

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

Environmental Assessment

Name of Project: Pine Meadows

Type of Project: Subdivision E.Q. #08-2993

Location of Project: Sec 26, T9N, R3W

County: Jefferson

Description of Project: 17 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 ONSITE WASTEWATER SYSTEMS. NO STEEP SLOPES OR UNSTABLE SOILS IDENTIFIED.</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: A NATURAL GAS LINE EASEMENT AND OVERHEAD POWER LINES ARE LOCATED WITHIN THE SUBDIVISION.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY FROM THE CONSTRUCTION OF ROADS AND BUILDINGS. DUST COULD BE A HAZARD IF THE ROADS ARE NOT PAVED.</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: NONSIGNIFICANCE HAS BEEN APPROVED WITH MIXING ZONES. WATER AVAILABILITY AND DEPENDABILITY HAS 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: PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS AND ADJACENT TO STATE WATERS HAS BEEN REVIEWED BY THE DEPARTMENT. STORMWATER CONTROLS WILL BE CONSTRUCTED. SURFACE WATER WILL NOT BE USED AS POTABLE WATER.</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: WILL HAVE AN ADVERSE AFFECT ON WILDLIFE AND HABITAT. IMPACTS WILL BE MITAGATED THROUGH CONDITIONS OF APPROVAL. LOT OWNERS MAY NOT COMPLETELY FENCE THEIR PROPERTY.</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 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: WILL NOT HAVE AN IMPACT ON PRIME AGRICULTURE LAND OR AGRICULTURE WATER USERS. LAND IS ALREADY A LOW DENSITY RESIDENTIAL AREA.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE WERE IDENTIFIED.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN</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 HAVE A LIMITED AFFECT ON RESOURCES. AQUIFIER IS SUFFICIENT TO ADDRESS POTABLE WATER NEEDS</p>

