

ENVIRONMENTAL INFORMATION DOCUMENT AND APPENDICES

Environmental Information Document

for the

Blackhawk Homeowners Association Drinking Water Facility

- Project:** Blackhawk Homeowners Association Drinking Water Facility
- Applicant:** Blackhawk Homeowner Association – Colvin E Jergins, Vice President of the Blackhawk Homeowners Association
- Contact Person:** Colvin E Jergins, Vice President Blackhawk Homeowners Association, mecctr23@msn.com
- EID Preparer:** Scott Webster, Biologist, North Wind Resource Consulting, LLC, 1425 Higham Street, Idaho Falls, Idaho 83402 (208) 557-7839
- Project Engineer:** Williams Engineering, Inc., 343 E 4th N, Suite 117, Rexburg, Idaho 83440 (208) 359-5353

Abstract:

This document is an Environmental Information Document (EID) required as part of the Drinking Water Planning Grant planning document (Facility Plan) funded by the State of Idaho Department of Environmental Quality through its Drinking Water Planning Grant program. This document addresses the site specific impacts of the improvements recommended in the facility plan and selected by the Blackhawk Homeowners Association.

During the Homeowners Association (HOA) meeting on November 27, 2012, the HOA accepted the alternative developed by Williams Engineering Inc. presented in their Blackhawk Homeowners Association Drinking Water Facility Planning Study (William Engineering Inc 2012). Three alternatives were selected to go forward with which would improve the existing drinking water system and allow it to meet Idaho Department of Environmental Quality (DEQ) regulations by providing water supply redundancy and regulatory fire flow. These alternatives include Alternative 2, 3, and 4; which have, respectively, 2 wells and medium storage size, 3 wells and small storage size, and 4 wells with no storage.

The format of the EID closely follows DEQ Form 5-B Outline and Checklist for Environmental Information Documents. A complete description of the existing water system, cost analysis and project needs can be found within the Blackhawk Homeowners Association Drinking Water Facility Planning Study (William Engineering Inc 2012). Based on the environmental review process, the environmental impacts associated with the proposed project are minimal and the HOA is requesting a Categorical Exclusion.

PURPOSE AND NEED FOR THE PROPOSED PROJECT

By letter dated May 4, 2012 from DEQ to the Blackhawk HOA, is authorized to perform a study of their water system in cooperation with DEQ who has agreed to participate with grant DWG-130-2012-11. Grant DWG-130-2012-11 is being requested to address deficiencies within the Blackhawk drinking water systems. Deficiencies in the system include: Well 2 is currently the

only functioning water source in the system. Well 1 is disconnected because the original pump and motor were designed only for the low lying areas of the church and Blackhawk Divisions 2 and 3, and it would not be able to pump into the current high pressure main supply line. As part of Phase II work, Well 1 was to receive a higher flow and pressure capacity pump and motor and be connected to the system, but that has not happened. Consequently, the system is in violation of Idaho Rules for Public Drinking Water System (IRPDWS), IDAPA 58.01.08. The system can meet domestic only flow rates and maintain required pressures, but at a maximum capacity of 1,000 gallons per minute (gpm), it cannot meet the code required 1,500 gpm fire flow and maximum daily domestic flow at the same time. Furthermore, DEQ has a redundancy requirement that flows and pressure requirements must be met with the largest capacity pumping unit in the system non-functional. With no storage or redundant pump, having the one pump out of operation means zero flow-not even from a storage tank. Besides being non-conforming, that is a precarious situation, because it is not a matter of if but when the system will go down. The scope, therefore, is to address DEQ study requirements with respect to the HOA water system.

ALTERNATIVES INCLUDING THE PROPOSED ACTION

Brief Description of Alternatives

Within the Blackhawk Homeowners Association Drinking Water Facility Planning Study (Williams Engineering, Inc 2012) there were six alternatives identified, three of which fulfill the requirements of DEQ; however, cost of the systems limited the alternatives to one viable alternative. Alternatives 1 and 6 did not meet the redundant groundwater source and reliability and emergency operation requirements which are features of the IRPDWS, IDAPA 58.01.08. DEQ policies require a redundant water source for public water systems and an emergency power source to operate water system. The goal of the project is to meet the DEQ redundant source and emergency operation requirements. Alternative 5 would require the implementation of the majority of the Alternative 2 elements prior to connection to a regional system.

Table 1 includes a comparison of the Alternatives 2, 3, and 4 which meet IRPDWS even though Alternatives 3 and 4 were not carried forward for further analysis in this document. Table 2 includes a cursory environmental screening of Alternatives 2, 3, and 4 even though Alternatives 3 and 4 were not carried forward for further analysis in this document.

Alternative 1 Do Nothing or Null Alternative – Alternative 1 would not change or alter the existing water system. This alternative fails to meet DEQ, fire, and county code requirements for associated with the current residential water system. It also does not provide the property owners with the service and protection needed to insure a reliable water source and redundancy in the system. Alternative 1 does not meet the redundant groundwater source and reliability and emergency operation requirements which are features of the IRPDWS, IDAPA 58.01.08. This alternative was not carried forward within this document for analysis.

Alternative 2 (Preferred Alternative) – Alternative 2 includes the replacement of the existing pump and other auxiliary equipment (i.e. electrical wiring deficiencies within the well house) as needed for Well 1 and connection of Well 1 to the subdivisions drinking water system at Well Site 1 to function with Well 2. Currently both wells have been drilled and developed, but only Well 2 is currently connected to the system. Alternative 2 would connect Well 1 to the system, and address electrical and other operational deficiencies identified in the Facility Plan Study (Williams Engineers Inc 2012). Under Alternative 2 an emergency generator would be installed

to aid in maintaining a consistent operation of the both Well 1 and 2 because they are collocated at Well Site 1. A third component of Alternative 2 include the installing a storage tank, which would support a volume of 177, 104 gallons, high above the existing developed lots (storage tank location – Figure 1). Installation of the storage tank would supply the balance of water flow rate and volume needs to supply water to future build-out of the development (occupancy of all existing plotted lots). Appendix C contains the engineering drawings associated with improvements and modifications to the current system associated with Alternative 2.

Since the initiation of the loan application process the Blackhawk HOA has generated funds to finance a portion of water system improvements proposed under Alternative 2. The items which have been completed include the building of the structure which will house the generator and the placement of the generator within that structure, installing the new pump in well number 1, and upgrading the electrical service inside the well house. Well 1 was also tied into the system. The only remaining upgrades at Well Site 1 are to pull the electrical cable from Well 1 to the well house and connect the well to the VFD. Once the new pump is connected and energized the lines will need to be flushed, at which time the well will be functional as an alternative supply or redundant supply. These improvements are within the existing system, with the exception of the new generator storage structure. Since this work has been completed the original pump at Well 1 has stopped working and would need to be replaced, resulting in the HOA needing to request the full amount of the loan of \$446,000 for alteration and operation of the existing system. This also results in further work needing to be completed at Well Site 1. This work includes the replacement of the pump as well as the piping and electrical work proposed under Alternative 2.

Alternative 3 – This alternative includes updating Well 1 and tying it to the current system as was presented in Alternative 2, installing an emergency backup generator at Well Site 1, and drilling and connecting a third well at Well Site 2. There would only be one generator installed at Well Site 1 which would support Wells 1 and 2. The new well (Well 3) would need to be drilled and a new pump installed. Along with the third well and a generator, a protected underground tank which would have a volume of 27,104 gallon would be installed at the southern end of the platted parcel (tank location on Figure 1 and 2). The tank would be installed to provide additional storage to the system. Due to the cost associated with this alternative it was dismissed by the HOA and not carried forward for detailed analysis in this document.

Alternative 4 – This alternative includes installation of two additional wells (Well 3 and Well 4) at Well Site 2 outside of the project area. Installation of these wells would include drilling the wells and purchasing and installing pumps within the wells. These wells were part of the originally system designed for the long term situation for serving areas outside of the Planning Area, and for which the current well house piping is set up, but the wells were not installed and connected to the system. An emergency generator would be installed at Well Site 1 to provide emergency power to the Wells 1 and 2 and would maintain operation of Well Site 1. With four wells, no additional storage would be installed. Due to the cost associated with this alternative it was dismissed by the HOA and not carried forward for detailed analysis in this document.

Alternative 5 – This is the regional solution. Under this alternative the current system is connected to another water purveyor, such as the city of Ammon who has a waterline in Sunnyside Road 2-3/8 mile to the north. This alternative was initially considered to address the deficiencies in the current water system; however, in the Blackhawk Homeowners Association Drinking Water Facility Planning Study (Williams Engineering, Inc 2012) this alternative was determined to require completion of all of the actions associated with the Proposed Action prior

to the system successfully being connect to the existing City of Ammon water system. The existing City of Ammon water system has 8 active wells which would address the redundancy issues associated with the project; however, there are other reasons this alternative was dismissed. The reason the alternative was dismissed from detailed analysis because of the following:

- First, the city of Ammon must agree to it, for which there would be little incentive—the existing infrastructure to maintain is extensive for the number of lots served, and significant costs for more infrastructure and added operation and maintenance (O&M) are required to bring it up to regulations. It is unlikely that it would be a financially attractive option for the City;
- Second, the water supply capacity of the City line would have to be evaluated—it most likely could not support fire flow, but only supply water that must be stored on the hill so that fire flow could be provided;
- Third, there would be significant cost to construct the 2-3/8 mile waterline;
- Fourth, the City line should have pressure to get flow to the base of the hill, but not sufficient to provide adequate pressure up the hill, and thus a system of booster pumps, with DEQ-required redundancy, must be provided at the bottom of the hill, such as at Well Site 1, that can meet domestic and irrigation flows and still, over a 24 hour basis, keep a tank on the hill full;
- The City would likely need and want Well 2 and Well 1 to function as otherwise planned, including with the generator backup power; There undoubtedly would need to be a large water storage tank on the hill that could provide fire flow rates and otherwise provide backup water; and
- The City may not permit irrigation uses on their system at current levels of use in the Blackhawk Subdivision.

It can be seen that with the regional alternative, nothing required for the system to independently meet regulatory requirements is eliminated, but only added upon. Added are a 2-3/8 mile supply line and also booster pumping facilities. For the other alternatives, the total system upgrade cost would be the burden of the Blackhawk HOA whereas if the city of Ammon took over the system the costs would be spread, but still, it most likely would be set up as a special district where sooner or later the HOA more or less paid their way.

Transferring the system to the City of Ammon has merit in the long run, but it is highly unlikely that in the short run it is feasible at any less cost or financial burden to the Planning Area residents. Since the actions associated with the proposed project would still be required as a basis for the regional alternative, it was determined to shelf this alternative for the current time, but regionalization would remain a future possibility for exploration. Due to these reasons Alternative 5 was not carried forward for further analysis in this document.

Alternative 6 – This alternative involves abandoning the public water system and switching the residents to individual wells. Switching to individual is anticipated to result in periodic maintenance costs with wells, and monthly power bills that would likely approach \$200 per month just for irrigation pumping during the summer that. The electric costs to run individual wells will exceed monthly service fees under the existing system. With residents on their own private system there would be no fire flow, and no system redundancy. Upon initial

construction, the subdivision was approved and constructed based upon having a public water system. This and other regulatory and physical conditions are not favorable to switching to individual wells. These conditions include required setbacks to individual sewage disposal systems (septic tanks and drain fields) that are required by the health department.

The Eastern Idaho Public Health District oversees septic system permitting that is currently the method of sewage disposal in the Planning Area. Both active and reserve area drain fields must be 100 feet from any well, both on-lot and from adjacent lot wells. Septic tanks must be at least 50 feet away. There are other setback requirements from waterlines. For existing lots, systems may be such that there is no location for a well, the location must be dictated by setbacks and no other well driller or homeowner preferences. The lack of water volume present for those residents located further up the hill is also a concern under this alternative. The initial test well which was performed for the subdivision upon development identified that volumes were limited and would require an individual storage tank for each residence as well as a booster pump system out of the storage tank just to have domestic and, perhaps to a limited extent, irrigation water. The County Planning Department indicated that for the zoning approved, the comprehensive plan requires a fire suppression system. If a code conforming separate fire suppression system is required, which is the main obstacle to be overcome in the existing public water system, the conversion to individual wells would still require the operation of a public distribution line, and tank to provide fire flows. Furthermore, for the existing zoning, *a public water system is required and individual wells are not allowed*. Consequently, this is not an alternative that is practical or legally allowed; therefore it was not carried forward for further analysis.

Table 1. Comparison of Alternatives 2, 3, and 4.

Description	Alternative #2 Upgrade Well 1, Well 2, Medium Tank, and Generator		Alternative #3 Upgrade Well 1, Well 2, New Well 3, Small Tank, and Generator		Alternative #4 Upgrade Well 1, Well 2, New Wells 3 and 4, Generator, and No new Tank	
	Flow (gpm)	Max Volume (gal)	Flow (gpm)	Max Volume (gal)	Flow (gpm)	Max Volume (gal)
Capacity w/ highest well out of service	1000	1440000	2000	2880000	3000	4320000
1 hr peak hour flow and irrigation						
September 2012 deficiency (gpm or gallons at the end of peak hour low period)	0	0	0	0	0	0
Planning Area Deficiency (gpm or gallons at the end of peak hour low period)	0	0	0	0	0	0
2 hr Max Day Flow, Irrigation, and Fire						
September 2012 deficiency (gpm or gallons at the end of peak hour low period)	761.6	91392	0	0	0	0
Planning Area Deficiency (gpm or gallons at the end of peak hour low period)	1180.7	141683	180.7	21683	0	0
Governing Required Tank Volume ¹						
For September 2012		114240		0		0
For Planning Area Buildout		177104		27104		0
Required Added Storage Volume						
Well Site 16" Pipeline Above Highest Lot	Vol. (gal)	3212		3212		3212
1) Storage tank is sized so that the 2 hour fire flow start is at 80% tank capacity, with enough volume that there is no volume deficiency.						

Table 2. cursory Environmental Screening Comparison of Alternatives 2, 3, and 4.

Environmental Criteria	Alternative 2	Alternative 3	Alternative 4
Climate and Physical Aspects (Topography, Geology, and Soils)	Requires excavation and ground clearing for the installation of the storage tank	Requires excavation and ground clearing for the installation of the storage tank, and drilling of an additional well	Requires excavation and Drilling of two additional wells.
Population, Economic and Social Profile	Increased User Rates	Increased User Rates	Increased User Rates
Land Use	Removes a portion of past dry farm lands from potential use due to tank placement.	Removes a portion of past dry farm lands and agricultural lands from potential use due to well installation and tank placement.	Removes a portion of past agricultural lands from potential use due to well installation.
Floodplain Development	No Impact	No Impact	No Impact
Wetland and Water Quality	No Impact	No Impact	No Impact
Wild and Scenic Rivers	No Impact	No Impact	No Impact
Cultural Resources	No Impact	No Impact	No Impact
Flora and Fauna	No Impact	No Impact	No Impact
Recreation and Open Space	There is no designated recreation and open space in the project area.	There is no designated recreation and open space in the project area.	There is no designated recreation and open space in the project area.
Agricultural Lands	Removes a portion of past dry farm lands from potential use due to tank placement.	Removes a portion of past dry farm lands and agricultural lands from potential use due to well installation and tank placement.	Removes a portion of past agricultural lands from potential use due to well installation.
Air Quality	No Adverse Impacts	No Adverse Impacts	No Adverse Impacts
Energy	Slight increase by attachment of well 1 to the system.	Slight increase by attachment of well 1 and well 3 to the system.	Slight increase by attachment of well 1, 3, and 4 to the system.
Public Health	No Adverse Impact	No Adverse Impact	No Adverse Impact

Funding

This section discusses the current fees collected from the HOA for use of water from the existing system, as well as the cost of the proposed upgrades and modifications to the system, and proposed source of funds for modifications.

Estimated Construction Costs:	
Transmission and distribution system	\$0
Treatment	\$0
Storage	Approximately \$301,000
Source	\$165,000

Total Estimated Cost	\$466,000
Funding:	
DEQ Share	\$ 466,000
Other Share	\$ 0
Total Funding	\$ 466,000

Current User Cost and System Operation Costs

Currently the Blackhawk Subdivision residents have the following fee structure:

Current Average Monthly User Charge per EDU	<ul style="list-style-type: none"> • \$100.00 per month for the first 10,000 gallons of water delivered, and \$.50 per month for each 1,000 gallons over 10,000. • \$2500 connection fee; • \$500.00 per year, general HOA fees.
Change in Operation & Maintenance Monthly Charge per EDU	\$0
Change in Debt Service Monthly Charge per EDU	\$0
Future Average Monthly User Charge per EDU (A+B+C)	\$100.00

The current rate structure established by the Blackhawk HOA provides for the project cost of the loan repayment on a project 30 year plan. Monthly debt service is estimated to be \$1,229.54, based on a 30-year loan at 1.25 % interest and \$29,190 principal forgiveness. The estimated rate structure is adequate to cover this additional debt service without increasing user fees.

Implementation of the proposed project is not anticipated to result in an increase in the monthly fees which have been established for water use. Currently it costs the Blackhawk HOA approximately \$5000.00 per month for the electricity to operate the existing water system.

Proposed Construction Costs

Table 3 presents a comparison of the costs for the implementation of Alternatives 2, 3, and 4.

Table 3. Cost Comparison of Alternatives.

