

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

Name of Project: Valleyview Farms

Type of Project: Subdivision E.Q. #09-1857

Location of Project: Sec. 14 & 15, T10N, R3W

County: Lewis and Clark

Description of Project: 4 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 SYSTEMS. DRAINFIELDS ARE LOCATED IN AREA TO MEET DEPTH TO GROUNDWATER. PRESSURE DOSING IS REQUIRED.</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: NO HAZARDOUS FACILITIES ARE PRESENT WITHIN THE SUBDIVISION. PRICKLEY PEAR CREEK IS LOCATED CLOSE TO THE WEST BOUNDARY LINE.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS SHOULD OCCUR 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: NONDEGRADATION HAS BEEN REVIEWED AND THE DRAINFIELD WILL NOT DEGRADE STATE WATERS. GROUNDWATER IS SUFFICIENT TO PROVIDE ADEQUATE WATER SUPPLY FOR FOUR- SINGLE FAMILY DWELLINGS.</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. SURFACE WATER WILL NOT BE USED AS A POTABLE WATER SOURCE.</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 THREATENED OR ENDANGERED SPECIES OF VEGETATION AND WILDLIFE HAVE BEEN IDENTIFIED. DEER, MAMMALIAN SPECIES, RAPTORS ETC. HAVE BEEN ON PROPERT. DEVELOPMENT COULD IMPACT WILDLIFE MOVEMENT.</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 CLOSE TO DEVELOPMENT. HOWEVER, SEDIMENT COULD ENTER PRICKLEY PEAR CREEK AND HAVE A POTENTIAL IMPACT. MITIGATION PRACTICES COULD BE USED TO PREVENT SEDIMENT IN THE CREEK.</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 & activity, growth or decline), Growth, land use change, development activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: LAND IS CURRENTLY A FARMSTEAD WITH IRRIGATED HAY AND PASTURE. DEVELOPMENT WILL HAVE POTENTIALLY SIGNIFCANT IMPACTS ON AGRICULTURAL LANDS AND/OR OPERATIONS. THE INTENT OF THE DEVELOPMENT IS AN EQUESTRIAN AREA. MITIGATIONS PLAN MUST BE SUBMITTED.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ODORS AND NOISE SHOULD OCCUR ONLY DURING CONSTRUCTION AND IF WOOD BURNING IS ALLOWED. VISUAL QUALITY IS AN OPINION OF THE HOME OWNERS AND DEVELOPER.</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: MINIMAL EFFECT ON ENVIRONMENTAL RESOURCES WITH THE ADDITION OF FOUR SINGLE FAMILY HOME.</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: Minimal effect on population quantity and distribution
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE COST OF HOMES.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE. LAND IS CURRENTLY HAY AND PASTURE 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: SHERIFF'S DEPARTMENT IS 6.6 MILES AWAY AND RURAL FIRE DEPARTMENT IS 1.7 MILES. THE ADDITION OF 4 HOMES WILL HAVE LITTLE AFFECT ON PUBLIC HEALTH AND SAFETY . MITIGATION PLAN WILL HAVE TO BE SUBMITTED TO OFF SET IMPACT OF THE DEVELOPMENT. BECAUSE OF THE COARSE SOILS, CONTIMAINOTN OF GROUNDWATER IS POSSIBLE IF MITIGTION PRACTICES ARE NOT USED; SUCH AS, PRESSURE DOSED SYSTEMS. FIRE PROTECTION MUST BE PROVIDED THROUGH 30,000 GAL TANK WITH HYDRANT TO PROVIDE MINIMUM PRESSURE.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN TO THE PLACE OF EMPLOYMENT OR INCOME.
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: MINIMAL EFFECT ON SOCIAL SERVICES, EDUCATION AL FACILITIESAND LAW ENFORCEMENT. STUDENTS WILL BE BUSED TO SCHOOLS AT TAXPAYERS EXPENSE.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: WALTER DRIVE MUST BE REPAIRED TO COUNTY STANDARDS. 40 TRIPS PER DAY IS ANTICIPATED. APPROACH PERMITS MUST BE OBTAINED FROM THE COUNTY. INTERNAL ROAD MUST BE CONSTRUCTED. DRIVEWAYS MAY NOT CONNECT TO EMILY LANE.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: PREVIOUS APPLICATION HAS HAS COUNTY COMMISSIONERS/PLANNING BOARD & COUNTY SANITARIAN APPROVAL.
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 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: 06-18-09