

Dan Lister

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Thursday, November 14, 2024 9:21 AM
To: Dan Lister
Cc: Carl Anderson; BOCC
Subject: [External] Re: Zoning Map Amendment - RZ2022-0016

Mr. Lister: As to the below options, we do not want to amend our Application to a "conditional rezone" and decline your recommended Option # 1. Please advise of any hearing dates. Thank you.

Gary/Debra Goodwin

208 353 4722

cc: Leslie Van Beek, Commissioner

On 11/7/2024 4:56 PM, Dan Lister wrote:

Mr. Goodwin,

On November 4, 2024, Case No RZ2022-0016 was assigned to me. Upon review of the application and comments received (attached) the following is recommended:

- Amend the request to a conditional rezone and limit uses to mini/RV storage facility, equipment rental and caretaker residence. The conditions should limit the capacity of the storage and rental use to what exists on the parcel now. This would require an operations plan with site plan to be submitted identifying the hours of operation, number of employees and storage/rental capacity on the 1.4 acre parcel.
 - The application submitted is signed declining the conditional rezone option. Therefore, the request cannot be conditioned or restricted.
 - Because the request cannot be conditioned/restricted to your current commercial uses, the request to "M-1" must be reviewed to potentially accommodate the full list of commercial and industrial uses listed under the "M-1" Zone in the Land Use Matrix (CCZO Section 07-10-27, attached). Many of the uses listed in the M-1 zone may not be appropriate within an area transitioning from industrial to residential as shown in the county and city's future land use maps. Many of the commercial and industrial uses could be better served by the City of Nampa where city services exist and standards exist for mixed uses.

Options

1. Amend the application from a zoning map amendment (Rezone) to a conditional rezone as recommended above. The additional fee is \$450. If you choose this option, let me know how much time you'll need to submit revised information.
2. No change. Response letting me that you decline the recommended option. Once I receive the response, I'll schedule the case for either the 12/19/2024 or 1/2/2025 public hearing (depending on workload).

If a response is not received by November 21, 2024, DSD will move forward with no change and schedule the case for the next available hearing.

Sincerely,

Dan Lister, Principal Planner

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

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1 pm – 5 pm

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Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Thursday, March 14, 2024 8:06 AM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification RZ2022-0016 Goodwin
Attachments: AGENCYPACKET_RZ2022-0016.pdf

Hi Dan,

Please see response below:

- 1.) *Will a Nutrient Pathogen Study be required?* **The property is in a designated Nitrate Priority Area, but an N-P study is required if an on-site septic system is proposed that generates 600 gallons or more of wastewater per day and/or in an area of concern where pathogen contamination exists that has the potential to create a health risk or there is concern about surface and/or groundwater quality.**
- 2.) *Will adequate sanitary systems be provided to accommodate the use?* **SWDH cannot determine if an on-site septic system is suitable on this property until a site evaluation is conducted to determine soil feasibility and that all vertical and horizontal separation distances to features of concern are maintained.**
- 3.) *Any concerns about the use or request for rezoning?* **SWDH does not have a concern with the rezoning from agricultural to light industrial, however, if a septic system is proposed, it cannot be installed in a floodway.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:05 AM
To: 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfielddd@cityofnampa.us' <critchfielddd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'eddy@heritagewifi.com'

<eddy@heritagewifi.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>;
'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com'
<easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com'
<monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;
'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'sheepmama25@gmail.com'
<sheepmama25@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>;
'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>;
'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov'
<D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian
Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell
<mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'lori.kent@id.nacdnet.net'
<lori.kent@id.nacdnet.net>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Stephanie Hailey
<Stephanie.Hailey@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-
BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>; 'john.graves@fema.dhs.gov'
<john.graves@fema.dhs.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'idahoaaa@gmail.com'
<idahoaaa@gmail.com>

Subject: Agency Notification RZ2022-0016 Goodwin

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Please see the attached agency notice. You are invited to provide written testimony or comments by **April 11, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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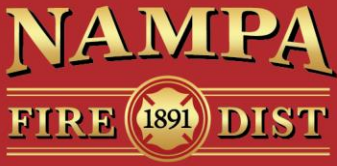
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EXCELLENCE
SERVICE
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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: April 8, 2024

TO: Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Gary Goodwin

OWNER: Gary Goodwin

PROJECT ADDRESS: 16982 Madison Ave. Nampa, ID 83687

RE: RZ2022-0016

This application is to rezone Parcel R31008 from "A" (Agricultural) to "M-1" (Light Industrial) for Ministorage and RV Storage.