Description	Alternative #2 Upgrade Well 1, Well 2, Medium Tank, and Generator	Alternative #3 Upgrade Well 1, Well 2, New Well 3, Small Tank, and Generator	Alternative #4 Upgrade Well 1, Well 2, New Wells 3 and 4, Generator, and No new Tank
Total Capital Cost of Project Construction ¹	446,000	557,000	643,000
Total Present Worth (Cost of System) ²	1,891,867	2,033,921	2,136,829
Total Present Worth Life Cycle Cost ³	1,798,216	1,921,786	2,005,023
Total Annual Sinking Fund Amount ⁴	69,259	71,286	72,102
Pros	Lowest cost of conforming alternatives, 2 wells and 4 days storage for non-irrigation/fire flow-best redundancy solutions.	Stored water recycles with each pump operation, reduces water quality concerns.	No storage water quality concerns.
Cons	Stored water quality concerns.	Storage is minimal at ½ day non-fire and non-irrigation flow (but there are	Highest cost of conforming alternatives.

		three wells and backup power).	
<ul style="list-style-type: none"> • Cost comparisons are based on a 45 year analysis period, with the discount rate at 4%. • This is the cost of facilities constructed as part of the project THAT PERTAIN TO ALTERNATIVES ONLY and does not include improvements that are needed regardless of the alternative. These costs do not include corrosion correction, water rights, fire hydrants in Blackhawk Division 2, and an energy audit and operational optimization. • This is the present worth or present value of all the ALTERNATIVE costs. Not included are non-alternative costs as per Footnote (1) above. The higher the cost, the less desirable. • This is the present worth of all alternative costs minus the residual service life at 45 years. This is the best cost value for comparing alternatives. • AFTER project construction, this is the amount of money that annually should be obtained each year to be able to meet all maintenance, operational, refurbishment, and replacement costs for the system over the 435 years. It DOES NOT include costs for debt repayment for construction of correcting system deficiencies, nor the cost of other measures not associated with alternative comparisons (see footnote 1 above for exclusions). Furthermore, it does not include covering the increase in power consumption or meter and connection costs as more services connect, as the connection and service fees should cover those expenses. 			

Funding Source

Funding for the implementation of the proposed action was initially planned to come through the DEQ Drinking Water Loan Program. The loan is projected to be repaid on a 30 year payment plan.

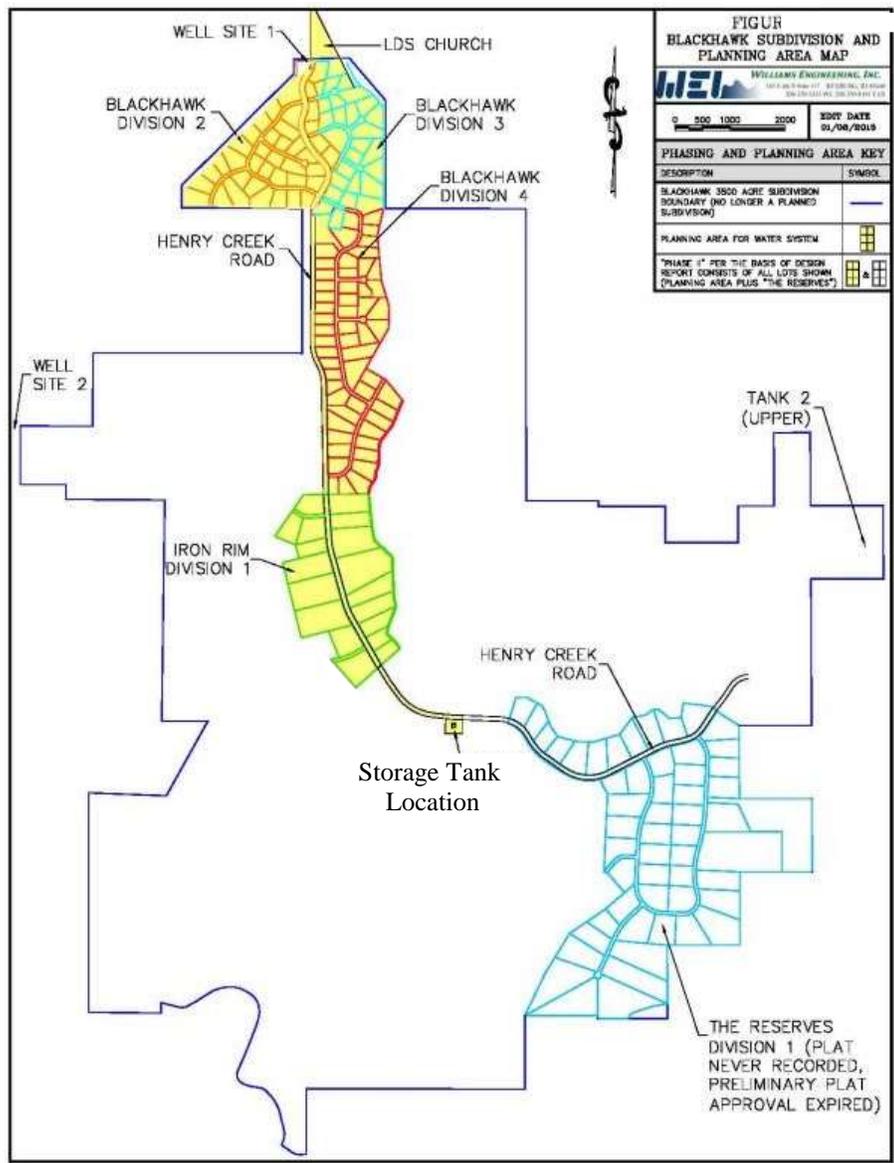


Figure 1 – Blackhawk Subdivision Planning Area (shows proposed project limits) as it was originally platted. Well Site 2, Tank 2 (upper) and the Reserves will not be developed under the Propose Action.



Figure 2 –Aerial photograph of Proposed Project Site. Located at Township 1 N, Range 39 E, Sections 11, 12, 13, 14, 23, 24; Township 1 N, Range 39 E, Sections 18 and 19.

AFFECTED ENVIRONMENT

The initial design of the Blackhawk Subdivision included multiple divisions as well as other subdivisions of an area encompassing approximately 3,500 acres. However due to developer capacity, decisions, an early death, and the recession played a part in reducing the number of parcels which would be serviced by the drinking water system. The drinking water system associated with the proposed project services Blackhawk Division 2, 3, 4, and Iron Rim Division 1 as well as the areas along Henry Creek Road to the upper extents of the subdivision boundary to include the proposed tank (Figure 1 area highlighted in yellow).

The Proposed Project Planning Area (PPPA) is defined in Idaho DEQ's Drinking Water State Revolving Fund Loan Handbook, which is the handbook for DEQ loans to improve water facilities. Idaho DEQ's Drinking Water State Revolving Fund Loan Handbook defines the "Planning Area" as:

"Planning Area" relates to the geographical, jurisdictional or political boundaries or the area identified in the planning document or facility planning study area that is anticipated to be served by the proposed project upon completion and for the life of the project (20 years minimum for drinking water treatment facilities, and 40 years minimum for drinking water distribution systems). The planning area is tied to the area impacted by the construction or the proposed project. The environmentally affected area and the planning area are not the same since the area environmentally affected by the project is not defined by jurisdictional or political boundaries, or by the same geographical boundaries as the planning area.

For the purpose of this project the PPPA includes those areas service by the Blackhawk subdivision water system including: Blackhawk Division 2, 3, 4, and Iron Rim Division 1 as well as the areas along Henry Creek Road to the upper extents of the subdivision boundary to include the proposed tank (yellow highlighted areas on Figure 1).

The Area of Potential Effects (APE) is also defined in Idaho DEQ's Drinking Water State Revolving Fund Loan Handbook.

"Area of Potential Effects" is the geographic area or areas that do not have to be contiguous to the project boundaries and within which the project may cause indirect or direct alterations in the character or use of a property. This includes all direct and reasonably foreseeable indirect effects.

The APE is limited to the area around Well Site 1 where upgrades would be made on Wells 1 and 2, installation of the generator and generator housing, area used to tie Well 1 to the system and the storage tank location (areas highlighted yellow on Figure 2).

Additional figures, maps, and photographs are included in the Facility Plan report body, as well as in Appendices A and B. These describe the planning area boundary, key topographic and geographic features of the area of the planning area.

Direct and indirect ecological, aesthetic, historic, cultural, economic, social, and/or health effects are defined in 40 CFR 1508. Direct and indirect impacts include short-term construction affects to the community, but no ecological, aesthetic, historic, cultural, or social effects are expected since construction will be limited to privately owned lands which have been previously disturbed along Henry Creek Road, around Well Sites 1 and 2 (depending on alternatives) and at the proposed storage tank location. Direct and indirect economic and health effects are anticipated because 1) HOA funds will be spent or users will be assessed higher user rates, and 2) a safer,

more secure, and more reliable system that is less likely to fail will result if system improvements are implemented. However, all direct and indirect effects will affect residents of Blackhawk and Iron Rim subdivision equally. The cumulative effects of the proposed project improvements are positive for all residents because they will address regulatory requirements. Furthermore, agency comments or lack of comments also indicate no apparent agency concern resulting from project direct, indirect, and cumulative effects.

Flow Projections

Table 4 shows the Blackhawk Subdivision water system flows and volumes.

Table 4. Water Sytem Flows and Volumes associated with complete build out of the PPPA

Use	Avg. Unit Rate (GPM)	Max Hr to Max Day Peaking Factor	Planning Area			
			Equivalent Residential Units	Max Day Flow Rate (gpm) ¹	Peak Hour Flow Rate (gpm)	Total Day ¹ Volume (gal)
Domestic Houses (800 GPD per house)	0.56	3.00	137	76.1	228.33	109600
Irrigation Flow (per House—1/2 acre max, 8.75/2 gpm @ 16 hrs/day- See <i>Basis of Design</i> report Tab 3)	2.92	1.5	138	603.8	603.75	579600
Domestic Church (1200 gpd) ²	0.56	6.00	1.5	0.8	5.00	1200
Total w/o Fire Flow				680.7	837.1	690400
Fire Flow				1500.0	N/A	180000
Total w/ Fire Flow				2180.7	837.1	870400
Footnotes:						
1) Based on Sunday use at the church and one of the 6 days of 7 per week assumed for irrigation per the Basis of Design Report Tab 3. Used Max Day values and fire flow, not peak hour flow.						
2) The septic permit is for 1200 GPD flow, 2400 gallons per week. This should be representative of domestic water use as they have a separate well for irrigation use.						

Physical Aspects

The Blackhawk and Iron Rim Subdivision is located in the on the eastern bench of the City of Ammon in western Snake River Plain approximately 4 miles northeast of the Snake River. The elevation of subdivision ranges from approximately 4,860 feet to 5,620 above mean sea level. Topography of the area is sloped. Surface drainage is generally to the west/northwest due to the subdivision being located along a ridgeline of a foothill with a northwest aspect.

Soils in the planning area are part of the Potell Silt Loam, 4 to 12 percent slopes, and Ririe Silt Loam, 12 to 20 percent slopes. These soils are deep well drained soils which are derived from a parent material of loess or silty alluvium which occurs on hillslopes (USDA NRCS 2012) (See soils map Appendix A).

None of the physical aspects of the PPPA have been determined to have any adverse effects on construction or operation of the proposed project.

Climate

Historical climate data for the Blackhawk subdivision was extracted from the data present in the Western Regional Climate Center for Idaho Falls 16 SE, Idaho (104456) station. The average precipitation and temperature data from the Idaho Falls 16 SE weather station for the period of

1955 through 2005 is presented in Table 5. The project area receives an average of 15.63 inches of total precipitation annually, with an average total snowfall of 9 inches. Prevailing winds are from the southwest. These meteorological conditions are typical for this geographic area and there are no constraints to planning area associated with these conditions.

Table 5. Average Annual Precipitation Data Between 11/10/1955 and 12/31/2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	31.1	35.4	42.1	52.2	62.3	71.3	80.8	79.3	69.6	57.8	41.5	32.0	54.6
Average Min. Temperature (F)	11.3	13.7	20.7	27.8	34.7	40.9	46.4	44.8	37.0	28.4	20.1	11.9	28.2
Average Total Precipitation (in.)	1.58	1.13	1.31	1.37	1.81	1.47	0.88	0.87	1.13	1.11	1.44	1.52	15.63
Average Total SnowFall (in.)	17.8	12.1	10.6	6.5	1.7	0.3	0.0	0.0	0.5	2.3	9.1	16.4	77.2
Average Snow Depth (in.)	9	9	4	0	0	0	0	0	0	0	1	5	2

Percent of possible observations for period of record.

Max. Temp.: 87.3% Min. Temp.: 87.5% Precipitation: 97.4% Snowfall: 97.3% Snow Depth: 96.9%

Population

138 platted lots and one church are part of the Planning Area. Currently 54 of the 138 lots or 39% have services, with three more in process. The 2010 census estimated the average household size is 3.08 for the City of Ammon. With this estimate the current system is estimated to support 166 individuals and is projected to support 425 individuals. The HOA has estimated that at least 75% will be connected in 5 years and that 100% will be connected in 20 years. It seems appropriate that whatever is constructed be adequate for build-out of the Planning Area as a minimum. A 2011 estimate put the City of Ammon population at 14,019, making it the fourth fastest growing city in Idaho. The proposed action does not exceed the capacity of the platted lots and will support current population growth of the area. The population growth supported by the project is less than 500 units, and therefore is not considered excessive by the SERP criteria.

Economics and Social Profile

Idaho Department of Commerce reports that in the City of Ammon's (closest community) largest employer is retail sales including restaurants, which comprises approximately 47% of the employed members of the community.

The U.S. Bureau of the Census reports that the 2010 population of Ammon was composed of 7,052 males and 7,387 females. The average household size is 3.08. U.S. Bureau of the Census reports the median household income in Ammon was \$55,617 between 2007 and 2011 and the per capita income was \$20,733 in 2011. The median value of owner-occupied housing units between 2007 and 2011 was \$173,900. The homes within the Blackhawk and Iron Rim Subdivision have values that well exceed the median values of the homes in the City of Ammon.

Implementing the proposed water system project is not influenced by the City's demographics but by the supply needs of the residents within the subdivision as well as safety consequences associated with maintaining adequate water flow and system pressure while meeting daily demands and fire flow requirements. Therefore, this project is expected to affect the residence of the subdivision in both a negative positive manner. The project will result in an increase in cost

for use of the system while providing a benefit of supplying the needed drinking water to the residence. The increased cost would be distributed equally to all residence. Project field activities and work schedules will be monitored and adjusted to avoid evening or weekend disruptions to local households.

Land Use

The Blackhawk and Iron Rim subdivision is under the zoning authority of Bonneville County and is zoned as Rural Residential. The Bonneville County comprehensive zoning map is included in Appendix A. Further development and growth or expansion of the subdivision is presently limited because of the economy of the area. The fact that the current water system is not in compliance with water storage requirements of the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08) does not limit expansion; however, expansion would further tax the system reducing pressures and water availability. Therefore, water system improvements are recommended before community developments and community growth resumes. It is not anticipated that improvements and installation of storage tanks associated with the proposed project are not likely to have any effect on existing land uses. Any lot development will have to follow the zoning requirements of Bonneville County.

Flood Plain Development

Federal Emergency Management Agency (FEMA) has mapped the area associated with the Blackhawk and Iron Rim Subdivision as being Zone C area of elevation higher than the 500-year flood. The closest area which is mapped as a 100- and 500- year flood plain is on the valley floor just west of the project area around Sand Creek. The project planning area is not within the 100-year flood plain based on the Flood Insurance Rate Map prepared by FEMA. All proposed improvements to the water system will be above the 100-year flood elevations. Hence, no environmental impacts associated with floodplains are expected. A copy of the flood hazard assessment map based on the Flood Insurance Rate Map (FIRM) is located in Appendix A.

Wetlands

No identifiable wetlands are located in the work zone of the proposed water system improvements as delineated by the wetlands map provided by the U.S. Fish and Wildlife Service. The identifiable wetland map is located in Appendix A. The Army Corps of Engineers assessed potential impacts to wetlands using their Approved Jurisdictional Determination Form (Appendix D) and determined that the proposed action would have no impact on wetlands.

Wild and Scenic Rivers

The Wild and Scenic Rivers Act was passed by Congress in October of 1968. It was described as

“...a policy that would preserve other selected rivers or sections thereof in their free-flowing condition to protect the water quality of such rivers and to fulfill other vital national conservation purposes.” It was passed to protect certain rivers within the United States “...which, with their immediate environments, possess outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural or other similar values.”

The intent of the Wild and Scenic Rivers Act is to protect the identified rivers “. . . for the benefit and enjoyment of present and future generations.” Idaho has approximately 107,651 miles of river, of which 891 miles are designated as wild & scenic—less than 1% of the state's river

miles. A search of the designated rivers in Idaho found on the National Wild and Scenic River System website (NWSRS 2013 <http://www.rivers.gov/rivers/map.php>) determined that no Wild and Scenic Rivers occur in or adjacent to the project area.

Cultural Resources

No registered historic properties are located in the project area. A cultural resources Class III survey was conducted within the areas which may receive ground disturbance (i.e., at the pipeline connection, around the Well Sites, and proposed tank location) by North Wind personnel. The result of this survey was no cultural resources were observed within the survey areas (Appendix E). A letter and cultural survey report was sent to the Idaho State Historic Preservation Office (SHPO), a division of the Idaho State Historical Society for concurrence of the findings. A copy of the response letter from the Idaho State Historical Society is presented in Appendix D. Based on the February 22, 2013 response letter, SHPO comments for the proposed project are as follows:

- The field work and documentation presented in the report meet the Secretary of Interiors's Standards
- No additional investigations are recommended; project can proceed as planned.
- No historic properties were identified within the project area
- No historic properties will be affected within project area.

Also, the cultural resources program coordinators or managers for the Shoshone-Bannock Tribes were consulted to determine whether there may be any historic, archaeological, and sensitive religious sites within the planning area or the proposed project area. A copy of the response received from the tribes is presented in Appendix D. The tribe determined that the project area is within the inherent ancestral lands of the Shoshone and Bannock people and holds important cultural properties, traditional hunting, fishing and gathering practiced today by members of the Shoshone-Bannock Tribes. They requested some additional details on the project which was supplied to them by DEQ on February 13, 2013 and no further comment was received. A copy of the DEQ correspondence to the Tribes is included in Appendix D.

Flora and Fauna

The undeveloped plots within the subdivision contain sagebrush/grassland steppe habitat. Dominant vegetation species observed within the proposed tank location include Wyoming big-sagebrush (*Artemisia tridentata*), rabbitbrush (*Ericameria nauseosa*), antelope bitterbrush (*Purshia tridentata*), three-tipped sagebrush (*Artemisia tripartata*), crested wheatgrass (*Agropyron cristatum*), cheatgrass (*Bromus tectorum*), tumble mustard (*Thelypodopsis* sp.), and quackgrass (*Elymus repens*). Many of these species were also observed along Henry Creek Road where the current pipeline is located. Ute Ladies'-Tresses (*Spiranthes diluvialis*) is the only plant species listed under the Endangered Species Act as occurring in Bonneville County (USFWS 2012). This species is listed as threatened and occurs in riparian areas and has been documented along the banks of the South Fork Snake River. No suitable habitat for Ute Ladies'-Tresses occurs within the project area.

