

ERAC Comments from EIA Review - Publix

My main concerns about this project are the deforestation of the land and loss of habitat: turning an existing pond and its aquatic ecosystem into a stormwater (and sedimentation) pond, and the impact on the neighboring residential community of Polks Landing.

Is there land already zoned commercial that would be more suitable for this development than a forested area close to a residential neighborhood?

19 of the 23 acres will be graded in one phase, (no grading plan has been done yet). Staging the grading in phases, and seeding areas that are awaiting construction would avoid the common problems of erosion and sedimentation.

Will the building of a large septic system for this project impact ground or surface waters in the neighboring residential areas?

Are there ephemeral streams within the project area? Will sediment or pollutants from this project, during or post-construction impact Cub Creek which flows to Morgan Creek and then Jordan Lake? Both waters are impaired for nutrient pollution

Has there been an actual survey of the aquatic life in the existing pond, whose habitat will be greatly degraded by new stormwater and sedimentation?

Wildlife "displaced" by construction and development cannot simply move to an adjacent habitat. Competition with existing wildlife or lack of specific food species and shelter more likely leads to death.

If the commercial buildings are used as a buffer between the residential area and parking, will the back of the commercial buildings face the residential area. Is that where dumpsters, and truck loading will take place?

Has a lighting plan been submitted other than this general statement?

To state that no offsite impacts from soil disturbance are expected is unreasonable. Most new development creates offsite turbidity and/or sediment in

Air quality will be impacted negatively by the additional cars using the commercial area (306 parking spaces plus additional outparcel parking).

Construction noise from 7 am to 11 pm is probably going to be more than "negligible" for the adjoining neighbors.

7.2 which calls for new design guidelines for development along major corridors, including ideas such as "Near the edges of and outside of centers encourage larger setbacks and preservation of existing vegetation and unique frontage features, such as foreground meadows maintained to visually replicate pasture."

Minimize the removal of native trees in the areas for the septic system, the storm water retention pond, and the buffer zones with neighboring sites.

Provide silt protection for the existing man-made pond and the adjacent stream during the construction process to protect potential aquatic life.

Provide protection from sedimentation and nutrient loadings to the adjacent stream by the design of the storm water retention pond.

Do we really need another grocery store?

Is septic appropriate for this? Seems like it will have to be a crazy big system. What will be in place to guarantee system maintenance and upkeep?

The pond is an upland impoundment, so not subject to County buffer rules, however it does drain to Pokeberry Creek, which is a NSW and is already pretty messed up. What can we do to require they do more to use LID and retain more stormwater uphill from the pond - pervious pavement, rain

I'd like to require no open burning on this and every future development site. Can we require chipping? Can we require use of cut material - harvest for lumber, pulp, or firewood? They say they are planning to do so, but I'd like to get that as a requirement for this and all future developments.

Noise is going to be an issue for the neighbors. The report says negligible, but that's not backed up with any data. Can we require some mitigation bonding so that the residents can get sound barriers or something both during construction and after build out?

Lights should be dark sky compliant and energy efficient for this and all future developments

As a general statement, I'm concerned that our Comprehensive Plan will come far too late to shape the fate of commercial development of 15-501