

**Department of Environmental Quality
Permitting & Compliance Division
Public Water & Subdivision Bureau / Subdivision Section**

Environmental Assessment

Name of Project: Pioneer Meadows

Type of Project: Subdivision E.Q. #07-2618

Location of Project: Sec 30, T5S, R12W

County: Beaverhead

Description of Project: 16 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	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: SOILS ARE SUITABLE FOR ON-SITE WASTEWATER SYSTEMS. NO DRAINFIELDS HAVE BEEN LOCATED ON A STEEP SLOPE OR ON UNSTABLE SOILS.</p>
NA	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS WILL OCCUR DURING CONSTRUCTION OF ROADS AND DWELLINGS AND IF WOOD BURNING IS ALLOWED.</p>
A	<p>4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NITRATE SENSITIVITY HAS BEEN APPROVED BY THE DEPARTMENT. WATER AVAILABILITY AND RELIABILITY HAVE BEEN APPROVED. WILL NOT DEGRADE GROUNDWATER.</p>
N	<p>5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: PHOSPHORUS BREAKTHROUGH HAS BEEN APPROVED BY THE DEPARTMENT. SUBDIVISION WILL NOT DEGRADE SURFACE WATER. STORMWATER CONTROLS WILL BE INSTALLED TO PREVENT POLLUTION OF STATE WATERS.</p>
A	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: THIS SUBDIVISION AS WELL AS OTHERS HAS AFFECTED WILDLIFE. MITIGATION MEASURES OUTLINED BY FWP SHOULD BE TAKEN INTO CONSIDERATION.</p>
N	<p>7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc)</p> <p>COMMENTS AND SOURCE OF INFORMATION: THERE IS A POND AND TWO CREEKS CLOSE WITHIN OR CLOSE TO THE SUBDIVISION. SETBACK DISTANCES OUTLINED MUST BE MAINTAINED. NO ENDANGERED OR FRAGILE RESOURCES HAVE BEEN IDENTIFIED.</p>
A N	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: LAND IS PRESENTLY USED AS GRAZING LAND AND WILL TAKE 55+ ACRES OUT OF AGRICULTURAL GRAZING.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION:</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION:</p>
A	<p>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)</p> <p>(See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION:</p>

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: WILL ADD 16 HOMES TO THE DENSITY OF THIS AREA.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN
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: HIGHWAY DEPARTMENT WILL CONTINUE ITS SERVICE TO THIS AREA IF ROADS ARE MAINTAINED. FIRE PROTECTION WILL BE PROVIDED BY THE GRASSHOPPER VALLEY VFD. THE CONVENTS ADDRESS MATERAIL FOR CONSTRUCTION TO MITIGATE FIRE HAZARD.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: SHOULD BE A BENEFIT FOR BOTH LOCAL AND STATE TAX BASE.
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: COULD HAVE AN EFFECT ON THE POLARIS SCHOOD. HOWEVER, THE SCHOOLS HAVE SEEN NO INCREASE OR A DECREASE IN THE NUMBER OF SUDENTS COMING FROM DEVELOPMENT IN THIS AREA.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: INGRESS AND ERGRESS ARE SHOWN IN THE ROAD DESIGN.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: HAS PRELIMINARY PLAT APPROVAL FROM COUNTY COMMISSIONERS AND COUNTY SANITARIAN.
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:

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Date: 09-27-07