The Idaho Fish and Game Conservation Data Center (CDC) wildlife database was reviewed for the project area to assess any documented occurrences of state or federally listed species within the project area. No documented occurrences of individuals were recorded within or adjacent to the project area. The original native plant and animal communities within the proposed project

site(s) have been disturbed and modified with past agricultural and residential home construction activities; therefore, the project site is expected to be unsuitable for habiting most of the special status species.

The wildlife species which are listed under the Endangered Species Act suspected as occurring in Bonneville County are presented in Table 6. The disturbed nature of the habitat within the project area does not provide suitable habitat for any of these species. Input from U.S. Fish and Wildlife Service was solicited to evaluate the conservation status of animals (vertebrates and non-vertebrates) and plant life, which may inhabit near the project site or may simply fly over or trek across the project site. The U.S. Fish and Wildlife Service did not identify any issues, which require consultation under Section 7 of the Endangered Species Act of 1973. On March 12, 2013, Ester Ceja of IDEQ consulted with the Fish and Wildlife Service and recorded in a memo the official determinations discussed during consultation. These determinations are presented in Table 6 and a copy of the memo is found in Appendix D. This determination was based on the February 6, 2013 species list. There is no designated “Essential Fish Habitat” for ESA listed fish species (i.e., Chinook salmon, steelhead, or bull trout) present within the project are or Bonneville County. Therefore, the proposed action would not impact “Essential Fish Habitat”.

Table 6. ESA listed Species Suspected to Occur in Bonneville County Idaho and Determination of Potential Affect to Individuals Associated with the Proposed Action.

Species	Status	Effect Determination	Rationale
Canada lynx (<i>Lynx canadensis</i>)	Threatened	No Effect	The species occurs in boreal forest landscapes. The project area does not support any suitable habitat.
Grizzly bear (<i>Ursus arctos horribilis</i>)	Threatened	No Effect	The project area does not support any suitable habitat.
Ute Ladies’ Tresses (<i>Spiranthes diluvialis</i>)	Threatened	No Effect	The species is found in moist to wet conditions. The project area does not support any suitable habitat.
Greater sage-grouse (<i>Centrocercus urophasianus</i>)	Candidate	Not Likely to Adversely Effect	Suitable habitat is present at the tank location and efforts should be made to avoid impacts if individuals are observed during construction activities.
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	Candidate	No Effects	Yellow-billed cuckoo occur in riparian habitats with cottonwoods and willows. The project area does not support suitable habitat for individuals.
Whitebark Pine (<i>Pinus albiculis</i>)	Candidate	No Effects	The project area does not support suitable habitat for whitebark pine.
North American wolverine (<i>Gulo gulo luscus</i>)	Proposed	No Effect	The North American Wolverine does not exist in the proposed project planning area.

Recreation and Open Space

No designated recreation or open space lands occur within the project area. Implementation of the proposed improvements to the Blackhawk subdivision water system would not have any impact on recreation or open space.

Agricultural Lands

A portion of the Blackhawk Subdivision was historically farmed as dry farm cropland and produced small grains. Since the development of the subdivision the agricultural practices in these areas has been limited but still exists. Approximately 0.1 acres of the planning area is classified by the Natural Resources Conservation Service (NRCS) as “prime farmland if irrigated” with the remainder classified as “not prime farmland” (Appendix A). The areas within the project area are associated with the improvement are not within the farmed portion of the subdivision and the croplands are not irrigated removing them from prime farmland classification. Activities associated with the proposed action would occur on soils associated with Map Unit 35 and 36 neither of which are classified as prime farmland. Implementation of the proposed action would not impact agricultural lands.

Air Quality

Blackhawk and Iron Rim Subdivision is located within an area is classified as “an attainment area that meets federal air quality standards” (see figure in Appendix A). Proposed water system improvements are not expected to affect this attainment area classification; however, short term environmental controls will be required to minimize potential local air quality impacts during soil disturbance activities (i.e. excavation and backfilling, clearing and grading of tank location), equipment operation, and construction traffic. The operation of the emergency backup generator would result in an increase in ambient noise levels; however, the unit will be fitted with a proper muffler which will mitigate any noise nuisance to the surrounding community. The emergency generator will be compliant to the National Emission Standards for Hazardous Air Pollutants for reciprocating Internal Combustion Engines (RICE NESHAPS). Additional mitigation measures would be implemented to control air emissions during construction activities. Mitigation measures include application of water to suppress fugitive dusts during material movement; and the inspecting and ensuring motorized equipment used onsite are appropriately tuned and not emitting excessive or unburnt exhaust emissions. Proposed project activities are not expected to have any long-term impacts on local air quality, and the short term impacts associated with construction activities would be limited by mitigation activities.

Water Quality

Ground water sources were evaluated by Clearwater Geosciences to assess the areas ability to support the capacity required by the proposed project. The project area is located on the edge of the valley floor which is underlain by the Upper Snake River Aquifer where a reliable source of substantial water was found to be available to support the projected water volume. The EPA Region 10 has reviewed the proposed project and found that the project will not have a significant adverse impact on the Eastern Snake River Plain Sole Source Aquifer and therefore the funding may proceed (Appendix D). Water samples are routine collected by a member of the HOA and submitted for testing to ensure the system is within compliance. During the last sampling both samples were found to be within specification. All monthly bacteria samples were taken and found to be within specifications for the system. These reports are on file with DEQ.

Water quality is routinely monitored within the system to prevent contamination to the users. As stated above past sampling reports and findings are on file with DEQ. A notice of intent under

the 2012 construction General Permit would be required for the proposed project and a Storm Water Pollution Prevention Plan (SWPPP) will need to be developed for the proposed activities.

No live surface water is present within the project area. The project will not adversely affect the quality or quantity of a ground water source. It will not adversely affect a sole source aquifer. The project will not adversely affect water rights.

Public Health

The alteration of the water system is not anticipated to result in potential impacts to public health. Licensed and bonded professionals would be retained to complete the modifications to the existing system. The system would continue to be routinely monitored to ensure that water quality standards are met, reducing the risk to public health. Best management practices would be implemented during construction activities which reduce the risk to public health by clearly marking construction areas and restricting access to these areas when hazards (i.e. open trenches, heavy equipment operation) are actively taking place. Installation of the emergency backup generator would result in an increase in noise while the unit is in operation; however, noise level increases would not be a decibel which would result in harm to adjacent land owners. There may be some annoyance associated with a noise generated while the emergency generator is in operation.

Energy

Rocky Mountain Power Company supplies electricity to subdivision. There is an opportunity for energy recovery within the system in the form of an inline turbine which would be operated by gravity fed flow from the tank to the residential properties. However, installation and operational costs of this feature has not been considered as a part of this system modification, but may be considered at a later date and time. Implementation of the proposed action would not alter power services to the surrounding areas.

Regionalization

Regionalization was initially considered as an alternative to address the deficiencies in the current water system; however, in the Blackhawk Homeowners Association Drinking Water Facility Planning Study (Williams Engineering, Inc 2012) Alternative 5 was determined to first require all of the proposed action to successfully connect to the existing City of Ammon water system. Further description of the considered regionalization is located in the discussion of Alternative 5.

ENVIRONMENTAL IMPACTS OF PROPOSED PROJECT

There are a number of potential temporary or short-term environmental impacts associated with construction activities during the implementation of the proposed project improvements. These potential impacts include the following:

- 1 Stormwater pollution and erosion resulting from construction activities if proper Stormwater management and erosion controls are not implemented.
- 2 Air quality and noise impacts during construction due to construction equipment emissions, noise, and fugitive emissions during earthwork activities.
- 3 Traffic and pedestrian safety concerns related to construction activities within public streets.

- 4 Brief disturbances to and interruption of water services to residences and businesses in the project area and water system service area.
- 5 Contamination of water system due to improper materials or construction methods.

MEANS TO MITIGATE ADVERSE ENVIRONMENTAL IMPACTS

The selected alternatives require no construction activity outside of privately-owned property or easements; therefore, no additional property purchases are expected. There are no known direct, indirect, or short-term adverse environmental impacts associated with the proposed project. Standard short-term environmental impacts associated with construction of this type of water system project are anticipated to require:

1. Stormwater management and erosion controls in accordance with NPDES permitting requirements for the protection of local surface water bodies. Plans and specifications will require compliance with DEQ and Idaho Standards for Public Works Construction (ISPWC) requirements.
2. A notice of intent under the 2012 construction General Permit would be required for the proposed project and a Storm Water Pollution Prevention Plan (SWPPP) will need to be developed for the proposed activities.
3. Temporary air quality controls to minimize construction equipment emissions, noise, and fugitive emissions during earthwork activities. Plans and specifications will be in accordance with ISPWC.
4. Construction waste disposal in accordance with IDAPA 58.01.06 Solid Waste Management Rules and Standards and ISPWC.
5. Traffic management for safely directing traffic routes and detours around construction areas if work is being conducted along the main access road (Henry Creek Road) within the subdivision.
6. Work schedule controls to limit construction activity to daylight hours and periods when there is minimal disturbance or interruption of water services to residences.
7. Water system improvement construction standards for public water systems as presented in IDAPA 58.01.08 Idaho Rules for Public Drinking Water Systems and in accordance with ISPWC.

No apparent long-term adverse environmental impacts are foreseen to water quality, air quality, public lands, wetlands, floodplains, cultural resources, and threatened/endangered species. In the event that archaeological or cultural resources are unexpectedly exposed during earthwork, all construction would be temporarily halted in the immediate vicinity of activity and Idaho State Historic Preservation Office (SHPO); Boise, Idaho would be notified. Construction activity would not resume until SHPO, and, if required, a professional archaeologist has been consulted.

PUBLIC PARTICIPATION

A copy of the Blackhawk Homeowners Association Drinking Water Facility Planning Study (William Engineering Inc 2012) was made available to the residents of the Blackhawk and Iron Wood Subdivision November 13, 2012 to review the developed alternatives and supporting documentation. No specific comments were received concerning the alternatives which were developed; however, resident asked questions which were needed to clarify the proposed alternatives. These comments were addressed at a homeowners meeting held on November 27,

2012 where Williams Engineers Inc. used question received to discuss the findings of the Facility Planning Study, development process, and recommendations. The notification for the public meeting was sent to the HOA and interested public on November 21, 2012 and is included in Appendix B. Additional questions were asked and addressed at the meeting, but no comments were made that would involve a change in the report. Subsequently, there was a joint meeting of the Blackhawk HOA and Water Board where the report recommendations were reviewed and Alternative #2 was adopted as the preferred alternative, along with a rate structure that is a little different than mentioned in the report, but the net result is the same annual income to cover all the costs associated with Alternative #2. Minutes of the meeting held on November 27th are presented in Appendix B.

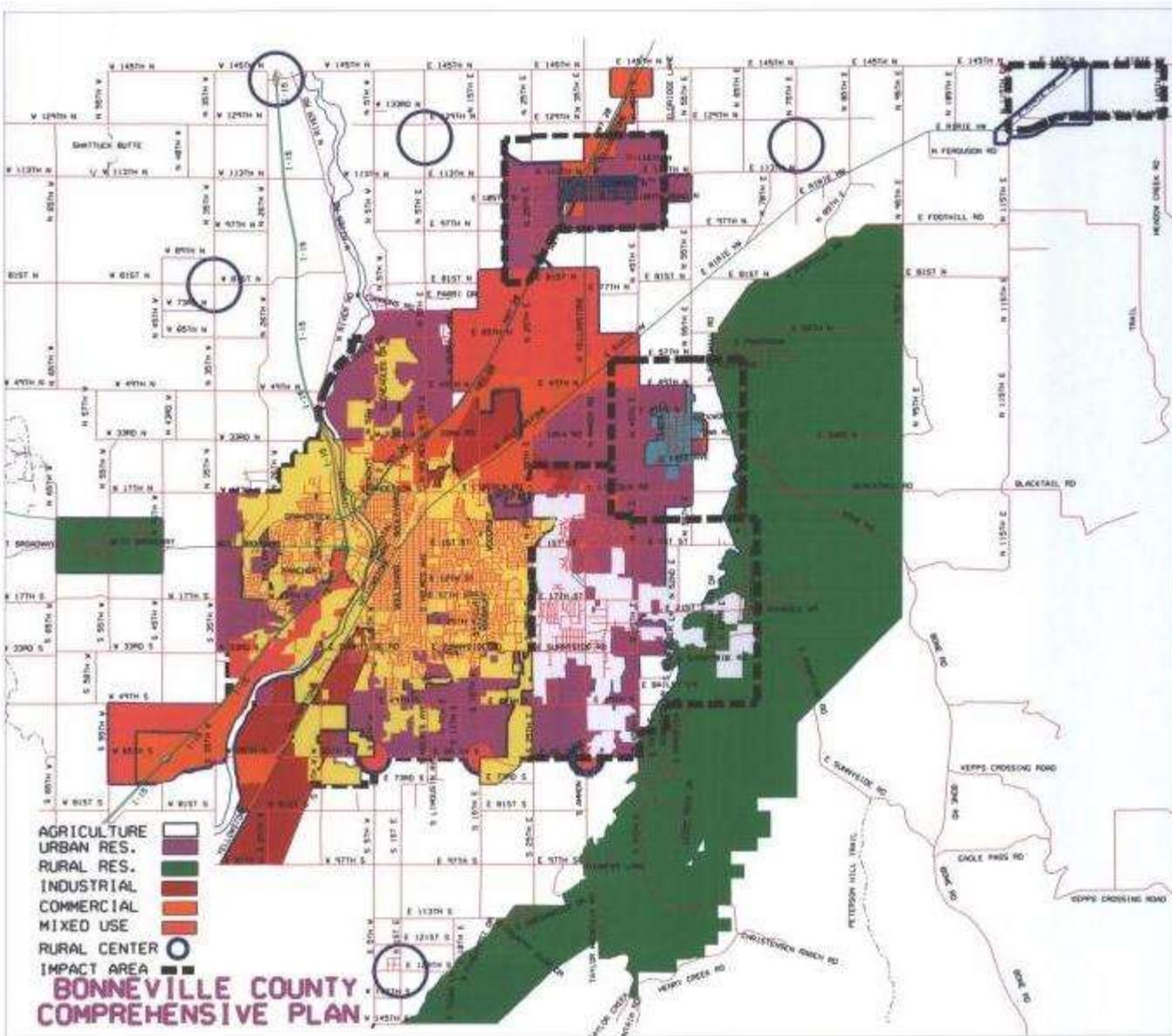
AGENCIES CONSULTED

During initial consultation with DEQ staff, it was agreed that agency consultation for potential environmental impacts would be completed after the project alternative had been selected. This would allow for a project site specific analysis by the appropriate environmental contact agencies. For this particular Facility Plan, DEQ indicated that contact with the Army Corps of Engineers, U.S. Fish and Wildlife Service (USFWS), the Idaho State Historic Preservation Office (SHPO), and the applicable Tribes would be required. This agency consultation has since been completed on the selected project alternative. Ester Ceja of the IDEQ consulted with the Shoshone –Bannock Tribes and with U.S. Fish and Wildlife Service and provided their comments to North Wind to address in this document. The following agencies were consulted and their responses are presented in Appendix D:

Agency Contact	Date of Consultation Letter	Date of Agency Response
Dennis Dunn, Idaho Department of Water Resources, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402	January 10, 2013	No Response
Regional Nongame Biologist, Idaho Department of Fish and Game, Upper Snake River Region, 4279 Commerce Circle, Idaho Falls, ID 83401	January 10, 2013	No Response
James Joyner, U.S. Army Corps of Engineers, 900 N. Skyline Dr., Suite A, Idaho Falls, ID 83402	January 10, 2013	January 30, 2013
Ms. Suzi Pengilly, Idaho State Historical Society, 210 Main Street Boise, ID 83702	February 7, 2013	February 22, 2013
Ms. Carolyn Boyer Smith, Shoshone Bannock Tribes, P.O. Box 306, Fort Hall, ID 83203	January 18, 2013	February 19, 2013
Mary McGown, State NFIP Coordinator, Idaho Dept. of Water Resources, PO Box 83720, Boise, ID 83720	January 10, 2013	No Response
Rensay Owen, Idaho Falls Department of Environmental Quality, 900 N. Skyline Dr., Suite B, Idaho Falls, ID 83402	January 10, 2013	No Response
Sue Eastman, EPA Region 10, Office of Environmental Assessment (OEA-095), 1200 6th Avenue, OWW 136, Seattle, WA 98101	January 10, 2013 and April 16, 2013	April 17, 2013
Willie Teuscher, Idaho Falls Department of Environmental Quality, 900 N. Skyline Dr., Suite B	January 10, 2013	January 22, 2013

Idaho Falls, ID 83402		
U.S. Fish and Wildlife Service, Eastern Idaho Field Office, 4425 Burley Dr., Suite A, Chubbuck, ID 83202	January 18, 2013	Memo received March 12, 2013

Appendix A
Maps and Photographs



Bonneville County Zoning Map

Legend

1234 Base Flood Elevation

Parcels

FEMA Data Status

★ City FIRM

DFIRM Available

Scanned FIRM or Q3 Available

Alert!

Floodways may not be shown on some scanned FIRMs with AE zones. Check at your local floodplain administrator's office or FEMA's Map Service Center (MSC) website for a companion Flood Boundary and Floodway Map if you are using a scanned Flood Insurance Rate Map panel that has an AE zone with Base Flood Elevations. Floodway maps are with the effective Flood Insurance Studies on the MSC website (<https://msc.fema.gov>). Look in the Product Catalog, accessed from the banner on top of the MSC homepage under the FEMA logo. The FEMA FIRM or DFIRM is the official map used for regulating floodplain development. This mapping application is for informational purposes.

