



Sam Ross <sam.ross@bonnercountyid.gov>

---

## SS0001-19 - Short Plat Review

3 messages

---

**Sam Ross** <sam.ross@bonnercountyid.gov>  
To: greg.becker@id.usda.gov, daniel.redline@deq.idaho.gov

Wed, Jul 17, 2019 at 12:21 PM

Gentlemen,

Bonner County Planning is working with a developer on a four lot land division in Sandpoint.

Here is the link to the project and info: <https://www.bonnercountyid.gov/departments/Planning/file-ss0001-19>

Please look it over and let me know what your agencies thoughts are.

Looking back, I should have included bot DEQ and NRCS in the agency routing process but did not think it pertinent due to the scope of the project and the fact that it is a residential development.

This notice to you is coming from a concerned neighbor in regard to drainage, wetlands and other environmental features in the vicinity of the project.

Thanks for working with us on this-- I appreciate any and all feedback you have for our office that we can relay to the applicant.

Best,

**Samuel Ross**

Land-use Planner II

**Bonner County Planning Department**

1500 Highway 2, Suite 208

Sandpoint, Idaho 83864

Phone: (208) 265-1458

Fax: (208) 265-1463

Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)

Website: <https://www.bonnercountyid.gov/departments/Planning>

---

**Daniel.Redline@deq.idaho.gov** <Daniel.Redline@deq.idaho.gov>

To: sam.ross@bonnercountyid.gov

Cc: Matthew.Plaisted@deq.idaho.gov

Wed, Jul 17, 2019 at 12:47 PM

Sam,

Thank you for the opportunity to respond to your request for comment. While the Idaho Department of Environmental Quality (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/assistance-resources/environmental-guide-for-local-govts/>

DEQ has not completed a thorough review of the documents provided, therefore, the following general comments should be applied as appropriate to the specific project:

## 1. Air Quality

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), open burning including trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact Shawn Sweetapple, Air Quality Manager, at (208) 769-1422.

- 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

- 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.
- If connecting to an existing wastewater utility, DEQ recommends verifying that there is adequate capacity to serve this project prior to approval. Please contact the sewer provider for a will-serve letter stating the provider's capacity to serve the project, willingness to serve this project, and a declining balance of available connections.

- 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.

For questions, contact Matt Plaisted, DEQ Water Quality Engineering Manager, at (208)769-1422.

### **3. Drinking Water**

- DEQ recommends using an existing drinking water system whenever possible or construction of a new drinking water system. Please contact DEQ to discuss this project and to explore options to best serve the future residents of this development and provide for protection of ground water resources.
- 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.

- If any private wells will be included in the proposed project, DEQ recommends at a minimum testing the private well for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

For questions, contact Matt Plaisted, DEQ Water Quality Engineering Manager, at (208) 769-1422.

#### **4. Surface Water**

- If the proposed project will involve de-watering of ground water during excavation and discharge back into surface water, a short-term activity exemption (STAE) from DEQ is required, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit for a discharge to state waters. If this project disturbs more than one acre, a stormwater permit from EPA may be required. Other construction general permits issued by EPA may be applicable as well.
- 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), Northern Regional Office, at [7600 N. Mineral Drive, Suite 100, Coeur d'Alene](#), or call 208-762-2800 for more information. Information is also available on the IDWR website at:  
  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- 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, Coeur d'Alene Field Office, at [1910 Northwest Blvd, Suite 210, Coeur d'Alene, ID 83814](#), or call 208-433-4474 for more information regarding permits.

For other questions about surface water quality, contact Tom Herron, DEQ Surface Water Manager, at (208) 769-1422.

## **5. Solid/Hazardous Waste And Ground Water Contamination**

- **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.
- **Solid Waste.** The disposal of all solid waste must comply with Idaho's Solid Waste Management Rules (IDAPA58.01.06). 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, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **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 all activities 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."
- **Underground Storage Tanks.** DEQ requests that the installation of all underground storage tanks and piping along with any required testing and owner/operator training comply with Idaho's Rules Regulating Underground Storage Tank Systems (IDAPA 58.01.07)

For questions, contact Gary Stevens, Waste & Remediation Manager, at (208) 769-1422.

## **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. The Panhandle Health District regulates all ASTs over the Rathdrum Prairie aquifer. EPA regulates ASTs at all other areas. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 769-1422-, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) 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)769-1422.



**Dan Redline | Regional Administrator**

Idaho Department of Environmental Quality  
2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814  
Office: (208) 666-4621

Cell: (208)514-6433  
<http://www.deq.idaho.gov/>

*Our mission is to protect human health and the quality of Idaho's air, land, and water.*

[Quoted text hidden]

---

**Sam Ross** <[sam.ross@bonnercountyid.gov](mailto:sam.ross@bonnercountyid.gov)>  
To: [Daniel.Redline@deq.idaho.gov](mailto:Daniel.Redline@deq.idaho.gov)

Wed, Jul 17, 2019 at 12:57 PM

Thank you for the response. I will include it in the project file and forward it to the applicant.

**Samuel Ross**

Land-use Planner II

**Bonner County Planning Department**

1500 Highway 2, Suite 208  
Sandpoint, Idaho 83864  
Phone: (208) 265-1458  
Fax: (208) 265-1463  
Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov)  
Website: <https://www.bonnercountyid.gov/departments/Planning>

[Quoted text hidden]