

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

**Environmental Assessment**

**Name of Project:** Canyon Ferry South Shore

**Type of Project:** Subdivision E.Q. #07-3055

**Location of Project:** Sec 3, 9, 10, T7N, R2E

**County:** Broadwater

**Description of Project:** 117 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, MAINLY ALLUVIAL SANDS AND GRAVELS, ARE ADEQUATE FOR WASTEWATER TREATMENT. NO UNSTABLE SOILS, STEEP SLOPES, EROSION HAVE BEEN NOTED. NO GEOLOGIC MAPS COULD BE LOCATED.</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: MONTANA DITCH IS ON WEST SIDE.</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.</p>
A	<p>4. Groundwater Resources &amp; Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION:A- WATER AVAILABILITY AND NONSIGNIFICANCE DETERMINATION HAVE BEEN APPROVED BY THE DEPARTMENT.</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: WATER AVAILABILITY AND NONSIGNIFICANCE DETERMINATION HAVE BEEN APPROVED BY THE DEPARTMENT. STORMWATER STRUCTURES WILL BE CONSTRUCTED AS APPROVED BY THE DEPARTMENT.</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: DEER, ANTELOPE AND BIRDS INHABIT THE PROPERTY. THE PROPERTY DOES NOT SUPPORT ANY CRITICAL WILDLIFE AREAS INCLUDING MIGRATION ROUTES, CALVING AREAS WINTER RANGE. VERY LITTLE NATIVE VEGETATION ON THE PROPERTY BECAUSE OF THE YEARS OF AGRICULTURE PRACTICES.</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: : NONE HAVE BEEN IDENTIFIED.</p>
A	<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 &amp; activity, growth or decline), Growth, land use change, development activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DEVELOPMENT WILL IMPACT AGRICULTURAL LANDS AS 298 ACRES WILL BE TAKEN OUT OF HAY PRODUCTION AND GRAZING. COVENANTS WILL INCLUDE MITAGATION OF IMPACTS FOR NEARBY AGRICULTURAL LANDS. IRRIGATION RIGHTS HAVE BEEN SOLD, THEREFORE, PROPERTY IS NOT A GOOD AGRICULTURAL UNIT. MONTANA DITCH IS ON THE WEST BOUNDARY.</p>
NA	<p>9. Historical, Cultural, &amp; Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: PROBABLY DOES NOT CONTAIN ANY HISTORICAL OR ARCHEOLOGICAL SITES.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: HOMES WILL BE VISABLE FROM OTHER 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: WILL AFFECT THE LAND, WATER AND ENERGY USE WITH THE ADDITION OF 116 LOTS. LAND IS PRESENTLY VACANT. WATER IS SUFFICIENT FOR THE DEVELOPMENT.</p>