County No FIRM

Flood Hazard Area

0.2% Annual Chance Flood Hazard

A

AE

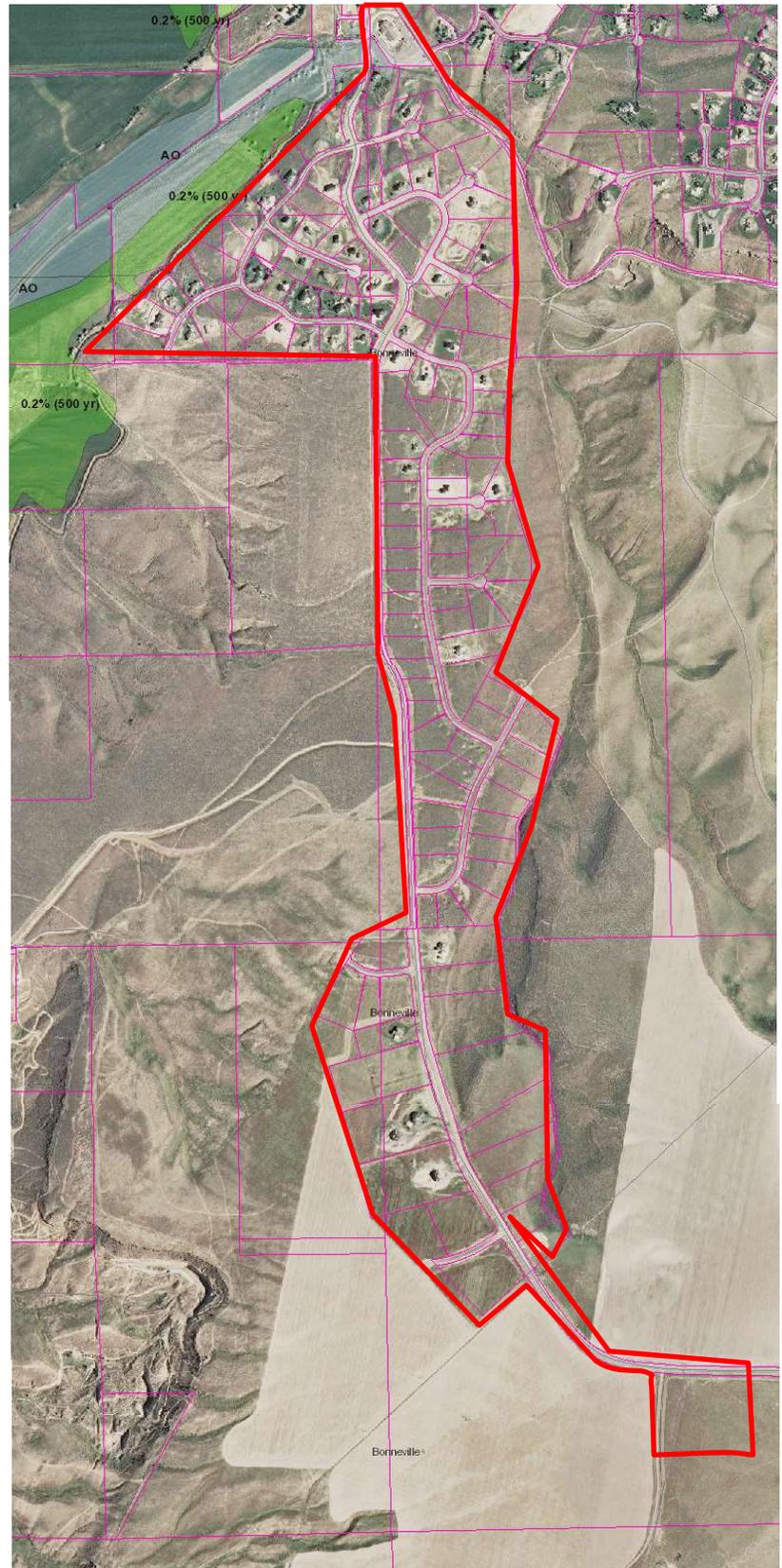
AE/Floodway

AH

AO

Scanned FIRM

PPPA



Flood Hazard Map of project area based on FEMA Flood Insurance Rate Map (FIRM) Community Panel Number 160027 0245 C, Effective Date November 4, 1981. IDWR 2013 (<http://maps.idwr.idaho.gov/FloodHazard/Map>)



U.S. Fish and Wildlife Service National Wetlands Inventory

Jan 2, 2013



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

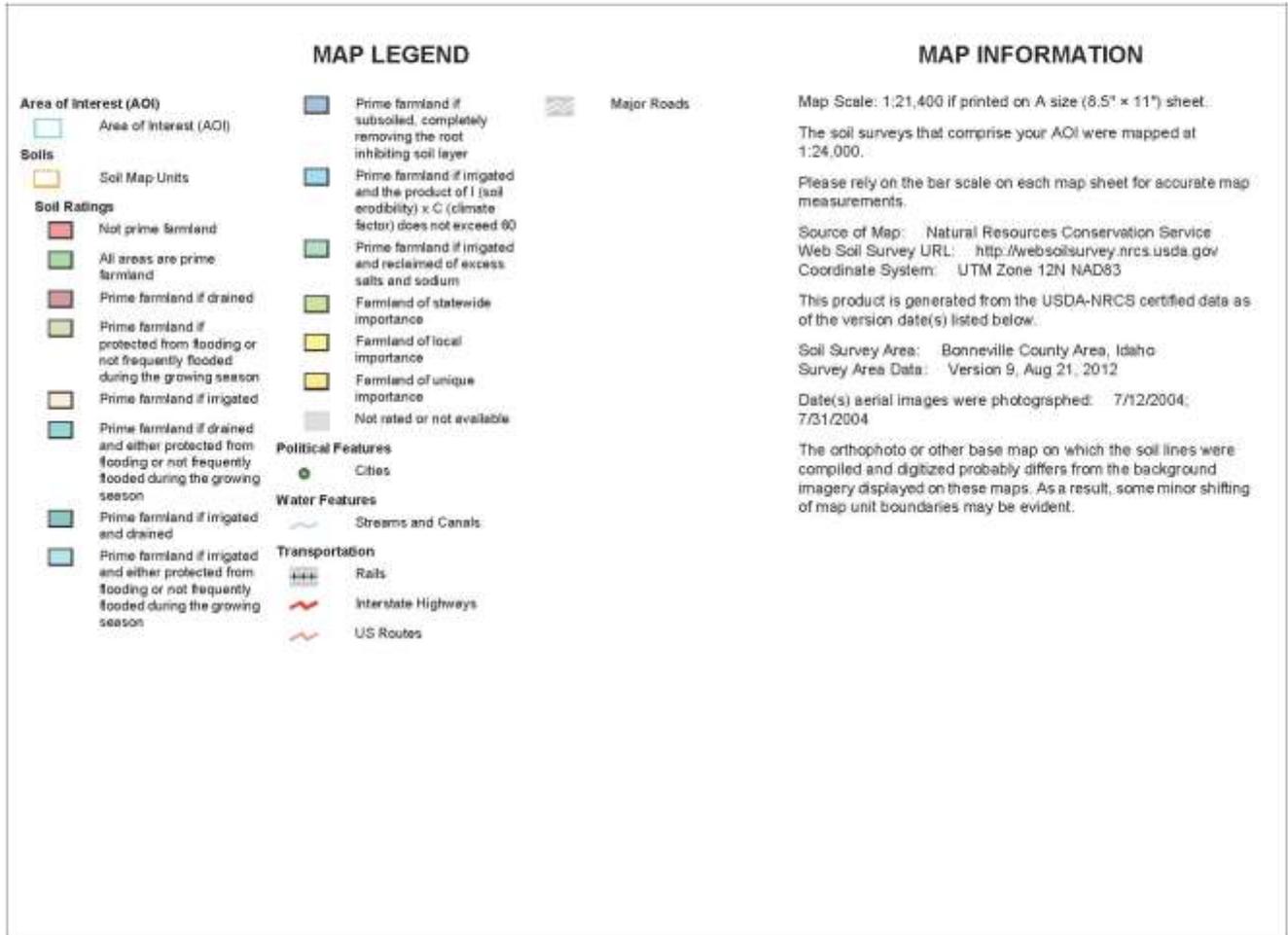
National Wetland Inventory Map of the Project area showing no mapped wetlands within the bounds of the project.

Farmland Classification—Bonneville County Area, Idaho



Farmland Classification for the soils within the PPPA.

Farmland Classification—Bonneville County Area, Idaho



Legend for Farmland Classification Figure

Farmland Classification

Farmland Classification— Summary by Map Unit — Bonneville County Area, Idaho (ID769)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
2	Anmon silt loam, 2 to 4 percent slopes	Prime farmland if irrigated	0.1	0.0%
35	Potell silt loam, 4 to 12 percent slopes	Not prime farmland	400.2	60.4%
36	Potell silt loam, 12 to 20 percent slopes	Not prime farmland	120.6	18.2%
37	Potell silt loam, 20 to 30 percent slopes	Not prime farmland	18.9	2.8%
38	Potell silt loam, 30 to 60 percent slopes	Not prime farmland	34.9	5.3%
42	Ririe silt loam, 4 to 12 percent slopes	Not prime farmland	14.9	2.2%
43	Ririe silt loam, 12 to 20 percent slopes	Not prime farmland	20.0	3.0%
44	Ririe silt loam, 20 to 30 percent slopes	Not prime farmland	29.5	4.5%
51	Tetonia silt loam, 20 to 30 percent slopes	Not prime farmland	1.0	0.1%
52	Torriorthents-Rock outcrop complex, very steep	Not prime farmland	22.5	3.4%
Totals for Area of Interest			662.4	100.0%

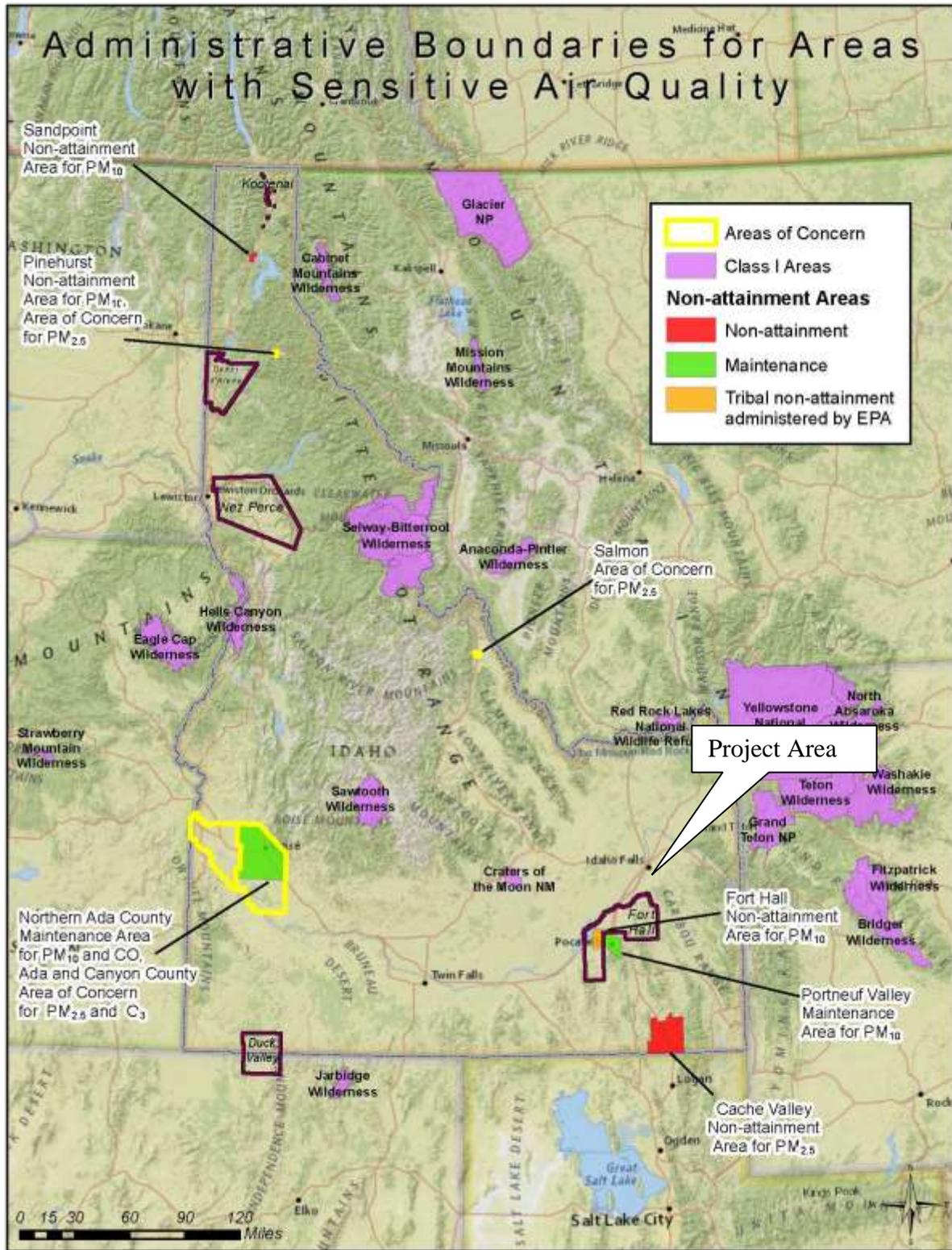
Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



IDEQ Air Quality Map – Attainment and Non-Attainment Areas



Photograph 1. Well 2 facing south.



Photograph 2. Proposed storage tank location along the upper eastern edge of the development facing West.



General habitat along Henry Creek Road

Appendix B
Public Meeting Notification and Public Meeting Minutes

Notice of meeting

Please plan to attend a meeting of the owners of lots in Blackhawk and Iron Rim subdivisions on the 27th of November at 7:00 PM in the Relief Society room in the LDS Church at the entrance to the Blackhawk subdivision.

The purpose of the meeting is to present the report of the study of our water system and to get public input into the corrective action to bring our water system into compliance with Department of Environmental Quality (DEQ) requirements.

Please review the report of the study before attending the meeting and bring your questions in writing to the meeting. We will formally answer all questions in writing if they are presented in writing.

We will address the issue of corrosion as well. At this time we do not have a clear indication of the cause of the corrosion. We will address our plan to determine what needs to be done to identify the problem and provide suggestions for interim inspection and action.

You should already have a copy of the report in your e-mail. If you do not, the report is available at the following link.

<http://dl.dropbox.com/u/46510945/Blackhawk%20HOA%20Water%20FPS/2012.11.13%20Version%20to%20HOA.zip>

It is a bit laborious to type it in to your URL bar, so it is recommended that you open it from your e-mail. If you do not have the report yet and need a copy, e-mail mecctr23@msn.com and one will be sent to you via e-mail. We are trying to avoid mailing the report as it is 41 pages. If you need a hard copy, stop by 8070 Blackhawk Dr. and Pick one up. Please call first to ensure that I am home. 208-390-7073

The Water Committee apologizes for the short time to review the report before the meeting. It is important to get the public input phase done now because the public meeting must be done prior to submitting a letter of intent to the State of Idaho. The letter of intent officially notifies the State that we will be seeking financial assistance for the required corrective action. The letter of intent must be received in the DEQ offices by January 4, 2013 in order to be considered for the next round of financial assistance.

Minutes of a Meeting of the Blackhawk and Iron Rim Home Owners

LDS Church, 7955 Ledgerock Rd
Idaho Falls, Idaho
November 27, 2012

The Blackhawk/Iron Rim Water System obtained a grant from the State of Idaho to commission a study of the system to determine what corrective action was necessary to bring the system into compliance with DEQ requirements. Williams Engineering Inc. (WEI) was commissioned to perform the study. One of the requirements imposed as a condition of receiving the grant was that the report of the study be presented at a public meeting. A meeting of the Homeowners and lot owners of Blackhawk and Iron Rim Estates was called on November 27, 2012 to publicly review the report. Members of the HOA were notified of the meeting in three ways.

1. The meeting announcement was e-mailed to each member of the HOA who had an e-mail address on file.
2. Those who did not have an e-mail address on file were mailed a notice of the meeting to their USPS address of record.
3. A copy of the meeting notice was hand delivered to each residence in the Blackhawk and Iron Rim.

The meeting was called to order at the LDS Church on Ledgerock Road at 7:00 PM on November 27, 2012 by Colvin Jergins, Vice President of the Blackhawk HOA Board of Directors. Colvin introduced himself, briefly stated the reason for the meeting and then introduced Gerald Williams, the engineer who performed the study and authored the report.

Gerald presented the report and highlighted the three viable alternatives therein to bring the system into compliance with the DEQ requirements. Gerald pointed out that the WEI recommended that the HOA accept and implement alternative two. (Alternative two installs a new pump in well no one, installs the emergency generator and installs a storage tank at tank site one on Henry Creek Road.)

At the conclusion of Gerald's presentation, public comment was encouraged. Several questions were asked most of them relating to clarifications in the report and the source of information used to prepare the cost estimates and funding mechanism proposed. Some of the questions were relative to technical details of the proposal. All questions were answered by Gerald to the satisfaction of the members present. Gerald then discussed some issues with the water system that need corrective action but do not rise to the level of making the system noncompliant with DEQ requirements. The issues were:

1. The surge anticipator valve in the well house is isolated and therefore not functional. This valve needs to be restored to service.
2. The air vent at the top of the water line on Henry Creek Rd is exposed to freezing temperatures and needs to be freeze protected.

3. Some of the deficiencies listed in the DEQ Sanitary Survey had not been corrected and those need to be addressed.
4. The system has experienced unexpectedly rapid corrosion and the cause needs to be identified and rectified.

Colvin then introduced Royce Lee who is the attorney for the HOA and asked him to brief the members on the status of a legal action. Royce reported on the progress in filing legal action to recover the generator and pump with appurtenances from Electrical Equipment Co (EE). EE is holding the generator and pump along with other items as collateral for a debt that is owed them by the heirs to George McDaniels' estate. George had contracted EE to install the generator and pump along with other items of electrical distribution. When George died, the work stopped and EE was owed an amount of money reported to be in the neighborhood of \$39,000.00 for labor performed to date. The generator, pump and appurtenances were in storage at EE shop waiting for installation. Those items had been paid for by George prior to his passing. EE did not file a lien for recovery of their labor expense from the estate. The estate executor, Wendy McDaniel then turned over all of the water system including all equipment to the HOA. The equipment included the generator, pump and appurtenances. Subsequent to the turn over of the system and equipment to the HOA, EE made a demand to the estate for payment of the labor expense as well as storage fees for the equipment. Absent that payment, EE then refused to release the generator and equipment even though it belonged to the HOA, not to the estate. The debt owed to EE is owed by the estate-not the HOA. The HOA had asked Royce Lee to file an action to recover the equipment and have it delivered to the well house for immediate installation. Royce reported that he had completed a draft of the complaint and had distributed it to the members of the Water Committee. He asked if there were any comments to the draft and for approval of the committee to file the action. Colvin requested a vote of the committee to approve filing the action. The members of the committee who were present (there was a quorum present) unanimously approved filing the action.

