Chatham County
Environmental Review Advisory Committee Comments on Environmental Impact Assessment

Environmental Impact Assessment Item	Western Intake Partnership
Proposed Project Description and Need	
1. Describe the overall project in detail, including all proposed phases.	yes
2. Provide a project location map showing surrounding areas.	yes
3. Provide a project site plan showing existing and proposed facilities.	yes
4. Describe how this project fits into larger plans or connects with adjacent projects.	yes Does Pittboro's new waterline from Sanford change this project?
5. List and describe public facilities or benefits provided by the project.	yes
6. Discuss the land acreage to be disturbed during each phase.	yes
7. List square footage and height (in stores) of new buildings.	yes
8. Describe proposed uses of all buildings and proposed facilities.	yes
9. Show number of parking spaces in parking lots and decks.	yes
10. Show areas to be cleared, graded, filled, paved and landscaped.	yes
11. Show connections to existing utility and sewer lines or new utilities.	yes
12. Show wastewater management systems on a map.	No 1) information on where process water discharge will occur 2) will the connection to the septic system need to cross a stream?
13. Show proposed areas of impervious and semi-pervious surfaces.	yes
14. Show and describe any proposed stormwater control devices.	yes
Alternatives Analysis	

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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.	yes
2. Discuss how the preferred alternative was selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	yes
Existing Environment and Project Impacts For each resource topic below, describe:	
A. Existing resources and conditions.	yes
B. Anticipated impacts (short-term construction impacts, long-term operation impacts, and indirect or secondary impacts.)	yes
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.	yes
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	yes but seems to have some inconsistencies with whether mitigation is needed.
1. Geography	
● Discuss the geographic setting, geology, and topography of the project area and adjacent areas.	yes
● 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.).	yes
● 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.	yes

• Show areas that will be graded or filled, and provide estimated cut/fill volumes.	yes
• If the project includes pond or dam work, show areas that will be flooded.	yes
2. Soils and Prime Farmlands	
• Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.	yes
• Discuss any soil constraints (fill, wetland soils, septic suitability, slopes, etc.) and indicate those areas on a map.	yes
• Describe any soil disturbance or contamination expected as a result of this project.	yes
• If contamination is expected, discuss containment plans and procedures.	yes
• If soil will be relocated, specify the number of square yards/feet to be moved, and its relocation site.	yes
• Describe runoff management plans for the project.	yes
• If soil disturbance is proposed, describe the off-site impacts expected from this activity.	yes
• Provide a map of any prime or unique farmland soils in the project or service areas, and include reference used to make this determination.	yes
• Describe impacts to prime or unique farmland soils, including acreage estimates of lost farmland soils and retained farmland soils.	yes
3. Land Use	
• Provide a map showing current use of land on the site and surrounding properties.	yes
• Discuss how the current land use fits into the surrounding area (conservation, development, ecological function, etc.)	yes

● Provide the current zoning of the project site and the surrounding area.	yes
● Discuss how the proposed uses fit into the intended land use of the area (conservation, development, ecological function, quality of life).	Addressed but disagree that the use fits in the "rural nature" of the county.
● Indicate whether zoning or local land use plans will need to be changed after project completion.	yes Change from residential to light industrial, is a major impact to the surrounding area.
4. Wetlands	
● Indicate whether wetlands are present, describe the basis for this determination and identity of the person who made the determination.	yes
● Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)	yes
● If wetlands are to be filled, specify the number of acres that will be affected.	yes
● List all required permits and permitting agencies.	yes
● If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.	yes
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.	yes
6. Areas of Archaeological or Historical Value	
● Discuss any archaeological or historical studies of the project location; provide relevant references.	yes
● Describe and identify on a map any structures (i.e., walls, buildings, etc.) on the site and provide estimated ages of those structures.	yes

● Describe all impacts to any archaeological or historical resources in the proposed project area.	yes
● Describe plans for demolishing or rebuilding any structures.	yes
● Provide photographs of any significant resources, including all structures older than 50-years.	yes
● Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.	yes
7. Air Quality	
● Describe the project's impacts on ambient air quality.	yes
● Describe plans for any open burning during or after construction.	yes
● Indicate the number of proposed parking spaces, if applicable.	yes
● Describe whether the project will increase odor levels, or the likelihood of odor complaints.	yes
● Provide a copy of any required traffic studies.	Not applicable
8. Noise Levels	
● Discuss current noise levels; use a benchmark if possible.	yes
● Describe any increases in noise levels expected from this project.	yes
● Specify the distance at which the increased noise will be heard.	yes
● Discuss whether surrounding properties will be affected by noise levels.	yes
● If commercial uses are proposed, specify the hours of operation.	yes
9. Light Levels	

• Describe lighting plans for the project, including how lighting will impact adjacent residents and wildlife.	yes
10. Surface and Groundwater Resources (discuss separately)	
• Identify and provide a map of surface aters in the project area. Describe groundwater (aquifers) in the project area.	yes
• Include names, locations, classifications, and use support ratings for surface waters.	yes
• Specify and show on a map the river basin in which the project is located.	yes
• Discuss any known groundwater quality issues.	yes
• Discuss drinking water sources.	yes
11. Fish and Aquatic Habitats	
• Describe fish and aquatic habitats in and adjacent to the site/project area.	yes
• Discuss impacts to fish and aquatic life and their habitats, including a map showing those habitats.	yes
12. Wildlife and Natural Vegetation	
• Describe and provide a map of natural community types on and adjacent to the site/project area.	yes
• List the species of dominant plants and animals observed on the site that typify those communities.	yes
• Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described the NC Natural Heritage Program.	yes
• If wildlife will be displaced, discuss any limitation of adjacent areas to support them.	yes As typical of EIA's they say adjacent land will be suitable refuge for displaced wildlife, without taking note of the death of many slow moving species during logging, and the fact that adjacent habitats are already occupied by animals.

	Good to see they intend to avoid breeding season for deforestation
• 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.	yes
• If forest will be cleared, discuss the extent of planned deforestation and specify the forestry methods to be used, including BMPs.	yes
13. Hazardous Materials	
• List all hazardous materials to be stored or introduced during construction or operation.	yes
• 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.	yes
References	
Exhibits (Maps, Figures, Tables, Photos, etc.)	yes
State and Federal Permits Required	yes
ERAC finds the EIA to be complete with the provided comments and questions for consideration by the planning board and applicant.	