

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

Name of Project: Dell Center
Location of Project: Sec 4, T13S, R9W

Type of Project: Subdivision E.Q. #09-2001
County: Beaverhead

Description of Project: 4 Lot Subdivision. Served by onsite & multiple water supply and onsite & multiple 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 SYSTEMS. DRAINFIELDS WILL BE PRESSURE DOSED.
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: NO NATURAL HAZARDS ON PROPERTY. HIGHWAY 91 IS ALONG THE WEST BOUNDARY LINE AND THE RAILROAD IS ON THE EAST SIDE OF THE SUBDIVISION. RAILROAD CROSSING IS IDENTIFIED ON THE PLAT.
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: MINIMAL EFFECT OF DUST AND ODORS FROM THE SUBDIVISION.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) COMMENTS AND SOURCE OF INFORMATION: ADEQUATE WATER SUPPLY HAS BEEN APPROVED. MULTIPLE USER WATER SYSTEM FOR THE CABINS.
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: NONDEGRADATION HAS BEEN APPROVED BY THE DEPARTMENT. WATER SUPPLY IS ADEQUATE IN TERMS OF RELIABILITY AND QUANTITY.
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: LOCATED IN THE CITY OF DELL BETWEEN A HIGHWAY AND RAILROAD TRACT. EXISTING PARCEL THAT IS BEING SUBDIVIDED.
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: NONE HAVE BEEN IDENTIFIED.
A 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: NO EFFECT ON AGRICULTURE. PARCEL IS ALREADY RESIDENTIAL/COMMERCIAL AND VACANT WITH SAGEBRUSH, CACTUS AND DRYLAND GRASSES.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.
NA	10. Aesthetics (visual quality, nuisances, odors, noise) COMMENTS AND SOURCE OF INFORMATION: NOISE AND ODORS WILL COME FROM OFF SITE. HIGHWAY 91 AND RAILROAD.
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: MULTIPLE WATER SYSTEM EXISTS. LIMITED CHANGE IN AQUIFER FROM THREE INDIVIDUAL WELLS.

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: LIMITED CHANGE IN POPULATION WITH THE ADDITION OF THREE HOMES.
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 USED FOR THREE CABINS AND THE REST OF THE 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: MINIMAL EFFECT WITH THE ADDITION OF THREE HOMES. FIRE SERVICE WILL BE SUPPLIED BY LIMA VOLUNTEER FIRE DEPARTMENT. COUNTY REGULATIONS REQUIRES A 5,000 GALLON WATER TANK. AMBULANCE SUPPLIED BY LIMA VOLUNTEER FIRE AND AMBULANCE SERVICE.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: MINIMAL ECONOMIC IMPACT. CABINS ALREADY EXIST.
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: THREE SINGLE FAMILY HOMES WILL HAVE A MINIMAL EFFECT ON SCHOOLS OR LAW ENFORCEMENT.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: STATE HIGHWAY 91 IS ON THE WEST BOUNDARY. HIGHWAY 91 IS ACCESS BY CENTER STREET AND DRIVEWAY ACCESS. RAILROAD CROSSING EXISTS ON CENTER STREET.
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 PLANNING BOARD 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:

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Date: 07-24-09