Rick Gordon asked whether the overdue debt to the HOA for water fees had been aggressively pursued. Colvin acknowledged that he had not aggressively pursued collection of the debt, but that a debt collection agency had been contacted and would be working on it soon.

The meeting conversation then digressed to items outside the scope of the public review and Colvin called for a vote on the recommendations of the report. Colvin reiterated the engineer's recommendation that alternative two be accepted and implemented along with funding the improvements with increased water rates. Colvin asked for a show of hands of those supporting that recommendation. The show of hands was nearly unanimous with only one or two abstentions. Colvin declared that Alternative two was accepted by majority vote of the members present.

The meeting ended at that point, at approximately 9:00 PM.

Members present were:

Colvin Jergins PE PMP, - Vice president of Blackhawk HOA Board of Directors, member Blackhawk/Iron Rim Water Committee.

Greg Sellers - Member Blackhawk HOA Board of Directors, member Blackhawk/Iron Rim Water Committee.

Mark Smith - Member Blackhawk/Iron Rim Water Committee.

Frank Sadlon - Member Blackhawk/Iron Rim Water Committee.
Clint Behrend MD. - Member Blackhawk HOA Board of Directors
Kevin Miller - Member Blackhawk HOA Board of Directors
Gerald Williams PE. CFM. - Williams Engineering Co. Inc.
Royce Lee Esq. - Attorney for Blackhawk HOA.
Gary Coffin PE
Sandy Whitmire
Marilyn Coffin
Nikla Lay....
Robin Jergins
Richard Penney
Rick Gordon
Glen Carpenter
Bryson Higley
Jeremy Jennings
Clayton Moore
Jena Moore
Guy Lewis
Wayne Ball
Richard Wyman
Peggy Wyman

**Minutes of a Meeting to Adjust the Rates for Water for the
Blackhawk/Iron Rim Water System**

8070 Blackhawk Dr.

Idaho Falls, Idaho

The Blackhawk/Iron Rim Water System Committee was formed for the purpose of administering the Water system. The committee was formed pursuant to approval of the "WATER WELL AGREEMENT OF BLACKHAWK HOME OWNERS ASSOCIATION INC. AND IRON RIM RANCH HOME OWNERS ASSOCIATION, INC." (the agreement) by both Boards of Directors.

Pursuant to the authority granted the committee by the agreement, the committee met to adjust the water rates for the users on the system. In view of the fact that the agreement gives the right to the HOA boards of directors to overrule the action of the committee, it was felt to be prudent to have the two HOA boards of Directors attend the meeting. This meeting adjusts the rates charged to the homeowners for water used from the system. It was felt that both boards of directors should attend this meeting to ensure that the decision would not be overruled.

The authority for this specific water rate adjustment was granted the committee by action of a majority of the homeowners present at the meeting of November 27, 2012. In that meeting, the report of the water system study was presented. The decision of the members present was that Alternative two of the report would be implemented and the rates would be adjusted to finance the improvements.

Minutes of the meeting

The meeting was called to order by Colvin at approximately 7:40 pm on December 5, 2012.

Present were

Colvin E Jergins PE BH HOA and Water committee

Greg Sellers BH HOA and Water committee

Mark Smith Iron Rim HOA and Water committee

Steve Wetzel Iron Rim HOA and Water committee

Alicia De la Cruz BH HOA

Clint Behrend MD BH HOA

Caren Smith Iron Rim HOA

Kevin Miller BH HOA

Colvin stated that the purpose of the meeting was to adjust the water rates in order to finance the system upgrades as directed in the meeting of Nov 27, 2012. Colvin proposed as a starting point setting the rates as recommended by Gerald Williams in his report. Gerald had, subsequent to the report presentation, prepared a new table, table 12 to recommend a rate schedule. With this new schedule as a starting point, the committee with input from the HOA board members present established the new rates as follows:

\$100.00 per month for the first 10,000 gallons and \$.50 for each additional 1,000 gallons during the irrigation months of April through October inclusive. \$100.00 flat rate for the months of November through March inclusive.

The HOA dues will be increased from \$250.00 per year to \$500.00 per year.

The above rate schedule was proposed as a motion and voted on. It unanimously passed.

The issue of freeze protection for the vent line at the top of the hill was raised. Colvin was directed to hire a contractor to bury the device appropriately to provide freeze protection.

The issue of the isolated surge anticipator valve was discussed. Colvin was authorized to hire a contractor to place the surge protector back on line.

The issue of corrosion control was addressed. Colvin was directed to look into having a NACE Engineer evaluate the reason for the corrosion and make a recommendation for mitigation.

The issue of insurance payment for the damage to the well house was raised. Colvin was directed to have a contractor give us a bid to repair the damage so that we can see if the adjuster's estimate is accurate.

Colvin requested reimbursement for his, Greg's and Frank's out of pocket expenses for maintenance on the system. The request was approved.

Colvin brought up the issue of the broken heater for the well house. Colvin was directed to obtain the necessary repair parts and to repair the heater.

The meeting was adjourned at 9:30 PM

Colvin

Appendix C

Map of Existing Water System and Engineered Drawings of Improvements for Alternatives 2 and 3

Appendix D

Agency Correspondence Letters and Responses

January 10, 2013

Ester Ceja
Sr. Water Quality Analyst
Idaho Dept. of Environmental Quality
1410 North Hilton
Boise, Idaho 83706

RE: Blackhawk Homeowner's Association Drinking Water Facility Improvement Project – Request for Comments for Preparation of an Environmental Information Document

Dear Ester:

The Blackhawk Homeowner's Association is in the final planning phase of developing a drinking water system improvement project which could be in full or partially funded by the Drinking Water State Revolving Loan Fund. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this proposed project pursuant to the Idaho Department of Environmental Quality's (DEQ) State Environmental Review Process which mirrors the National Environmental Policy Act.

The proposed project consists of upgrading the existing Well 1 and connection of both Well 1 and Well 2 to the subdivision drinking water system at Well Site 1. Currently both wells are complete, but only Well 2 is connected to the system. The proposed action would connect Well 1 to the system, and provide upgrades to the well by addressing electrical and other operational deficiencies identified in the Facility Plan Study (Williams Engineers Inc. 2012). Under the proposed action an emergency generator would be installed to aid in maintaining a consistent operation of the wells. A third component of the proposed action includes the installation of a storage tank, which would support a volume of 177, 104 gallons, high above the existing developed lots (see attached figure for storage tank location). Installation of the storage tank would supply the balance of water flow rate and volume needs to supply water to future build-out of the development (occupancy of all existing plotted lots). Additional alternatives would include developing either one or two additional wells at Well Site 2 located on the attached map, to supply the required redundant water supply and reduce the size of the storage tank. These alternatives are less desirable to the homeowner's association due to increase cost for implementation.

The project is being proposed to address deficiencies in the current drinking water system which prohibits the system from meeting Idaho DEQ standards. Deficiencies in the system include: Well 2 is currently the only functioning water source in the system. Well 1 is disconnected because the original pump and motor were designed only for the low lying areas of the church and Blackhawk Divisions 2 and 3, and it would not be able to pump into the current high pressure main supply line. As part of Phase II work, Well 1 was to receive a higher flow and pressure capacity pump and motor and be connected to the system, but that has not happened. Consequently, the system is in violation of Idaho DEQ capacity and Idaho DEQ redundancy requirements. The system can meet domestic-only flow rates and maintain required pressures, but at a maximum capacity of 1,000 gallons per minute (gpm), it cannot meet the code required 1,500 gpm fire flow and maximum daily domestic flow at the same time. Furthermore, Idaho DEQ has a redundancy requirement that flows and pressure requirements must be met with the largest capacity pumping unit if the system non-functional. With no storage or redundant pump, if the one pump were to be out of operation would result in zero flow, not even from a storage tank. Besides being non-

conforming, that is a precarious situation, because it is not a matter of if but when the system will go down. Enclosed are maps of the proposed project planning area that depict the proposed project improvements and area of potential effect for all construction activities.

We request that you advise us of any comments that you may have regarding this project within 30 days, so the Blackhawk Subdivision Homeowner's Association can proceed with the completion of the Environmental Information Document.

If you have any questions concerning this proposed project or if you need any further information, please feel free to contact Scott Webster, Biologist with North Wind Resource Consulting at 208-557-7839, or by email at webster@northwindgrp.com, at your convenience.

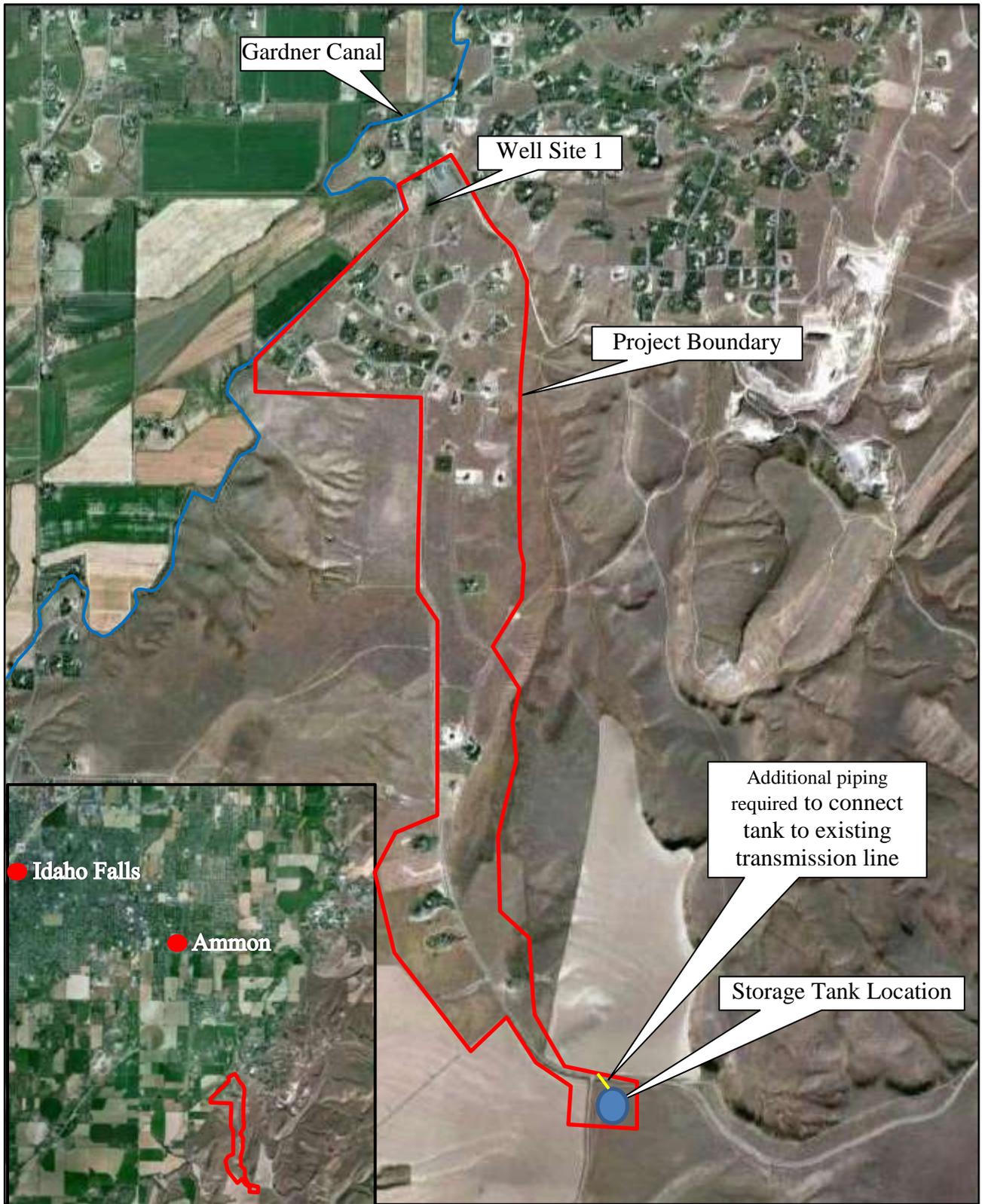
Sincerely,

A handwritten signature in black ink, appearing to read "Scott Webster". The signature is fluid and cursive, with the first name "Scott" and last name "Webster" clearly distinguishable.

Biologist

North Wind Resource Consulting

Encl: maps



Aerial photograph of Proposed Project Site. Located at Township 1 N, Range 39 E, Sections 11, 12, 13, 14, 23, 24; Township 1 N, Range 39 E, Sections 18 and 19.



February 22, 2013

C.L. "Butch" Otter
Governor of Idaho

Janet Gallimore
Executive Director

Administration
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2682
Fax: (208) 334-2774

Membership and Fund Development
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 514-2310
Fax: (208) 334-2774

Historical Museum and Education Programs
610 North Julia Davis Drive
Boise, Idaho 83702-7695
Office: (208) 334-2120
Fax: (208) 334-4059

State Historic Preservation Office and Historic Sites
Archaeological Survey of Idaho
210 Mann Street
Boise, Idaho 83702-7264
Office: (208) 334-3861
Fax: (208) 334-2775

Statewide Sites:
• Franklin Himmie Site
• Pierce Courthouse
• Rock Creek Station and
• Stickler House

Old Penitentiary
2445 Old Penitentiary Road
Boise, Idaho 83712-8234
Office: (208) 334-2644
Fax: (208) 334-3225

Idaho State Archives
2205 Old Penitentiary Road
Boise, Idaho 83712-8250
Office: (208) 334-2620
Fax: (208) 334-2626

North Idaho Office
112 West 4th Street, Suite #7
Moscow, Idaho 83843
Office: (208) 882-1540
Fax: (208) 882-1761



Historical Society is an
Equal Opportunity Employer.

Ester Ceja
Sr. Water Quality Analyst
Idaho Dept. of Environmental Quality
1410 North Hilton
Boise, Idaho 83706

RE: Blackhawk Homeowner's Association Drinking Water Facility
Improvement Project, Bonneville County

Section 106 Evaluation

X	The field work and documentation presented in this report meet the Secretary of the Interior's Standards.
X	No additional investigations are recommended; project can proceed as planned.
	Additional information is required to complete the project review. (See comments.)
	Additional investigations are recommended. (See comments.)

Identification of Historic Properties (36 CFR 800.4):

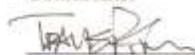
X	No historic properties were identified within the project area.
	Property is not eligible.
	Property is listed in National Register of Historic Places.
	Property is eligible for listing in the National Register of Historic Places. Criterion: A B C D Context for evaluation:
X	No historic properties will be affected within project area.

Assessment of Adverse Effects (36 CFR 800.5):

	Project will have <i>no adverse effect</i> on historic properties.
	Project will have an <i>adverse effect</i> on historic properties; further consultation is recommended.

If you have any questions, feel free to contact me at 208-334-3847 or
travis.pitkin@ishs.idaho.gov.

Comments:


Travis Pitkin, M.S.
Archaeologist

The SHOSHONE-BANNOCK TRIBES



PHONE: (208) 236-1086
FAX: (208) 478-3707
EMAIL: csmith@sbtribes.com
lbuckskin@sbtribes.com
romartinez@sbtribes.com

CULTURAL RESOURCES
HERITAGE TRIBAL OFFICE (HETO)
P.O. BOX 306
FORT HALL, IDAHO 83203

February 19, 2013

Ester Ceja, SERP Coordinator
Idaho Department of Environmental Quality
1410 N Hilton
Boise, ID 83706
Ester.Ceja@deq.idaho.gov

RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an Environmental Information Document

Dear Ms. Ceja:

The Shoshone-Bannock Tribes (Tribes) Cultural Resources/ Heritage Tribal Office (HeTO) appreciates the opportunity to comment on the proposed Blackhawk's Homeowner's Association Drinking Water Improvement Project.

According to the information provided the proposed project located in Bonneville County, Idaho (Legal Description: Township 1 N, Range 39 E, Sections 11-14, 23 and 24; Township 1 N, Range 39 E, Sections 18 and 19) is within the inherent ancestral lands of the Shoshone and Bannock people and holds important cultural properties, traditional hunting, fishing and gathering practiced today by members of the Shoshone-Bannock Tribes.

According to the information provided ground disturbance would consist of (?) feet to connect tank to existing transmission line. The Tribes HeTO/Cultural Resources would like additional information regarding the length, depth and width of the remaining ground disturbance for the additional piping required to connect to the existing transmission line. Is the tank site currently constructed? The Tribes HeTO/Cultural Resources request an archaeological/ethnographical survey completed for the APE. The Tribes also request the following inadvertent clause implemented in any ground disturbing construction projects that are federally funded (Section 106 of the NHPA).

In the event of an inadvertent discovery (cultural resources and/or human remains) the Tribes Cultural Resources/HeTO requests a Stop Work Order of construction activities and immediate

notification to the Tribes Cultural Resources/HeTO. Construction shall cease until proper treatment of cultural resources and/or human remains is achieved.

The purpose of this letter is to provide technical input and not intended as formal government-to-government consultation. Should there be any questions or concerns please feel free to contact me at: (208) 236-1086 or e-mail at: csmith@sbtibes.com

Sincerely,

Carolyn Boyer-Smith
Cultural Resources Coordinator
Shoshone-Bannock Tribes

CC: FILE-Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project/DEQ-ID



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

C.L. "Butch" Otter, Governor
Curt Fransen, Director

January 18, 2013

Ted Howard, Director
Cultural Resources Program
Shoshone-Paiute Tribe
P.O. Box 219
Owyhee, Nevada 89832

RE: Blackhawk Homeowner's Association Drinking Water Improvement Project – Request for Comments for Preparation of an Environmental Information Document

Dear Mr. Howard::

The Blackhawk Homeowner's Association (Blackhawk HOA) is preparing a facility planning document to identify and make necessary improvements to their drinking water system that are cost effective and environmentally sound. The facility plan for this project is being funded 50% by a Department of Environmental Quality (DEQ) planning grant which requires compliance with the Rules for Administration of Planning Grants for Drinking Water Facilities (IDAPA 58.01.22). In addition, the Blackhawk HOA improvement project will be fully funded by the Idaho Drinking Water State Revolving Loan Fund. The purpose of this letter is to request your review and response regarding any environmental impacts that the Shoshone-Paiute Tribe's Cultural Resources Program may identify for this proposed project pursuant to the Idaho Department of Environmental Quality's State Environmental Review Process which mirrors the National Environmental Policy Act.

