

**ENVIRONMENTAL ASSESSMENT
DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION
WATER QUALITY BUREAU/SUBDIVISIONS**

Name of Project: Vergeront Ranch
Location of Project: Polson

Type of Project: Subdivision E.Q. #00-2494
County: Lake

Description of Project: 13 Lot Subdivision. *Served by onsite water supply and onsite sewage disposal.*

Summary of Issues: *Include issues and concerns / resource conflicts identified by staff and the public.*

Affected Environment & Impacts of the Proposed Project:

Key: Summarize impacts as follows: NA - Not applicable, N - No impact, B - potentially beneficial impact, A - potentially adverse impact, M mitigation required, P - additional permits required (when additional DEQ permits are required, this review must be coordinated between bureaus)

Under Comment below include frequency, duration (long or short term) magnitude (quantify or qualify) and context for any impacts identified (Each category includes a tickler list of items to consider - this does not mean each one needs to be addressed. Rather, if an issue related to that topic has been raised then provide some additional information. Address impacts related to issues and concerns. Identify reasonable feasible mitigation measures where significant impacts could be avoided and note impacts which are irreversible, irretrievable. Relate discussion to issues. Include background information on affected environment if necessary to discussion. Utilize negative declarations where appropriate (wetlands, T&E, Cultural Resources)

Key	PHYSICAL AND BIOLOGICAL ENVIRONMENT
N	1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity) COMMENTS AND SOURCE OF INFORMATION:
NA	2. Hazardous Facilities (power lines, hazardous waste sites, distances from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks and related facilities such as natural gas storage facilities and propane tanks) COMMENTS AND SOURCE OF INFORMATION: LAKE COUNTY COMMISSIONERS STATE ALL POWER LINES, ETC WILL BE UNDERGROUND
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: SOME EFFECTS FROM CONSTRUCTION AND GRAVEL ROADS WITHIN THE SUBDIVISION
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) Aquifer produces volume of water between 50gpm and 100 gpm COMMENTS AND SOURCE OF INFORMATION:A- MEETS NONSIGNIFICANT CRITERIA AND WATER SOURCE (IF ONSITE WATER & SEWER)DEMONSTRATED TO HAVE ADEQUATE QUANTITY, QUALITY, AND DEPENDABILITY, N – IF PUBLIC WATER & SEWER
N	5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones) COMMENTS AND SOURCE OF INFORMATION: PHASE I HAS BEEN APPROVED BY THE DEPARTMENT
A	6. Vegetation and Wildlife species and habitats, including fisheries and aquatic resources (threatened, endangered, sensitive species, prime habitat, population stability, potential for human wildlife conflicts, effectiveness of postdisturbance plans) COMMENTS AND SOURCE OF INFORMATION: N-URBANIZED AREA, A –RURUAL AREA NONE LISTED BY THE COUNTY COMMISSIONERS
N	7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc) COMMENTS AND SOURCE OF INFORMATION: NONE LISTED BY THE COUNTY COMMISSIONERS
A	8. Land Use (Waste disposal, Agricultural Lands (grazing, cropland, , forest lands, prime farmland), Recreational Lands (waterways, parks, playgrounds, open space, federal lands), Access, Commercial and Industrial Facilities (production & activity, growth or decline), Growth, land use change, development activity) COMMENTS AND SOURCE OF INFORMATION: ON AGRICULTURAL LANDS – NONE LISTED BY THE COUNTY COMMISSIONERS
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION: NONE LISTED BY THE COUNTY COMMISSIONERS
NA	10. Aesthetics (visual quality, nuisances, odors, noise) COMMENTS AND SOURCE OF INFORMATION: NONE LISTED BY THE COUNTY COMMISSIONERS
A	11. DEMANDS ON/ CHANGES IN ENVIRONMENTAL RESOURCES INCLUDING LAND, WATER, AIR OR ENERGY USE (need for new or upgraded energy sources, potential for recycling, etc) (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: N/A

Key	IMPACTS ON THE HUMAN POPULATION
N	12. CHANGES IN DEMOGRAPHIC CHARACTERISTICS (population quantity, distribution and density, rate of change) COMMENTS AND SOURCE OF INFORMATION: VERY LIMITED CHANGES.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: DEPARTMENT DOES NOT KNOW THE PRICE OF THE LAND OR HOUSING COST IN POLSON
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE
N	15. Public Health and Safety (Medical services and facilities, Police, Fire Protection & Hazards (see #2), Emergency Medical Services, (see land use for waste disposal)) COMMENTS AND SOURCE OF INFORMATION: SERVICES WILL BE PROVIDED BY THE AGENCIES – LETTERS IN FILE
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: N/A
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: ADDITIONAL HOMES SHOULD GENERATE ADDITIONAL TAX BASE FOR CITY & COUNTY
N	18. Effects on Social Structures and Mores (standards of Social Conduct/Social Conventions) Demand on Social Services (law enforcement, Educational Facilities (libraries, schools colleges, universities) welfare, etc) COMMENTS AND SOURCE OF INFORMATION: DISTRICT CAN PROVIDE EDUCATION
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: HOME OWNERS WILL BE IN CHARGE OF INTERIOR ROADS
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: APPROVED BY THE COUNTY COMMISSIONERS
NA	21. Regulatory Restrictions on Private Property Rights (Are we regulating pursuant to a police power? Does the Agency action restrict the use of the property beyond the minimum necessary to achieve compliance with the Act? What are the costs of such additional restrictions resulting from proposed permit conditions? Are other less restrictive ways of achieving the same goal? See your assigned legal counsel for assistance preparing this section.) Comments and Source of Information:

22. Description of and Impacts of Other Alternatives Considered:
A. IF SUBDIVISION NOT APPROVED, NO IMPACT WOULD OCCUR
B. IF APPROVED, PROPOSAL COMPLIES WITH ALL APPLICABLE LAWS AND RULES
23. Public Involvement: *Identify dates of meetings, comment periods, numbers of comments, etc and reference any attached responses, if any were appropriate to this project.*
24. Other Bureaus and Governmental Agencies with Jurisdiction: County Commissioners & County Health Department
25. Summary of Magnitude and Significance of Potential Impacts:
26. Cumulative Effects: No significant long term impacts with conditions (complies with all applicable laws and rules)

Recommendation for Further Environmental Analysis:

EIS More Detailed EA No Further Analysis

Rationale for Recommendation: No significant long-term impacts.

EA Checklist Prepared By:

Name Mary Schroeder

Date 08-24-00

Bureaus consulted in the preparation of this checklist: (Identify each Bureau and get an initialed and dated sign-off from bureaus cooperating in preparation of EA).

AWMB _____ CSB _____ EMB _____
IEMB _____ WPB _____ Other _____

Signature

Date