ENVIRONMENTAL ANALYSIS

Yoman Bluffs Planned Unit Development

Located in Bonner County, Idaho

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Prepared by:

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Project Description

Yoman Bluffs PUD is a 23-lot, residential subdivision which will be developed on a vacant 37.6-acre parcel access from Sherwood Beach Rd., an existing county-maintained public road extending from Coolin, ID.

General topography of the site is relatively level-to-steep in some areas along the west side of the property. Land cover primarily consists of forested areas and native grass.

The property is zoned recreational, which allows for a minimum lot size of 10,000-sf. The proposed lot sizes will range from 47,900-sf (1.1-ac) to 91,480-sf (2.1-ac), more than four-times the allowed size. The development will include more than 11-acres of common area which surrounds the proposed lots for the residents to enjoy. In addition to a trail system to be located in the common area, a picnic area, gazebo, and storage building will be available. It is likely many of the residents will utilize Priest Lake and store their boats in the storage building.

Lots within the subdivision will be accessed from a private easement and roadways constructed to Uniform Fire Code standards with 20-ft wide, gravel surfaced travel ways. Roadways terminate at hammerheads designed to International Fire Code standards. The proposed road alignment is dictated by topography and maintaining reasonable profile grades. The maximum proposed grade is 8-percent, less than the maximum permissible grade of 10-percent.

The subdivision will be served by a future public water system. The system will consist of a groundwater well, pump house, and distribution piping. The well and pump house will be located within common areas and the piping will be in easements. The water system will be designed by a professional engineer and reviewed and approved by Idaho Department of Environmental Quality.

There is an existing public sewer system adjacent to the site. However, Coolin has disallowed any new connections at this time. A sewer main fronting all of the lots in the development will be installed so residents can connect to public sewer in the event the moratorium is lifter in the future. For now, residents in the development will install individual, onsite sewer systems most likely composed of a septic tank and drain field. It will be necessary that the sewer systems be permitted through Panhandle Health District and meet all State regulations.

Environmental Conditions

a. Physiography, Topography, Geology, and Soils

Bonner County is located in the northern panhandle of Idaho. The area consists of rugged, forested, mountainous, or hilly terrain along with comparatively narrow valleys that open to the south. Coolin, ID rests in the northern boundaries of the County, approximately 30-miles from Priest River, ID. The project area is less than one-mile east of the lake, and gradually rises in elevation to more than 120-feet above average, summer pool.

According to the Natural Resources Conservation Service (NRCS), soils within the project area consists of Bonner Silt Loam. This unit is primarily used for timber production, wildlife habitat, recreation, homesites, and summer cabins. NRCS describes the soils as poorly suited to cultivated crops because it is limited mainly to cool soil temperature and short growing seasons. The soil is described by NRCS as well drained with an average depth to restrictive layers being more than 80-inches. A typical profile of the Bonner Silt Loam includes 6-inches of organics and silt loam; 16-inches of gravelly silt loam; 8-inches of gravelly loam; and very gravely loamy sand at 30-inches and deeper.

b. Surface and Ground Water Hydrology

Runoff near the site generally flows in a westerly direction toward the lake. As documented by NRCS, the depth to water table is more than 80-inches and frequency to flooding or ponding is very low.

Domestic wells in the vicinity of the project area have average production rates of 5 to 50 gallons per minute and casing depths of 58 to 78 feet, according to a November 5, 2021 Groundwater Quantity Report prepared by Northwest Groundwater Consultants, LLC.

c. Fauna, Flora, Natural Communities, and Endangered Species

The project area is located in the Idaho Panhandle National Forest (IPNF). Vegetation commonly occurring within the IPNF includes bluebunch wheatgrass, pine reedgrass, huckleberry, sedges, willow, maple, and pine. Native wildlife includes white-tailed deer, elk, moose, black bear, small mammals, and a variety of birds. Animals listed under the endangered species act that have been reported in the IPNF include woodland caribou, Canada lynx, and grizzly bear.