The Blackhawk HOA is south of Ammon, as noted on the attached map. The project boundary on the attached map is also known as the proposed project planning area. The proposed project consists of the purchase of an emergency generator, installation of a water storage tank, upgrades to existing well #1, and connecting both well #1 and well #2 to the subdivision drinking water system at well #1. Currently both wells are complete, but only well #2 is connected to the system. The Blackhawk HOA may also look at drilling additional wells next to well #2 to provide redundancy to their system.

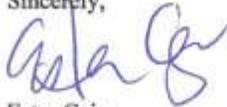
The project is being proposed to address deficiencies in the current drinking water system. More specifically, the system is in violation of Idaho DEQ capacity and redundancy requirements.

We request that you advise us of any comments that you may have regarding this project within 30 days, so the Blackhawk HOA can proceed with the completion of the Environmental Information Document.

Ted Howard, Director
Shoshone-Paiute Tribe
January 18, 2013
Page 2

If you have any questions concerning this proposed project or if you need any further information, please feel free to contact Ester Ceja at Ester.Ceja@deq.idaho.gov or by phone at 208-373-0585 at your convenience.

Sincerely,



Ester Ceja
SERP Coordinator

EC:dls

Encl: map



Aerial photograph of Proposed Project Site. Located at Township 1 N, Range 39 E, Sections 11, 12, 13, 14, 23, 24; Township 1 N, Range 39 E, Sections 18 and 19.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

C.L. "Butch" Otter, Governor
Curt Fransen, Director

January 18, 2013

Carolyn Boyer Smith
Cultural Resources Program
Shoshone-Bannock Tribes
P.O. Box 306
Fort Hall, Idaho 83203

RE: Blackhawk Homeowner's Association Drinking Water Improvement Project – Request for Comments for Preparation of an Environmental Information Document

Dear Mrs. Boyer Smith:

The Blackhawk Homeowner's Association (Blackhawk HOA) is preparing a facility planning document to identify and make necessary improvements to their drinking water system that are cost effective and environmentally sound. The facility plan for this project is being funded 50% by a Department of Environmental Quality (DEQ) planning grant which requires compliance with the Rules for Administration of Planning Grants for Drinking Water Facilities (IDAPA 58.01.22). In addition, the Blackhawk HOA improvement project will be fully funded by the Idaho Drinking Water State Revolving Loan Fund. The purpose of this letter is to request your review and response regarding any environmental impacts that the Shoshone-Bannock Tribe's Cultural Resources Program may identify for this proposed project pursuant to the Idaho Department of Environmental Quality's State Environmental Review Process which mirrors the National Environmental Policy Act.

The Blackhawk HOA is south of Ammon, as noted on the attached map. The project boundary on the attached map is also known as the proposed project planning area. The proposed project consists of the existing well #1, and connecting both well #1 and well #2 to the subdivision drinking water system at well #1. Currently both wells are complete, but only well #2 is connected to the system. The Blackhawk HOA may also look at drilling additional wells next to well #2 to provide redundancy to their system.

The project is being proposed to address deficiencies in the current drinking water system. More specifically, the system is in violation of Idaho DEQ capacity and redundancy requirements.

We request that you advise us of any comments that you may have regarding this project within 30 days, so the Blackhawk HOA can proceed with the completion of the Environmental Information Document.

Carolyn Boyer Smith
Shoshone-Bannock Tribes
Blackhawk HOA
January 18, 2013
Page 2

If you have any questions concerning this proposed project or if you need any further information, please feel free to contact Ester Ceja at Ester.Ceja@deq.idaho.gov or by phone at 208-373-0585 at your convenience.

Sincerely,



Ester Ceja
SERP Coordinator

EC:dls

Encl: map



Aerial photograph of Proposed Project Site. Located at Township 1 N, Range 39 E, Sections 11, 12, 13, 14, 23, 24; Township 1 N, Range 39 E, Sections 18 and 19.

Mike May

From: Ester Ceja
Sent: Tuesday, April 16, 2013 15:04
To: Mike May
Subject: FW: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID
Attachments: Blackhawk Water Supply Cultural Report.pdf

From: Ester Ceja
Sent: Monday, February 25, 2013 8:38 AM
To: 'Romelia Martinez'
Subject: RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID

Romelia,

I have attached a copy of the cultural report that was completed for this project. Please let me know if you have any questions.

Thanks,
Ester

From: Romelia Martinez [<mailto:romartinez@sbtribes.com>]
Sent: Friday, February 22, 2013 3:34 PM
To: Ester Ceja
Subject: RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID

Hello Ester,
Has the area had a current archaeological survey where the proposed storage tank location is anticipated? According to the information the ¼ acre site is "previously undisturbed".
Thanks, Romelia

From: Ester.Ceja@deg.idaho.gov [<mailto:Ester.Ceja@deg.idaho.gov>]
Sent: Friday, February 22, 2013 10:53 AM
To: Romelia Martinez
Subject: RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID

Romelia,

Good morning. I heard back from the consulting engineer working on the Blackhawk proposed project and he provided me with some additional information, some of which was not included in the information that we received from the individual working on the environmental document. More specifically he provided me with the total amount of line that will need to be installed where and how far down they will be digging.

Please see the attached map. The numbered items below coincide with the numbering on the attached map.

1. There is 144 lineal feet of existing 6 inch waterline between well 1 and the well house at well site 1 that must be replaced with 12 inch waterline.
2. There is an existing 16 supply waterline stubbed to the originally designed, but no longer planned for booster station, and also an adjacent 16 waterline (currently dry) stubbed to receive discharge from the booster station. There must be a 16 inch waterline constructed to interconnect these two stubs, approximately 10 feet in length, so that there can be a loop for water to go to the tank and return in what is now an existing dry 16 inch waterline, the looping preserving water freshness.
3. The existing wet 16 inch supply line up the hill has a line stubbed to the proposed tank site. There may need to be an extension of 50 lineal feet or so to where the tank will be constructed. From the proposed tank back to the existing 16 inch dry line in the road, there will need to be an interconnecting line of approximately 175 lineal feet.
4. The proposed 40 foot diameter tank and construction and operational service vehicles will affect approximately a ¼ acre site that will go from native to graveled and traveled surface. This area is previously undisturbed.

Trenching and pipeline operations will require excavation approximately 7.5 feet deep, with approximate construction activity surface disturbance widths as follows: soil excavation and disturbance at 10 feet wide; soil stockpiling and surface scraping an additional 20 feet wide; and equipment traffic on native vegetation an additional 30 feet wide.

Let me know if you have any questions.

Thanks,
Ester Ceja

From: Romelia Martinez [<mailto:romartinez@sbtribes.com>]
Sent: Thursday, February 21, 2013 4:23 PM
To: Ester Ceja
Subject: RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID

Thank you

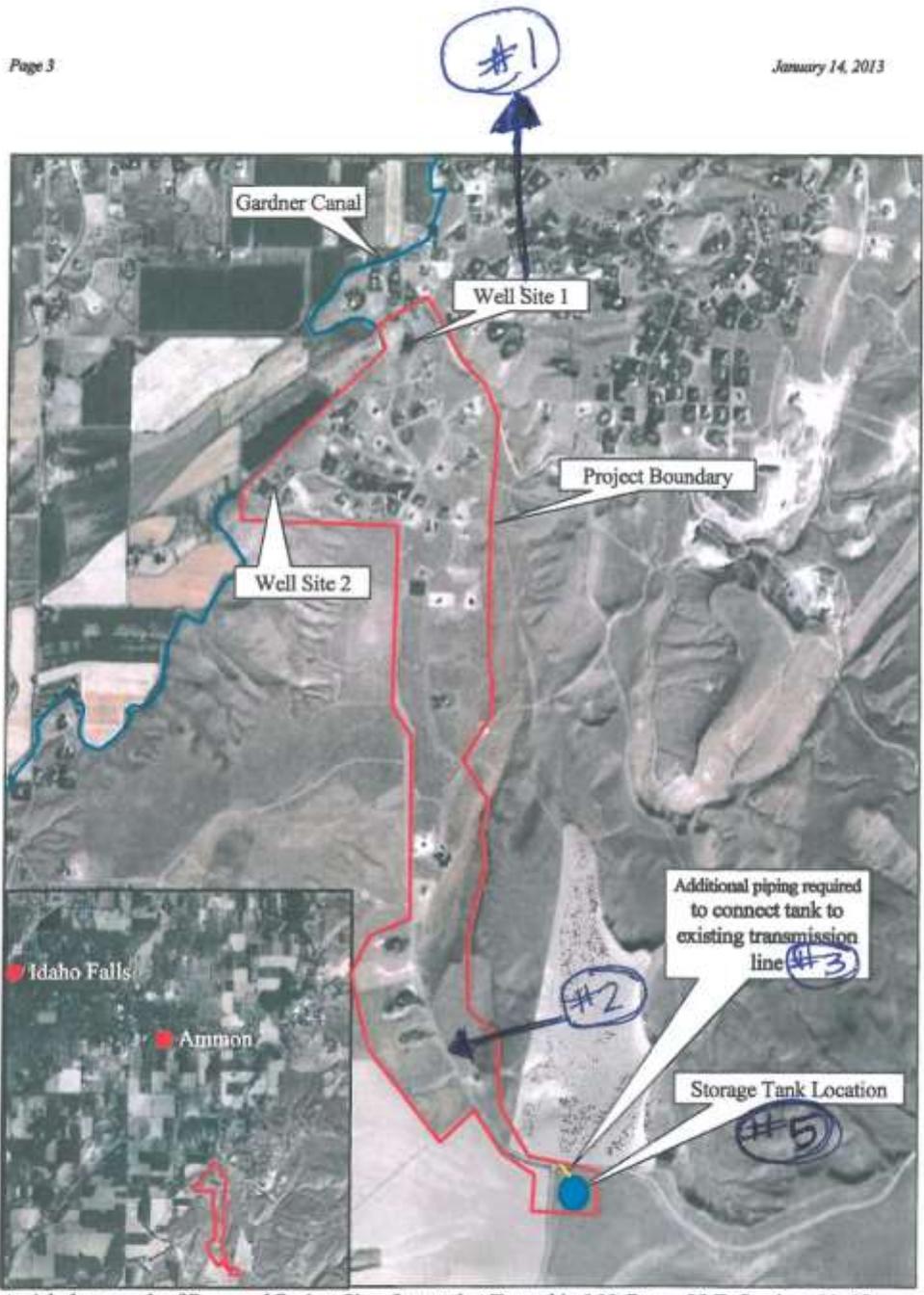
From: Ester.Ceja@deq.idaho.gov [<mailto:Ester.Ceja@deq.idaho.gov>]
Sent: Thursday, February 21, 2013 2:51 PM
To: Romelia Martinez
Subject: RE: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID

Romelia,

Good afternoon. Thank you for your response. I am collecting the information you requested and hope to send you the specific lineal feet of line installation as well as a map of the locations.

Thank you,
Ester Ceja

From: Romelia Martinez [<mailto:romartinez@sbtribes.com>]
Sent: Tuesday, February 19, 2013 5:03 PM
To: Ester Ceja
Subject: Proposed Blackhawk Homeowner's Association Drinking Water Improvement Project-Request for Comments for Preparation of an EID



Aerial photograph of Proposed Project Site. Located at Township 1 N, Range 39 E, Sections 11, 12, 13, 14, 23, 24; Township 1 N, Range 39 E, Sections 18 and 19.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

900 North Skyline Dr., Suite B • Idaho Falls, Idaho 83402 • (208) 528-2650

C.L. "Butch" Otter, Governor
Curt Fransen, Director

January 22, 2013

Scott Webster
North Wind Resource Consulting
1425 Higham Street
Idaho Falls, ID 83402

Re: Blackhawk HOA Water Study and Environmental Information Document DWG-128-2012-9

Dear Mr. Webster

After Review of the proposed site map for the proposed water system upgrades DEQ has the following comments:

1. It appears from the maps provided that there should be no significant impact to ground or surface water in constructing the proposed water system improvements. However during design and construction the engineer and contractor should use Best Management Practices (BMPs) to minimize any potential for runoff to surface waters and any adverse effects to ground water that may be caused by construction activities.
2. The contractors should handle fuel and oil for machinery in a proper identified staging area and should be 50 feet from any surface water ways or well heads.
3. DEQ supports the need for water system improvements that will help in providing a safer and more reliable water system for the public.

If you have any questions regarding this letter or if we can be of further assistance, please call me at (208) 528-2650.

Sincerely,

William Teuscher P.E.
Water Quality Engineer
DEQ-IFRO

C: Colvin Jergins, Blackhawk HOA



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
WALLA WALLA DISTRICT, CORPS OF ENGINEERS
IDAHO FALLS REGULATORY OFFICE
900 NORTH SKYLINE DRIVE, SUITE A
IDAHO FALLS, IDAHO 83402-1718

30 January 2013

Regulatory Division

SUBJECT: NWW-2012-47-102

Mr. Scott Webster
North Wind Resource Consulting, LLC
1425 Higham Street
Idaho Falls, ID 83402

Dear Mr. Webster:

Enclosed is our Department of Army (DA) Approved Jurisdictional Determination (AJD) that there are no waters of the United States, including wetlands, within your proposed project area. Therefore, no DA authorization is required. This decision is based upon our review of the information you provided and additional information available to our office. Your project site is located at within Section 12 of Township 1 North, Range 38 East, near latitude 43.4312° N and longitude -111.9438° W, in Bonneville County, in Ammon, Idaho. Your request has been assigned file number NWW-2013-47, which should be referred to in future correspondence with our office regarding this site.

The DA exerts regulatory jurisdiction over waters of the United States (U.S.), including wetlands, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). Section 404 of the Clean Water Act requires a DA permit be obtained prior to discharging dredged or fill material into Waters of the U.S., which includes most perennial and intermittent rivers and streams, natural and man-made lakes and ponds, irrigation and drainage canals and ditches that are tributaries to other waters, and wetlands. Section 10 requires that a DA permit be obtained prior to building structures or conducting work in or affecting navigable waters of the U.S.

The proposed project area, as shown on the attached map, dated January 11, 2013, is upland land that does not contain waters of the U.S., including wetlands, under the Corps' regulatory jurisdiction. Therefore, a DA authorization is not required to develop the upland property.

This approved JD is valid for a period of 5-years from the date of this letter, unless new information supporting a revision is provided to this office before the expiration date. Also enclosed, you will find the Approved Jurisdictional Determination Form(s) addressing wetlands and waters of the U.S. located within the JD review area, and a *Notification of Administrative Appeals Options and Process and Request for Appeal Form* (RFA) regarding this DA Approved

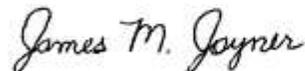
Jurisdictional Determination. Should you disagree with certain terms and/or conditions this Approved JD, the Notification of Administrative Appeal Options form outlines the steps to take to file your objection. Please note, the RFA form must be received by the Northwest Division Office no later than **29 March 2013**.

Nothing in this letter shall be construed as excusing you from compliance with other Federal, state, or local statutes, ordinances or regulations which may affect this work.

We are interested in your thoughts and opinions concerning the quality of service you received from the Walla Walla District, Corps of Engineers Regulatory Division. If you have Internet access, please visit our web site at <http://per2.nwp.usace.army.mil/survey.html> and complete an electronic version of our Customer Service Survey form, which will be automatically submitted to us. Alternatively, you may call and request a paper copy of the survey, which you may complete and return to us by mail. For additional information about the Walla Walla Regulatory please visit us at <http://www.nwp.usace.army.mil/BusinessWithUs/RegulatoryDivision.aspx>. Your responses are appreciated and will allow us to improve our services.

If you have any questions about this determination, please contact Timm Kennedy by telephone at 208-522-1645, by mail at the address in the above letterhead, or via email at tim.kennedy@usace.army.mil. We appreciate your cooperation with the Corps of Engineers' Regulatory Program.

Sincerely,



James M. Joyner
Sr. Project Manager, Regulatory Division

Enclosures:

Map of project boundary and proposed project
Approved JD Form
Notification of Administrative Appeal Options and

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Blackhawk Homeowner's Association		File Number: NWW-2013-47-102	Date: 30 January 2013
Attached is:		See Section Below	
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.

OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.

APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.

APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

District Engineer
ATTN: David B. Barrows
Regulatory Division Walla Walla District
201 North 3rd Avenue
Walla Walla, Washington 99362-1876
Telephone (509) 527-7150

If you only have questions regarding the appeal process you may also contact:

U.S. Army Corps of Engineers
Northwestern Division
Attn: Mary Hoffman, Appeal Review Officer
P.O. Box 2870
Portland, Oregon 97208-2870
Telephone (503) 808-3825

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent	Date:	Telephone number
---------------------------------	-------	------------------

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 30 January 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Walla Walla District; NWW-2013-47-102, Blackhawk Homeowner's Association

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Idaho County/parish/borough: Bonneville City: Ammon
Center coordinates of site (lat/long in degree decimal format): 43.4312° Lat. -111.9438° Long.
Name of nearest waterbody: Gardner Canal
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows:
Name of watershed or Hydrologic Unit Code (HUC): 17040201
 Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: 30 January 2013
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

- Waters subject to the ebb and flow of the tide.
 Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required].

