

IBEY'S NURSERY SUBDIVISION

PRIMARY REVIEW CRITERIA REPORT

1. Agriculture

This 6.33-acre tract of land has not been used for agricultural purposes for over 10 years. Although the soil type "Minesinger-Bigarm complex, 0 to 4 percent slopes" is listed as farmland of local importance, the NRCS assigns it a capability of "3e". Productivity is limited due to the soil being highly erodible.

Section 3.1.4.2.B of the County Subdivision Regulations discusses "offsite impacts" to adjacent agricultural land. First it lists "runoff from subdivision lots and roads, and lawn watering" as a potential impact. It should be noted that that adjacent agricultural land is upslope from Ibeys Nursery and will not be impacted by runoff from this site. Second, that Section discusses the need to "notify future lot owners of the potential implications of living adjacent to agricultural operations". In this case, Tim Ibeys is certainly aware that the Hanson Ranch is across Angus Lane and his nursery business is compatible with the continuing operation of the Ranch.

2. Agricultural Water User Facilities

There are water user facilities on the Hanson Ranch to the north of this site. Our proposed subdivision will have no effect on that upslope water use. With I-90 immediately to the south, there is no pass-through of irrigation water.

3. Natural, Cultural Environment

There is a riparian area that follows Butler Creek down the east side of this subdivision. Please refer to the Riparian Resources Management Plan under Tab 8.

We are not aware of any historical, cultural, archeological, or paleontological features requiring protection on or near this site.

4. Wildlife and Wildlife Habitat

Our review of State and local wildlife inventories has identified no critical habitat, and no threatened or endangered species occupying this site.

5. Public Health and Safety

This site is not in a high fire hazard area, is not susceptible to rock slides, unstable soils or other natural hazards. The property is partially located within the "Airport Influence Area", which addresses concerns about aircraft noise and building heights. The Zoning Map and the Butler

Creek Area Plan Map are included under Tab 1. They show that our subdivision site lies outside of the "Extended Approach and Departure Areas" of the Airport Influence Zone.

As a commercial subdivision, we believe the noise level is less of a concern than it would be if this were a residential subdivision. And building heights will be well within allowable limits. We anticipate executing the standard Avigation Easement required of development within the Airport Influence Area.