

Chatham County  
Environmental Review Advisory Committee Comments on Environmental Impact Assessment  
Builders First Source

Environmental Impact Assessment Item	Comments
<b>Proposed Project Description and Need</b>	
1. Describe the overall project in detail, including all proposed phases.	What types of building materials will be stored outside on gravel surface? Materials that could leach hazardous pollutants should not be stored in such a manner.
2. Provide a project location map showing surrounding areas.	
3. Provide a project site plan showing existing and proposed facilities.	
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.	
7. List square footage and height (in stores) of new buildings.	
8. Describe proposed uses of all buildings and proposed facilities.	What types of building materials will be stored outside on gravel surface? Materials that could leach hazardous pollutants should not be stored in such a manner.
9. Show number of parking spaces in parking lots and decks.	
10. Show areas to be cleared, graded, filled, paved and landscaped.	
11. Show connections to existing utility and sewer lines or new utilities.	
12. Show wastewater management systems on a map.	
13. Show proposed areas of impervious and semi-pervious surfaces.	
14. Show and describe any proposed stormwater control devices.	
<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.	Inadequate discussion of the alternatives – says alternative locations were considered, but does not identify, and does not describe what impacts would be associated with those discarded alternatives. Need some discussion of avoidance and minimization through design aspects and construction methods.
2. Discuss how the preferred alternative was	

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selected and its benefits relative to other alternatives (including a no-build alternative, if applicable).	
<b>Existing Environment and Project Impacts</b> 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.)	
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.	See my comments in alternatives section. Though the pond is non-jurisdictional, it still merits discussion as to why impacts are unavoidable.
D. For unavoidable impacts, describe whether any compensatory mitigation is planned or required.	
<b>1. Geography</b>	
<ul style="list-style-type: none"> <li>Discuss the geographic setting, geology, and topography of the project area and adjacent areas.</li> </ul>	
<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>	
<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>	
<ul style="list-style-type: none"> <li>Show areas that will be graded or filled, and provide estimated cut/fill volumes.</li> </ul>	
<ul style="list-style-type: none"> <li>If the project includes pond or dam work, show areas that will be flooded.</li> </ul>	
<b>2. Soils and Prime Farmlands</b>	
<ul style="list-style-type: none"> <li>Identify dominant soils in the project area (county GIS or NRCS website) and show on a map.</li> </ul>	
<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>	
<ul style="list-style-type: none"> <li>Describe any soil disturbance or</li> </ul>	

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contamination expected as a result of this project.	
<ul style="list-style-type: none"> <li>If contamination is expected, discuss containment plans and procedures.</li> </ul>	
<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>	
<ul style="list-style-type: none"> <li>Describe runoff management plans for the project.</li> </ul>	
<ul style="list-style-type: none"> <li>If soil disturbance is proposed, describe the off-site impacts expected from this activity.</li> </ul>	
<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>	
<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>	
<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>	
<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>	
<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>	
<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>	See my comments in alternatives analysis section. Wetlands are identified – no credentials of delineator given.
<ul style="list-style-type: none"> <li>Show identified wetlands on a map, and describe all relevant details, such as acreage, types, delineation, function, etc.)</li> </ul>	No information given pertaining to wetland type, function, or individual acreage (JD tear sheet lists 5 acres for total).
<ul style="list-style-type: none"> <li>If wetlands are to be filled, specify the number of acres that will be affected.</li> </ul>	

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<ul style="list-style-type: none"> <li>List all required permits and permitting agencies.</li> </ul>	
<ul style="list-style-type: none"> <li>If any diversions/additions/withdrawals of surface water will affect wetlands, describe those activities.</li> </ul>	Inadequate explanation as to how the excavation of the BMP will not result in dewatering the downgrade wetlands resulting in a hydrologic impact.
<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>	
<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>	
<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>	
<ul style="list-style-type: none"> <li>Describe all impacts to any archaeological or historical resources in the proposed project area.</li> </ul>	
<ul style="list-style-type: none"> <li>Describe plans for demolishing or rebuilding any structures.</li> </ul>	
<ul style="list-style-type: none"> <li>Provide photographs of any significant resources, including all structures older than 50-years.</li> </ul>	
<ul style="list-style-type: none"> <li>Provide relevant correspondence with the Chatham County Historical Association and NC SHPO.</li> </ul>	
<b>7. Air Quality</b>	
<ul style="list-style-type: none"> <li>Describe the project's impacts on ambient air quality.</li> </ul>	
<ul style="list-style-type: none"> <li>Describe plans for any open burning during or after construction.</li> </ul>	
<ul style="list-style-type: none"> <li>Indicate the number of proposed parking spaces, if applicable.</li> </ul>	
<ul style="list-style-type: none"> <li>Describe whether the project will increase odor levels, or the likelihood of odor complaints.</li> </ul>	
<ul style="list-style-type: none"> <li>Provide a copy of any required traffic studies.</li> </ul>	
<b>8. Noise Levels</b>	

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<ul style="list-style-type: none"> <li>• Discuss current noise levels; use a benchmark if possible.</li> </ul>	
<ul style="list-style-type: none"> <li>• Describe any increases in noise levels expected from this project.</li> </ul>	
<ul style="list-style-type: none"> <li>• Specify the distance at which the increased noise will be heard.</li> </ul>	
<ul style="list-style-type: none"> <li>• Discuss whether surrounding properties will be affected by noise levels.</li> </ul>	
<ul style="list-style-type: none"> <li>• If commercial uses are proposed, specify the hours of operation.</li> </ul>	
<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>	
<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>	
<ul style="list-style-type: none"> <li>• Include names, locations, classifications, and use support ratings for surface waters.</li> </ul>	
<ul style="list-style-type: none"> <li>• Specify and show on a map the river basin in which the project is located.</li> </ul>	
<ul style="list-style-type: none"> <li>• Discuss any known groundwater quality issues.</li> </ul>	
<ul style="list-style-type: none"> <li>• Discuss drinking water sources.</li> </ul>	
<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>	
<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>	
<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>	
<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>	
<ul style="list-style-type: none"> <li>• Evaluate and discuss whether suitable habitat exists for rare, threatened, and /or endangered species, as described by the NC Natural Heritage Program.</li> </ul>	
<ul style="list-style-type: none"> <li>• If wildlife will be displaced, discuss any limitation of adjacent areas to support</li> </ul>	

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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>	
<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>	
<b>13. Hazardous Materials</b>	
<ul style="list-style-type: none"> <li>List all hazardous materials to be stored or introduced during construction or operation.</li> </ul>	<p>Seems likely that a building supply business would have some quantities of paints, solvents, cleaners, pressure treated materials, etc in their inventory. Will this facility ever be used to store powered equipment such as generators, manlifts, skid steers, etc? Trucks? Where will those be stored? What about fuel – will there be a bulk tank on site? If so, what spill prevention, containment, and response is in place?</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>It is noted that the company website states that the company stores “treated lumber”. The company also manufactures building components. Is “treated lumber” used in the manufacture of these components? If so how is waste, e.g. sawdust, handled? More specificity about the types of materials used on the property, and methods to assure the appropriate storage, handling, and disposal of hazardous materials should be provided.</p>
References	
Exhibits (Maps, Figures, Tables, Photos, etc.)	
State and Federal Permits Required	