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Mr. Scott Webster, North Wind Resource Consulting (1) letter dated 10 January 2013 with aerial photograph of proposed project site dated 11 January 2013.
 Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 Office concurs with data sheets/delineation report.
 Office does not concur with data sheets/delineation report.
 Data sheets prepared by the Corps:
 Corps navigable waters' study:
 U.S. Geological Survey Hydrologic Atlas.
 USGS NHD data.
 USGS 8 and 12 digit HUC maps.
 U.S. Geological Survey map(s). Cite scale & quad name: 1:24K ID- Ammon.
 USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS Web Soil Survey Soil Map - Bonneville County Area, Idaho dated 1/28/13 provided by Timm Kennedy with ACOE. I obtained the soil map from <http://websoilsurvey.nrcs.usda.gov/app/>.
 National wetlands inventory map(s). Cite name: 2013-47-102 dated Jan 28, 2013 provided by Timm Kennedy with ACOE. I obtained the map from USFWS wetlands mapper found at <http://www.fws.gov/wetlands/Data/Mapper.html>.
 State/Local wetland inventory map(s):
 FEMA/FIRM maps:
 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
 Photographs: Aerial (Name & Date):
or Other (Name & Date):
 Previous determination(s). File no. and date of response letter:
 Applicable/supporting case law:
 Applicable/supporting scientific literature:
 Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: -

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 30 January 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Walla Walla District; NWW-2013-47-402, Blackhawk Homeowner's Association

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Idaho County/parish/borough: Bonneville City: Ammon
Center coordinates of site (lat/long in degree decimal format): 43.4312° Lat. -111.9438° Long.
Name of nearest waterbody: Gardner Canal
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows:
Name of watershed or Hydrologic Unit Code (HUC): 17040201

- Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
 Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- Office (Desk) Determination. Date: 30 January 2013
 Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There ~~are~~ **are** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

- Waters subject to the ebb and flow of the tide.
 Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There ~~are~~ **are** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Mr. Scott Webster, North Wind Resource Consulting (1) letter dated 10 January 2013 with aerial photograph of proposed project site dated 11 January 2013.
 Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 Office concurs with data sheets/delineation report.
 Office does not concur with data sheets/delineation report.
 Data sheets prepared by the Corps:
 Corps navigable waters' study:
 U.S. Geological Survey Hydrologic Atlas:
 USGS NHD data.
 USGS 8 and 12 digit HUC maps.
 U.S. Geological Survey map(s). Cite scale & quad name: 1:24K ID- Ammon.
 USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS Web Soil Survey Soil Map - Bonneville County Area, Idaho dated 1/28/13 provided by Timm Kennedy with ACOE. I obtained the soil map from <http://websoilsurvey.nrcs.usda.gov/app/>.
 National wetlands inventory map(s). Cite name: 2013-47-402 dated Jan 28, 2013 provided by Timm Kennedy with ACOE. I obtained the map from USFWS wetlands mapper found at <http://www.fws.gov/wetlands/Data/Mapper.html>.
 State/Local wetland inventory map(s):
 FEMA/FIRM maps:
 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
 Photographs: Aerial (Name & Date):
or Other (Name & Date):
 Previous determination(s). File no. and date of response letter:
 Applicable/supporting case law:
 Applicable/supporting scientific literature:
 Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: :



A CTR Company

Corporate Headquarters
1425 Higham Street
Idaho Falls, ID 83402

January 10, 2013

James Joyer
US Army Corps of Engineers
900 N. Skyline Dr., Suite A
Idaho Falls, ID 83402-1718



RE: Blackhawk Homeowner's Association Drinking Water Facility Improvement Project – Request for Comments for Preparation of an Environmental Information Document

Dear Mr. Joyer:

The Blackhawk Homeowner's Association is in the final planning phase of developing a drinking water system improvement project which could be in full or partially funded by the Drinking Water State Revolving Loan Fund. The purpose of this letter is to request your review and response regarding any environmental impacts that your agency may identify for this proposed project pursuant to the Idaho Department of Environmental Quality's (DEQ) State Environmental Review Process which mirrors the National Environmental Policy Act.

The proposed project consists of upgrading the existing Well 1 and connection of both Well 1 and Well 2 to the subdivision drinking water system at Well Site 1. Currently both wells are complete, but only Well 2 is connected to the system. The proposed action would connect Well 1 to the system, and provide upgrades to the well by addressing electrical and other operational deficiencies identified in the Facility Plan Study (Williams Engineers Inc. 2012). Under the proposed action an emergency generator would be installed to aid in maintaining a consistent operation of the wells. A third component of the proposed action includes the installation of a storage tank, which would support a volume of 177,104 gallons, high above the existing developed lots (see attached figure for storage tank location). Installation of the storage tank would supply the balance of water flow rate and volume needs to supply water to future build-out of the development (occupancy of all existing plotted lots). Additional alternatives would include developing either one or two additional wells at Well Site 2 located on the attached map, to supply the required redundant water supply and reduce the size of the storage tank. These alternatives are less desirable to the homeowner's association due to increase cost for implementation.

The project is being proposed to address deficiencies in the current drinking water system which prohibits the system from meeting Idaho DEQ standards. Deficiencies in the system include: Well 2 is currently the only functioning water source in the system. Well 1 is disconnected because the original pump and motor were designed only for the low lying areas of the church and Blackhawk Divisions 2 and 3, and it would not be able to pump into the current high pressure main supply line. As part of Phase II work, Well 1 was to receive a higher flow and pressure capacity pump and motor and be connected to the system, but that has not happened. Consequently, the system is in violation of Idaho DEQ capacity and Idaho DEQ redundancy requirements. The system can meet domestic-only flow rates and maintain required pressures, but at a maximum capacity of 1,000 gallons per minute (gpm), it cannot meet the code required 1,500 gpm fire flow and maximum daily domestic flow at the same time. Furthermore, Idaho DEQ has a redundancy requirement that flows and pressure requirements must be met with the largest capacity pumping unit if the system non-functional. With no storage or redundant pump, if the one pump were to be out of operation would result in zero flow, not even from a storage tank. Besides being non-conforming, that is a precarious situation, because it is not a matter of if but when the system will go down. Enclosed are maps of the proposed project planning area that depict the proposed project improvements and area of potential effect for all construction activities.

North Wind Resource Consulting, LLC

Phone (208) 557-7887 • Fax (208) 528-8714 • www.northwindgrp.com

January 11, 2013

We request that you advise us of any comments that you may have regarding this project within 30 days, so the Blackhawk Subdivision Homeowner's Association can proceed with the completion of the Environmental Information Document.

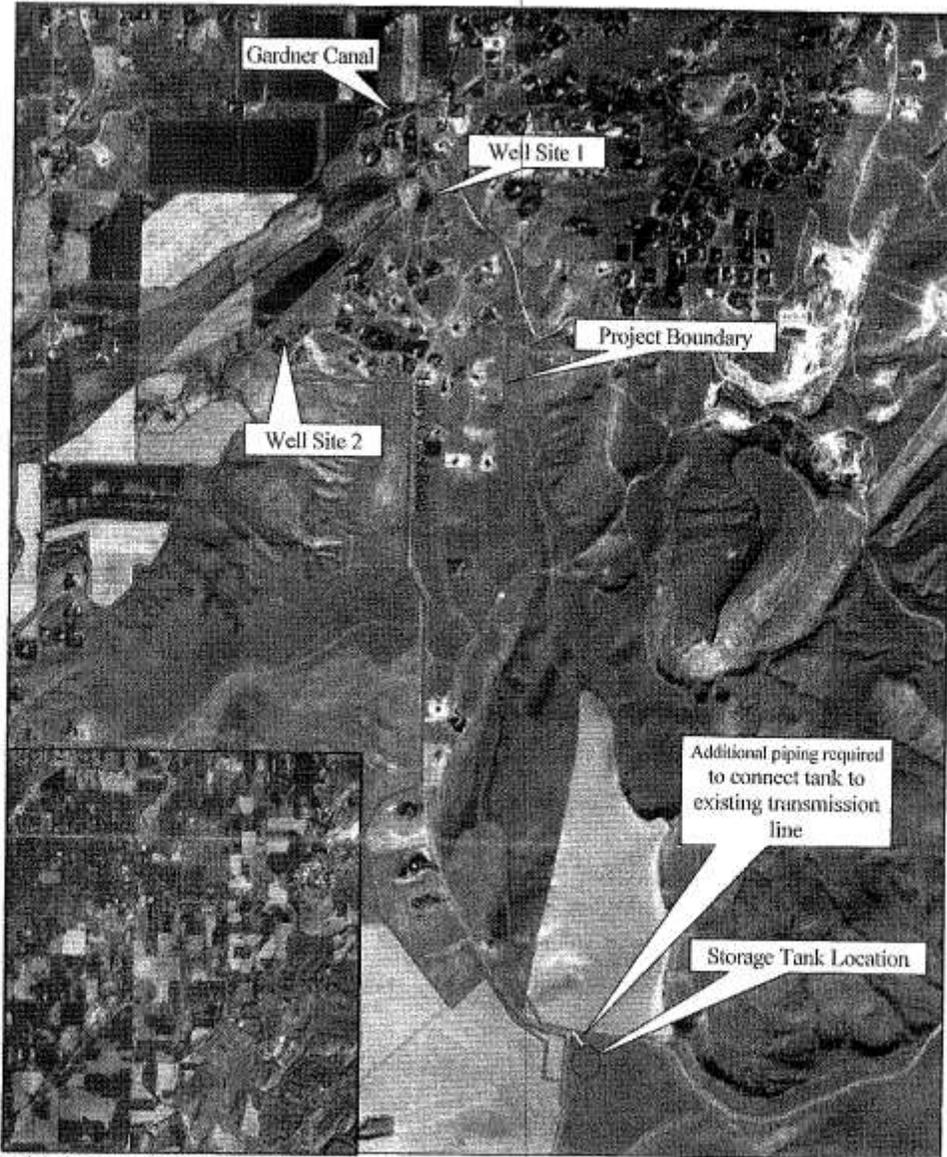
If you have any questions concerning this proposed project or if you need any further information, please feel free to contact Scott Webster, Biologist with North Wind Resource Consulting at 208-557-7839, or by email at swebster@northwindgrp.com, at your convenience.

Sincerely,



Biologist
North Wind Resource Consulting

Encl: maps



Aerial photograph of Proposed Project Site

MEMO

TO: SCOTT WEBSTER
FROM: ESTER CEJA
SUBJECT: THREATENED/ENDANGERED SPECIES AND ESSENTIAL FISH
HABITAT
DATE: MARCH 12, 2013

The proposed project for the Blackhawk Homeowner's Association (HOA) includes replacement of existing distribution line with larger sized piping and new distribution system connections leading from the subdivision to the proposed water tank location. The proposed 40 foot diameter tank and construction and operational service vehicles will affect approximately ¼ acre site that will go from native to gravel and traveled surface.

The U.S. Fish and Wildlife threatened and endangered species list dated 2/06/2013 was used for determining endangered and threatened species within Bonneville County. The following species are listed as threatened within Bonneville County:

1. **Canada Lynx** – The Canadian Lynx reside in boreal forest landscapes and provide one or more of the following beneficial habitat elements including snowshoe hares for prey, abundant, large, woody debris piles that are used as dens, and winter snow conditions that are generally deep and fluffy for extended period of time. The proposed project location is located in Sagebrush-Steppe environment. The proposed project will have “NO EFFECT” on the Canadian Lynx.
2. **Grizzly Bear** - Grizzly bear are more common in the Yellowstone area and the immediate areas outside the park boundaries. The project location is located in Sagebrush-Steppe environment. The proposed project will have “NO EFFECT” on the grizzly bear.
3. **Ute Ladies' Tresses** - The species is found in moist to wet conditions, where competition for light, space, water, and other resources is normally kept low by periodic or recent disturbance events. The location of the proposed tank location is in Sagebrush-Steppe landscape with no canals, streams, wetlands or other bodies of water within close proximity. The proposed project will have “NO EFFECT” on the Ute Ladies' Tresses.

The following have been listed as Candidate Species which include:

1. **Greater Sage-Grouse** - Grouse reside in Sagebrush Steppe environments. The proposed tank location is not located in priority habitat for Sage Grouse although there is the possibility of encountering Sage Grouse in the area. Construction crews should be made aware of the possibility of the birds in the area. If birds are encountered in the area, a buffer shall be established between the construction area and location of the species. Leeking season runs from mid-March to May. The proposed project is “NOT LIKELY TO ADVERSELY EFFECT” sage grouse.
2. **Yellow-Billed Cuckoo** – Western cuckoos breed in large blocks of riparian habitats, particularly woodlands with cottonwoods and willows. Generally local and uncommon in

scattered drainages of the arid and semiarid portions of western Colorado, western Wyoming, Idaho, Nevada and Utah. In southwestern Idaho, the yellow-billed cuckoo has been considered a rare, sometimes erratic, visitor and breeder in the Snake River Valley. The project is located in Sagebrush Steppe environment. While located on the Snake River Valley the proposed drinking water tank location is not close to any riparian area aside from cattail's identified along the canal located north of the tank location. The proposed project will have "NO EFFECT" to the Cuckoo.

3. **Whitebark Pine** – The Whitebark pine is a 5 needle conifer species. The species occurs from approximately 2,950 feet at its northern limit in British Columbia up to 12,000 feet in the Sierra Nevada. The Whitebark Pine is typically found at or slightly lower than alpine timberline in the upper montane zone. In the U.S. it is primarily found on public lands. The project location is in Sagebrush-Steppe not a mountainous zone. The project will have "NO EFFECT" on whitebark pine.

The following species is listed as a Candidate Species:

1. **North American Wolverine** - The North American Wolverine is a proposed species of which does not exist in the proposed project planning area. The proposed project will have a "NO EFFECT" on the wolverine species. Wolverines distribution is restricted to high elevation, deep persistent, and reliable spring snow cover (April 15 to May 14) is the best overall predictor of wolverine occurrence in the contiguous U.S.
(<http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=A0FA>)

Essential Fish Habitat

The Blackhawk HOA system improvements are not located within Essential Fish Habitat (EFH) for Salmon as identified in the attached EFH map and will have "NO EFFECT."

This species list was revised by the USFWS on 02/06/2013, and is valid for 90 days after 03/12/2013.

U.S. Fish and Wildlife Service • Idaho Fish and Wildlife Office

CANDIDATE, PROPOSED AND LISTED SPECIES & PROPOSED AND DESIGNATED CRITICAL HABITAT IN IDAHO

Scientific Name	Common Name	Herps		Birds		Mammals				Fish		Mollusks			Plants				
<i>Rana hateriventris</i>	Columbia Spotted Frog (Great Basin Population)																		
<i>Centrocercus urophasianus</i>	Greater Sage-Grouse																		
<i>Coccyzus americanus</i>	Yellow-Billed Cuckoo																		
<i>Lynx canadensis</i>	Canada Lynx																		
<i>Ursus arctos horribilis</i>	Grizzly Bear																		
<i>Spermophilus brunneus brunneus</i>	Northern Idaho Ground Squirrel																		
<i>Rangifer tarandus caribou</i>	Selkirk Mountains Woodland Caribou																		
<i>Spermophilus brunneus endemicus</i>	Southern Idaho Ground Squirrel																		
<i>Gulo gulo huxia</i>	North American Wolverine																		
<i>Salvelinus confluentus</i>	Bull Trout																		
<i>Acipenser transmontanus</i>	Kootenai River White Sturgeon																		
<i>Lanx sp.</i>	Banbury Springs Lanx																		
<i>Taylorconcha serpenticola</i>	Bliss Rapids Snail																		
<i>Pyrgulopsis bruneauensis</i>	Bruneau Hot Springsnail																		
<i>Halia (Physa) nutricina</i>	Snake River Physa																		
<i>Astragalus aserinus</i>	Goose Creek Milkvetch																		
<i>Mirabilis macfarlanei</i>	MacFarlane's Four-O'Clock																		
<i>Astragalus cusickii var. parkardiae</i>	Packard's Milkvetch																		
<i>Lepidum papilliferum</i>	Slickspot Peppergrass																		
<i>Silene spaldingii</i>	Spalding's Catchfly																		
<i>Spiranthes dibuvalis</i>	Ute Ladies'-Tresses																		
<i>Howellia aquatilis</i>	Water Howellia																		
<i>Pinus albicaulis</i>	Whitebark Pine																		

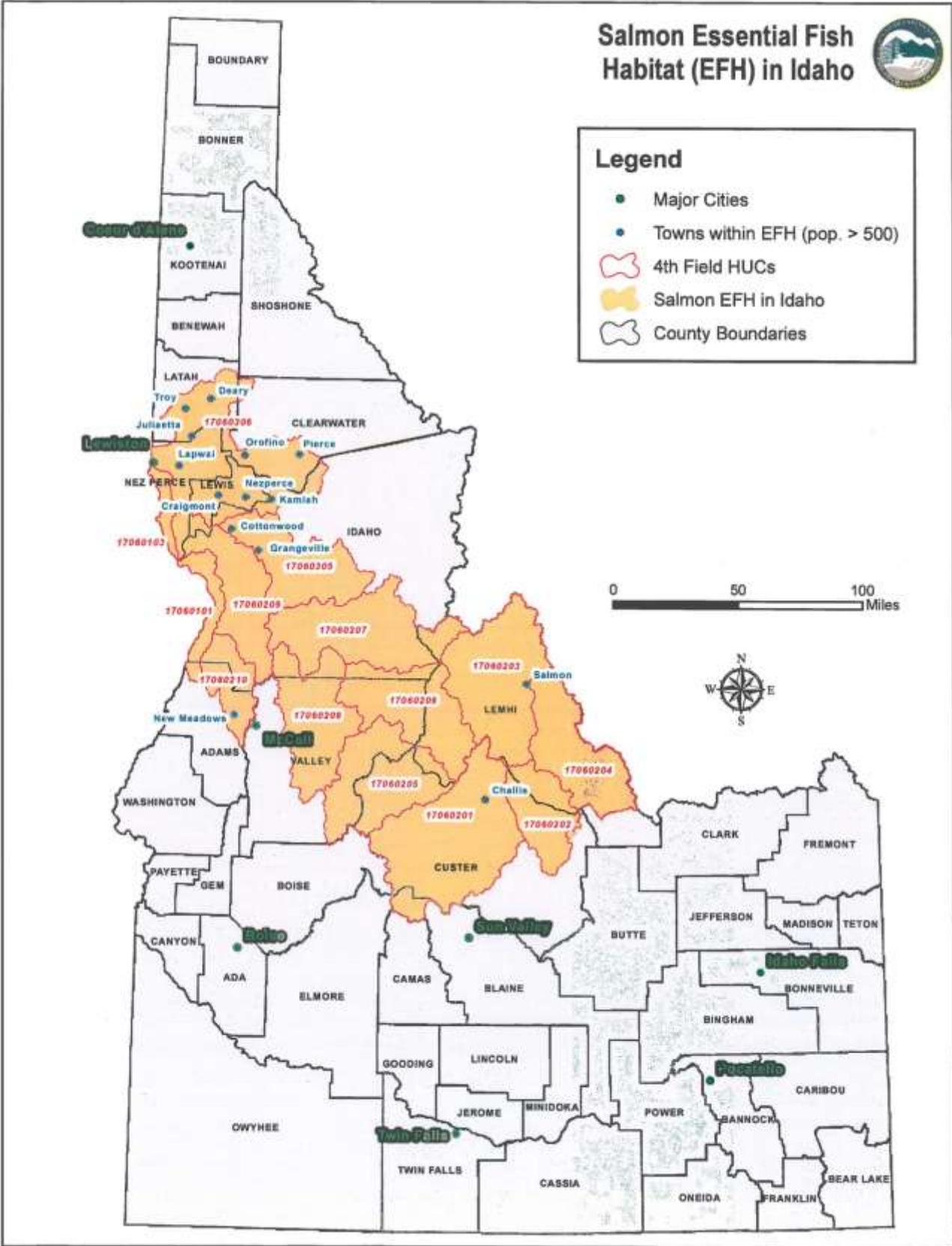
Table Key: C=Candidate Species P=Proposed Species T=Threatened Species E=Endangered Species PCH=Proposed Critical Habitat DCH=Designated Critical Habitat

Salmon Essential Fish Habitat (EFH) in Idaho



Legend

- Major Cities
- Towns within EFH (pop. > 500)
- ⬡ 4th Field HUCs
- ⬢ Salmon EFH in Idaho
- ⬠ County Boundaries



Scott Webster

From: Eastman, Susan <Eastman.Susan@epa.gov>
Sent: Wednesday, April 17, 2013 11:30 AM
To: Scott Webster
Subject: RE: Agency Consultation Letter for Blackhawk HOA drinking water system improvements.doc.docx

Thank you for submitting your project for review. We have reviewed the information provided and find that the project will not have a significant adverse impact on the Eastern Snake River Plain Sole Source Aquifer and therefore the funding may proceed.