The Nampa Fire District does not oppose the application subject to compliance with all the following comments.

Emergency Response Time Analysis and Service Impact:

1. The Nampa Fire District Strategic Plan states the response objective for Nampa Fire Department is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This parcel is located approximately 1 mile from Nampa Fire Station 3 with an approximate response time of 3 minutes.
2. Nampa Fire District can serve this use without negative impact to our response and will not require additional public funding.



PLANNING AND ZONING DEPARTMENT

Dan Lister
Canyon County Development Services
111 North 11th Ave.
Caldwell, ID 83605

March 14, 2024

Re: RZ2022-0016 Gary Goodwin request for a zoning map amendment of Parcel# R31008 (16982 Madison Ave., Nampa, ID) or the Property...

The Property has been reviewed by the Planning and Zoning Department with the following analysis:

The Property is in Canyon County in the Nampa Area of City Impact with a land use designation of "Industrial" on the Nampa 2040 Comprehensive Plan Future Land Use Map. The Property is contiguous with Parcel #R31047 (16989 Madison Rd.), an annexed parcel. The Property is surrounded by parcels that are in the "Industrial" land use designation.

Per the Joint Powers Agreement between the City of Nampa and Canyon County regarding development proposals in the Nampa Area of City Impact, the City provides the following comments:

The City of Nampa requests denial of the application. Because the parcel is contiguous with City Limits, the City requests that the applicant seek annexation of the parcel into the City of Nampa with an "Industrial" zoning designation.

Sincerely,

Doug Critchfield
Principal Planner, Nampa Planning Dept.
E-mail address: critchfieldd@cityofnampa.us
(208) 468-5442

EDC/dc
File

Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Monday, March 27, 2023 5:48 PM
To: Gary Goodwin
Cc: Rodney Ashby; wmason@masonandassociates.us; Daniel Badger; Sage Huggins
Subject: [External] 16982 Madison Ave - Access Variance (County Application RZ2022-0016)

Hello Gary and Deborah,

The City Engineer has reviewed your letter dated February 10, 2023 requesting a variance to the City's Access Management Policy with regard to access separation to a major intersection for your northerly access at 16982 Madison Ave. Given the circumstances, that the access is pre-existing and the use is for RV Storage which has limited peak hour movements, the City Engineer has agreed to grant a variance to the City's separation standard. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Sincerely,



Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

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NAMPAReady

From: Gary Goodwin <garygoodwin2@hotmail.com>
Sent: Friday, March 24, 2023 3:40 PM
To: Caleb Laclair <laclairc@cityofnampa.us>
Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us; Daniel Badger <BadgerD@cityofnampa.us>
Subject: [External]Re: [External]Re: Rezoning

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Thank you. Debra

On 3/23/2023 5:25 PM, Caleb Laclair wrote:

Hello Gary,

I don't have record of receiving the below referenced email in February with attached letter. The first I saw the letter was when Sage forwarded it to me earlier this week. It's possible the email got stuck in our quarantine. This happens sometimes when emails come in from unknown senders with attachments.

As I had mentioned to you on the phone when we spoke previously, the decision regarding access and variance to the City's access management policy lies with the City Engineer. He is out of the office this

week, but I have made a note to review this with him when he is back on Monday now that I have the letter.