Impacts from single family residential development are not expected to significantly impact fauna and flora. The development will include natural buffers that will enhance habitat and migration for the deer, elk, moose, and black bear, and birds. The mammal species identified on the endangered species list generally inhabit undeveloped portions of higher elevation terrain in Bonner County.

d. Cultural Resources

Cultural resource investigation in the Priest Lake, ID area is ongoing. Accomplishment Reports are available from the U.S. Forest Service describing findings made thus far by a cooperative

effort from the Intermountain Region, Idaho Panhandle National Forest, Priest Lake Museum, Kalispel Tribe of Indians, and State Historic Preservation Office. Reports can be found at:

https://www.fs.usda.gov/detail/ipnf/learning/history-culture

Based on the location of the project site, existing land use, and nature of planned construction, it is unlikely cultural resources will be impacted as a result of upgrading the existing water system.

e. Access and Utilities

The site is currently served by all necessary public utilities except sanitary sewer. Sewer will be provided by private, individual onsite sewer systems. Identified existing utilities adjacent to the project boundary include electrical transmission lines owned and maintained by Northern Lights and water service will be provided from a future State approved water system. Construction of the proposed project is not expected to adversely impact any of the existing utilities. Any construction within the vicinity of existing utilities will be located and coordinated with the appropriate agencies at the time of construction.

f. Floodplains/Wetlands

The 100-yr base flood elevation (BFE) of Priest Lake is 2445.5-ft. In comparison, the lowest, surveyed elevation at the site is approximately 2465-ft., which occurs at the proposed access road intersection to Sherwood Drive. As a result, the site is well above the BFE, and flooding is not a concern.

According to the United States Fish and Wildlife Service National Wetlands Inventory Map, there are no areas of mapped wetlands located within the development boundaries.

g. Wild and Scenic Rivers

Idaho has approximately 107,651 miles of river, of which 891 miles are designated as wild & scenic. None of those designated river sections are located within the vicinity of the project planning area.

h. Public Health and Water Quality Considerations

A future public water system will serve the development. The water source will be a groundwater well. As required by the State of Idaho, the well location must be approved by the State prior to drilling and must meet all applicable setbacks from existing sewer drain fields, bodies of water, historic petroleum of other contaminated sites, and any other elements that may affect water quality. Once the public well is drilled, the developer will be required by the State to run a series of water quality tests before approving the well for drinking water.

The site is in proximity to Priest Lake. However, it is unlikely runoff from the development will reach the lake. Surface water runoff from impervious surfaces created by the development will be managed onsite by directing it to infiltration basins. In addition, Sherwood Drive would likely

act as a runoff and erosion sedimentation barrier between the development and lake if there were to be an infrastructure failure within the development.

i. Prime Farmlands Protection

Prime farmland, as defined by the United States Department of Agriculture, is the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. In Bonner County, 6% of the area meets the soil requirements for prime farmland, with one third of those acres being farmed and the rest being woodland. According to NRCS, Bonner Silt Loam is the primary soil in the area and is primarily used for timber production, wildlife habitat, recreation, homesites, and summer cabins. NRCS describes the soils as poorly suited to cultivated crops because it is limited mainly to cool soil temperature and short growing seasons.

j. Proximity to a Sole Source Aquifer

A sole source aquifer is an aquifer that has been designated by the United States Environmental Protection Agency as the sole or principal source of drinking water for an area. Three of Idaho's aquifers—the Eastern Snake River Plain Aquifer, Spokane Valley-Rathdrum Prairie Aquifer, and Lewiston Basin Aquifer—are classified as sole source aquifers.

Potable water serving the project area currently is not sourced from a designated sole source aquifer. The closest aquifer to the project area is the Spokane Valley-Rathdrum Prairie (SVRP) Aquifer, which is approximately 60-miles south of the site.

k. Precipitation, Temperature, and Prevailing Winds

The Western Regional Climate Center lists the following climate information for the project area, which is based on the closest climate station, Priest River:

- Average Maximum Temperature: 82.6 °F (July)
- Average Minimum Temperature: 18.5 °F (Jan)
- Average Annual Total Precipitation: 31.2 inches
- Average Total Snowfall: 81.4 inches

Wind data tabulated nearest to the project planning area is based on Priest River, ID. The data show that prevailing wind direction varies throughout the year. Wind is most often from the south, occurring about 8-months out of the year.

l. Air Quality and Noise

The development will include wooded and vegetated buffers along adjacent properties and public rights of way. The buffers will reduce light and glare within the proposed development onto adjoining properties which could be caused by vehicle headlights, and exterior and interior residential lighting. CC&Rs will be created and recorded by the developer prior to recording the plat. The CC&Rs will address noise, oversight of pets, and other elements which may impact neighbors or the environment.

Air and dust emissions during construction activities will comply with all federal and state standards and regulations. Noise due to construction will be allowed only during daylight hours unless special permission is obtained from Bonner County by the construction contractors.