EPA reviews federally financially assisted projects that are proposed in federally designated Sole Source Aquifer review areas to determine if the projects have a potential to contaminate the aquifer through a recharge zone so as to create a significant hazard to public health. Such projects are submitted to EPA by federal, state, and local governments, and by the public.

This correspondence only addresses the Sole Source Aquifer Program, any other federal environmental requirements are your responsibility to ensure compliance. Please retain this email for your records.

From: Scott Webster [<mailto:swebster@northwindgrp.com>]
Sent: Tuesday, April 16, 2013 3:39 PM
To: Eastman, Susan
Cc: Michael.May@deg.idaho.gov
Subject: Agency Consultation Letter for Blackhawk HOA drinking water system improvements.doc.docx

Sue, I am resubmitting a request for comment on a the Blackhawk Homeowner's Association Drinking Water Facility Improvement Project located just southeast of Ammon Idaho. The original request was submitted in January 2013 and no formal comment was received. This project is requesting financial assistance from the Drinking Water State Revolving Fund which requires comments on potential impacts to Sole Source Aquifers. If you could please review the attached letter and EPA Region 10 Sole Source Aquifer Checklist document it would be greatly appreciated.

Thanks

Scott Webster
Biologist
Direct (208) 557-7839
Office (208) 528-8718

North Wind Resource Consulting
A CIRI Company

Appendix E
Cultural Resources Report

ARCHAEOLOGICAL AND HISTORICAL SURVEY REPORT

ARCHAEOLOGICAL SURVEY OF IDAHO

KEY INFORMATION

- 1. Project Name:** Blackhawk Homeowner's Association Drinking Water Facility Improvement Project, Bonneville County
- 2. Project Number:** N/A
- 3. Agency Name:** Department of Environmental Quality
- 4. Permit No.:** BLM Permit No. ID-I-37373
- 5. Report Author:** William M. Harding / Rusty Smith
- 6. Date:** February 5, 2013
- 7. County:** Bonneville
- 8. Township, Range, Section:** 1N R38E Sections 12 and 24
- 9. Acres Surveyed:** 2 acres (20 meters or less interval)

PROJECT DESCRIPTION

- 1. Description of project and potential direct and indirect impacts to known or suspected historic properties:** The Blackhawk Homeowner's Association (HOA) in Ammon, Idaho, is planning to improve their existing drinking water system to allow it meet Idaho Department of Environmental Quality (DEQ) regulations by providing water supply redundancy and regulatory fire flow. During the Blackhawk HOA meeting on November 27, 2012, the HOA accepted the alternative developed by Williams Engineering Inc. presented in their Blackhawk Homeowners Association Drinking Water Facility Planning Study (William Engineering 2012). This alternative includes the upgrade of Well 1 and connection of the subdivision's drinking water system at Well Site 1. It would also address electrical and other operational deficiencies identified in the Facility Plan Study (Williams Engineers 2012). An emergency generator would be installed to aid in maintaining a consistent operation of the wells. A third component includes the installation of a storage tank which would support a volume of 177,104 gallons. Installation of the storage tank would supply the balance of water flow rate and volume needs to supply water to future build-out of the development (occupancy of all existing platted lots).
- 2. Description of Area of Potential Effects (APE):** The APE for direct impact includes the area immediately around Well 1 and Tank 1.
- 3. Project Acres:** 2 acres
- 4. Owners of land in the project area:** Private

STATEMENT OF OBJECTIVES FOR SURVEY

The objectives of the survey were to document prehistoric and historic cultural material through review of archival sources and intensive surface examination of the APE in accordance with 36 CFR 800.

LOCATION AND GENERAL ENVIRONMENTAL SETTING

- 1. USGS topographic maps:** Ammon (1975), ID 7.5' series (Figure 2).
- 2. Setting:** The Blackhawk (and associated Iron Rim) Subdivision is located approximately 1.7 mi southeast of the City of Ammon on the eastern bench of the eastern Snake River Plain and approximately 4 miles northeast of the Snake River. The elevation of the subdivision ranges from approximately 4,860 feet to 5,620 feet above mean sea level. Topography of the area is sloped with a westerly aspect. Surface drainage is generally to the west/northwest.

Soils in the planning area are part of the Potell Silt Loam, 4 to 12 percent slopes, and Ririe Silt Loam, 12 to 20 percent slopes. These soils are deep well drained soils which are derived from a parent material of loess or silty alluvium which occurs on hillslopes (USDA 2012).

The undeveloped plots within the subdivision contain sagebrush/grassland steppe habitat and typical roadside weeds. Dominant vegetation species observed within the proposed tank location include Wyoming big-sagebrush (*Artemisia tridentata*), rabbitbrush (*Ericameria nauseosa*), antelope bitterbrush (*Purshia tridentata*), three-tipped sagebrush (*Artemisia tripartata*), crested wheatgrass (*Agropyron cristatum*), cheatgrass (*Bromus tectorum*), tumble mustard (*Thelypodopsis* sp.), and quackgrass (*Elymus repens*).

PRE-FIELD RESEARCH

1. Sources of information checked:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Overviews | <input checked="" type="checkbox"/> Historical records/maps: GLO survey plat |
| <input checked="" type="checkbox"/> National Register | <input type="checkbox"/> Individuals/Groups with special knowledge (list) |
| <input checked="" type="checkbox"/> Archaeological site records/map | <input type="checkbox"/> Other (IDWR water rights) |
| <input checked="" type="checkbox"/> Architectural site records/maps | |
| <input checked="" type="checkbox"/> Survey records | |
| <input type="checkbox"/> Ethnographic studies | |

- 2. Summary of previous studies in the general area:** A file search by SHPO (ASI 13098) found two previous studies conducted within a mile of the project area (Table 1).

Table 1. Previous Studies Conducted in the Area.

SHPO Report No.	Report Title	Author	Date	Acres
1990/68	Cultural Resources Investigations of the Bonneville Power Administration's Goshen-Drummond No. 1 Transmission Line, Southeastern Idaho. Rpts. In Arch/Hist 100-68, Arch. & Hist. Services, East.Wash.Univ.	Gough, Stan (ed.)	1990	1875
2004/482	Ammon/Shelley Regional Wastewater Project. Prepared for East Central Idaho P&D, Rexburg, Idaho.	SERG, Inc.	2004	607

- 3. Description and evaluation of projects in E.2 with regard to survey design, methods, personnel and results:** All projects were conducted using standard and current methods.

EXPECTED HISTORIC AND PREHISTORIC LAND USE AND SITE SENSITIVITY

1. **Are cultural properties known in this area?** Yes No

One previously recorded site (10BV95) is within one mile of the proposed project area. This site is a lithic scatter composed of flakes. It is located approximately 5,000 ft northeast of the proposed storage tank and the project will have no effect on it. The Gardner Canal is located ca. 400 ft from the project area. The Gardner Canal is not on the file search of previously recorded sites but is located on the topographic map (Figure 2) and an aerial map (Figure 3). The proposed project will have no effect on the Gardner Canal.

2. **Are cultural properties expected?** Yes No
3. **What cultural themes/contexts are expected within the survey area?** Check at least one theme in the first two columns and at least one time period in the third column.

<u>Theme</u>		<u>Time Period</u>
<input checked="" type="checkbox"/> Prehistoric Archaeology	<input type="checkbox"/> Military	<input checked="" type="checkbox"/> Prehistoric
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Mining	<input type="checkbox"/> Historic Native American
<input type="checkbox"/> Architecture	<input type="checkbox"/> Native Americans	<input checked="" type="checkbox"/> Exploration: 1805-1860
<input type="checkbox"/> Civilian Conservation Corp	<input type="checkbox"/> Public Land Mngt./Conserv	<input checked="" type="checkbox"/> Settlement: 1855-1890
<input type="checkbox"/> Commerce	<input type="checkbox"/> Recreation/Tourism	<input checked="" type="checkbox"/> Phase I Statehood: 1890-1904
<input type="checkbox"/> Communication	<input checked="" type="checkbox"/> Settlement	<input checked="" type="checkbox"/> Phase II Statehood: 1904-1920
<input type="checkbox"/> Culture and Society	<input type="checkbox"/> Timber Industry	<input checked="" type="checkbox"/> Interwar: 1920-1940
<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Transportation	<input type="checkbox"/> Pre-Modern: 1940-1958
<input type="checkbox"/> Exploration/Fur Trapping	<input type="checkbox"/> Other (list)	<input type="checkbox"/> Modern: 1958-present
<input type="checkbox"/> Industry		

4. Brief description of where cultural properties associated with expected themes might be found with respect to landforms, water, vegetation, slope, fauna, and historical documentation: Due to the intensely developed nature of the area, the potential for encountering cultural resources are low. Prehistoric sites such as open camps or small campsites near springs or streams, lithic scatters and rock alignments or features associated with hunting, gathering and tool manufacture may be located in the project area. Historic sites in the project area may consist of structures and features associated with agriculture, homesteading, and roads or trails.

FIELD METHODS

- Areas examined and type of coverage:** The APE was examined by a crew of two walking parallel transects spaced 20 meters or less apart within the proposed Well 1 and Tank 1 locations.
- Description of ground surface conditions:** Approximately 25 to 40 percent of the ground surface was visible, with higher visibility in disturbed areas. Due to the late fall timing of the survey, most of the vegetation was dormant but still obscuring much of the ground surface.
- Areas not examined and reasons why:** None

4. **Names of personnel participating in the survey in the field:** William Harding and Jace Fahnestock
5. **Date of survey:** November 3, 2011
6. **Problems encountered:** None

RESULTS

1. **Listing of all cultural properties (including previously recorded) in these areas:** None; the project APE does not include any newly recorded or previously recorded sites.
2. **Summary of important characteristics of properties listed above:** N/A
3. **Recommendations for National Register eligibility of each cultural property:** N/A
4. **Recommendations for further investigations needed to evaluate cultural properties:** No further investigations are recommended.
5. **Cultural Properties noted but not formally recorded:** None

CONCLUSIONS AND RECOMMENDATIONS

1. Brief summary of relevance of cultural properties to contexts listed under F, discussing potential contributions to these contexts. N/A
2. Discussion of potential threats to the integrity of the cultural properties and recommendations for future investigations or protective actions: None
3. For 106-related surveys, discussion of relationship of each cultural property to direct and indirect project impacts. The project will have no direct or indirect impacts on properties eligible for the National Register.
4. For 106-related surveys affecting cultural properties, discussion of avoidance or mitigation options for each property: No cultural properties are located within the APE.
5. For 106-related surveys, recommendations for additional information gathering or survey, avoidance measures, mitigation, and future management: No recommendations for gathering additional information, avoidance measures or mitigation are recommended. Cultural resource clearance is recommended for the proposed project subject to the following stipulations:
 - 1) All disturbances will be restricted to within the inventoried areas.
 - 2) If evidence of prehistoric or historic sites is discovered during the ground-disturbing activities, all activities within a 100-ft (30-m) radius of the site will cease immediately, and the appropriate personnel within State Historical Preservation Office should be notified.
 - 3) All unevaluated and eligible sites will be avoided during construction.
 - 4) All construction and maintenance personnel will be instructed of the confidentiality of site location information and that the collection of cultural material is prohibited.

ATTACHMENTS

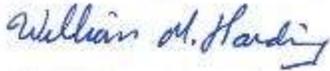
1. Appropriate forms attached for each site? Not applicable
2. Maps attached? Yes (Figures 1 and 2)
3. Other attachments? Photos (Figures 3-9)

REPOSITORY

Original survey records, field notes, and photographs are located at North Wind's Idaho Falls, Idaho office.

CERTIFICATION OF RESULTS

I certify that this investigation was conducted and documented according to the Secretary of Interior's Standards and Guidelines and that the report is complete and accurate to the best of my knowledge.



Signature of Principal Investigator

February 5, 2013*

Date

*Report originally drafted but not finalized by William Harding in November 2011; updated in February 2013 by Rusty Smith following updated file search and Mr. Harding's departure from North Wind.

References:

USDA.

2012 Web Soil Survey. U.S. Department of Agriculture – Natural Resources Conservation Service <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Site accessed November 2012.

Williams Engineering, Inc.

2012 Blackhawk Homeowners Association Drinking Water Facility Planning Study. DWG 130-2012-11.

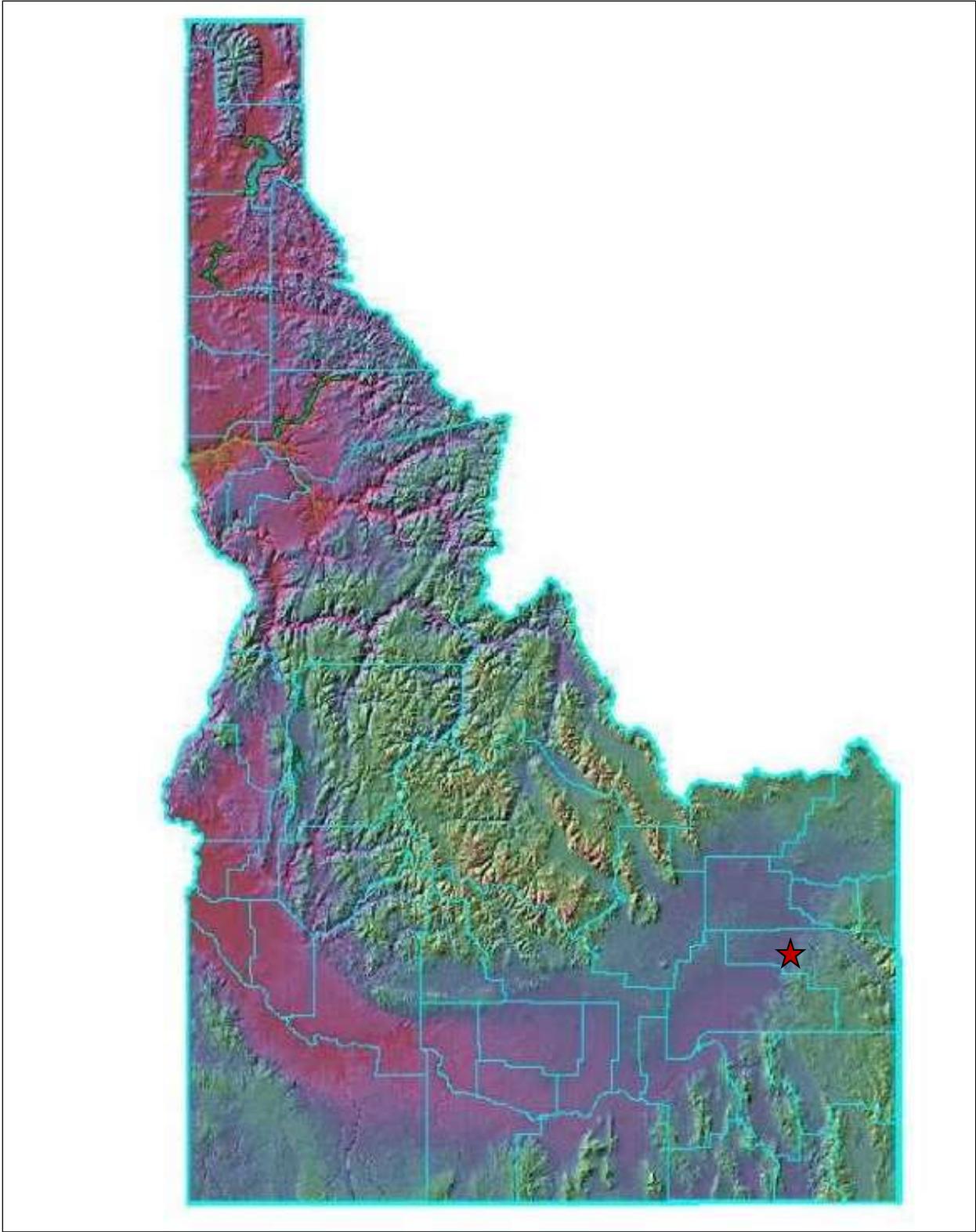


Figure 1. Map showing the general location of the project area.



Figure 3. Aerial photograph of the proposed project site.



Figure 4. View south of Well 2.



Figure 5. Proposed storage tank location along the upper eastern edge of the development facing West.