Best,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

From: Gary Goodwin <garygoodwin2@hotmail.com>

Sent: Thursday, March 23, 2023 5:04 PM

To: Caleb Laclair <laclairc@cityofnampa.us>

Cc: Rodney Ashby <ashbyr@cityofnampa.us>; wmason@masonandassociates.us

Subject: [External]Re: Rezoning

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Mr. LaClair: We understood that you were going to contact those departments with the City of Nampa that would be involved in our request to rezone our property in the County of Canyon. Also, has Canyon County Development Services been in contact with you? Sage Huggins from Development Services emailed us on February 28th regarding our application and I forwarded a copy of our letter we sent to you. Please update. Thank you. Debra

P.S. My letter to you should have read February 10, 2023 not 2022.

On 2/10/2023 11:47 AM, Gary Goodwin wrote:

Mr. LaClair: Attached is our letter per your instructions to grant the "Legal, Non-Conforming Use" of our access. You indicated you would handle it getting to the appropriate person(s). Thank you. Gary Goodwin

208 249 9794

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Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Thursday, March 28, 2024 3:55 PM
To: Amber Lewter; Dan Lister
Cc: Kristi Watkins; Doug Critchfield
Subject: [External] RE: JEPA Notification RZ2022-0016 Goodwin

Hello Dan,

Per our earlier correspondence from March 2023 regarding access to this property, a variance to allow the northerly Madison Rd access was granted since the access is pre-existing and the use is for RV Storage which has limited peak hour movements. Should the property ever be redeveloped, the northerly access shall be disbanded and access established in accordance with all standards and guidelines of the City's Access Management Policy and Construction Specifications.

Best,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:14 AM
To: Caleb Laclair <laclairc@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks Staff Email <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>
Subject: JEPA Notification RZ2022-0016 Goodwin

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You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County, that the Development Services Department has accepted the following application: RZ2022-0012. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **April 11, 2024**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, April 12, 2024 7:35 AM
To: Dan Lister
Subject: [External] FW: Agency Notification RZ2022-0016 Goodwin
Attachments: AGENCYPACKET_RZ2022-0016.pdf

Hello Dan –

After careful review of the transmittal submitted to ITD on March 12, 2024, regarding RZ2022-0016 Goodwin, the Department has no comments or concerns to make at this time. The rezone of this parcel will not impact state facilities as it is greater than 3 miles away from US-20/26

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 12, 2024 10:05 AM
To: 'laclairc@cityofnampa.us' <laclairc@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'lori.kent@id.nacdnet.net' <lori.kent@id.nacdnet.net>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>; 'john.graves@fema.dhs.gov' <john.graves@fema.dhs.gov>; 'westerninfo@idwr.idaho.gov'

<westerninfo@idwr.idaho.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>

Subject: Agency Notification RZ2022-0016 Goodwin

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Please direct your comments or questions to Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Dan Lister

From: Stephanie Hailey
Sent: Tuesday, January 24, 2023 10:51 AM
To: Sage Huggins
Subject: RZ2022-0016 / Goodwin

Sage,

I have reviewed parcel R31008 for conformance with the National Flood Insurance Program (NFIP) standards for a proposed RV storage & U Haul rental facility.

The subject parcel is located in an AE Zone floodplain. RV storage & a U Haul rental facility are allowed uses within the AE Zone floodplain with floodplain development permitting and mitigation standards. A site visit to the property will be needed to evaluate what types of mitigation will be necessary for the existing items stored on the property, at that time, we can further determine what may be necessary for any other proposed stored items.

Floodplain Development Permits should be obtained for the already existing stored items on the property prior to the rezone case being heard. An emergency evacuation plan (for stored items), in the event of a flood, will be required for the rezone case.

Best,



Stephanie Hailey, CFM

Engineering Coordinator
Floodplain Manager
Canyon County Development Services
P(208) 454-7254
F(208) 454-6633
stephanie.hailey@canyoncounty.id.gov

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March 19, 2024

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Case No. RZ2022-0016 / Goodwin

Dear Mr. Lister:

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:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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).

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

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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: <https://www.deq.idaho.gov/water-quality/drinking-water/>). 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

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ 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.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- 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. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** 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 (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **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.
- **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 Rebecca Blankenau, 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 <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> 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

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