

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

**Name of Project:** Stonehouse Subdivision  
**Location of Project:** Sec. 14, T7S, R10W

**Type of Project:** Subdivision E.Q. #08-1228  
**County:** Beaverhead

**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	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: SOILS ARE SUITABLE FOR ON-SITE SYSTEM. HOWEVER ET SYSTEMS WILL BE INSTALLED
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: NONE HAVE BEEN IDENTIFIED. ONLY ADVERSE EFFECT WOULD BE WILDLAND FIRES.
A	3. Air Quality (effects to and from project, dust, odors, emissions)  COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION OF DRIVEWAYS AND BUILDINGS.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)  COMMENTS AND SOURCE OF INFORMATION: NONDEGRADATION STUDY INDICATED THE ONLY SYSTEM THAT COULD BE USED WAS A EVAPOTRANSPIRATION SYSTEM. EFFLUENT WILL NOT REACH GROUND WATER. MIXING ZONES ARE NOT APPROPRIATE. GROUNDWATER HAS HIGH NITRATE LEVELS. TREATMENT OF EACH WELL WILL BRING WATER QUALITY INTO COMPLIANCE WITH EPA STANDARDS FOR NITRATE LEVEL IN DRINKING WATER.
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: SURFACE WATER WILL NOT BE USED FOR DIRINKING WATER. ET SYSTEMS DO NOT REQUIRE A MIXING ZONE SINCE EFFLUENT WILL NOT REACH SURFACE WATER. STORMWATER BASIN WILL BE CONSTRUCTED.
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: DOES NOT POSSESS IMPORTANT WILDLIFE HABITAT. PREVIOUS DEVELOPMENT HAS ALREADY AFFECTED THE USE OF THE LANDS BY ANTELOPE AND MULE DEER. LITTLE IF ANY IMPACT ON WILDLIFE OR WILDLIFE HABITAT.
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: NO CREEKS, STREAMS OR WATER BODIES NEAR THE SUBDIVISION. VEGETATION CONSISTS OF SCATTERED DRYLAND GRASSES AND SAGEBRUSH. NO ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT ARE ANTICIPATED.
N	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: LAND IS NOT BEING USED FOR AGRICULTURE AND HAS LITTLE VALUE AS AG RICULTURE LAND. DEVELOPMENT IS NOT EXPECTED TO HAVE AN AFFECT ON ADJACENT AGRICULTURE ACTIVITIES.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)  COMMENTS AND SOURCE OF INFORMATION:
NA	10. Aesthetics (visual quality, nuisances, odors, noise)  COMMENTS AND SOURCE OF INFORMATION:
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:

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: ADDITON OF FOUR LOTS WILL NOT HAVE AN EFFECT OF POPULATION DENSITY.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOW TO THE COST OF HOMES.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE. VACANT LAND
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: BEAVERHEAD COUNTY WILL PROVIDE SOLIDE WASTE DISPOSAL, LAW ENFORCEMENT, AND ROAD MAINTENANCE. FIRE DISTRICT #2 WILL PROVIDE FIRE PROTECTION. DEVELOPER IS REQUIRED TO INSTALL A 5,000 GALLON STORAGE TANK FOR FIRE SUPPRESSION. MEDICAL SERVICES WILL BE PROVIDED BY BEAVERHEAD AMBULANCE FROM DILLON. LACK OF AN APPROVED MAINTENANCE PLAN FOR FIRE SUPPRESSION COULD BE A PROBLEM.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: LITTLE IMPACT ON LOCAL EMPLOYMENT AND INCOME PATTERNS. WILL BENEFIT DILLON FOR ECONOMIC IMPACT.
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: SCHOOL DISTRICT #10 PROVIDES BUS TRANSPORTATION. SHOULD HAVE SMALL IMPACT ON EXISTING SCHOOL SYSTEM AND SOCIAL SERVICES.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: HIGHWAYS EXIST. LITTLE IMPACT ON EXISTING ROADS WITH FOUR HOMES.
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 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:**

Name: Mary Schroeder

Date: 02-18-09