and provide estimated cut/fill volumes.	✔
• If the project includes pond or dam work, show areas that will be flooded.	✔
2. Soils and Prime Farmlands	
• Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.	✔
• Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.	✔
• Describe any soil disturbance or contamination expected as a result of this project.	✔
• If contamination is expected, discuss containment plans and procedures.	• As discussed in Hazardous materials section, recommendation to have a written spill response plan with a facility identified that can accept contaminated soil [sic] during construction, secondary containment for fuel storage tanks, and a delegated responsible individual.
• If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.	Not specified
• Describe runoff management plans for the project.	✔
• If soil disturbance is proposed, describe the off-site impacts expected from this activity.	✔
• Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.	✔
• Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.	✔

3. Land Use	
• Provide a map showing current use of land on the site and surrounding properties.	✔
• Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)	✔
• Provide the current zoning of the project site and the surrounding area.	✔
• Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).	✔
• Indicate whether zoning or local land use plans will need to be changed after project completion.	✔
4. Wetlands [Wetland & stream delineation report. See **Appendix D**.]	• Is impact to wetlands discussed? Will a 404 permit be needed for the boardwalk over the wetlands?
• Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.	• Upper ponds denoted as non-navigable waters of the US; however, there is a recommendation to maintain the 50 ft buffer Chatham County ordinance requires.
• Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)	✔
• If wetlands are to be filled, specify the number of acres that will be affected.	✔
• List all required permits and permitting agencies.	• Will a 404 permit be needed or applied for when installing the proposed boardwalk over the wetlands? • Pg 65 report implies it is unknown at this time if a federal permit is required at the time of the report (April 6th, 2023) has this changed?
• If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.	✔

5. Public lands and Scenic, Recreational, and State Natural Areas	
• 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.	✔
6. Areas of Archaeological or Historical Value	
• Discuss any archaeological or historical studies of the project location; provide relevant references.	✔
• Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.	✔
• Describe all impacts to any archaeological or historical resources in the proposed project area.	✔
• Describe plans for demolishing or rebuilding any structures.	✔
• Provide photographs of any significant resources, including all structures older than 50-years.	✔
• Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.	• NC SHPO letter, no reference to CCHA.
7. Air Quality	
• Describe the project's impacts on ambient air quality.	• It was unclear which Ambient Pollutant they were reporting on for the AQI Ozone or PM
• Describe plans for any open burning during or after construction.	• It would be of value to request a written plan defining how the firm intends to manage wood waste and debris upon land clearing. If they intend to burn clearings, how they would arrange with local fire department and communicate with all key stakeholders. • Also not discussed was if burning will be used for maintenance of woodlands.

• Indicate the number of proposed parking spaces, if applicable. **[**Same as p. 1: 9. *Show number of parking spaces in parking lots and decks*.**]**	✔
• Describe whether the project will increase odor levels, or the likelihood of odor complaints.	✔
• Provide a copy of any required traffic studies.	N/A.
8. Noise Levels	
• Discuss current noise levels; use a benchmark if possible.	No benchmark given.
• Describe any increases in noise levels expected from this project.	• This does not account for potential noise from the amphitheater.
• Specify the distance at which the increased noise will be heard.	Not specified.
• Discuss whether surrounding properties will be affected by noise levels.	Insufficient answer
• If commercial uses are proposed, specify the hours of operation.	Not adequately specified
9. Light Levels	
• Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.	• Request that low lighting following LEED design criteria is used to prevent overhead glow in sky lighting. Consider use of energy efficient lighting such as solar.
10. Surface and Groundwater Resources (discuss separately)	
• Identify and provide a map of surface waters in the project area. Describe groundwater (aquifers) in the project area.	• Are all intermittent streams labelled? • Does Tributary 1 drain to Haw River? • Tributary 2 (perennial) drains to Shaddox Creek and on to Cape Fear River? • Is there an intermittent stream SE of pond #3? Riverine wetland (p. 74)?

• Include names, locations, classifications, and use support ratings for surface waters.	• Gulf Creek drains to the Cape Fear River not the Haw River
• Specify and show on a map the river basin in which the project is located.	✔
• Discuss any known groundwater quality issues.	✔
• Discuss drinking water sources.	✔
11. Fish and Aquatic Habitats	
• Describe fish and aquatic habitats in and adjacent to the site/project area.	✔
• Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.	✔
12. Wildlife and Natural Vegetation	
• Describe and provide a map of natural community types on and adjacent to the site/project area.	✔
• List the species of dominant plants and animals observed on the site that typify those communities.	✔
• Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described y the NC Natural Heritage Program.	✔
• If wildlife will be displaced, discuss any limitation of adjacent areas to support them.	• The EIA states that fish will be relocated to remaining ponds from those that are drained and filled. Efforts should be made to move other aquatic life such as frogs. In general, adjacent areas to disturbed lands cannot adequately support wildlife displaced from development as that habitat is typically already inhabited by the number of species it can sustain, and other species such as box turtles or fledgling birds may not survive displacement.

• 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.	• Are there any plans for removal of nonnative plants. We recommend consultation with Chatham County master gardeners' program.
• If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.	• Clarify extent of forest clearing. Recommendation for assessment with Grand Trees for any historically significant trees.
13. Hazardous Materials	• How much fuel oil will be used onsite? Is the volume greater than 1,320 gallons? (Including tanks, equipment, etc.)
• List all hazardous materials to be stored or introduced during construction or operation.	• What is the anticipated total quantity and storage volume for hazardous materials on the project? • Please outline procedures and locations where tank storage and fueling operations will occur. • Fueling should be done on impermeable surfaces by trained/qualified personnel. • Provide a written spill response plan with a: delegated responsible party, map of the fueling operations and oil containing equipment, and appropriate disposal facilities intended to partner with • Ensure secondary containment of fuel oil tank. • Are any septic tanks or USTs anticipated from the storage building or shed to be removed?
• For each hazardous material, other than deminimis quantities or for routine housekeeping purposes, describe the procedures to be used to ensure their proper management, storage, and disposal.	• Identify location, transportation, and methodology on disposal of contaminated soils from oil if encountered.
References	✔
Exbibits (Maps, Figures, Tables, Photos, etc.)	✔

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State and Federal Permits Required	• NCG00001 General construction permit with NC DEQ DEMLR?
Additional Comments	• The proposed realignment of a multi-lane Pea Ridge Road* [with a diverging diamond intersection at exit 81 on U.S. 1] is along the west and southwest boundaries of the proposed park. What adverse effects will the increased noise and air/water pollution levels, resulting from the heavy traffic volume to and from VinFast (and FedEx), have on the health of the proposed park and its users? What additional design recommendations could help protect and preserve parkland(s) located within a built-out megasite? What else besides adding berms and increasing buffers would work? • Reviewing the EIA was made difficult because not all information was in the document, and we had to search supplemental documentation to find all the information required. • Clearer cross referencing to the photos.