

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

Environmental Assessment

Name of Project: Spencer Plaza

Type of Project: Subdivision E.Q. #08-1779

Location of Project: Sec 2, T35N, R1E

County: Broadwater

Description of Project: 5 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 TREATMENT. NO STEEP SLOPES OR GEOLOGIC CONDITIONS EXIST.</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: ONLY DURING CONSTRUCTION OF ROADS AND BUILDINGS.</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: A- NONSIGNIFICANCE HAS BEEN APPROVED BY THE DEPARTMENT. ADEQUATE WATER EXISTS FOR A COMMERCIAL DEVELOPMENT.</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 AND STORMWATER CONTROLS WILL BE CONSTRUCTED AND MAINTAINED. SURFACE WATER WILL NOT BE USED AS A POTABLE WATER SUPPLY.</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: NO MARSHES, SHRUB OR FORESTLANDS LOCATED ON THE SUBDIVISION. NO CRITICAL PLANT COMMUNITIES. MULE DEER AND ANTELOPE MAY BE ON THE PROPERTY. NO KNOWN OR CRITICAL WILDLIFE AREAS SUCH AS BIG GAME WINTER RANGE OR WATERFOWL NESTING AREAS. NO ENDANGERED SPECIES OR WETLANDS.</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: NO ENDANGERED OR FRAGILE ENVIRONMENTAL RESOURCES ARE IN THE AREA. IT IS NOT IN THE FLOODPLAIN OR NEAR WETLANDS.</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 VACANT AND IS NOT BEING USED FOR AGRICULTURE. NO PRODUCTION OF CROPS OR LIVESTOCK HAS OCCURRED DURING THE PAST 5 YEARS. SUBDIVISION WILL NOT INTERFERE WITH CURRENT AGRICULTURE PRODUCTION.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED. NO RECORDED HISTORIC OR ARCHAEOLOGICAL SITES.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: USE OF COMMERCIAL TRACTS IS NOT KNOWN. ODORS AND NOISE COULD COME FROM THE COMMERCIAL LOTS.</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: VERY LITTLE CHANGE IN THE DEMAND IN ENVIRONMENTAL RESOURCES WITH THE DEVELOPMENT OF FIVE COMMERCIAL LOTS.</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: COMMERCIAL LOTS WILL NOT HAVE AN EFFECT ON POPULATION .
N/A	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: N?A COMMERCIAL DEVELOPMENT.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE. LAND IS VACANT
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: FIRE DEPARTMENT WILL ACCEPT CASH –IN-LIEU OF A WATER SUPPLY SYSTEM. RESPONSE TIME FROM THE FIRE DEPARTMENT IS ABOUT 20 MINUTES. SHERIFF’S DEPARTMENT IS 5.5 MILES AWAY IN TOWNSEND. EMERGENCY MEDICAL SERVICES ARE AVAILABLE IN TOWNSEND
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: COMMERCIAL DEVELOPMENT WILL BE A BENEFIT TO LOCAL EMPLOYMENT. TYPE OF BUSINESS AND SALARIES ARE NOT KNOWN.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL 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: SHOULD NOT HAVE AN EFFECT OF SOCIAL AND MORAL STANDARDS.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: WILL INCREASE THE TRAFFIC LEADING TO THE COMMERCIAL LOTS. NEW ACCESS ENTRANCE TO THE HIGHWAY IS PROPOSED. AN ESTIMATED AN ADDITIONAL 50 TRIPS PER DAY FROM THE SUBDIVISION.
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 BEEN APPROVED BY THE SANITARIAN AND COUNTY PLANNING BOARD.
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: 02-05 -08